

2026年 6月 2 9日
此文件在 2026年 6月 2 9日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 29 JUN 2026.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

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Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MKT/67
	Date Received 收到日期	29 JUN 2026

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

1. Name of Applicant 申請人姓名/名稱

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

Hong Kong & Kowloon Timber Merchants Association Limited

港九木行商會有限公司

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

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

Toco Planning Consultants Limited

達材都市規劃顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 129 S.A (part) in D.D. 86 and Lots 607, 608, 609, 610 S.B RP, 611, 612 RP, 613 (part), 614, 616, 618 (part), 619 (part), 621, 622 S.A RP, 622 RP, 624 (part), 627 (part), 628, 629, 632 S.A RP, 633 S.A RP (part), 635 S.A, 635 S.B-D, 637 S.A, 637 RP, 638 S.A, 638 RP (part) and 642 S.A RP (part) in D.D. 90 and adjoining Government Land, Lin Ma Hang Road, Sha Ling
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 20,512.5 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 14,262.8 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	4,178.2 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	Temporary structures and vacant land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner" [#]& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 [#]& (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" [#]& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 [#]& (請夾附業權證明文件)。
- ☒ is not a "current land owner" [#].
並不是「現行土地擁有人」 [#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on 10.6.2026 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 9.6.2026 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

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

(a) Proposed use(s)/development
擬議用途/發展

Temporary Warehouse (Storage of Timber and other Associated Materials) and Associate Filling of Land for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 6,589.6sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 13,922.9sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 14,262.8sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 14,262.8sq.m ☒ About 約

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

Please see attached Planning Statement

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

Private Car Parking Spaces 私家車車位 12 (2.5m x 5m)

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明) HGV/MGV (3.5m x 11m): 7

..... Container Vehicle or HGV (3.5 x 16m): 5

Proposed operating hours 擬議營運時間 8:00am - 6:00pm from Monday to Saturday (excluding Sunday and Public Holidays)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Lin Ma Hang Road</u>	
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍)	
		☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 ... <u>20,048</u> sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 <u>0.2</u> m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度m 米 ☐ About 約	
	No 否	☐	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境		
	Yes 會	☐	No 不會 ☒
	On traffic 對交通		
	Yes 會	☐	No 不會 ☒
	On water supply 對供水		
	Yes 會	☐	No 不會 ☒
	On drainage 對排水		
	Yes 會	☐	No 不會 ☒
	On slopes 對斜坡		
	Yes 會	☐	No 不會 ☒
	Affected by slopes 受斜坡影響		
	Yes 會	☐	No 不會 ☒
	Landscape Impact 構成景觀影響		
	Yes 會	☐	No 不會 ☒
	Tree Felling 砍伐樹木		
	Yes 會	☐	No 不會 ☒
	Visual Impact 構成視覺影響		
	Yes 會	☐	No 不會 ☒
	Others (Please Specify) 其他 (請列明)		
	Yes 會	☐	No 不會 ☒

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) Please see attached Planning Statement.
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

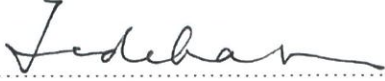
Please see attached Planning Statement.....

8. Declaration 聲明

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

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

Signature
簽署



Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

CHAN TAT CHOI

Managing Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MPIA



on behalf of
代表

Toco Planning Consultants Limited

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

Date 日期

3.6.2026 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 129 S.A (part) in D.D. 86 and Lots 607, 608, 609, 610 S.B RP, 611, 612 RP, 613 (part), 614, 616, 618 (part), 619 (part), 621, 622 S.A RP, 622 RP, 624 (part), 627 (part), 628, 629, 632 S.A RP, 633 S.A RP (part), 635 S.A, 635 S.B-D, 637 S.A, 637 RP, 638 S.A, 638 RP (part) and 642 S.A RP (part) in D.D. 90 and adjoining Government Land 丈量約份第86約地段第129S.A (部份) 號, 丈量約份第90約地段第607、608、609、610S.B RP、611、612 RP、613 (部份)、614、616、618 (部份)、619 (部份)、621、622S.A RP、622 RP、624(部份)、627 (部份)、628、629、632S.A RP、633S.A RP (部份)、635S.A、635S.B-D、637S.A、637 RP、638S.A、638 RP(部份)、642S.A RP (部份) 號 及毗連政府土地
Site area 地盤面積	20,512.5 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 4,178.2 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 文錦渡分區計劃大綱核准圖編號S/NE-MKT/7
Zoning 地帶	"Agriculture" 「農業」
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse (Storage of Timber and other Associated Materials) and Associate Filling of Land for a Period of 3 Years 臨時貨倉 (儲存木材及相關材料)及相關填土工程為期3年

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	-- ☐ About 約 ☐ Not more than 不多於	-- ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	14,262.8 ☒ About 約 ☐ Not more than 不多於	0.695 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	--	
	Non-domestic 非住用	14	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	--	☐ (Not more than 不多於) m 米
		--	☐ (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	12	☒ (Not more than 不多於) m 米
		1-2	☒ (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	68.18 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		12
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		12
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		12
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <u>Heavy Goods Vehicle/ Medium Goods Vehicle Spaces</u> <u>Container Vehicle/ Heavy Goods Vehicle Spaces</u>		7 5

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☐
<u>Zoning Plan, Site Zoning and Land Status Plan, Photos for the Application Site</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☒
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☒
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Fire Services Installation Proposal, Geotechnical Planning Review Report</u>		
<u>Background of the Affected Operators and Comprehensive Site Search, Existing Tree Record</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Section 16 Planning Application for Proposed Temporary Warehouse
(Storage of Timber and other Associated Materials) and Associated Filling of Land
for a Period of 3 Years at Various Lots in D.D. 86 and D.D. 90 and
Adjoining Government Land, Lin Ma Hang Road, Sha Ling

PLANNING STATEMENT



Toco Planning Consultants Ltd.



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Executive Summary

In view of the commencement of Kwu Tung North/ Fanling North New Development Area (KTN/FLN NDA) development, a group of affected operators of the timber yard, sawmill and other related rural workshops in KTN have seek assistance from Hong Kong & Kowloon Timber Merchants Association Limited (HKTMA) to make their relocation and continuation of their business a seamless transition to further support Hong Kong in their specialised areas. A section 16 (s.16) planning application No. A/NE-MKT/35 (MKT/35) was submitted by HKTMA for a proposed temporary warehouse (storage of timber and other associated materials) and associate filling of land for a period of three years at a site covering various lots in D.D. 86 and D.D. 90 and adjoining Government land, Lin Ma Hang Road, Sha Ling (the Site). It was approved with conditions by the Town Planning Board (the Board) on 19.7.2024.

Subsequently, HKTMA started the process to fulfill the approval conditions. Majority of the conditions have been complied with, and HKTMA is working hard to comply with the last condition related to the implementation of the Fire Services Installation (FSIs) proposals. In view that sprinklers can only be provided once the built-over area is mostly constructed, such approval condition can only be fulfilled after obtaining approvals from relevant authority under land administration regime. However, due to the large site area and complicated land ownership issues, land application was still being processed at that moment of time, which had led to unexpected delay of construction works and revocation of the previous approval. Nevertheless, only three outstanding FSIs aspects remain, which HKTMA anticipates can be resolved shortly.

In order to facilitate the continual operation of the existing warehouses at the Site, this s.16 planning application for the same use is hereby submitted by Toco Planning Consultants Limited on behalf of HKTMA (the Applicant) for the Town Planning Board (the Board)'s consideration and approval. The Site has a total site area of about 20,512.5m², and it is zoned currently zoned "Agriculture" ("AGR") on the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7. There are no changes to the site area and configuration, development scheme and parameters, and business operation when compared with the previously approved MKT/35 proposal, i.e. a total gross floor area of about 14,262.8m², a building height of not more than 12m, and operation hours 8:00 – 18:00 from Monday to Saturday and no operation on Sunday and public holidays.

Planning assessment shows that the Site has already been occupied by a temporary warehouse under previous planning permission, thus its planning background fully supports this application. There is no significant change in planning circumstances such as planning policy and land use zoning in the area recently. The small scale development will not result in any significant traffic, environmental, drainage, sewerage, landscape, visual and geotechnical impacts. Being temporary in nature, approval of the present application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the "AGR" zone.

行政摘要

(內容如有差異，應以英文版本為準)

鑑於古洞北／粉嶺北新發展區工程的展開，一批古洞北的木園、鋸木廠及其他相關鄉郊工場之受影響的營運者向港九木行商會有限公司（商會）尋求協助，希望在搬遷及業務延續方面能順利過渡，繼續在其專業領域上為香港作出貢獻。為此，商會根據城市規劃（城規）條例第 16 條向城市規劃委員會（城規會）提交了規劃許可申請（編號：A/NE-MKT/35）（MKT/35），擬在沙嶺蓮麻坑路丈量約份第 86 及第 90 約多個地段及毗連政府土地（下稱「申請地點」）興建臨時貨倉（存放木材及附屬材料）及相關填土工程，為期三年。該申請已於 2024 年 7 月 19 日獲城規會在有附帶條件下批准。

其後，商會隨即展開履行規劃許可附帶條件之工作。商會大部分附帶條件已經符合，而亦正全力處理最後一項與消防裝置實施建議有關的條件。由於自動灑水系統須在大部分上蓋結構建成後方可安裝，因此只能在相關地政申請獲得大部份批准後方能完成。然而，受制於申請地點面積龐大及土地業權複雜，土地申請在當時仍在處理中，導致建造工程延誤而最終令規劃許可被撤銷。儘管如此，目前僅餘三項與消防裝置相關的細節仍待完成，商會預期可於短期內解決。

為確保申請地點現有倉庫的持續運作，現由達材都市規劃顧問有限公司代表商會（申請人）就同類用途據城規條例第 16 條提交規劃許可申請，供城規會審議及批准。申請地點總面積約 20,512.5 平方米，現時在文錦渡分區計劃大綱核准圖編號 S/NE-MKT/7 上被訂為「農業」地帶。與先前獲批的 MKT/35 申請相比，是次申請的地盤面積及形狀、發展計劃及參數、以及經營運作安排上均沒有任何改動，即總樓面面積約 14,262.8 平方米，建築物高度不多於 12 米，營運時間周一至週六由早上 8 時至下午 6 時，週日和公眾假日不會營業。

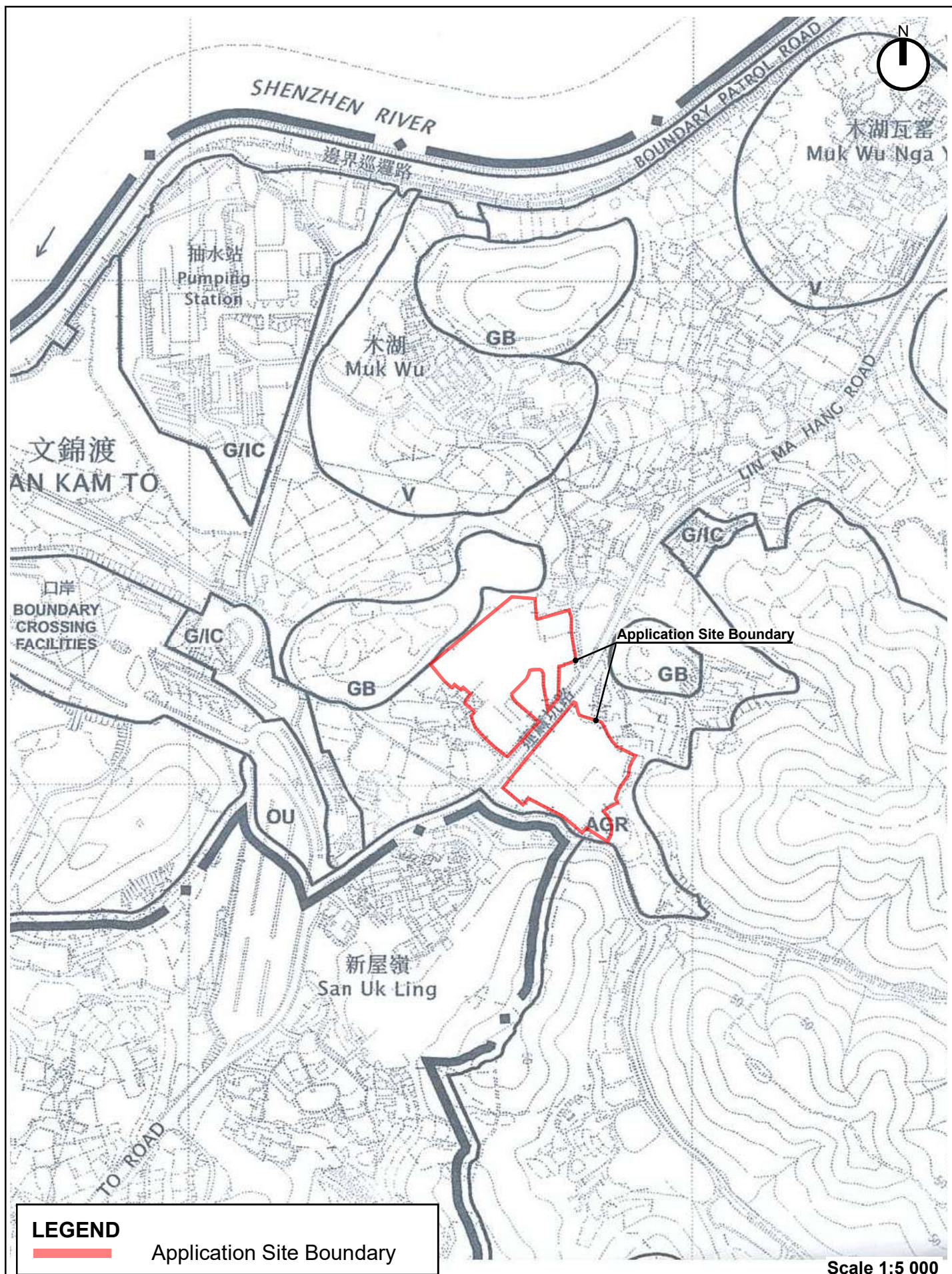
規劃評估指出，鑑於申請地點已根據先前的規劃許可作為臨時貨倉用途，其規劃背景充分支持是次申請，而區內近年的規劃情況（例如政策或土地用途）上並沒有重大改變。基於申請屬小規模發展，故不會對交通、環境、排水、污水處理、景觀、視覺及岩土工程造成任何顯著影響。由於屬臨時性質，批准本申請不會為其他類似申請樹立不良先例，亦不會阻礙「農業」地帶的長遠規劃意向。

1. Purpose of Submission

- 1.1 This section 16 (s.16) planning application is submitted by Toco Planning Consultants Limited on behalf of the Applicant, i.e. Hong Kong & Kowloon Timber Merchants Association Limited (HKTMA), to seek planning permission from the Town Planning Board (the Board) for a proposed temporary warehouse (storage of timber and other associated materials) and associated filling of land for a period of three years at the application site (the Site) covering various lots in D.D. 86 and D.D. 90 and adjoining Government land (GL), Lin Ma Hang Road, Sha Ling.
- 1.2 The Site with an area of about 20,512.5m² falls within an area zoned “Agriculture” (“AGR”) on the Approved Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/7 (see **Plan A**). It is divided into two portions bisected by Lin Ma Hang Road, namely the “eastern site” and the “western site” (i.e. representing the sites in the eastbound and westbound of Lin Ma Hang Road respectively).

2. Background of the Application

- 2.1 HKTMA was established early in 1931 with a long history in promoting timber industry in Hong Kong. Their mission is to safeguard the interest of their members. Due to the implementation of the Kwu Tung North/ Fanling North New Development Area (KTN/FLN NDA) development (construction works commenced in September 2019), many timber yards and other related operators in Ma Tso Lung are affected/displaced by the NDA development (including the eight operators under the current application). The original sites in Ma Tso Lung of some of the affected companies had already been reverted and resumed by the Government as early as 2021. This application seeks to secure the venue for the affected operators to continue their operations.
- 2.2 The entire/ part of the Site is subjected to two previously approved applications for a proposed temporary rural workshop (timber yard and sawmill) for a period of three years under application No. A/NE-MKT/17 (MKT/17) and for the same applied use under application No. A/NE-MKT/35 (MKT/35) on 30.4.2021 and 19.7.2024 respectively (see **Appendix I**). Based on the latest approval (i.e. MKT/35), majority of the approval conditions have been complied with (see **Appendix II to V**), and the Applicant has been working hard to comply with the last condition related to the implementation of fire service installations (FSIs) proposals. In view that sprinklers can only be provided once the built-over area is mostly constructed, such approval condition can only be fulfilled after obtaining approvals from relevant authority under land administration regime. However, due to the large site area and complicated land ownership issues, land application was still being processed at that moment of time, which had led to unexpected delay of construction works and revocation of the previous approval. Nevertheless, according to the latest comments from Fire Services Department (FSD) dated 17.4.2026, only three outstanding aspects remain (see **Appendix IV**), which the Applicant anticipates can be resolved shortly.



Plan A: Zoning Plan for the Application Site

Extract of Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7

(Prepared on 28.4.2026)

- 2.3 In order to facilitate the continual operation of the existing warehouses at the Site, this s.16 planning application for the same use is submitted for the Board's consideration. There are no changes to the development scheme or planning parameters when compared with the previously approved MKT/35 proposal.

3. Site and Planning Context

3.1 Planning Context

- 3.1.1 The Site is zoned "AGR" on the Approved Man Kam To OZP No. S/NE-MKT/7 (see **Plan A**). The planning intention of this zone is primarily to retain and safeguard good quality agricultural land/ farm/ fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purpose.
- 3.1.2 The entire/ part of the Site is the subject of two previous s.16 planning applications (MKT/17 and MKT/35) for different temporary uses. MKT/17 was submitted by the same Applicant for a temporary rural workshop (timber yard and sawmill) for a period of three years, and it was approved with conditions by the Board on 30.4.2021 (see **Appendix I**). The Applicant had complied with most of the approval conditions.
- 3.1.3 In view of the large site area and complicated land ownership issues, it had led to unexpected delay of construction works and revocation of MKT/17. As such, the Applicant resubmitted the s.16 planning application, taking the opportunity to revise the site area to accommodate two additional operators affected by the NDA development. In addition, the resawing services originally proposed under the approved MKT/17 scheme were discontinued, as the relevant facilities had been relocated and re-provisioned in Mainland China. Accordingly, the MKT/35 application proposed only the storage of timber and other associated construction materials (such as metal construction materials), and it was approved with conditions by the Board on 19.7.2024. Majority of the approval conditions have been complied with (see **Appendix II to V**).
- 3.1.4 As the planning permission was revoked in April 2026 due to non-compliance with the last approval condition relating to implementation of FSIs proposals, the present s.16 planning application is hereby submitted for the Board's consideration and approval.

3.2 Existing Site Condition and Its Surrounding Areas

- 3.2.1 The Site is located along (and accessible from) Lin Ma Hang Road, Sha Ling. It is divided into two portion bisected by Lin Ma Hang Road, namely the eastern site (eastbound of Lin Ma Hang Road) and the western site (westbound of Lin Ma Hang Road) (see **Plan B**). The eastern site is bounded by a paved area with some temporary structures to the north; slopes and trees to the east; a small stream across a strip of vegetation to the south; and Lin Ma Hang Road to the west. The western site is bounded by temporary structures and a rural road to the north; Lin Ma Hang Road to the east; a footpath with some temporary structures to the south; and slopes and trees to the east. Bus stops are located about 200m from the Site in Man Kam To Road.

3.2.2 The Site has a total area of about 20,512.5m². Currently, it is mostly hard paved, fenced off and partly covered by the built-over area based on the approved scheme MKT/35.

3.2.3 The surrounding areas are predominantly intermixed with open storage yards, warehouses, domestic structures, fallow agricultural land and tree clusters. San Uk Ling Village is located further south of the Site across the stream and tree clusters.

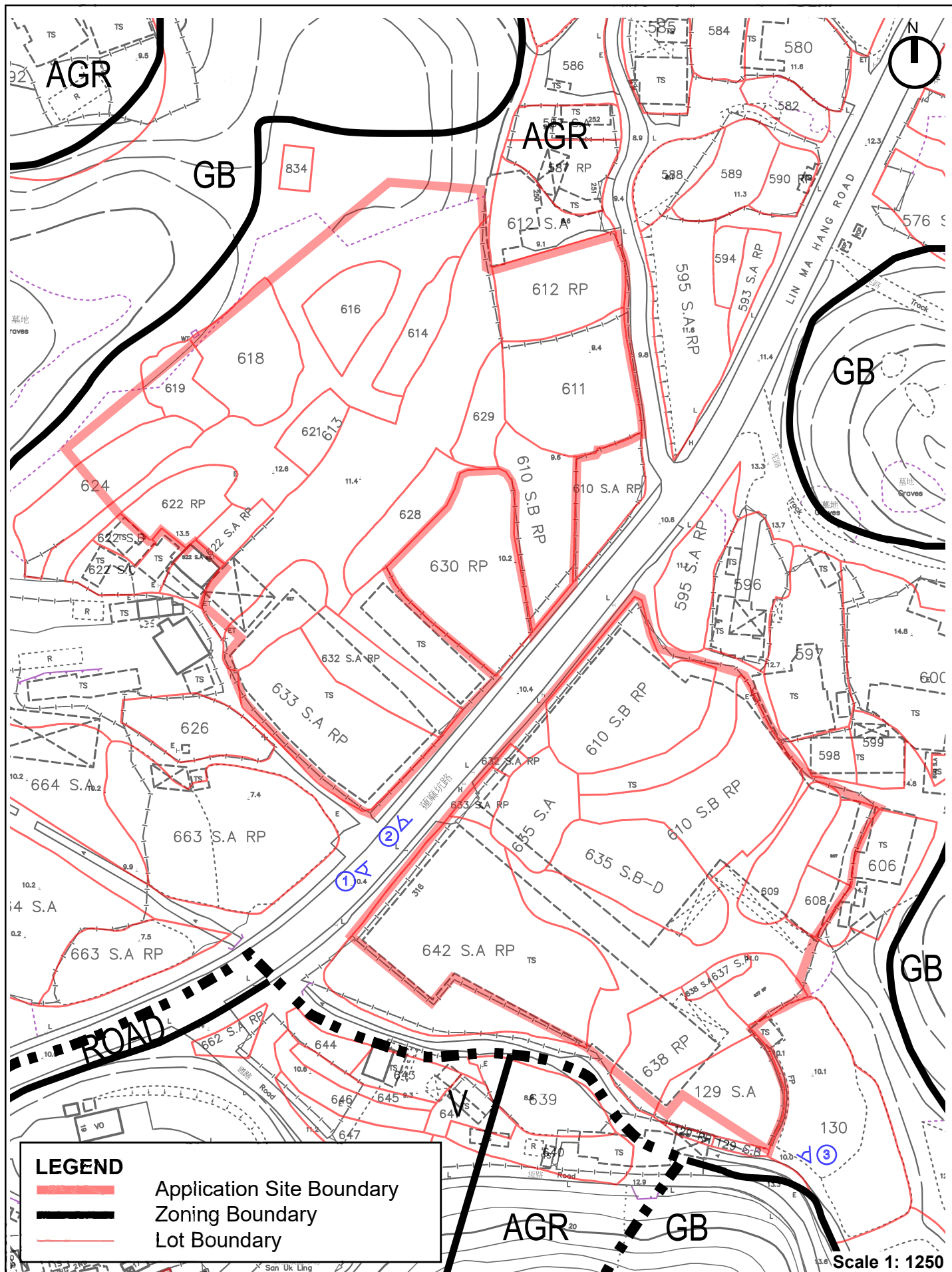
3.3 Land Status

3.3.1 The Site comprises Lot 129 S.A (part) in D.D. 86 and Lots 607, 608, 609, 610 S.B RP, 611, 612 RP, 613 (part), 614, 616, 618 (part), 619 (part), 621, 622 S.A RP, 622 RP, 624 (part), 627 (part), 628, 629, 632 S.A RP, 633 S.A RP (part), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637 S.A, 637 RP, 638 S.A, 638 RP (part) and 642 S.A RP (part) in D.D. 90 and adjoining GL (see **Plan B**). The total area of the private lots and GL within the Site are about 16,334.3m² and about 4,178.2m² respectively. A breakdown of the lot sizes is shown in **Table 3.1** below.

Table 3.1: Breakdown of the Site Area of Each Private Lot and GL within the Site

The East Site		The West Site	
Lot No.	Site Area (sqm)	Lot No.	Site Area(sqm)
Lot 129 S.A (part) in D.D. 86	476.6	Lot 610 S.B RP in D.D. 90	621.4
Lot 607 in D.D. 90	188.8	Lot 611 in D.D. 90	930.1
Lot 608 in D.D. 90	153.4	Lot 612 RP in D.D. 90	630.7
Lot 609 in D.D. 90	401.1	Lot 613 (part) in D.D. 90	1,859.3
Lot 610 S.B RP in D.D. 90	2,084.1	Lot 614 in D.D. 90	263.9
Lot 632 S.A RP in D.D. 90	37.1	Lot 616 in D.D. 90	374.9
Lot 633 S.A RP in D.D. 90	111.2	Lot 618 (part) in D.D. 90	624.6
Lot 635 S.A in D.D. 90	439.7	Lot 619 (part) in D.D. 90	227.5
Lot 635 S.B-D in D.D. 90	814.7	Lot 621 in D.D. 90	202.0
Lot 637 S.A in D.D. 90	53.7	Lot 622 S.A RP in D.D. 90	144.0
Lot 637 RP in D.D. 90	228.7	Lot 622 RP in D.D. 90	347.2
Lot 638 S.A in D.D. 90	34.9	Lot 624 (part) in D.D. 90	305.2
Lot 638 RP (part) in D.D. 90	530.2	Lot 627 (part) in D.D. 90	335.9
Lot 642A RP (part) in D.D. 90	1,785.3	Lot 628 in D.D. 90	372.9
		Lot 629 in D.D. 90	242.3
		Lot 632 S.A RP in D.D. 90	483.3
		Lot 633 S.A RP (part) in D.D. 90	1,029.6
Government Land	1,680.0	Government Land	2,498.2
Total	9,019.5	Total	11,493.0

3.3.2 The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. In this regard, the owner(s) of the lots concerned had already applied to Lands Department (LandsD) a Short Term Waiver (STW) and Short Term Tenancy (STT) covering all the actual occupation area based on the previous MKT/35. In view that the development scheme under this application is the same as the previous MKT/35, modification of the STW and STT conditions are not required.



Plan B: Site, Zoning and Land Status Plan for the Application Site

(Prepared on 14.5.2026)



Photo 1: Site A, B Entrance



Photo 2: Site C, D, E Entrance



Photo 3: The Aerial Photo of the Application Site



Plan B-1: Photos for the Application Site
(Viewpoints please see Plan B)

(Prepared on 28.4.2026)

4. The Development Proposal

4.1 The Layout

4.1.1 In this s.16 planning application, there are no changes to the site area and configuration, development scheme and parameters, and business operation when compared with the previously approved MKT/35 proposal. Same as the previously approved scheme, the subject development has been divided into 5 portions in order to facilitate better management and operation of the 8 warehouses. The layout plan is shown in **Plan C** and key development parameters of the subject development are tabulated below:

(i) Site A

Site A covers the northern part of the eastern site and it will be occupied by the warehouse for Million Loy Development Limited. The warehouse has an operational area of about 4,856.3m². The ingress/ egress point will be shared with Site B connecting Lin Ma Hang Road and it is about 7.3m wide.

(ii) Site B

Site B covers the southern part of the eastern site and it will be occupied by the warehouses for several operators, i.e. Truefaith Enterprise Limited (Site B1), Fai Kee Timber Company Limited (Site B2), Tak Kee Timber Company (Site B3) and Wong Chu Kee Timber (Site B4). The warehouses have a total operational area of about 2,854.1m². The ingress/ egress point will be shared with Site A connecting Lin Ma Hang Road and it is about 7.3m wide.

(iii) Site C

Site C covers the southern part of the western site and it will be occupied by the warehouses for Polyrife. The warehouses have an operational area of about 2,941.3m². The ingress/ egress point (about 7.3m wide) will be shared with Site D and Site E connecting Lin Ma Hang Road.

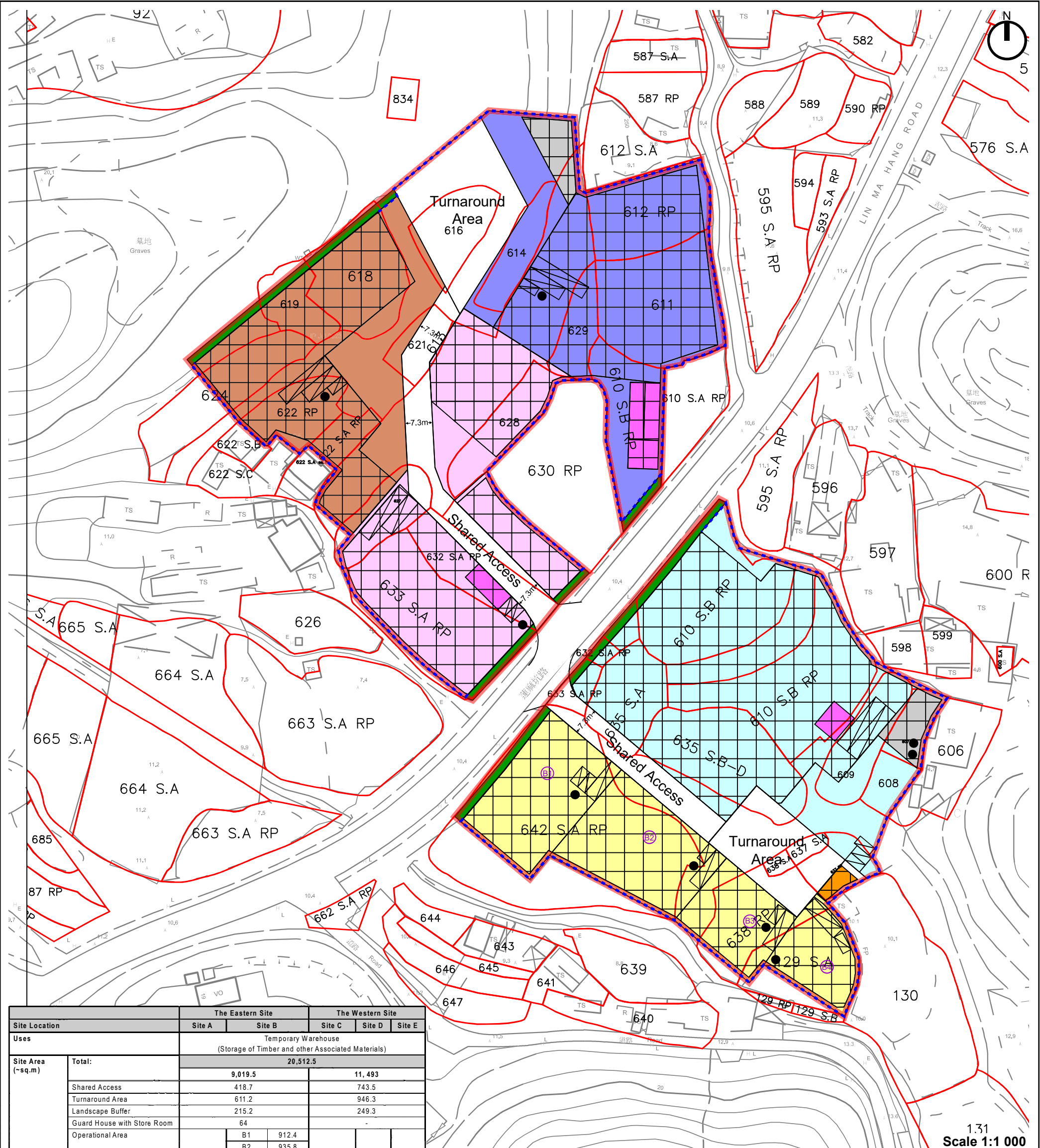
(iv) Site D

Site D covers the western part of the western site and it will be occupied by the warehouse for Serawak (K.T.) Company Limited. The warehouse has an operational area of about 2,898.7m². The ingress/ egress point is shared with Site C and Site E connecting Lin Ma Hang Road and it is about 7.3m wide.

(v) Site E

Site E covers the eastern part of the western site and it is occupied by the warehouse for Ronca Exhibition Limited. The warehouse will have an operational area of about 3,713.9m². The ingress/ egress point will be shared with Site C and Site D connecting Lin Ma Hang Road and it is about 7.3m wide.

4.1.2 Details of the business and operational background of each of the operator are at **Appendix VII**.



		The Eastern Site			The Western Site		
Site Location		Site A	Site B		Site C	Site D	Site E
Uses		Temporary Warehouse (Storage of Timber and other Associated Materials)					
Site Area (~sq.m)	Total:	20,512.5					
		9,019.5			11,493		
	Shared Access	418.7			743.5		
	Turnaround Area	611.2			946.3		
	Landscape Buffer	215.2			249.3		
	Guard House with Store Room	64			-		
	Operational Area	4,856.3	B1	912.4	2,941.3	2,898.7	3,713.9
			B2	935.8			
B3			546.8				
B4			459.1				
		Subtotal	2,854.1				
Site Coverage (~sq.m)	Total:	13,922.9					
		6,728.8			7,194.1		
Gross Floor Area (~sq.m)	Total:	14,262.8					
		6,824.8			7,438		
	Structure for warehouse, parking, loading/ unloading (1 storey, 12m in height)	3,780.8 (excluding office area)	2,690.5		2,479.5 (excluding office area)	1,997.2	2,303.7
	Shed (1 storey, 8m in height)	161.5	-		-	-	169.6
	Ancillary Office (2 storeys, 5m in height)	112	-		122	-	366
	Guard House with Store Room (2 storey, 6m in height)	80			-		
	Internal Transport Facilities	private car parking spaces (2.5m x 5m)	3	5		2	1
loading/unloading bays for HGV or MGW (3.5 x 11m)		-	4		1	1	1
loading/unloading bays for container vehicle or HGV (3.5 x 16m)		2	-		1	1	1

Application Site Boundary

Structure for warehouse,
parking, loading/ unloading
(approx. 12m in height)

Shed (approx. 8m in height)

Office (approx. 5m in height)

Location of Temporary Portable Toilets

Guard House

Reserved 2m Landscape Buffer

Fence Wall

Site A

Site B

Site C

Site D

Site E

Parking Space for Private Cars (5m x 2.5m)

Loading/Unloading Space for HGV/MGW (11m x 3.5m)

Loading/Unloading Space for Container Vehicles (16m x 3.5m)

Site A: Million Loy Development Ltd.
Site B1: Truefaith Enterprises Ltd.
Site B2: Fai Kee Timber Co. Ltd.
Site B3: Tak Kee Timber Company
Site B4: Wong Chu Kee Timber
Site C: Polyrite Timber Ltd.
Site D: Serawak (K.T.) Company Ltd.
Site E: Ronca Exhibition Ltd.

Plan C: Indicative Layout and Development Proposal

(Prepared on 8.6.2026)

4.1.4 Key development parameters for the subject development are shown in **Table 4.1**. It should be the same as previously approved MKT/35 proposal, however, due to detailed checking, the total gross floor area (GFA) of the Site has been minor updated to be about 14,262.8m², and is fenced off by 2.5m high corrugated metal sheets. All the structures are not to be taller than 12m and they are set back 1m from the site boundary to allow drainage facilities. The shed is mainly used for access and temporary storage purpose.

4.1.3 Same as the previously approved MKT/35 proposal, the subject warehouse will also continue to provide supporting facilities such as ancillary office, toilets, loading/ unloading and parking purposes. The operation hour of all the operators at the site will be in line and the same, i.e. 8:00 – 18:00 from Monday to Saturday and no operation on Sunday and public holidays.

Table 4.1: Key Development Parameters for the Current Application

		The Eastern Site			The Western Site		
Site Location		Site A	Site B		Site C	Site D	Site E
Uses		Temporary Warehouse (Storage of Timber and other Associated Materials)					
Site Area (~sq.m)	Total:	20,512.5					
		9,019.5			11, 493		
	Shared Access	418.7			743.5		
	Turnaround Area	611.2			946.3		
	Landscape Buffer	215.2			249.3		
	Guard House with Store Room	64			-		
	Operational Area	4,856.3	B1	912.4	2,941.3	2,898.7	3,713.9
			B2	935.8			
			B3	546.8			
	B4		459.1				
		Subtotal	2,854.1				
Site Coverage (~sq.m)	Total:	13,922.9					
		6,728.8			7,194.1		
Gross Floor Area (~sq.m)	Total:	14,262.8					
		6,824.8			7,438		
	Structure for warehouse, parking, loading/ unloading (1 storey, 12m in height)	3,780.8 (excluding office area)	2,690.5		2,479.5 (excluding office area)	1,997.2	2,303.7
	Shed (1 storey, 8m in height)	161.5	-		-	-	169.6
	Ancillary Office (2 storeys, 5m in height)	112	-		122	-	366
	Guard House with Store Room (2 storey, 6m in height)	80			-		
Internal Transport Facilities	private car parking spaces (2.5m x 5m)	3	5		2	1	1
	loading/unloading bays for HGV or MGW (3.5 x 11m)	-	4		1	1	1
	loading/unloading bays for container vehicle or HGV (3.5 x 16m)	2	-		1	1	1

4.2 Management and Crowd Measures

- 4.2.1 Same as the previously approved MKT/35 proposal, to ensure no queuing on Lin Ma Hang Road due to the subject development, a staff would be arranged for communicate the drivers and appointment will be needed for goods vehicles, such that blockage at the access road and run-in/out can be avoided.
- 4.2.2 A staff will also be deployed to assist and direct long vehicles entering / exiting the site to assure compatibility and safety.
- 4.2.3 To ensure pedestrian safety, staff will be deployed by the applicant to direct vehicle entering / exiting the site. "Stop and Give way" and "beware of pedestrians" signs would be erected to ensure pedestrian safety to/from the Site.
- 4.2.4 In addition, flashing light and alarm systems will be set at the entrance of the Application Site, whenever vehicles are to be accessed to / exit from the Application Site, the flashing light and alarm will work immediately to alarm the pedestrians. Adequate lights would be provided for safety concerns.
- 4.2.5 The above measures have been implemented on site (see **Appendix V**).

4.3 Technical Feasibility

- 4.3.1 In support of the previously approved MKT/35 proposal, the Applicant had conducted relevant technical assessments to demonstrate that the development scheme is technically feasible.

(i) Landscape Aspect

In MKT/17, a Landscape Proposal was submitted for compliance with approval condition (e) and on 28.10.2021, Planning Department (PlanD) considered the Landscape Proposal acceptable. Moreover, the executed implementation work of the Landscape Proposal was also accepted by PlanD on 12.9.2023 (i.e. approval condition (f) has been complied with). Subsequently in MKT/35, landscape improvements were proposed and implemented accordingly. An existing tree record is attached in **Appendix VI**.

(ii) Traffic Aspect

The Site can be accessed directly by both side of Lin Ma Hang Road. Public transport facilities are provided along Man Kam To Road and Lin Ma Hang Road within 500m catchment area. Staffs/ visitors can take public transport to/ from the site. Since the requirements of provision of internal transport facilities for the proposed temporary warehouse are not specified in the Hong Kong Planning Standards and Guidelines, it is estimated based on the existing operation and traffic generation provided by HKTMA.

In MKT/35, a Preliminary Traffic Impact Assessment (TIA) with swept path analysis and proposed traffic management measures was submitted at the s.16 planning application stage, and Transport Department (TD) considered the TIA acceptable. Subsequently, the approval condition (i) regarding the implementation of traffic management measures was complied with on 28.3.2025 (see **Appendix V**). In view that, under the current application, no changes have been made to the operation of the subject warehouse as compared to the MKT/35, the access arrangement and internal transport facilities for the subject development will remain unchanged.

(iii) Environmental Aspect

In MKT/17, an Environmental Proposal (EP) was submitted for compliance with approval condition (i) and on 5.7.2023, Environmental Protection Department (EPD) considered the EP acceptable. Subsequently in MKT/35, the EP was updated based on the latest proposal and the Applicant has constructed the warehouses based on the approved EP.

Since there are no changes to the development scheme, planning parameters and operation when compared with the previously approved MKT/35 proposal, and the warehouse has mostly been constructed, additional environmental mitigation measures for the subject development are considered not necessary.

(iv) Drainage Aspect

In MKT/35, a Drainage Impact Assessment (DIA) was submitted for compliance with approval condition (d), and on 5.6.2025 Drainage Services Department (DSD) considered the DIA acceptable after one round of further clarifications were provided on 20.3.2025 (see **Appendix III**). Moreover, the executed implementation work of the DIA was also accepted by DSD on 17.4.2026 (i.e. approval condition (e) has been complied with).

Since there are no changes to the development scheme (i.e. paved area and built-over area at the Site will remain unchanged) when compared with the previously approved MKT/35 proposal, additional drainage mitigation measures for the subject development are considered not required.

(v) Fire Safety Aspect

In MKT/35, a FSIs Proposals was submitted for compliance with approval condition (g). It was considered acceptable by FSD on 17.10.2024 (see **Appendix IV**). As detailed previously, according to the FSD's comments dated 17.4.2026, only three outstanding aspects remain, which the Applicant is actively liaising with FSD on the necessary requirements and anticipates can be resolved shortly. The status of works to comply with the remaining three concerns could be summarised as follows:

- (i) The Applicant will renovate the respective pump rooms to be enclosed to form a proper compartment;
- (ii) The Applicant will provide notices within the site to remind operators the method of storage goods shall comply with the requirement as stipulated by standards/codes of sprinkler system; and
- (iii) The Applicant will install pressure gauges on all fire service inlets.

The Applicant is confident that there is a good prospect to complete the remaining implementation works within the applied period.

(vi) Geotechnical Aspect

In MKT/35, a Geotechnical Planning Review Report (GPRR) was submitted for compliance with approval condition (b). It was considered acceptable by Civil Engineering and Development Department (CEDD) on 4.10.2024 (see **Appendix II**). Moreover, the executed implementation work of the GPRR was also accepted by CEDD on 2.1.2025 (i.e. approval condition (c) has been complied with).

Since there are no changes to the development scheme (i.e. paved area and built-over area at the Site will remain unchanged) when compared with the previously approved MKT/35 proposal, additional remedial works for the subject development are considered not required.

- 4.3.2 As there are no changes to the development scheme or planning parameters when compared with the previously approved MKT/35 proposal, and there is no significant change in planning circumstances such as planning policy and land use zoning in the area recently, the Applicant considers that all technical assessments previously submitted remain valid and continue to demonstrate the technical feasibility of the proposed temporary development.

5. Planning Justifications

5.1 The Planning History of Temporary Warehouse Use at the Site

- 5.1.1 The entire/ part of the Site is subjected to two previously approved applications for a proposed temporary rural workshop (timber yard and sawmill) for a period of three years under MKT/17 and for the same use under MKT/35 on 30.4.2021 and 19.7.2024 respectively (see **Appendix I**). These previously approved applications were to facilitate the relocation of eight timber yards and sawmill workshops in Kwu Tung North affected by government project, i.e. KTN/FLN NDA.
- 5.1.2 After the latest s.16 planning application under MKT/35 was approved with conditions by the Board, the Applicant started the process to fulfill the approval conditions and to deal with the land applications and ownership issues related to the site. Approval conditions (a), (f), (k), (l), (m) and (n) only refer to the operational control and planning control to the conditions with a prescribed time limit. However, approval conditions (b), (c), (d), (e), (g), (h), (i) and (j) refer to the submission and implementation of the proposals for geotechnical, drainage, FSIs and traffic management aspects within the prescribed time limit.
- 5.1.3 Based on the latest approval (i.e. MKT/35), majority of the approval conditions have been complied with (see **Appendix II**), and the Applicant has been working hard to comply with the last condition related to the implementation of FSIs proposals. In view that the sprinklers can only be completed once the built-over area is mostly constructed, the condition in relation to the implementation of FSIs Proposals could only be fulfilled after obtaining approvals from relevant authority under land administration regime. However, due to the large site area and complicated land ownership issues, land application was still being processed at that moment of time, which had led to unexpected delay of construction works and revocation of the previous approval.
- 5.1.4 In view of the reasons above the delay of the compliance in all the approval conditions is beyond the Applicant's control. The present s.16 planning application is hereby submitted for the Board's consideration and approval, and there are no changes to the development scheme or planning parameters when compared with the previously approved MKT/35 proposal. According to the latest comments from FSD dated 17.4.2026, only three outstanding aspects remain (see **Appendix III**), which the Applicant anticipates can be resolved shortly. Due to majority of the implementation works have been completed, the Applicant is confident that there is a good prospect to complete the remaining implementation works within the applied period.

5.2 Planning Justifications for Previously Approved Application Remain Valid

5.2.1 In this s.16 planning application, there are no changes to the development scheme or planning parameters when compared with the previously approved MKT/35 proposal. Since there is no significant change in planning circumstances such as planning policy and land use zoning in the area recently, all the planning justifications under the previously approved application remain valid and the main points are summarised below:

(i) Maintain the Supply of Timber and Associated Materials to Support the Construction Projects and Timber Products in Hong Kong

Timber industry has undergone significant changes over the past decades and many timber operators ceased their business because of shortage of suitable land for their operations. The 8 operators are vital in the timber and related industry as they are the several remaining timber importers and suppliers that continue to contribute significantly to a number of construction projects, furniture productions and construction of exhibition spaces in Hong Kong. They are key players in the discipline of timber and related industry, and each of them contributes greatly in different divisions of the Hong Kong timber industry (see **Appendix IV**). The approval of this application would allow them to continue their business, maintain the industry, provide timber supply and support the economy in Hong Kong.

(ii) Safeguard Operational Continuity of Affected Operators

Due to the construction works for the KTN/FLN NDA development commenced in 2019, many private lands in Ma Tso Lung have been greatly affected. The concerned sites within the KTN/FLN NDA had already been resumed and reverted to the Government. In this regard, a group of affected operators urgently seek assistance from HKTMA to make their relocation and continuation of their business a seamless transition to further support Hong Kong in their specialised areas. Various discussions have been made between Development Bureau and HKTMA in regards to the relocation of the affected operators over the past several years.

(iii) Site Suitability for the Proposed Relocation

As detailed in **Appendix IV**, the Applicant has carried out site search in the territory for re-provisioning of their business in various areas including Hung Lung Hang, Tai Kwu Ling, Sha Tau Kok, etc. However, those sites were considered not suitable taking into account affordability and area being too small, etc. Eventually, HKTMA has identified the subject Sha Ling site located along Lin Ma Hang Road as the best available option. The Site is operationally and financially suitable than the other sites. It has a large site area of more than 20,000m² which will be able to meet the need for the business of the 8 affected operators. Right of way disputes will be avoided since the access to the Site will not encroach onto the private lots from the other landowners. Besides, the Site is conveniently served by local networks (i.e. Lin Ma Hang Road towards Man Kam To Road) and close to the boundary crossing points. The Applicant had spent great effort to secure the

subject private lots that could form an appropriate site size which meets the 8 operator's operational needs. Some operators have already settled in the Site.

(iv) The Site is No Longer Suitable for Agricultural Use

The Site is zoned "AGR" which is intended to retain and safeguard good quality agricultural land/ farm/ fish ponds for agricultural purpose. However, the Site is considered no longer suitable for agricultural rehabilitation since the Site is already hard paved, fenced off, and mostly covered by the built-over area based on the latest approved scheme. Approval of the planning application on a temporary basis will not frustrate the long-term planning intention of the "AGR" zone.

Having considered the fact that some open storage/ workshops are sited further west and north of the Site, and several graves are located further north, it is unlikely that the planning intention of "AGR" zone in close vicinity could be materialised in short term until the surrounding characteristics are entirely and compulsorily required to be reverted to agricultural activities. Given that the timber operators have been in operation for between 18 to 60 years, the 8 operators have been serving the construction industry and wood related productions and goods with good track records. In order to be compatible with the surrounding environment, various mitigation measures such as providing appropriate setback from the adjacent stream and slope had been implemented.

(v) Appropriate Form of Development

Although the Site is zoned "AGR" on the Man Kam To OZP, it is considered less susceptible to the local environment as the storage and warehouse uses have been located within the covered structures. The subject uses are low-rise in nature and are compatible with the surrounding land uses which are mainly occupied by workshops and paved area/ dry abandoned field. They are situated within a reasonable distance from the residential settlement. There are no sensitive zonings (i.e. such as Green Belt, Coastal Protection Area, Site of Special Scientific Interest or Country Park) in the vicinity of the Site. Pond filling or substantial clearance of vegetation is not required.

5.3 No Adverse Technical Impact

- 5.3.1 As there are no changes to the proposed development parameters or application area compared with the previously approved MKT/35 application, and given that the primary purpose of the current submission is to allow additional time to comply with the final approval condition relating to the fire service installations proposal, the Applicant considers that all technical assessments submitted under the MKT/35 application remain valid and continue to demonstrate the technical feasibility of the proposed temporary development. Appropriate mitigation measures have already been implemented where necessary. Accordingly, this small-scale development will not give rise to any significant geotechnical, traffic, environmental, drainage, sewerage, landscape, or visual impacts on the locality.

5.4 Unlikely to Set as an Undesirable Precedent

- 5.4.1 The entire/ part of the Site is the subject of two previously approved applications for temporary rural workshop (timber yard and sawmill) under (MKT/17) and for the same use under MKT/35. These applications were approved mainly on considerations that the proposed use was not entirely incompatible with the surrounding uses; no major adverse departmental comments on the application; and Secretary of Development rendered policy support to the application. The planning circumstances of the current application are similar to the previously approved applications. As such, approval of the current application is in line with the Board's previous decisions.
- 5.4.2 Same as MKT/35, the subject development is an exceptional case which is justified on the demand for relocation of the existing sawmills, timber yards and other related rural workshops with long history due to the concerned sites within the KTN/FLN NDA had already been reverted to and resumed by the Government. The uniqueness of the history of the 8 operators and their contribution to the timber industry in Hong Kong and the reason behind this planning application are not something that can be easily imitated. Moreover being temporary in nature, the approval of the present application will not set an undesirable precedent for other similar applications in the same and other "AGR" zones in the vicinity. It will not frustrate the long-term planning intention of the "AGR" zone.

6 Conclusion and Recommendations

- 6.1 In view of the commencement of KTN/FLN NDA development, a group of affected operators of the timber yard and sawmill in KTN have seek assistance from HKTMA to make their relocation and continuation of their business a seamless transition to further support Hong Kong in their specialised areas. A s.16 planning application No. A/NE-MKT/35 was submitted for a proposed temporary warehouse (storage of timber and other associated materials) and associate filling of land for a period of three years at a site covering various lots in D.D. 86 and D.D. 90 and adjoining GL, Lin Ma Hang Road, Sha Ling, and it was approved with conditions by the Board on 19.7.2024.
- 6.2 Subsequently, the Applicant started the process to fulfill the approval conditions. Majority of the conditions have been complied with and the Applicant is working hard to comply with the last condition related to the implementation of the FSI's proposals. In view that sprinklers can only be provided once the built-over area is mostly constructed, such approval condition can only be fulfilled after obtaining approvals from relevant authority under land administration regime. However, due to the large site area and complicated land ownership issues, land application was still being processed at that moment of time, which had led to unexpected delay of construction works and revocation of the previous approval. Nevertheless, only three outstanding FSD's aspects remain, which the Applicant anticipates can be resolved shortly.
- 6.3 In order to facilitate the continual operation of the existing warehouses at the Site, this s.16 planning application for the same use is hereby submitted for the Board's consideration and approval. There are no changes to the development scheme when compared with the previously approved MKT/35 proposal. Planning assessments have indicated that the present application is well justified based on the following reasons:-
- (a) the Site is the subject of previously approved application (MKT/35) for the same applied use, and majority of the approval conditions for MKT/35 have been fulfilled;
 - (b) as the development scheme is the same as MKT/35, and there is no significant change in planning circumstances such as planning policy and land use zoning in the area recently, all the planning justifications under the previously approved application remain valid;
 - (c) the small scale development will not result in any significant traffic, environmental, drainage, sewerage, landscape, visual and geotechnical impacts; and
 - (d) being temporary in nature, approval of the present application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the "AGR" zone.
- 6.4 In light of the merits and small scale nature of the proposed temporary use and the justifications presented in the Planning Statement, honourable members of the Board are requested to approve this planning application.

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-MKT/17

By Post & Fax ([REDACTED])

14 May 2021

Toco Planning Consultants Ltd.



(Attn.: Ted Chan)

Dear Sir/Madam,

**Proposed Temporary Rural Workshop (Timber Yard and Sawmill)
for a Period of 3 Years in "Agriculture" Zone, Lot 129 (Part) in D.D. 86, Lots 607,
608, 609, 610 S.B RP (Part), 613 (Part), 627 (Part), 632 S.A RP, 633 S.A RP (Part),
635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (Part) and 642 S.A RP (Part) in D.D. 90
and Adjoining Government Land, Lin Ma Hang Road, San Uk Ling, Man Kam To**

I refer to my letter to you dated 21.4.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 30.4.2024 and is subject to the following conditions :

- (a) no operation between 6:00 p.m. and 8:00 a.m. on Mondays to Saturdays, as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) the submission of a drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.10.2021;
- (d) in relation to (c) above, the implementation of the drainage proposal identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.1.2022;
- (e) the submission of a landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 30.10.2021;
- (f) in relation to (e) above, the implementation of the landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 30.1.2022;

- (g) the submission of proposals for fire services installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.10.2021;
- (h) in relation to (g) above, the implementation of the proposals for fire services installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.1.2022;
- (i) the submission of proposals for environmental mitigation measures within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 30.10.2021;
- (j) in relation to (i) above, the implementation of the proposals for the environmental mitigation measures identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 30.1.2022;
- (k) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (l) if any of the above planning condition (c), (d), (e), (f), (g), (h), (i) or (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (m) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix IV of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 1.5.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB

Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 30.4.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 4.6.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Tim Fung of Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

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By Post

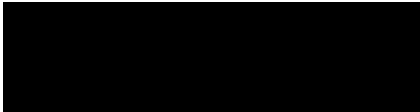
電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/NE-MKT/35

2 August 2024

Toco Planning Consultants Ltd.



(Attn.: Ted Chan)

Dear Sir/Madam,

Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 129 S.A (Part) in D.D. 86 and Various Lots in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling

I refer to my letter to you dated 19.6.2024.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 19.7.2027 and is subject to the following conditions :

- (a) the existing vehicular run-in/run-out to the site shall be maintained at all times during the planning approval period;
- (b) the submission of a geotechnical planning review report before the commencement of any construction works or operation including site formation works within Portion B to the satisfaction of the Director of Civil Engineering and Development Department or of the TPB;
- (c) in relation to (b) above, the implementation of necessary remedial works identified therein before the commencement of any construction works or operation including site formation works within Portion B to the satisfaction of the Director of Civil Engineering and Development Department or of the TPB;
- (d) the submission of a revised drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 19.1.2025;
- (e) in relation to (d) above, the provision of flood mitigation measures and any other stormwater drainage facilities in the accepted drainage impact assessment within 9 months from the date of planning approval to the

satisfaction of the Director of Drainage Services or of the TPB by 19.4.2025;

- (f) in relation to (e) above, the implemented flood mitigation measures and any other stormwater drainage facilities shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 19.1.2025;
- (h) in relation to (g) above, the implementation of the fire services installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 19.4.2025;
- (i) the implementation of traffic management measures, as proposed by you, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 19.4.2025;
- (j) in relation to (i) above, the implemented traffic management measures shall be maintained at all times during the planning approval period;
- (k) if any of the above planning condition (a), (f) or (j) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (l) if any of the above planning condition (b) or (c) is not complied with before the commencement of any construction works or operation including site formation works within Portion B, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (m) if any of the above planning condition (d), (e), (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (n) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36C. The Guidelines, application form (Form No. S16A) and the

Guidance Notes for applications are available at the TPB's website (<https://www.tpb.gov.hk/en/resources/index.html>), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 20.7.2027. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36C for details.

The TPB Paper in respect of the application is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/746_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 19.7.2024 is enclosed herewith for your reference.

Under section 17(1) and 17(1A) of the Ordinance, an applicant aggrieved by a decision of the TPB may in writing apply to the TPB for a review of the decision and set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for the review within 21 days from the date of this letter (on or before 23.8.2024). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Ryan Ho of the Sha Tin, Tai Po & North District Planning Office at 2158 6229. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

規 劃 署

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Planning Department

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1 Sheung Wo Che Road, Sha Tin,
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來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-MKT/35
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Fax ()

4 October 2024

Toco Planning Consultants Ltd.

(Attn.: Ted CHAN)

Dear Sir/Madam,

Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 129 S.A (Part) in D.D. 86 and Various Lots in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling (Compliance with Approval Condition (b) for Planning Application No. A/NE-MKT/35)

I refer to your submission received by this office on 30.8.2024 for compliance with approval condition (b) in relation to the submission of a geotechnical planning review report before the commencement of any construction works or operation including site formation works within Portion B to the satisfaction of the Director of Civil Engineering and Development Department (CEDD) or of the Town Planning Board under the captioned planning application.

Head of the Geotechnical Engineering Office (GEO), CEDD (Contact person: Mr. K K CHAN; Tel.: 2762 5371) has been consulted and considered the approval condition (b) has been complied with. His advisory comments are attached at **Appendix I**.

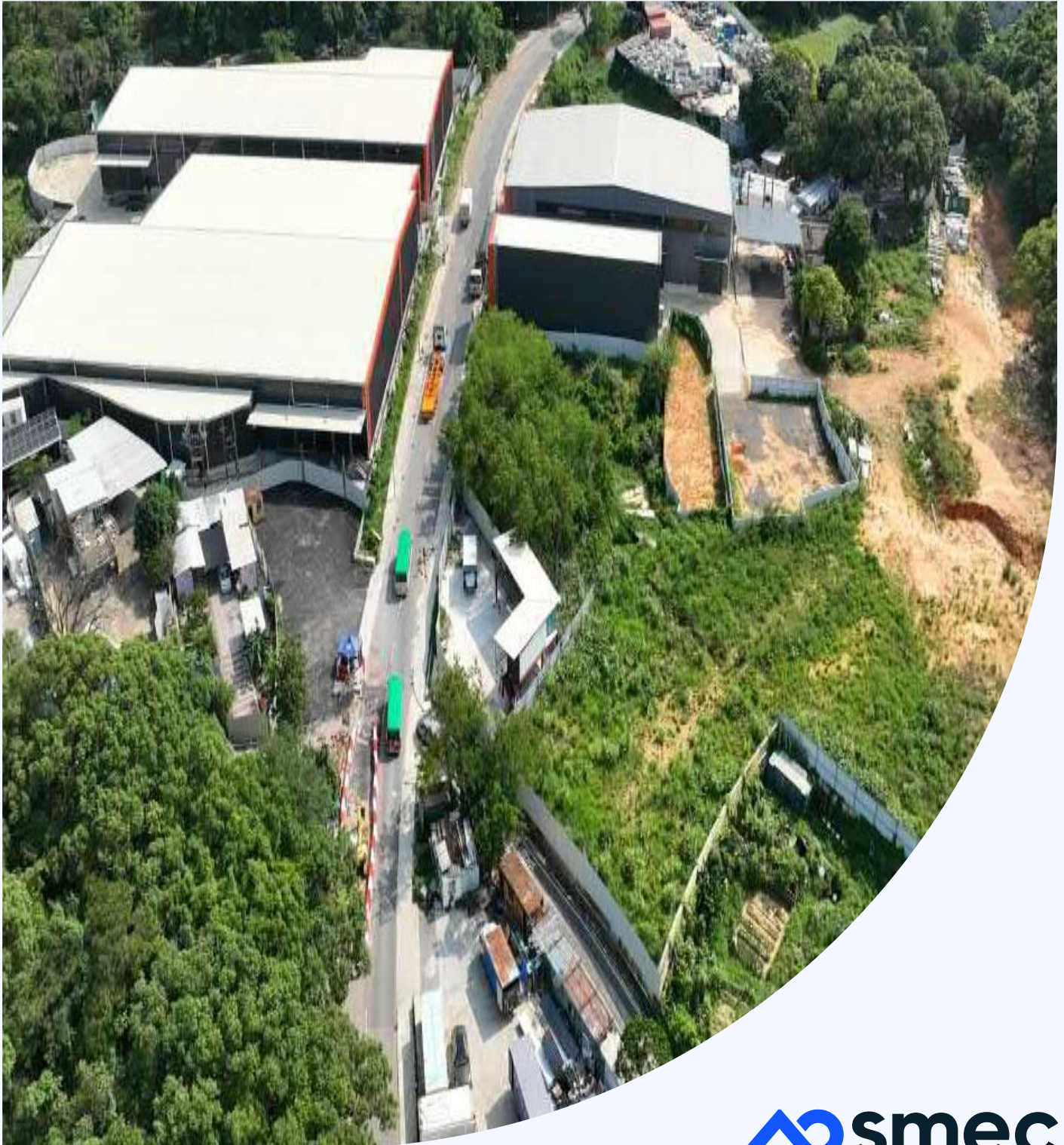
Should you have any queries related to planning matters, please feel free to contact Ms. Cheryl TSANG of this department at 2158 6229.

Yours faithfully,


(Rico TSANG)

for Director of Planning

Geotechnical Consultancy Services for Section 16 Application for Proposed Development of Temporary Warehouse at Various Lot in D.D 86 and D.D 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling





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Document Control

Document Type	Geotechnical Planning Review Report
Project Title	Geotechnical Consultancy Services for Section 16 Application for Proposed Development of Temporary Warehouse at Various Lot in D.D 86 and D.D 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling
Project Number	7076997
File Location	Y:\Jobs\7076997 - Toco - S16 for Timber Storage Sha Ling_GPRR\06 Engineering\20240708 Sha Ling Timber Storage - GPRR(new temp.).docx
Revision Number	0

Revision History

Revision No.	Date	Prepared By	Reviewed By	Approved for Issue By
0	26/08/2024	Kaho NG	King HA	Jacky YAU

Issue Register

Distribution List	Date Issued	Number of Copies
Hong Kong & Kowloon Timber Merchants Association Ltd.	26/08/2024	1

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Important Notice

This report is confidential and is provided solely for the purposes of Geotechnical Planning Review Report. This report is provided pursuant to a Consultancy Agreement between SMEC Australia Pty Limited (“SMEC”) and Hong Kong & Kowloon Timber Merchants Association Ltd., under which SMEC undertook to perform a specific and limited task for Hong Kong & Kowloon Timber Merchants Association Ltd.. This report is strictly limited to the matters stated in it and subject to the various assumptions, qualifications and limitations in it and does not apply by implication to other matters. SMEC makes no representation that the scope, assumptions, qualifications and exclusions set out in this report will be suitable or sufficient for other purposes nor that the content of the report covers all matters which you may regard as material for your purposes.

This report must be read as a whole. The executive summary is not a substitute for this. Any subsequent report must be read in conjunction with this report.

The report supersedes all previous draft or interim reports, whether written or presented orally, before the date of this report. This report has not and will not be updated for events or transactions occurring after the date of the report or any other matters which might have a material effect on its contents, or which come to light after the date of the report. SMEC is not obliged to inform you of any such event, transaction or matter nor to update the report for anything that occurs, or of which SMEC becomes aware, after the date of this report.

Unless expressly agreed otherwise in writing, SMEC does not accept a duty of care or any other legal responsibility whatsoever in relation to this report, or any related enquiries, advice or other work, nor does SMEC make any representation in connection with this report, to any person other than Hong Kong & Kowloon Timber Merchants Association Ltd.. Any other person who receives a draft or a copy of this report (or any part of it) or discusses it (or any part of it) or any related matter with SMEC, does so on the basis that he or she acknowledges and accepts that he or she may not rely on this report nor on any related information or advice given by SMEC for any purpose whatsoever.

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Executive Summary

The Owner of Hong Kong & Kowloon Timber Merchants Association Ltd (HKTMA), which comprises various private lots in D.D. 86 and D.D. 90 and adjoining government land, has submitted a section 16 Planning Application for the proposed redevelopment, which involves construction of the warehouse to facilitate the storage of timber and other related construction materials, ancillary office, toilets, loading/unloading area and parking purpose. SMEC Asia Ltd. on behalf of HKTMA has undertaken a geotechnical review for the preparation of Geotechnical Planning Review (GPR) Report to support the proposed development and planning application.

From the geotechnical assessment, which is based on the available geological and geotechnical data, it is concluded that the proposed development at the subject Site is geotechnically feasible. Significant geotechnical hazards / constraints that may adversely affect the future redevelopment are not evident from the available geotechnical data.

1. Introduction

1.1 Background

- 1.1.1. The Hong Kong & Kowloon Timber Merchants Association Ltd (HKTMA) has submitted and approved by the Town Planning Board on 19 July 2024 a s.16 Planning Application for a redevelopment at Lin Ma Hang Road, Sha Ling. The redevelopment site (the Site) consists of a plan area of about 20,512.5 m². The proposed redevelopment involves construction of the warehouse to facilitate the storage of timber and other related construction materials, ancillary office, toilets, loading / unloading area, and parking purpose.
- 1.1.2. SMEC Asia Ltd (“SMEC”) has been commissioned to conduct this Geotechnical Planning Review Report (GPRR) to support the application for the proposed development.

1.2 Objectives of the Report

- 1.1.3. In accordance with the guidelines under GEO Advice Note for Planning Applications under Town Planning Ordinance (CAP. 131), a Geotechnical Planning Review Report (GPRR) is prepared in support of approval condition (b). The objectives of this Geotechnical Planning Review are summarized as follows:
- Identify any existing geotechnical features and / or natural terrain located within or in close proximity that may potentially affect or be affected by the Site / future development;
 - Carry out preliminary review on the stability of the features based on the available background / published information;
 - Assess the geotechnical feasibility of the proposed development; and
 - Recommend the need for further study based on the results of the preliminary assessments.

2. Site Description

2.1 General

- 2.1.1. The Site, which is located along Lin Ma Hang Road, Sha Ling, is divided into two portions bisected by Lin Ma Hang Road, the southeastern portion (along the eastbound of Lin Ma Hang Road) and the northwestern portion (along the westbound of Lin Ma Hang Road). The general location of the Site is shown in Figure 1.
- 2.1.2. The Site consists of an area of approximately 20,512.5m². The southeastern portion and part of the northwestern portion of the Site are generally hard paved, partially covered with trees along Lin Ma Hang Road. The site is gently sloping to flat lying at 14.5 to 15 mPD. The land uses in the surrounding areas are typically rural in nature, with temporary structures and some vacant land covered with vegetation growth. The layout plan of proposed development is shown in **Figure 2**.
- 2.1.3. There is a southeast facing man-made cut slope situated to the northwestern part of the Site. The man-made slope is approximately 3 m high, gently inclining at about 15°.
- 2.1.4. Topographical survey and lot boundary survey works were carried out by Victory Surveying Engineering in August 2024. The topographical survey plan is included in **Figure 3**.

3. Desk Study

3.1 General

- 3.1.1. A review of the available geological and geotechnical data for the Site area and its general vicinity has been carried out. Most of the relevant information was collated from GEO's web-based Geotechnical Information Infrastructure (GInfo). The available information includes published geological data, archived ground investigation (GI) data, Landslide Incident Record, and previous studies / assessments relating to the existing features. Some of the key findings are summarized below.

3.2 Published Geology

- 3.1.2. According to the Hong Kong Geological Survey (HKGS) Map Sheet 3 (scale 1:20,000) – Solid and Superficial Geology (1:20 000 map) (1995), the Site and its general vicinity are generally underlain by superficial deposits consisting of Fill overlying Alluvium and Colluvium, whereas the solid geology is predominated by undivided, metasandstone with metaconglomerate and phyllite. An extract of the published geological map showing the Site and its vicinity is produced in **Figure 4**.

3.3 Site Investigation

- 3.1.3. According to Ginfo's record, there is no existing borehole within or in the immediate vicinity of the Site. The nearest ground investigation (GI) was carried out by Geotechnics & Concrete Engineering (Hong Kong) Ltd in February 1994 at Man Kam To Food Control Office, which is located at a distance of about 80 m from the southwest of the Site. The borehole records (BH1 and BH2) revealed a geological profile comprising of FILL, Alluvium and completely decomposed Meta-Sandstone, which generally agree with the published geological information.

3.4 Reported Landslide Incidents

- 3.1.4. According to the GEO database, there is no recorded landslide incident reported within or in the vicinity of the Site.

4. Proposed Development

4.1 General

- 4.1.1. According to the latest outline development plan (**Appendix A**), the proposed development involves the construction of a single storey, 12 m high shelter structure for warehouse, car parking loading and unloading area. The future ground level will be formed at approximately +15.0mPD, which is generally in line with the existing ground level. As such, no major excavation or filling are anticipated.

4.2 Impact on Existing unregistered man-made Cut slope

- 4.1.2. There is an existing unregistered man-made slope located along the northwestern site boundary shown in **Figure 5**. The southeastern portion of the feature lies within the Site. According to the topographical survey, the unregistered man-made cut slope has a maximum height of about 3 m with a lateral extent of approximately 70 m and the average slope gradient is less than 15 degrees. According to criteria for Feature Registration in Appendix B of PNAP ADV-8 issued by Building Authorities, cut slopes, including any associated retaining walls, and retaining walls greater than 3 m shall be registered as a feature. Since the slope is not higher than 3 m, it is considered not necessary to register the existing man-made cut slope.
- 4.1.3. A typical section, Section A-A, across the Site was generated in **Figure 6** based on the topographical survey data as well as the published geological information to illustrate the general site setting and the geological profile of the Site.
- 4.1.4. Reference is made to Buildings Department APP-56 – Exemption Criteria for Site Formation Works associated with Exempted Building Works in the New Territories. All criteria as listed in Section 3 of APP-56, which are summarized in the Table below, should be complied with for applying the exemption of site formation works.

Table 4.1: Qualifying Criteria of Exemption for Site Formation Works

Item	Qualifying Criteria for Application	Verification of Site Conditions	Criteria Satisfied
(a)	The maximum gradient across the lot from boundary to boundary is not more than 15 degrees.	Based on the topographic survey, and site observation, the northwestern side of Site generally consists of a gently sloping ground varying from 14.50mPD to 15.00mPD. The maximum gradient across the proposed boundary is typically less than 15 degrees as presented from Figure 4 to Figure 6.	Yes
(b)	The overall gradient of an area bounded by lines 10m outside the lot boundary in any direction is less than 15 degrees.	From the topographical survey and site observation, the overall gradient of the unregistered man-made cut slope, which extends 10m outside the proposed boundary, is less than 15 degrees, as illustrated from Figure 4 to Figure 6.	Yes
(c)	There is no slope within the area 10m outside the lot boundary steeper than 30 degrees or higher than 1.5m.	From the topographical survey and site observation, there is no slope steeper than 30 degrees or higher than 1.5m identified within the area 10m outside the proposed boundary.	Yes
(d)	There is no retaining wall or terrace wall either within the lot or within the area 10m outside the lot which is higher than 1.5m.	Based on the topographic survey and site reconnaissance, there is no retaining wall within the Site or within the area 10 m outside the Site which is higher than 1.5m, as illustrated from Figure 4 to Figure 6.	Yes

- 4.1.5. Based on the above assessment, it is considered that the site meets the criteria for exemption from site formation works. The proposed development of the in 12m high warehouse, will generally involve the construction of shallow foundations of about 1.2 m deep. To facilitate the development of the proposed warehouse near the toe of the existing slope, a retaining wall, less than 1.5m high, is proposed to be constructed at about 2 m from the site boundary. The proposed final formation level is approximately 15mPD. As such, no extensive excavation or filling is anticipated.

5. Conclusions and Recommendations

- 5.1.1. From the above geotechnical assessment, which is based on the available geological and geotechnical data, it is concluded that the proposed development at the Site is geotechnically feasible. Significant geotechnical hazards / constraints that may adversely affect the future redevelopment are not evident from the available geotechnical data.
- 5.1.2. It is recommended that site formation works could be exempted as the Site satisfies all the criteria as listed in APP-56 – Exemption Criteria for Site Formation Works associated with Exempted building works in New Territories. For the unregistered man-made slope, it has a maximum height of about 3 m and the average slope gradient is less than 15 degrees, registration for this slope is considered not required. The slope is relatively minor in scale and is very gently inclined at about 15°, and hence upgrading works is considered not necessary. In addition, under the proposed development, a new retaining wall of less than 1.5m height will be constructed at 2 m from the site boundary line to retain the level difference between the slope and the Site.
- 5.1.3. A comprehensive instrumentation and monitoring should also be prepared during the construction stage to closely monitor the construction impact on the adjacent structures, roads and utilities.

Figure

Appendices

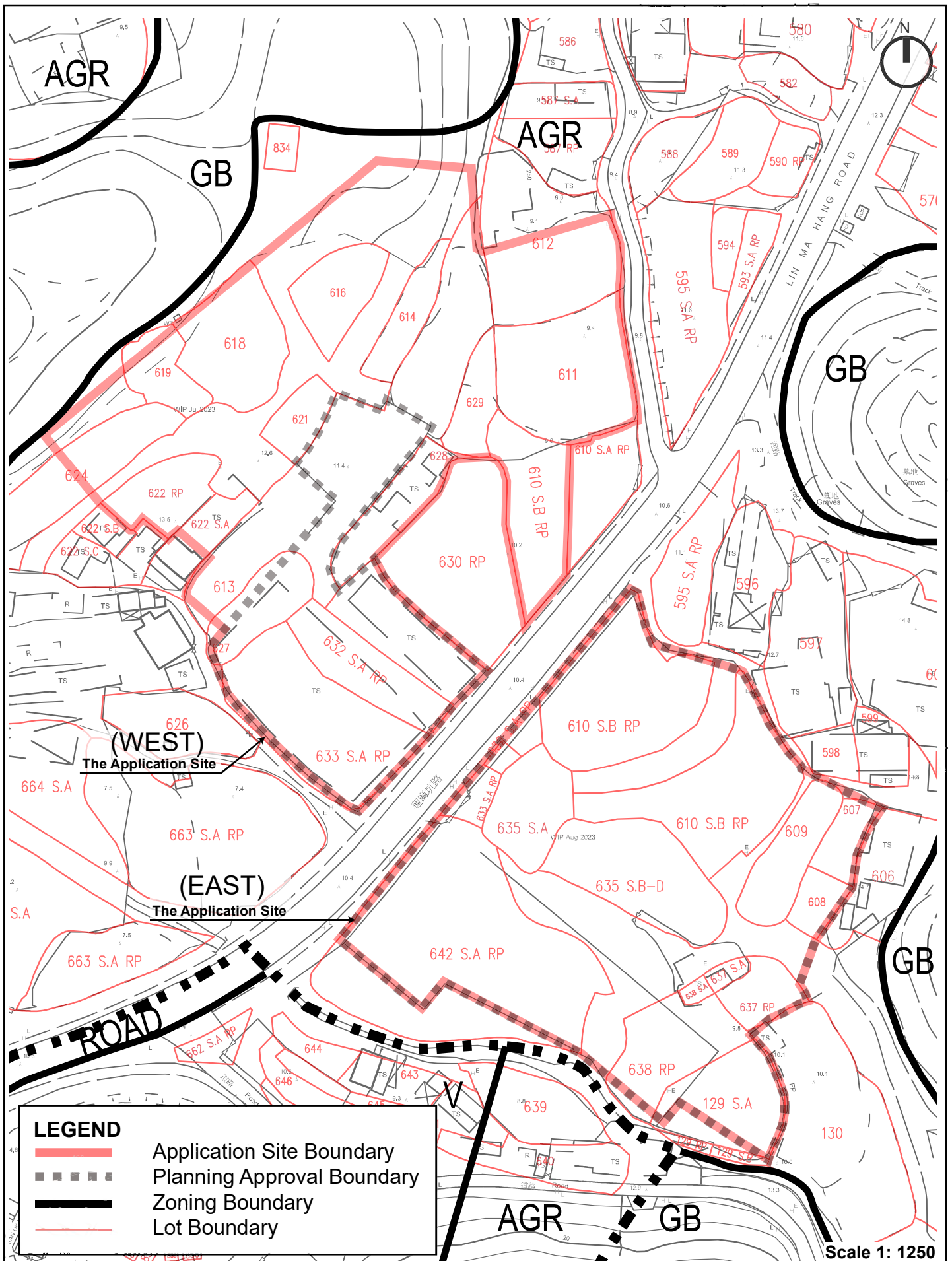
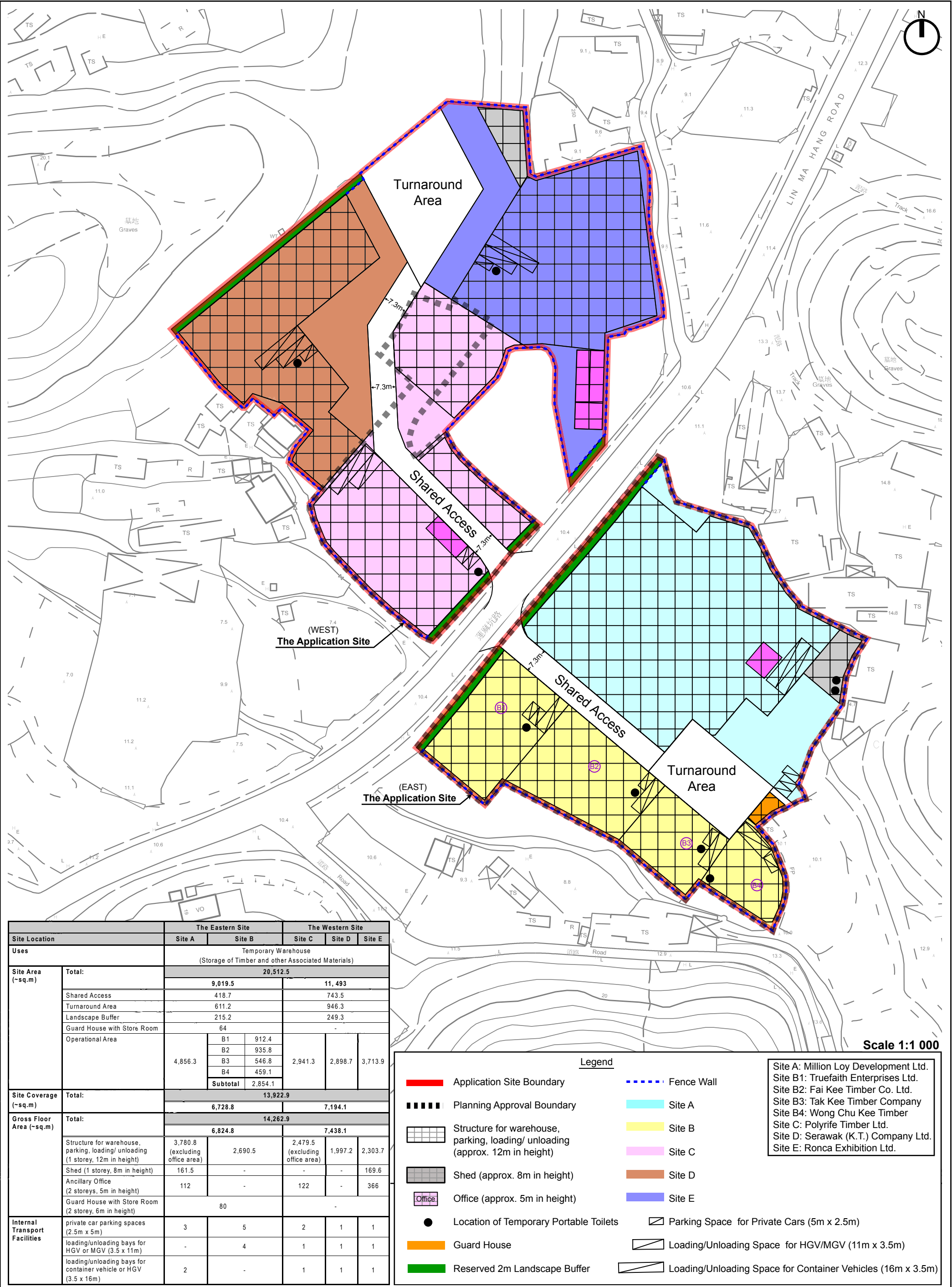


Figure 1 - Zoning and Location Plan for the Application Site



		The Eastern Site		The Western Site		
Site Location		Site A	Site B	Site C	Site D	Site E
Uses		Temporary Warehouse (Storage of Timber and other Associated Materials)				
Site Area (~sq.m)	Total:	20,512.5				
	Shared Access	9,019.5		11,493		
	Turnaround Area	418.7		743.5		
	Landscape Buffer	611.2		946.3		
	Guard House with Store Room	215.2		249.3		
	Operational Area	64		-		
		4,856.3		-		
Site Coverage (~sq.m)		B1		B2		
		912.4		935.8		
		B3		546.8		
		2,941.3		2,898.7		
		B4		459.1		
		Subtotal		2,854.1		
		6,728.8		7,194.1		
		6,824.8		7,438.1		
Gross Floor Area (~sq.m)	Total:	3,780.8 (excluding office area)		2,479.5 (excluding office area)		
	Structure for warehouse, parking, loading/ unloading (1 storey, 12m in height)	2,690.5		1,997.2		
	Shed (1 storey, 8m in height)	161.5		-		
	Ancillary Office (2 storeys, 5m in height)	112		122		
	Guard House with Store Room (2 storey, 6m in height)	80		-		
Internal Transport Facilities	private car parking spaces (2.5m x 5m)	3	5	2	1	1
	loading/unloading bays for HGV or MGW (3.5 x 11m)	-	4	1	1	1
	loading/unloading bays for container vehicle or HGV (3.5 x 16m)	2	-	1	1	1

Legend

Application Site Boundary

Planning Approval Boundary

Structure for warehouse,
parking, loading/ unloading
(approx. 12m in height)

Shed (approx. 8m in height)

Office (approx. 5m in height)

Location of Temporary Portable Toilets

Guard House

Reserved 2m Landscape Buffer

Fence Wall

Site A

Site B

Site C

Site D

Site E

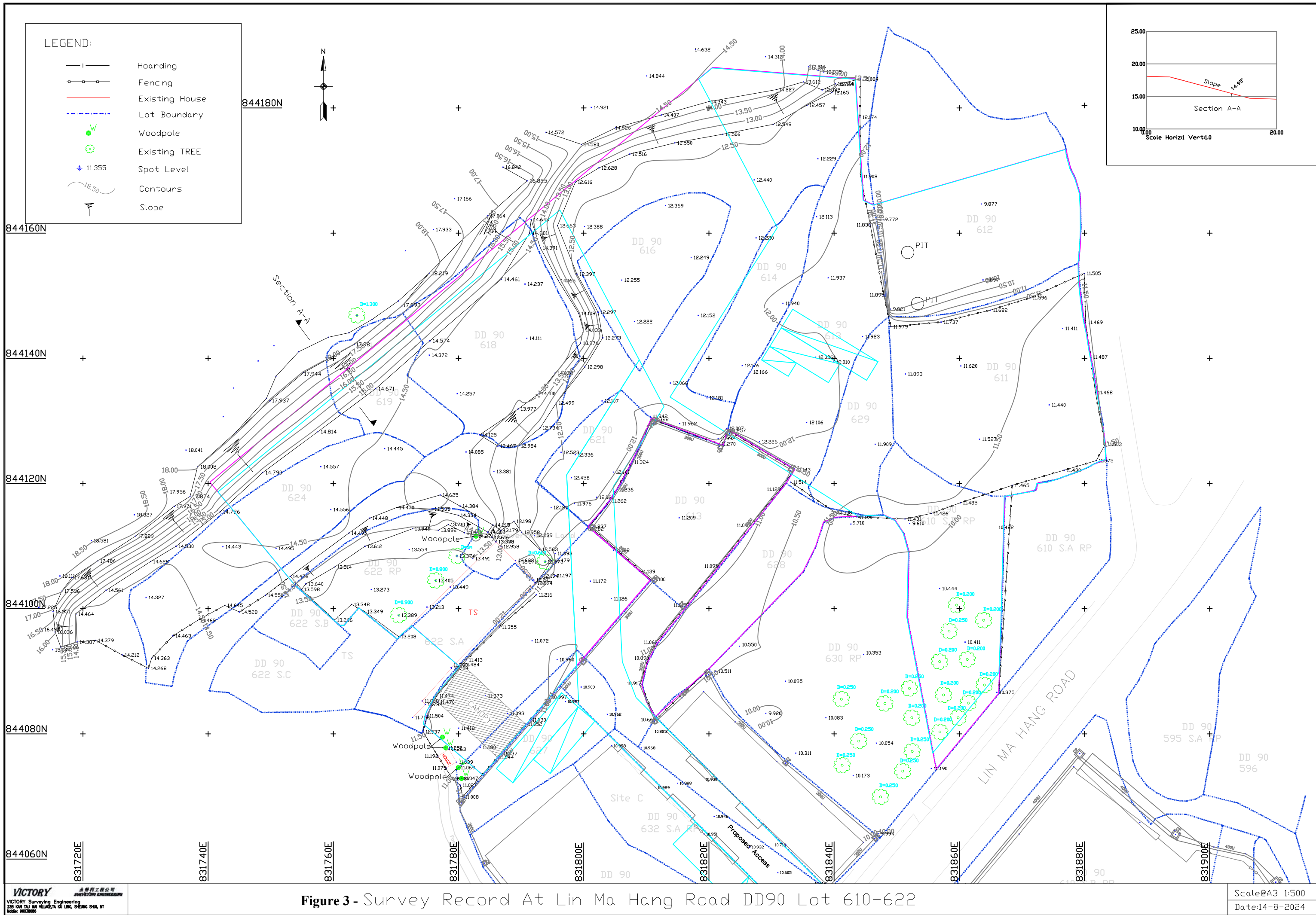
Parking Space for Private Cars (5m x 2.5m)

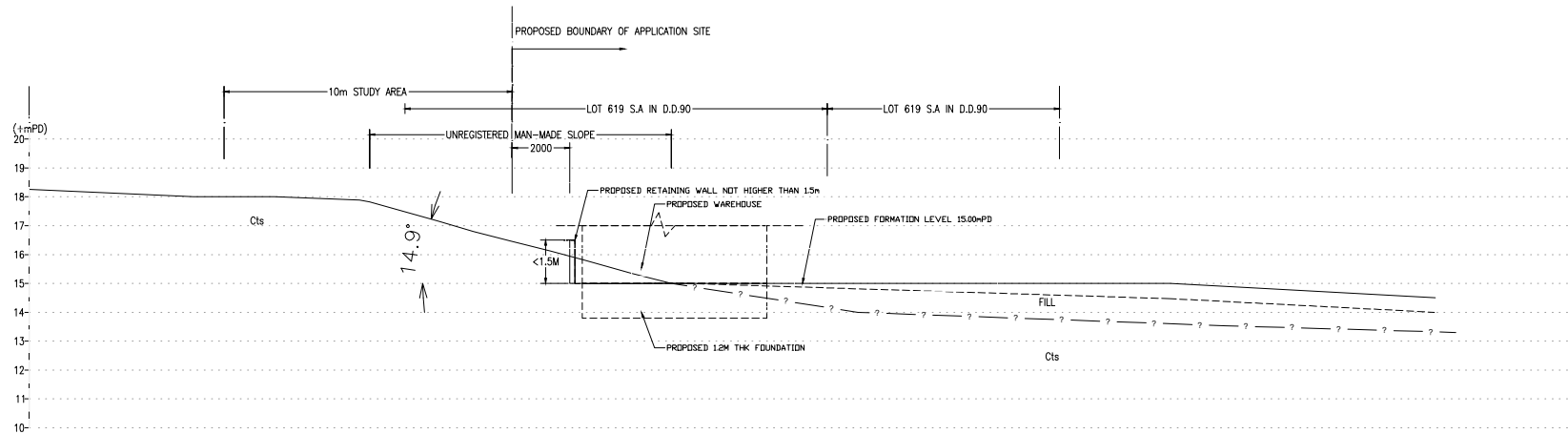
Loading/Unloading Space for HGV/MGW (11m x 3.5m)

Loading/Unloading Space for Container Vehicles (16m x 3.5m)

Site A: Million Loy Development Ltd.
Site B1: Truefaith Enterprises Ltd.
Site B2: Fai Kee Timber Co. Ltd.
Site B3: Tak Kee Timber Company
Site B4: Wong Chu Kee Timber
Site C: Polyrite Timber Ltd.
Site D: Serawak (K.T.) Company Ltd.
Site E: Ronca Exhibition Ltd.

Figure 2 - Layout Plan of Proposed Development





SECTION A-A
SCALE 1 : 250

Legend

—	PROPOSED FORMATION PROFILE
— — —	EXISTING GROUND PROFILE
— ? —	INFERRED MATERIAL PROFILE
FILL	FILL
Cts	METASANDSTONE WITH META CONGLOMERATE AND PHYLLITE

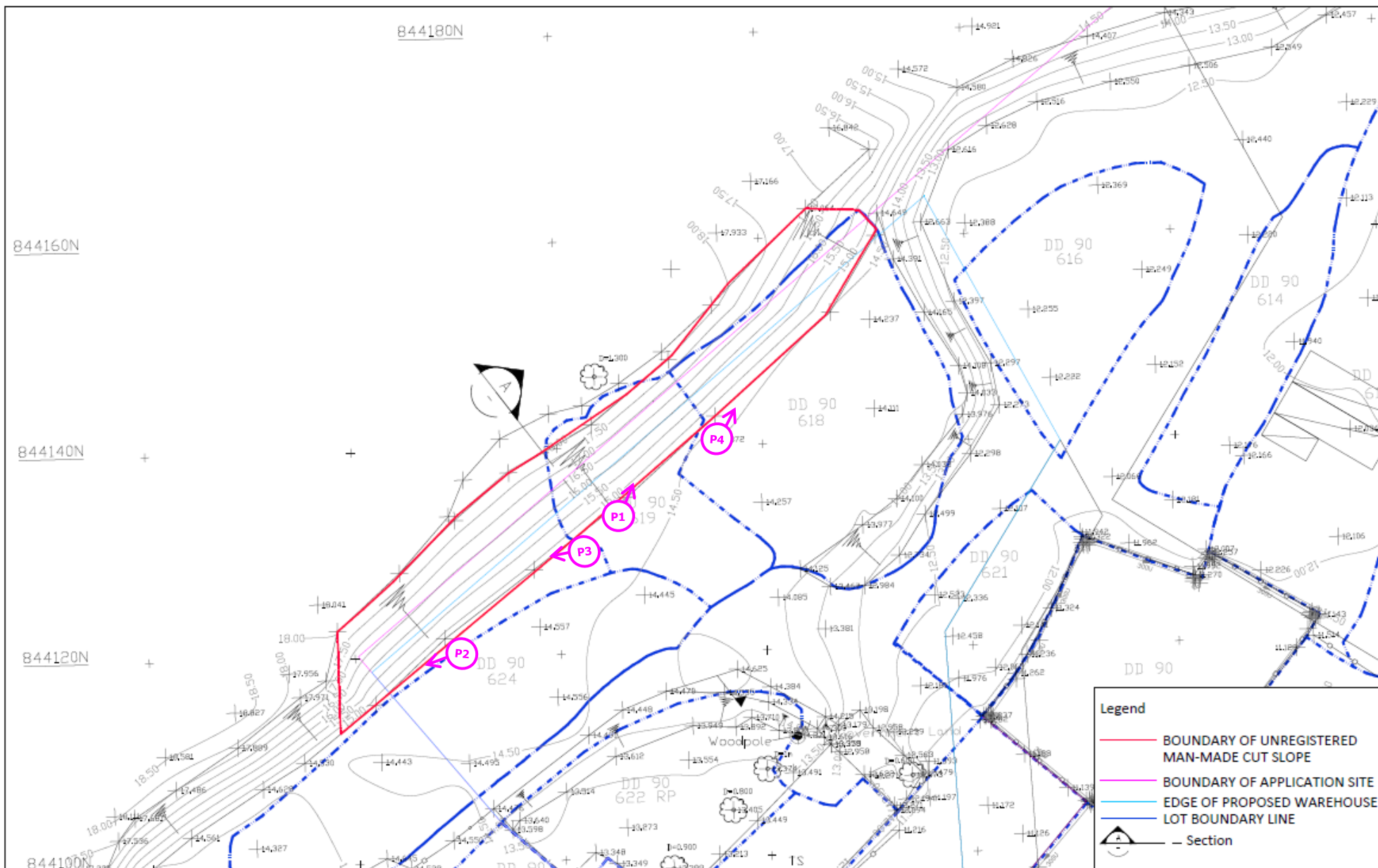


PROPOSED TEMPORARY WAREHOUSE (TIMBER AND OTHER ASSOCIATED MATERIALS) AT LIN
MA HAND ROAD, SHA LING, NEW TERRITORIES

Geological Sections A-A

SCALE	AS SHOWN@A4	DATE	AUG 2024
CHECK	EH	DRAWN	KHN
JOB NO.	7076997	Figure 6	REV. -

Appendix A Photographs of Unregistered Man-Made Cut Slope



Legend

- BOUNDARY OF UNREGISTERED MAN-MADE CUT SLOPE
- BOUNDARY OF APPLICATION SITE
- EDGE OF PROPOSED WAREHOUSE
- LOT BOUNDARY LINE
- Section



PROPOSED TEMPORARY WAREHOUSE (TIMBER AND OTHER ASSOCIATED MATERIALS) AT LIN
MA HAND ROAD, SHA LING, NEW TERRITORIES
LAYOUT PLAN OF UNREGISTERED MAN-MADE SLOPE Photo Taken Plan

SCALE	A4 1:500	DATE	AUG 2024
CHECK	EH	DRAWN	KHN
JOB NO.	7076997		REV.

Plate 1

General view at northeast portion of man-made cut slope (Facing southeast)



Plate 2

General view at southwest portion of man-made cut slope (Facing southeast)



Plate 3

General view at southwest portion of man-made cut slope (Facing southeast)



Plate 4

General view at northeast portion of man-made cut slope (Facing southeast)





SMEC Hong Kong

[Redacted]
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Phone: [Redacted]

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Planning Department

Sha Tin, Tai Po & North
District Planning Office
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1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-MKT/35
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Fax ()

2 January 2025

Toco Planning Consultants Ltd.

(Attn.: Ted Chan)

Dear Sir/Madam,

Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 129 S.A (Part) in D.D. 86 and Various Lots in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling (Compliance with Approval Condition (c) for Planning Application No. A/NE-MKT/35)

I refer to your submission dated 6.12.2024 for compliance with approval condition (c) in relation to the implementation of necessary remedial works identified in the accepted geotechnical planning review report before the commencement of any construction works or operation including site formation works within Portion B to the satisfaction of the Director of Civil Engineering and Development Department (CEDD) or of the Town Planning Board under the captioned planning application.

The Head of the Geotechnical Engineering Office, CEDD (Contact person: Mr. K K CHAN; Tel.: 2762 5371) has been consulted and considered the approval condition (c) has been complied with. His advisory comments are attached at **Appendix I**.

Should you have any queries related to planning matters, please feel free to contact Ms. Cheryl TSANG of this department at 2158 6229.

Yours faithfully,

(Rico TSANG)

for Director of Planning



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

Tel: [REDACTED]
Fax: [REDACTED]
E-mail: [REDACTED]
Website: <http://www.tocoplanning.com>

Your Ref.: TPB/A/NE-MKT/35

Attn.: Ms. Leticia LEUNG

Dear Madam,

6 December, 2024

**Section 16 Planning Application for Proposed Temporary Rural Workshop
(Timber Yard and Sawmill) for a Period of 3 Years at Various Lots in D.D. 86 and
D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling**

We refer to the approval letter from the Town Planning Board dated 2.8.2024.

In response to approval condition (c) in relation to the implementation of necessary remedial works identified therein before the commencement of any construction works or operation including site formation works, please be advised that no remedial works were identified in the Geotechnical Planning Review Report (GPRR) approved by relevant Government departments via Sha Tin, Tai Po and North District Planning Office's letter dated 4.10.2024.

In view of the above, we consider that the approval condition (c) has been fulfilled. Should you have any queries in relation to the GPRR, please contact our Geotechnical Consultant (SMEC Asia Limited - Mr. NG Ka Ho) at [REDACTED] direct.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan
Managing Director



cc Client
DPO/STN (Attn. Ms. Cheryl Tsang)

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
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Sha Tin, Tai Po & North
District Planning Office
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1 Sheung Wo Che Road, Sha Tin,
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來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-MKT/35
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Email

5 June 2025

Toco Planning Consultants Ltd.

(Attn.: Ted Chan)

Dear Sir/Madam,

Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 129 S.A (Part) in D.D. 86 and Various Lots in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling (Compliance with Approval Condition (d) for Planning Application No. A/NE-MKT/35)

I refer to your submission received by this Office on 20.3.2025 and our interim reply dated 30.4.2025 for compliance with approval condition (d) 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.

The Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. WANG Xing, Samuel; Tel. No.: 2300 1135) has been consulted and considered that approval condition (d) has been complied with. Her advisory comments are attached at **Appendix I**.

Should you have any queries related to planning matters, please contact Ms. Cheryl TSANG of this Office at 2158 6229.

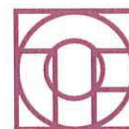
Yours faithfully,


(Rico TSANG)
for Director of Planning



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Tel: [REDACTED]
Fax: [REDACTED]
E-mail: [REDACTED]
Website: <http://www.tocoplanning.com>

Your Ref.: TPB/A/NE-MKT/35

Attn.: Ms. Leticia LEUNG

Dear Madam,

14 January, 2025

**Section 16 Planning Application for Proposed Temporary Rural Workshop
(Timber Yard and Sawmill) for a Period of 3 Years at Various Lots in D.D. 86 and
D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling**

We refer to the comments from the Drainage Services Department (DSD) in response to approval condition (d) in relation to the submission of a revised drainage impact assessment under the captioned planning application via the letter from Sha Tin, Tai Po & North District Planning Office dated 11.11.2024.

Please find attached 3 copies each of the Response-to-Comments table and revised Drainage Impact Assessment for your attention and circulation to DSD.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan
Managing Director



cc Client
DPO/STN (Attn. Ms. TSANG Tsz Man, Cheryl)

1. RESPONSES TO DEPARTMENTAL COMMENTS

1.1 Responses to Comments from Drainage Services Department (Contact person: Mr. Samuel Wang Tel: 2300 1135)

Item	Departmental Comments	The Applicant's Responses
DSD(1)	(a) only replacement pages were provided. Please submit full document with track changes in next submission for holistic review;	Noted, please see the attached full updated DIA Report.
DSD(2)	(b) our previous comment 1 has not been addressed. Please provide drainage plan with design details of the proposed drainage facilities. Please also indicate the discharge path to the downstream streamcourse;	Drainage Plans for both main Site Areas have been included in the updated DIA Report, together with supporting calculations.
DSD(3)	(c) the proposed discharge to the eastern site portion were noted to be significantly increased. Yet, no hydraulic checking was presented. Notwithstanding the approval given to the eastern site portion in 2022, the change in site drainage was considered substantial, and a review of the relevant system with the latest design standard is considered essential;	This is not an accurate summary of the situation. As stated in Para. 5.2.3 of the DIA Report, on-Site storage is to be provided for flows in excess of the existing peak runoff, i.e. the peak runoff from the Site will remain as before the development of the Site (N.B. as noted in the DIA Report, in the absence of historic flooding records in the vicinity of the Site, the local drainage channels are assumed to be adequate for the previous runoff from the (undeveloped) Site). The increased flows quoted in the DIA Report (text and Appendix D) are <u>theoretical</u> discharges from the Site without the proposed mitigation measures (i.e. storage). These calculations are necessary to establish the volume(s) or storage required. Further notes have been added to the text and

Item	Departmental Comments	The Applicant's Responses
		Appendix D to clarify this point. The as-constructed drainage details for the Site have been checked against the latest design standards and have been found to be generally adequate. However, some upgrading works will be required in one section of the Site, as set out in the DIA Report.
DSD(4)	(d) existing photos of the eastern site portion was not provided. With drainage review for the eastern site portion, please also provide as-built photos to confirm the as-built drawing were appropriately reflecting the actual situation;	Photographs of the As-constructed drainage facilities in the Eastern Site portion (Sites A&B) have been added to Appendix C of the DIA Report.
DSD(5)	(e) overland flow from external catchment 3 & 4 were considered in the assessment. Please clarify if boundary wall/ fencing would be erected and design for uninterrupted overland flow path from the external catchment area; and	There will be boundary fencing, although the arrangement of the fencing will allow runoff to discharge from adjacent catchments (EXT-C3 and EXT-C4) into the Site and into the Site drainage systems.
DSD(6)	(f) the "Future Situation Section" of calculation in Appendix D refers (Pages 30 & 31 of the drainage impact assessment (DIA)). Please elaborate why different sets of parameters were	The calculations presented are intended to illustrate slightly different factors. For the discharge from Sites A and B towards the Western Streamcourse (Page 30 of the DIA), the intention is to demonstrate that

Item	Departmental Comments	The Applicant's Responses
	to be calculated for the same area (9,020m² for West and 32,247m² for East) and advice the relevant justification for the application for the figures presented in the main text.	the theoretical increase in discharge from the Site, in comparison with the overall catchment discharge, would be insignificant, although the discharge is actually to be limited to no more than existing, i.e. it is a simple comparative calculation. For the discharges from Sites C, D and E towards the Eastern Streamcourse (Page 31 of the DIA), The intention is to demonstrate that there is adequate available capacity in the Eastern streamcourse to allow a small increase in discharge from the Site and it is therefore necessary to calculate the actual overall discharge to the streamcourse from the Site and other upstream catchment areas.

Hong Kong & Kowloon Timber Merchants Association

Proposed Temporary Rural Workshop (Timber Yard and Sawmill) in Various Lots in D.D. 86, D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, San Uk Ling, Ma Kam To

Drainage Impact Assessment

Project Profile Report

January 2025

Drainage Impact Assessment Report prepared by:



Ir Colin C MOREBY BEng, CEng, MICE, MHKIE, RPE(Civil)

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Appendix A

Master Layout Plan

Appendix B

As-constructed Drainage

Appendix C

Site Photographs

Appendix D

Runoff Calculations

Appendix E

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Appendix F

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Appendix G

Prefabricated Drainage Units

Appendix H

Overflow Weir Calculations

Appendix I

Drainage Schedules

Appendix J

Figures

Figure 1 - Site Location Plan

Figure 2 - Existing Local Drainage Arrangements

Figure 3 - Overall Catchment Area (Eastern Site)

Figure 4 - Upstream Catchment Area (Western Site)

Figure 5 - Overflow Weir Arrangements

Figure 6 - Eastern Site (Sites A&B) Mitigation Measures and Site Outlet

Figure 7 - Western Site (Sites C, D & E) Drainage Plan

Figure 8 - Western Site (Sites C, D & E) Storage and Site Outlet

1 Introduction

1.1 Background

- 1.1.1 This Drainage Impact Assessment (DIA) has been prepared to discharge Town Planning Approval Condition (c) for the Site, in accordance with Town Planning Board (TPB) letter ref. TPB/A/NE-MKT/17 dated 14 May 2021.
- 1.1.2 The Site is to be developed to provide simple workshop facilities for a period of 3 years.
- 1.1.3 This Report assesses the drainage impacts in the vicinity of the Site as a result of the proposed development, with discussion of proposed mitigation measures.
- 1.1.4 This Project Profile Report has been prepared in accordance with the requirements of the DIA process for private sector projects set out under Drainage Services Department's (DSD's) Technical Advice Note No. 1 (Appendix I).
- 1.1.5 A DIA for the Project was previously accepted without comment in May 2022 and the eastern portion of the overall Site has been substantially completed in accordance with that DIA. **The completed works in that Site have been checked against the current design standards, with upgrading works proposed as necessary.** However, due to changes to the Project Programme and the Site Boundary in the western portion of the Site, the DIA has been updated. **It is noted that the essential principles of this updated DIA are the same as the previously accepted DIA.**

1.2 Information Available for the Study

- 1.2.1 Reference has been made to Drainage Services Departments DSD's Stormwater Drainage Manual (SDM), 5th Edition, including Corrigendum No. 1/2024, and public drainage information presented on Land's Department's GeoInfo Map website.
- 1.2.2 A local topographic survey has also been carried out for the Project, although the survey coverage is not extensive beyond the Site Boundaries.

2 Project Outline

2.1 Project Title

- 2.1.1 The project title is “Proposed Rural Workshop (Timber Yard and Sawmill) for a period of 3 years in “Agriculture” Zone, Lot 129 (Part) in D.D. 86, Lots 607, 608, 609, 610 S.B RP (Part), 613 (Part), 627 (Part), 632 S.A RP, 633 S.A RP (Part), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (Part) and 642 S.A RP (Part) in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, San Uk Ling, Ma Kam To”. The location of the Site is shown on **Figure 1**.

2.2 Proponent

- 2.2.1 The proponent of the project is Hong Kong and Kowloon Timber Merchants Association.

2.3 Contact Person

- 2.3.1 For issues relating to this DIA Study, please contact Ir Colin Moreby of AIM Group Limited at 2572 6533.

2.4 Nature and Description of the Project

- 2.4.1 The proposed development consists of various covered workshop buildings, with access roads and parking/turning areas. There will also be some buffer planting areas. The Master Layout Plan for the proposed development is included in **Appendix A**. The TPB Approval is for a period of 3 years, so all facilities will be generally temporary in nature. As noted above, drainage works at the Site have been substantially completed in accordance with the previous DIA (see As-constructed details in **Appendix B**). It should be noted that some of the As-constructed details in Site C are likely to be modified as part of later expansion works.
- 2.4.2 The overall Application Site is split into two portions, with (adjoining) Sites A and B located to the south of Lin Ma Hang Road and Sites C, D and E to the north of the road. Sites A and B cover a combined area of approximately 9,020m², while Sites C, D and E cover an area of approximately 11,494m².

2.5 Planning Application and Lease Modification

2.5.1 This DIA – Project Profile has been prepared to discharge Planning Condition (c) of the TPB Approval Letter.

2.5.2 No Lease Modification is required for the proposed Project.

2.6 Location and Zoning

2.6.1 The Application Site is located to the south and north of Lin Ma Hang Road, a short distance to the northeast of San Uk Ling.

2.6.2 The Site is zoned as “Agriculture”.

3 Planning and Implementation Programme

3.1 Planning and Implementation

3.1.1 The proposed redevelopment will be planned and implemented under the supervision of appropriately qualified and experienced professionals. The construction of any works for the proposed redevelopment will be carried out by a suitable Contractor.

3.2 Project Timetable

3.2.1 The Redevelopment is expected to be complete by mid-2024.

3.3 Interface with Other Projects

3.3.1 There is no foreseeable direct interaction with other development projects in the area, which should be considered at this time.

4 Existing Drainage

4.1 Existing Drainage Routes and Conditions

4.1.1 The two main Site areas are both partially filled and paved, with the land falling generally from northeast to southwest across the Sites. The existing land in Site E generally falls from northwest to southeast. There were no existing formal drainage systems at the Sites, apart from small

simple unlined open channels, with runoff mostly passing overland to adjacent areas and nearby Streamcourses to the south and east of the Sites. There is another existing open channel to the north of Sites A & B, which cuts off runoff from areas to the north of the Sites. This channel passes under Lin Ma Hang Road and continues towards the north along the eastern boundary of Site E. The existing local drainage regimes are indicated on **Figure 2**.

- 4.1.2 As mentioned above, Site drainage facilities in Sites A and B have been constructed in accordance with the previous (2022) DIA.
- 4.1.3 To the south of Sites A & B there is an existing natural open channel (streamcourse) running generally from southeast to northwest before discharging to the Shenzhen River close to the Man Kam To Border Crossing. In the vicinity of the Site, the streamcourse is mostly unlined, but fairly straight and with the sides formed by the access road to Muk Wu Village and the supporting wall at the Site Boundary (i.e. the walls are concrete, but the base is soil/silt). It serves an upstream catchment, as shown on **Figure 3**.
- 4.1.4 The existing Site contains some buildings and some areas of paving and hardstanding (compacted broken asphalt). There are also some flat areas of vegetation. Photographs of the existing Site are included in **Appendix C** (N.B. it should be noted that some parts of the existing Site are currently overgrown and access is limited).
- 4.1.5 There are no flooding blackspots in the vicinity of the Site and informal discussions with local residents and landowners suggest that there is no history of flooding in the area.
- 4.1.6 There are no known Ecologically Important Streams/Rivers in the area.

5 Drainage Impact Assessment

5.1 Drainage Impact Assessment

General

- 5.1.1 The proposed development at the Site will involve paving of the ground surface and the construction of temporary workshop structures, with most of the Site being roofed over. As such, there will be an increase in paving, with a resultant increase in runoff. These increases have been quantified, with mitigation measures proposed to offset the increases, as discussed below.
- 5.1.2 The Site Areas will be provided with peripheral channels throughout, to collect any runoff from outside the Site (e.g. from Lot No. 630RP) and to prevent runoff from the Site towards adjacent areas. As such, the adjacent areas will not be adversely affected by the proposed development.

Assessment Criteria

- 5.1.3 As the catchment areas are all fairly small, the Rational Method (as set out in Section 7.5.2 of the SDM) has been used for the calculation of runoff.
- 5.1.4 The existing Site contains some buildings and temporary structures, as well as some fully paved (concrete) areas and a runoff coefficient, C , of 0.95 has been adopted for these areas. There are also areas of (compacted broken asphalt) hardstanding for which a runoff coefficient of 0.75 has been adopted. A runoff coefficient of 0.20 has been adopted for the remaining vegetated/farmland areas.
- 5.1.5 The proposed development will introduce additional paving and covered workshop structures ($C = 1.00$ has been adopted for these). There will also be some flat buffer landscaping ($C = 0.20$).
- 5.1.6 The overall upstream catchments mostly comprise steep vegetated hillsides with a runoff coefficient of 0.35 assumed. The amount of paving is hard to determine accurately, so an area equivalent to 2.5% of the overall catchment area has been assumed ($C = 0.90$), except where actual measurement (from maps) is feasible.
- 5.1.7 The 1 in 10-year scenario has been considered, as runoff from the Site will only affect minor local village areas and nearby (largely unused)

farmland. Furthermore, the approved usage at the Site is only for a period of 3 years, so a higher return period is not considered justified.

- 5.1.8 Allowances for increased rainfall intensity up to mid-21st Century and beyond have not been considered, as the TPB Approval is only for a period of 3 years.
- 5.1.9 The proposed mitigation measures involve the provision of temporary storage and it is therefore necessary to consider runoff hydrographs. Runoff hydrographs have been developed for each Site Area based on the 1 in 10-year design rainfall profile for North District set out in Table 5d of the SDM (the values from Corrigendum No. 1/2024 have been used), with assessments of 10-minute, 30-minute and 1-hour storm durations. A 90-minute storm has also been considered for the Western Site (Sites C, D and E) for reference.

5.2 Drainage Impact

- 5.2.1 The existing and future runoff flows from the overall Sites and overall catchments are presented in **Appendix D**, together with plans/sketches showing the various paved areas adopted for the calculations. As the two main portions of the overall Application Site are physically independent, the drainage impacts will be discussed separately.

Eastern Portion (Sites A and B)

- 5.2.2 The discharge from Sites A & B will increase from approximately 0.218m³/s to theoretically 0.467m³/s as a result of the proposed development (N.B. without the proposed mitigation measures (storage) described below). However, in terms of the overall catchment served by the main streamcourse, the overall runoff from the Site will increase from 0.280m³/s to 0.315m³/s (partly as a result of diversion of the runoff from Sites C and D, as discussed below), an increase of only 0.5% of the overall catchment runoff (7.010m³/s). Such an increase is well within the accuracy of runoff calculations and is therefore insignificant.
- 5.2.3 Although the overall increased runoff will not significantly change the flow from the overall catchment, there will be more significant relative increases at the local level. Given the absence of flooding records in the area, it can be reasonably assumed that the existing (original) peak flows can be accommodated within the existing drainage system(s) and it is therefore proposed to provide storage for flows in excess of the existing peak runoff. The storage volumes required are presented in **Appendix E**, including runoff hydrographs for each of the standard storm durations for each portion of the Site. The required storage volumes for the 30-minute

and 1-hour storm durations are the same and have been adopted as the minimum storage volumes to be provided, i.e. 107.2m³ for Sites A & B. However, as the storage volumes will be provided by multiple standard-sized prefabricated tanks, the actual volumes to be provided will be greater than the minimum volumes required. For Sites A & B, the actual volume will be 3 x 55m³ = 165m³.

5.2.4 The south-eastern corner of the Site is close to the existing streamcourse and, to avoid any future conflict, all main building structures in this area will be set back a minimum of 3m from the bank of the stream.

5.2.5 The construction works in the eastern portion of the Site, including the Site drainage facilities, have been completed (see photographs in **Appendix C**). The as-constructed details for the Eastern Portion have been checked against the latest design standards, as set out in **Appendix I**. The peripheral channels are generally adequate for the expected runoff, with the exception of a section along the (south-) western boundary of the Site (from Catchpits J to F2). It is proposed to upgrade this section, by either adding an additional uPVC pipe or by widening the as-constructed channel, with the final arrangement to be determined on-Site, to suit Site conditions. Both options have been assessed in **Appendix I** and are indicated on **Figure 6**.

5.2.6 The final discharge from the Eastern Portion of the Site is via a 400mm x 400mm open channel (see **Figure 6**).

Western Portion (Sites C, D and E)

5.2.7 Following discussions with Highways Department, the option of discharging from the Site to the road drainage in Lin Ma Hang Road and hence to the main streamcourse to the south of the Site is considered not feasible. It will therefore be necessary to discharge all runoff from the western portion of the Site (Sites C, D and E) to the existing streamcourse to the east of the Site, running partially below the recently constructed access road to Muk Wu Village. The upstream catchment area for this stream is shown on **Figure 4**.

5.2.8 As a result of the diversion of flows from Sites C and D towards the east and increased paving at the Site, the theoretical peak discharge from the Site towards the east would increase from 0.078m³/s to 0.630m³/s. As for the eastern portion of the Site, it is proposed to provide storage facilities (buried tanks) to temporarily store excess runoff from the Site, to reduce the peak discharge. The existing eastern streamcourse, located immediately adjacent to the Western Site, comprises a significant channel (approximately 1.4m wide x 1.1m deep) and capacity calculations (see **Appendix F**) indicate that it could accommodate some

increased runoff from the Site. However, due to limited physical survey data and to keep the assessment conservative, it is proposed to limit the future runoff from the Site to a nominal 0.25m³/s (see also 5.2.9 below). This figure has been used for the hydrographs for the Western Site in **Appendix E**, and the resultant temporary storage volume of approximately 213m³. It is noted that the required storage volumes for the 60-minute and 90-minute rainfall events are the same, so this has been adopted for this DIA and no further assessment of longer-duration rainfall is required. The storage will be provided as two lines of buried interconnected 1.5m diameter standard prefabricated tanks. The outlet to the stream adjacent to the Site will be by gravity via controllable valves.

- 5.2.9 At the Site boundary, the stream comprises a substantial well-defined channel, with the western side formed by concrete blocks supporting the Site boundary and the eastern side formed by the structure of the access road (see **Appendix C**). The drainage crossing beneath Lin Ma Hang Road appears to be quite restricted in size/capacity (see **Appendix C**), which will limit the flow from upstream catchment areas and this supports the concept that the channel downstream of the road crossing is not overloaded and can accept additional flows from the Site.

General Issues

- 5.2.10 It is proposed to provide the storage in the form of buried plastic tanks (as indicated in **Appendix G** – actual dimensions to be confirmed), with small pumps also provided to gradually empty the tanks over an extended period (say, an hour or two). For the Eastern Site, inflow to the tanks would be controlled by simple overflow weirs (as illustrated in **Figure 5** and with calculations included in **Appendix H**). For the Western Portion, inflow to the storage will be by gravity, with flows passing from one tank to the next via 300mm connecting pipes. Discharge from the tanks will be by gravity, controlled by (adjustable) valves. General arrangements are shown on **Figure 8**.
- 5.2.11 Peripheral channels and on-Site underground pipe drainage systems to suit the MLP will be provided to collect all runoff from the Site and all runoff entering the Site from other adjacent catchments (N.B. temporary and permanent hoarding will be constructed so as to not obstruct any overland or stream runoff from adjacent areas). It is proposed that prefabricated units (as shown in **Appendix G**) will be used to simplify construction and maintain standards. The Site Catchment Areas for the western Site are included in **Appendix I**, with the Site Drainage Plan shown in **Figure 7**. General arrangements of the storage and Site Outlet are shown on **Figure 8**. A Drainage Schedule showing the required and

proposed gradients of the peripheral channels and internal pipes is included in **Appendix I**.

5.2.12 Silt/sand traps will be provided as part of the Site Drainage system(s).

5.2.13 The Project Proponent will be responsible for the construction, operation and maintenance of all drainage facilities for the Project.

6 Conclusions

- 6.1.1 There will be increases in the volumes of runoff from the Site as a result of the Proposed Redevelopment.
- 6.1.2 Runoff from Sites A and B will discharge to an existing streamcourse to the south of the Site. Runoff from Sites C, D and E will discharge to an existing channel to the east of the Site.
- 6.1.3 Peripheral channels, etc. will be provided to collect any flow entering the Site from external areas and to prevent discharge from the Site to adjacent areas. Underground pipes will also be provided to collect internal runoff from most Site areas.
- 6.1.4 The drainage facilities for the Eastern Portion (Sites A and B) have been completed on-Site. However, some local upgrading will be required to cater for the latest design standards.
- 6.1.5 The drainage facilities for the Western Portion (Sites C, D & E) will be constructed to cater for the latest design standards.
- 6.1.6 Temporary storage of runoff will be provided for flows in excess of the acceptable peak flows. The actual storage to be provided will be greater than the minimum volumes calculated.
- 6.1.7 Construction, operation and maintenance of all new drainage facilities will be undertaken by the Project Proponent.
- 6.1.8 There will be no unacceptable increases to the risks of flooding at the Site or in surrounding areas and no unacceptable adverse drainage impacts.

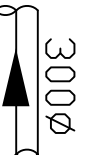
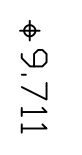
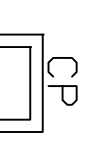
Appendix A

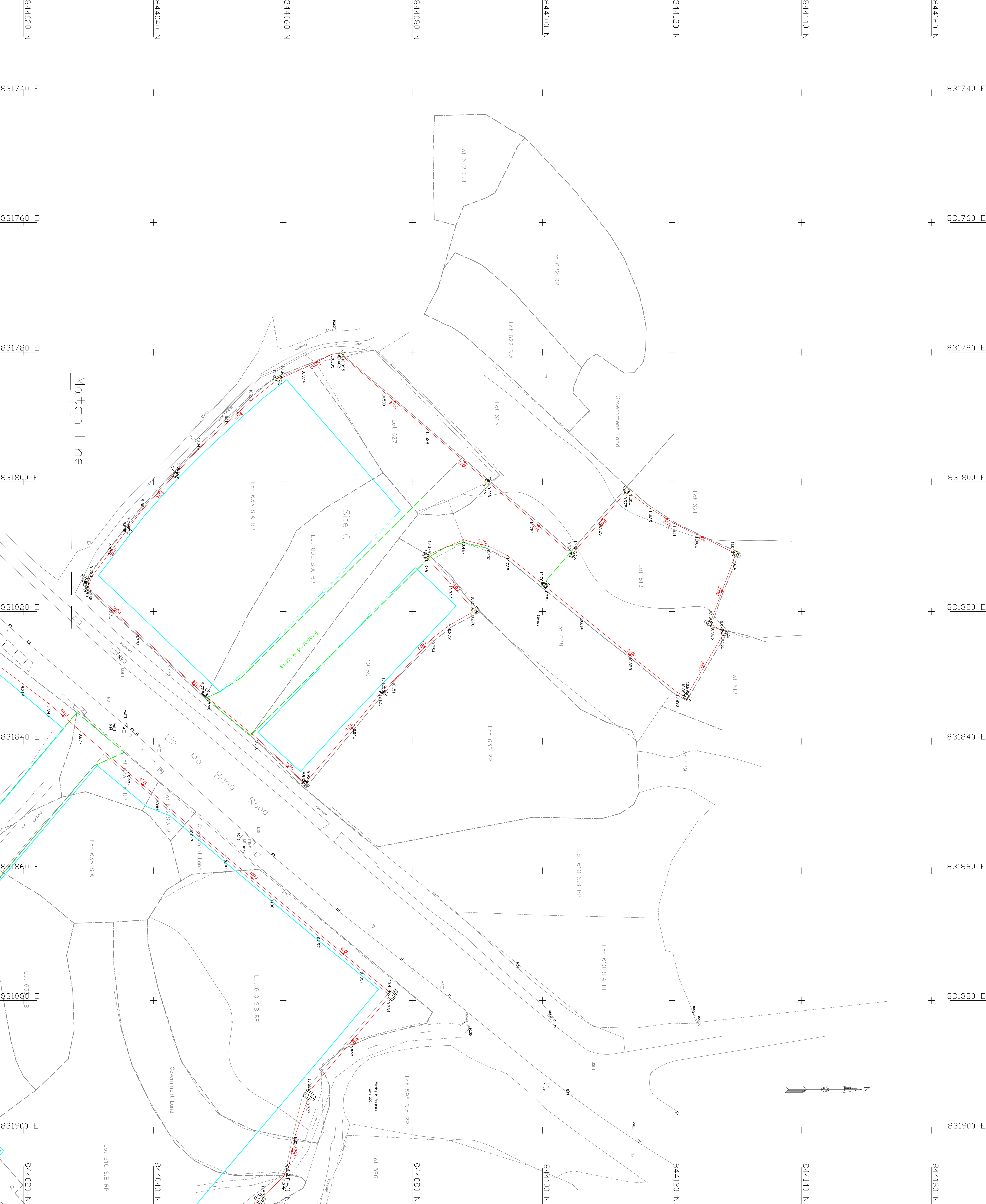
Master Layout Plan

Appendix B

As-constructed Drainage

- Notes :
- Co-ordinates are relative to Hong Kong Metric Grid (1980)
 - All Levels are in Metres relative to Principal Datum (P.D.)
 - Elevation of kerb are referred to bottom of kerb
 - Dimensions are in Metres unless otherwise shown

- Legends:
-  As-built Drain Pipe
 -  As-built U-Channel
 -  As-built Invert Level
 -  As-built Catchpit
 -  As-built Ground Level

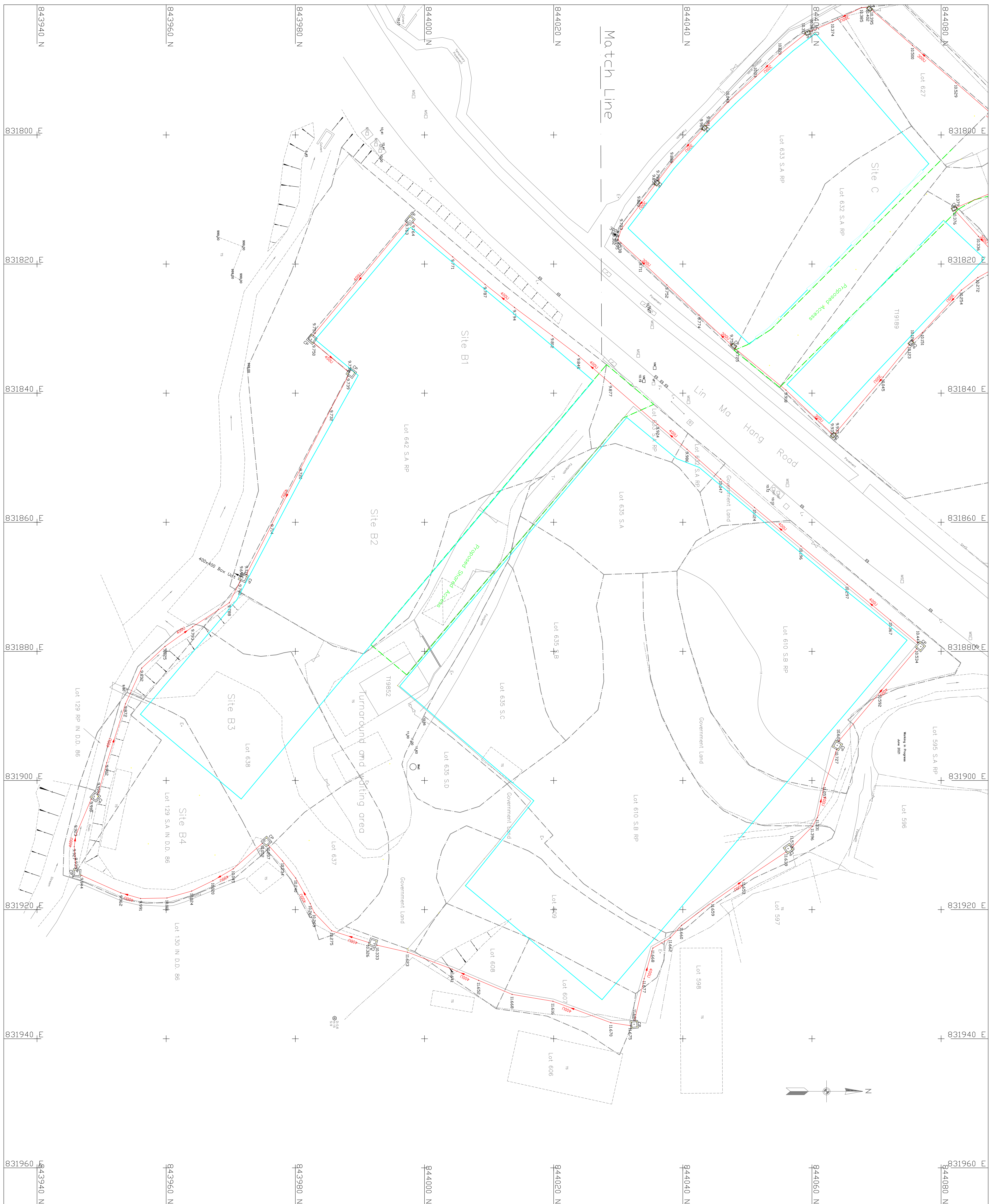


DRAWING TITLE :

As-Built Survey Record Drainage System
At Lin Ma Hang Road
DD90 Temporary Rural Workshop

Scale
@A0 1:200
Sheet 1 of 2

Date of Survey:
June 2023



- Notes :
1. Co-ordinates are relative to Hong Kong Metric Grid (1980)
 2. All Levels are in Metres relative to Principal Datum (P.D.)
 3. Elevation of kerb are referred to bottom of kerb
 4. Dimensions are in Metres unless otherwise shown

Legends:

- | | |
|---|-----------------------|
|  | As-built Drain Pipe |
|  | As-built U-Channel |
|  | As-built Invert Level |
|  | As-built Patchpit |
|  | As-built Ground Level |

DRAWING TITLE :

As-Built Survey Record Drainage System
At Lin Ma Hang Road
DD90 Temporary Rural Workshop

Scale

Sheet 2 of 2

Date of Survey: _____

June 2023

Appendix C

Site Photographs

C192 – Proposed Rural Workshop (Timber Yard and Sawmill) for a period of 3 years in Various Lots in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, San Uk Ling, Ma Kam To

Appendix C –Site Photographs (Dated June 2021, March 2022 and December 2023)

See Plan for Locations. Original Site conditions for Sites A and B have been superseded by the As-constructed details (workshops and drainage facilities) and relevant (original) photographs have therefore been omitted from this DIA.



Plate 1 – Small External Catchment (North of Site C)



Plate 2 – Original ground sloping away from Site C



Plate 3 – Existing/original ground sloping away from Site C



Plate 4 – Existing Site C (December 2023)



Plate 5 – Site D



Plate 6 – Sites D and E



Plate 7 – Site E



Plate 8 – Existing Eastern Streamcourse

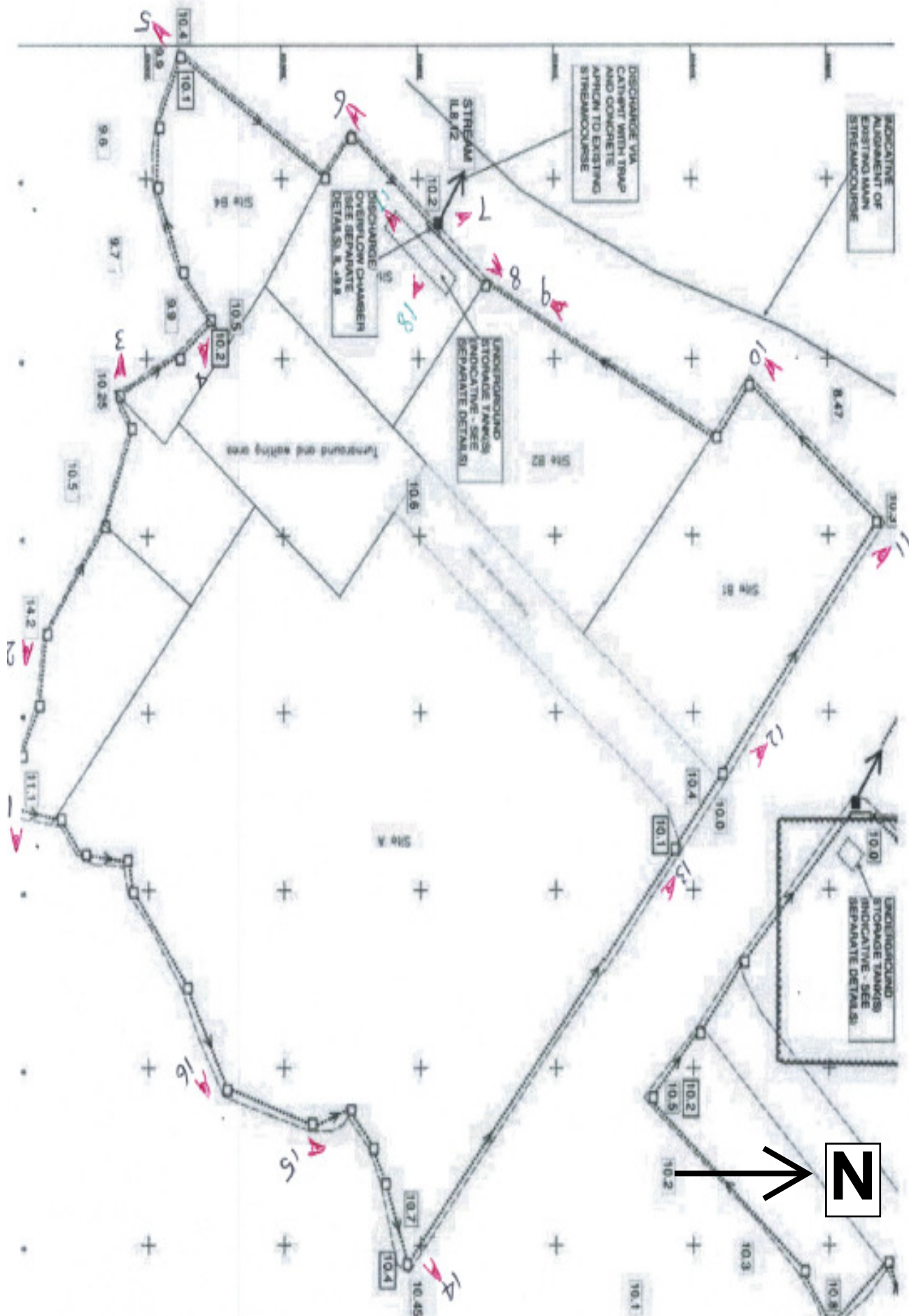


Plate 9 – Drainage Crossing Beneath Lin Ma Hang Road (view from the North)



Plate 10 – Catchpit at Southern Side of Lin Ma Hang Road

SITES A & B - PHOTOGRAPHS OF AS-CONSTRUCTED DRAINAGE FACILITIES



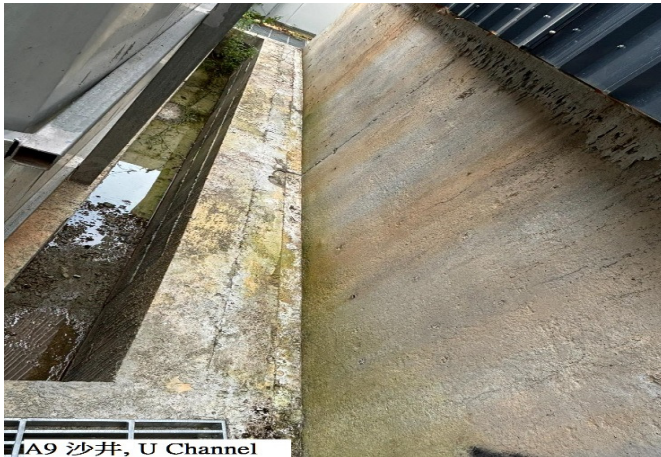




A7 地下雨水缸入水口特寫



A8 地下雨水缸泵水出口



A9 沙井, U Channel



A10 沙井, U Channel



A11 沙井, U Channel



A12 門口沙井, U Channel



A13 U Channel



A14 沙井, U Channel



A15 沙井, U Channel



A16 沙井, U Channel



A17 4 x 75m3 地下雨水缸



A18 4 x 75m3 地下雨水缸



A19 地下雨水缸浮球水泵

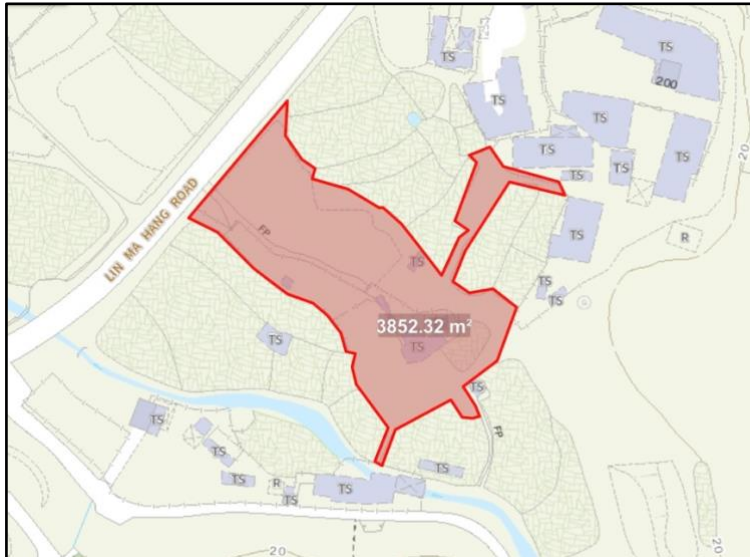
Appendix D

Runoff Calculations

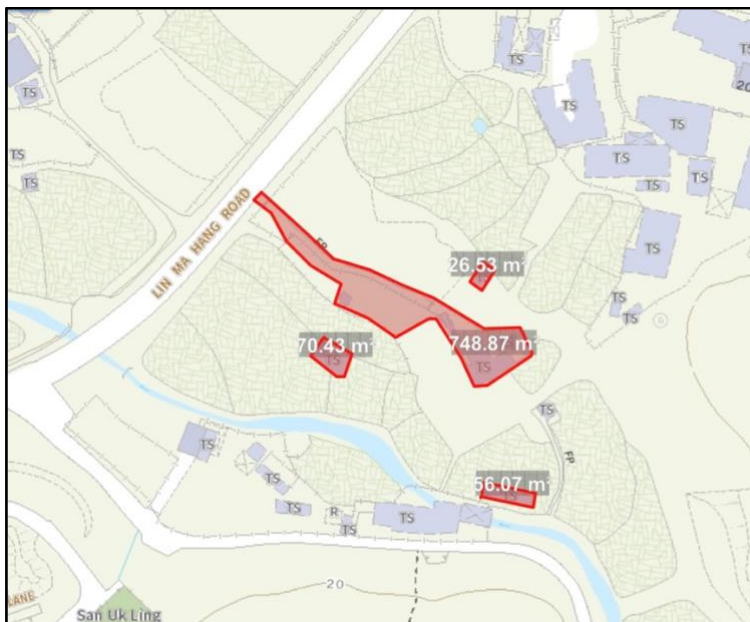
**Proposed Temporary Warehouse (Storage of Timber and other Associated Materials),
Lin Ma Hang Road
Original Paved Areas Adopted for Runoff Calculations**

Refer to Master Layout Plan (Appendix A) for overall Site Areas.

Sites A and B



Sites A and B: Overall Area of Structures and Hardstanding = 3852.32m²



Sites A and B: Areas of Structures and Hard Paving = 748.87+26.53+70.43+56.07 = 901.72m²
= say, **902m²**

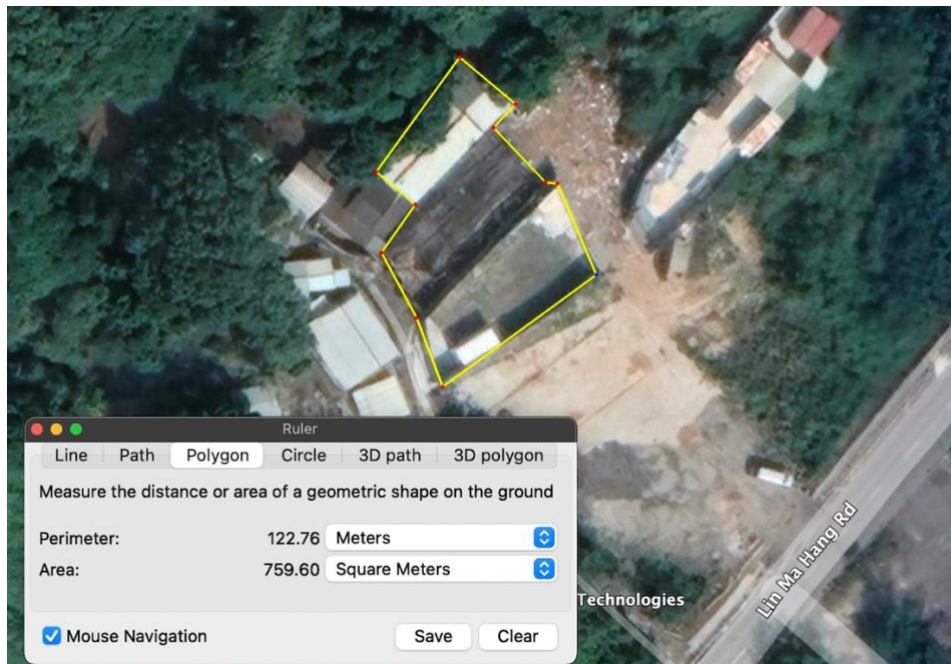
Sites A and B: Area of Hardstanding = 3,852.32 – 901.72 = 2,950.60m² = say, **2,951m²**

Sites A and B: Non-paved Area = 9,020 (overall Area) – 2,950.60 – 901.72 = 5,167.68m² =
say, **5,168m²**

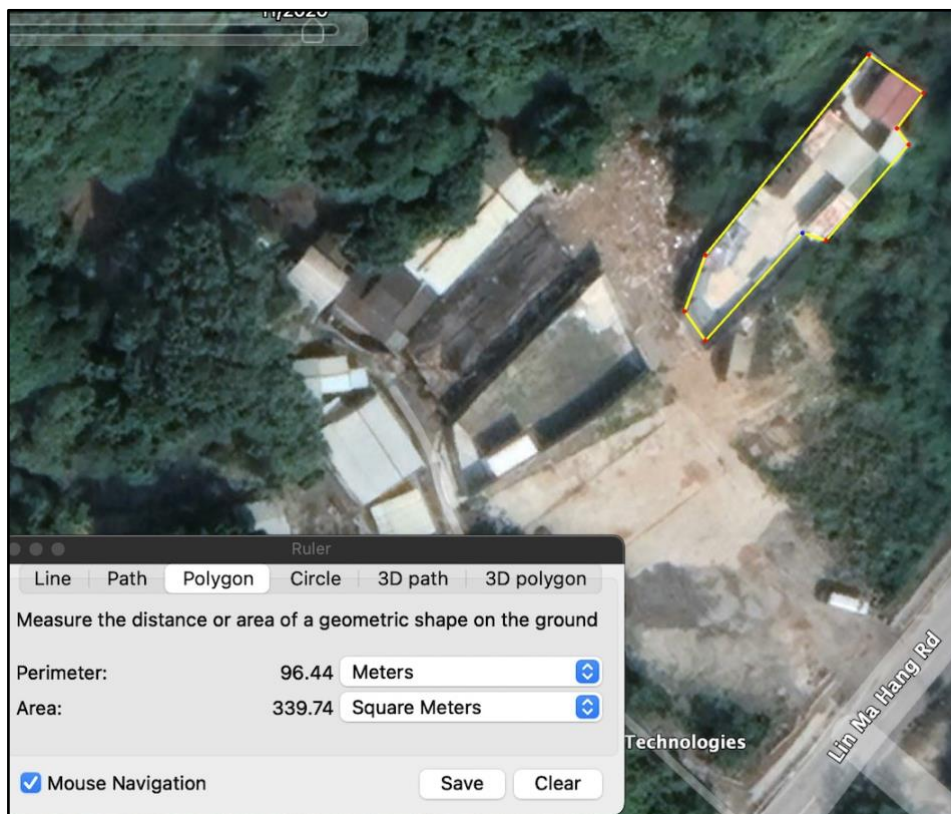
Sites C, D and E

See attached **Western Site Original Catchment Areas** plan.

Original Area to Western Streamcourse = Catchments 1 + 3 = 6,400 + 1,809 = **8,209m²**

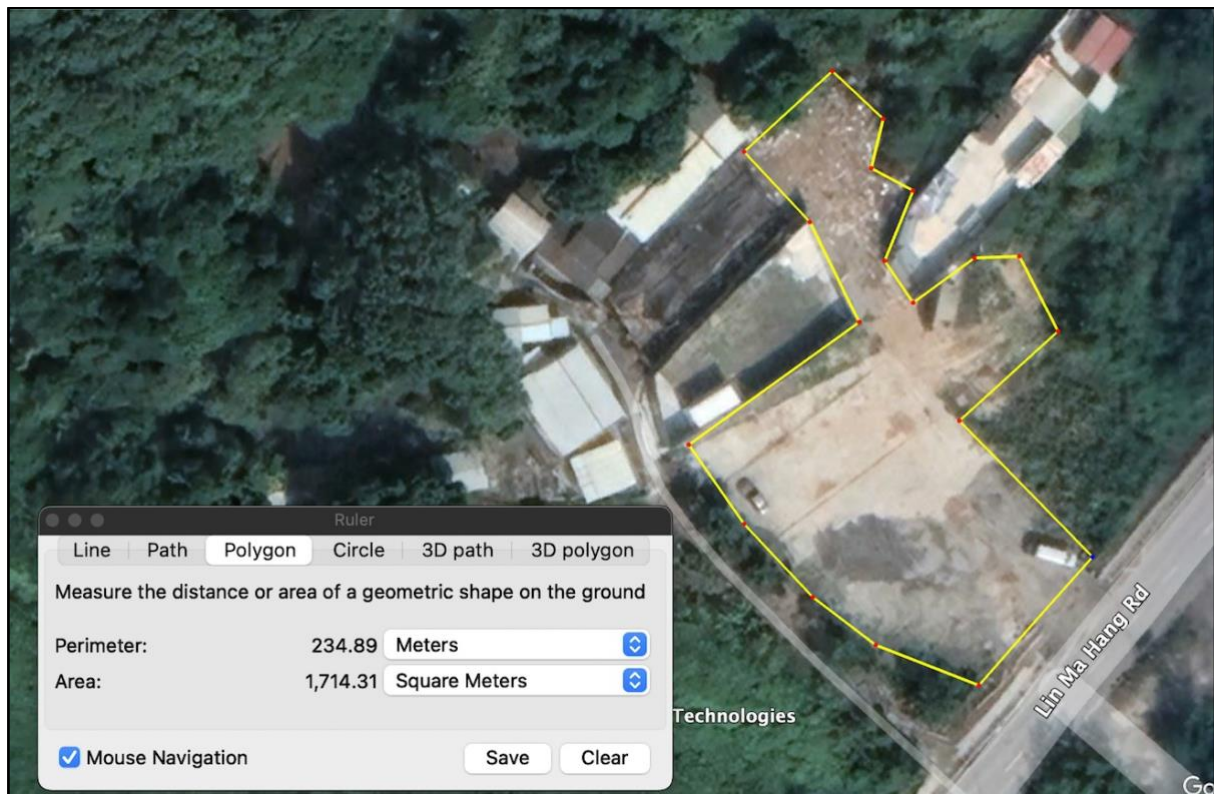


Western Site: Original Structure 1 = 760m²



Western Site: Original Structure 2 = 340m²

Western Site: Original Structures = $760 + 340 = 1,100\text{m}^2$



Western Site: Original Hardstanding = $1,714\text{m}^2$

Western Site Original Vegetated Areas (Unpaved) = $8,209 - 1,100 - 1714 = 5,395\text{m}^2$

Areas Draining to Eastern Streamcourse

Overall Eastern Upstream Catchment Area (see DIA Figure 4) = $17,015\text{m}^2$



Eastern Upstream Catchment Overall Paving = $4,685.03\text{m}^2$

Area of Structures and Hard Paving, say = $4,685 \times 80\%$ (nominal allowance) = $3,748\text{m}^2$

Vegetated Area (Hill Slopes) = $17,015 - 3,748 = \mathbf{13,267m^2}$

Downstream Areas draining to Eastern Streamcourse = Catchments 2 + 4 + Lot 630RP
= $5,093 + 840 + 1,090 = \mathbf{7,023m^2}$

No structures or hard paving in the catchment.

Assume 5% of Catchment Area is hardstanding = $7,023 \times 5\% = \mathbf{351m^2}$

Vegetated Areas (Flat) = $7,023 - 351 = \mathbf{6,672m^2}$

Total Catchment to Eastern Streamcourse = $17,015 + 7,023 = \mathbf{24,038m^2}$

Total Structures/Paving to Eastern Streamcourse = $3,748 + 0 = \mathbf{3,748m^2}$

Total Hardstanding to Eastern Streamcourse = $0 + 351 = \mathbf{351m^2}$

Total Flat Vegetated Areas = $0 + 6,672 = \mathbf{6,672m^2}$

Total Vegetated Slopes to Eastern Streamcourse = $13,267 + 0 = \mathbf{13,267m^2}$

C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Overall Catchment Areas and Run-off towards Western (Main) Streamcourse (1 in 10 Year)

Refer:

DSD Stormwater Drainage Manual (SDM), including SDM Corrigendum No. 1/2024

Notes:

The existing Site comprises some small buildings, temporary structures & hard paving (concrete); C = 0.95, some hardstanding (broken asphalt); C = 0.7, and some areas of flat vegetation, C = 0.2

The existing areas of paving, etc. are estimated from survey plans, Google Earth and other Site records

The future Site will comprise buildings, flat paving and access roads, etc.; C = 1.0. Also, some landscape buffer zones, C = 0.25

The overall catchment mostly comprises steep naturally vegetated hillsides; C = 0.35

The Site is at Lin Ma Hang Road - North District

The catchments are fairly small, so Rational Method is appropriate.

Runoff from Sites C & D are to be diverted towards the East after the proposed development

a, b and c from the DSD Stormwater Manual (Table 3d - North Dist

$$\text{Intensity} = a/(t_c + b)^c$$

	a	b	c
1 in 10 year	454.9	3.44	0.412

Catchment	Area	Levels (mPD)		Fall	Overland, L	Channel, L	Fall, H	Overland t _c	Velocity (Channel)	Flow Time (Channel)	Total t _c [*]	Intensity	Runoff Coefficient	Run-off
	(m ²)	Upstream	Downstream	(m)	(m)	(m)	(m/100m)	(min)	(m/s)	(min)	(min)	(mm/h)		(m ³ /s)
Existing (Original) Situation for Streamcourse to the West														
The Site														
Sites A & B	9,020	11.4	9.18	2.19	96	-	2.3	4.7	-	-	4.7	191		
Structures/Temporary Structures & Hard Paving (Paved)	902													
Hardstanding (Paved)	2,951													
Vegetated Areas (Unpaved)	5,168													
Total														0.218
Western Site (Sites C and D - Catchments 1 & 3)	8,209	26	10.35	15.65	162	-	9.7	6.0	-	-	6.0	180		
Temporary Structures & Hard Paving (Paved)	1,100													
Hardstanding (Paved)	1,714													
Vegetated Areas (Unpaved)	5,395													
Total														0.171
Overall Catchment (see Figure 3)														
Overall Catchment Area	385,662	80	25	55	238	652	23.1	5.1	1	10.9	15.9	134		
Paving @ 2.5% of the Area (Paved)	96,416													
Vegetated Areas (Unpaved)	289,247													
Total														
Sites A, B & C contribution to Overall Catchment Runoff												134		
Total Area	17,229													
Structures/Temporary Structures & Hard Paving (Paved)	2,002													
Hardstanding (Paved)	4,665													
Vegetated Areas (Unpaved)	10,563												0.20	0.280
Total														
Future Situation														
The Site (Considered in Isolation, without Mitigation Measures)														
Sites A & B (Alone)	9,020										5.0	189		
Buildings and Paving (Paved)	8,868													
Buffer Zone (Unpaved)	152													
Total														
The Site Contribution to the Overall Catchment (see Figure 3)														
Sites A & B contribution to Overall Catchment Runoff												134		
Total Area	9,020													
Buildings and Paving (Paved)	8,868													
Vegetated Areas (Unpaved)	152													
Total													1.00	0.331
													0.20	0.001
														0.332

*Assumed t_c for Future Situation

C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Overall Catchment Areas and Run-off towards Eastern Streamcourse (1 in 10 Year)

Refer:

DSD Stormwater Drainage Manual (SDM), including SDM Corrigendum No. 1/2024

Notes:

The existing (original) Site comprises mostly areas of flat vegetation, with some mild slopes, $C = 0.2$

The existing areas of paving, etc. are estimated from survey plans and other Site records

The future Site will comprise buildings, flat paving and access roads, etc.; $C = 1.0$. Also, some landscape buffer zones, $C = 0.25$

The overall upstream catchment mostly comprises steep naturally vegetated hillsides; $C = 0.35$

The Site is at Lin Ma Hang Road - North District

The catchments are fairly small, so Rational Method is appropriate.

Runoff from Sites C & D are to be diverted towards the East after the proposed development

$$\text{Intensity} = a/(t_c + b)^c$$

a, b and c from the DSD Stormwater Manual (Table 3d - North Dist

1 in 10 year a b c
 454.9 3.44 0.412

Catchment	Area (m ²)	Levels (mPD)		Fall (m)	Overland, L (m)	Channel, L (m)	Fall, H (m/100m)	Overland t_c (min)	Velocity (Channel) (m/s)	Flow Time (Channel) (min)	Total t_c (min)	Intensity (mm/h)	Runoff Coefficient	Run-off (m ³ /s)
Existing (Original) Situation for Streamcourse to the East		Upstream	Downstream											
Overall Catchment														
Upstream Catchment	17,015	75.0	10	65.0	254	-	25.6	7.3	-	-	7.3	171		
Structures/Temporary Structures & Hard Paving (Paved)	3,748												0.95	0.170
Vegetated Hills (Unpaved)	13,267												0.35	0.221
Total														0.391
Site E (Catchments 2 and 4, plus 630RP)	7,023	22	11.4	10.6	160	-	6.6	6.5	-	-	6.5	176		
Temporary Structures & Hard Paving (Paved)	0												0.95	0.000
Hardstanding (Paved)	351												0.75	0.013
Vegetated Areas (Unpaved)	6,672												0.20	0.065
Total														0.078
Total to Eastern Stream														
Overall Discharge to Eastern Stream from Upstream Catchment and the Site														
Total Area	24,038											171		
Structures/Temporary Structures & Hard Paving (Paved)	3,748												0.95	0.170
Hardstanding (Paved)	351												0.75	0.013
Vegetated Areas (Unpaved)	6,672												0.20	0.064
Vegetated Hills (Unpaved)	13,267												0.35	0.221
Total														0.467
Future Situation (Without Mitigation Measures)														
Overall Catchment														
Upstream Catchment	17,015	75.0	10	65	254	-	25.6	7.3	-	-	7.3	171		
Structures/Temporary Structures & Hard Paving (Paved)	3,748												0.95	0.170
Vegetated Areas (Unpaved)	13,267												0.35	0.221
Total														0.391
The Site (Sites C, D & E plus local external Catchments 3 & 4)	15,232										6.0	180		
Buildings and Paving (Paved)	11,389												1.00	0.571
Buffer Zone (Unpaved)	104												0.20	0.001
Upstream Catchments (3 & 4)	2,649												0.35	0.046
Lot 630RP	1,090												0.20	0.011
Total														0.630
Total to Eastern Stream														
Overall Discharge to Eastern Stream from Upstream Catchment and the Site														
Total Area	32,247											171		
Site Structures & Hard Paving (Paved)	11,389												1.00	0.543
Upstream Temporary Structures (Paved)	3,748												0.95	0.170
Vegetated Hills (Unpaved)	15,916												0.35	0.265
Total														0.978

*Assumed t_c for Future Situation

Appendix E

Hydrograph and Storage Calculations

C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Hydrographs and Storage - Sites A & B
10-Minute Duration

Hydrographs and Storage Volumes based on full hydrographs using (1 in 10-year) storm profiles from the DSD SDM Corrigendum 1/2024
(Refer to SDM Corrigendum 1/2024, Table 5d - Storm Profile for North District and Figure 6)

Assume Site Areas are equally divided over the time of Concentration, i.e. $t_c = 5$ minutes, so 20% of the Site over each minute

	(m ²)	C Value	Average C
Site Area	9,020		0.987
Paved	8,868	1.00	
Unpaved	152	0.20	

Case 1 - 10-minute duration, 1 in 10-year

Time	Rainfall Intensity	Area A, m ² = C =	Area 1 1804 0.987 Runoff (m ³ /s)	Area 2 1804 0.987 Runoff (m ³ /s)	Area 3 1804 0.987 Runoff (m ³ /s)	Area 4 1804 0.987 Runoff (m ³ /s)	Area 5 1804 0.987 Runoff (m ³ /s)	Overall Runoff Hydrograph (m ³ /s)	Original Peak Discharge (m ³ /s)	Excess Discharge (m ³ /s)	Excess Volume in Time Period (m ³)
(min)	(mm/hr)		(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³)
0	0		0.000	0.000	0.000	0.000	0.000	0.000	0.218	0.000	0.0
0.5	108		0.053	0.000	0.000	0.000	0.000	0.053	0.218	0.000	0.0
1	119		0.059	0.000	0.000	0.000	0.000	0.059	0.218	0.000	0.0
1.5	119		0.059	0.053	0.000	0.000	0.000	0.112	0.218	0.000	0.0
2	133		0.066	0.059	0.000	0.000	0.000	0.125	0.218	0.000	0.0
2.5	133		0.066	0.059	0.053	0.000	0.000	0.178	0.218	0.000	0.0
3	156		0.077	0.066	0.059	0.000	0.000	0.202	0.218	0.000	0.0
3.5	156		0.077	0.066	0.059	0.053	0.000	0.255	0.218	0.037	1.1
4	194		0.096	0.077	0.066	0.059	0.000	0.298	0.218	0.080	2.4
4.5	194		0.096	0.077	0.066	0.059	0.053	0.351	0.218	0.133	4.0
5	246		0.122	0.096	0.077	0.066	0.059	0.420	0.218	0.201	6.0
5.5	246		0.122	0.096	0.077	0.066	0.059	0.420	0.218	0.201	6.0
6	194		0.096	0.122	0.096	0.077	0.066	0.457	0.218	0.238	7.1
6.5	194		0.096	0.122	0.096	0.077	0.066	0.457	0.218	0.238	7.1
7	156		0.077	0.096	0.122	0.096	0.077	0.468	0.218	0.250	7.5
7.5	156		0.077	0.096	0.122	0.096	0.077	0.468	0.218	0.250	7.5
8	133		0.066	0.077	0.096	0.122	0.096	0.457	0.218	0.238	7.1
8.5	133		0.066	0.077	0.096	0.122	0.096	0.457	0.218	0.238	7.1
9	119		0.059	0.066	0.077	0.096	0.122	0.420	0.218	0.201	6.0
9.5	119		0.059	0.066	0.077	0.096	0.122	0.420	0.218	0.201	6.0
10	108		0.053	0.059	0.066	0.077	0.096	0.351	0.218	0.133	4.0
10.5	0		0.000	0.059	0.066	0.077	0.096	0.298	0.218	0.080	2.4
11	0		0.000	0.053	0.059	0.066	0.077	0.255	0.218	0.037	1.1
11.5	0		0.000	0.000	0.059	0.066	0.077	0.202	0.218	0.000	0.0
12	0		0.000	0.000	0.053	0.059	0.066	0.178	0.218	0.000	0.0
12.5	0		0.000	0.000	0.000	0.059	0.066	0.125	0.218	0.000	0.0
13	0		0.000	0.000	0.000	0.053	0.059	0.112	0.218	0.000	0.0
13.5	0		0.000	0.000	0.000	0.000	0.059	0.059	0.218	0.000	0.0
14	0		0.000	0.000	0.000	0.000	0.053	0.053	0.218	0.000	0.0
14.5	0		0.000	0.000	0.000	0.000	0.000	0.000	0.218	0.000	0.0
15	0		0.000	0.000	0.000	0.000	0.000	0.000	0.218	0.000	0.0

Total Excess Volume for Storage = 82.7 m³

C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Hydrographs and Storage - Sites A & B
30-Minute Duration

Hydrographs and Storage Volumes based on full hydrographs using (1 in 10-year) storm profiles from the DSD SDM Corrigendum 1/2024
(Refer to SDM Corrigendum 1/2024, Table 5d - Storm Profile for North District and Figure 6)

Assume Site Areas are equally divided over the time of Concentration, i.e. $t_c = 5$ minutes, so 20% of the Site over each minute

	(m ²)	C Value	Average C
Site Area	9,020		0.987
Paved	8,868	1.00	
Unpaved	152	0.20	

Case 2 - 30-minute duration, 1 in 10-year

Time	Rainfall Intensity	Area m ² = C =	Area 1 1804 0.987 Runoff	Area 2 1804 0.987 Runoff	Area 3 1804 0.987 Runoff	Area 4 1804 0.987 Runoff	Area 5 1804 0.987 Runoff	Overall Runoff Hydrograph	Original Peak Discharge	Excess Discharge	Excess Volume in Time Period
(min)	(mm/hr)		(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³)
0	0		0.000	0.000	0.000	0.000	0.000	0.000	0.218	0.000	0.0
0.5	68		0.034	0.000	0.000	0.000	0.000	0.034	0.218	0.000	0.0
1	70		0.035	0.000	0.000	0.000	0.000	0.035	0.218	0.000	0.0
1.5	70		0.035	0.034	0.000	0.000	0.000	0.068	0.218	0.000	0.0
2	72		0.036	0.035	0.000	0.000	0.000	0.070	0.218	0.000	0.0
2.5	72		0.036	0.035	0.034	0.000	0.000	0.104	0.218	0.000	0.0
3	74		0.037	0.036	0.035	0.000	0.000	0.107	0.218	0.000	0.0
3.5	74		0.037	0.036	0.035	0.034	0.000	0.141	0.218	0.000	0.0
4	77		0.038	0.037	0.036	0.035	0.000	0.145	0.218	0.000	0.0
4.5	77		0.038	0.037	0.036	0.035	0.034	0.179	0.218	0.000	0.0
5	80		0.040	0.038	0.037	0.036	0.035	0.185	0.218	0.000	0.0
5.5	80		0.040	0.038	0.037	0.036	0.035	0.185	0.218	0.000	0.0
6	84		0.042	0.040	0.038	0.037	0.036	0.191	0.218	0.000	0.0
6.5	84		0.042	0.040	0.038	0.037	0.036	0.191	0.218	0.000	0.0
7	89		0.044	0.042	0.040	0.038	0.037	0.200	0.218	0.000	0.0
7.5	89		0.044	0.042	0.040	0.038	0.037	0.200	0.218	0.000	0.0
8	94		0.047	0.044	0.042	0.040	0.038	0.210	0.218	0.000	0.0
8.5	94		0.047	0.044	0.042	0.040	0.038	0.210	0.218	0.000	0.0
9	100		0.049	0.047	0.044	0.042	0.040	0.221	0.218	0.003	0.1
9.5	100		0.049	0.047	0.044	0.042	0.040	0.221	0.218	0.003	0.1
10	108		0.053	0.049	0.047	0.044	0.042	0.235	0.218	0.017	0.5
10.5	108		0.053	0.049	0.047	0.044	0.042	0.235	0.218	0.017	0.5
11	119		0.059	0.053	0.049	0.047	0.044	0.252	0.218	0.034	1.0
11.5	119		0.059	0.053	0.049	0.047	0.044	0.252	0.218	0.034	1.0
12	133		0.066	0.059	0.053	0.049	0.047	0.274	0.218	0.056	1.7
12.5	133		0.066	0.059	0.053	0.049	0.047	0.274	0.218	0.056	1.7
13	156		0.077	0.066	0.059	0.053	0.049	0.305	0.218	0.086	2.6
13.5	156		0.077	0.066	0.059	0.053	0.049	0.305	0.218	0.086	2.6
14	194		0.096	0.077	0.066	0.059	0.053	0.351	0.218	0.133	4.0
14.5	194		0.096	0.077	0.066	0.059	0.053	0.351	0.218	0.133	4.0
15	246		0.122	0.096	0.077	0.066	0.059	0.420	0.218	0.201	6.0
15.5	246		0.122	0.096	0.077	0.066	0.059	0.420	0.218	0.201	6.0
16	194		0.096	0.122	0.096	0.077	0.066	0.457	0.218	0.238	7.1
16.5	194		0.096	0.122	0.096	0.077	0.066	0.457	0.218	0.238	7.1
17	156		0.077	0.096	0.122	0.096	0.077	0.468	0.218	0.250	7.5
17.5	156		0.077	0.096	0.122	0.096	0.077	0.468	0.218	0.250	7.5
18	133		0.066	0.077	0.096	0.122	0.096	0.457	0.218	0.238	7.1
18.5	133		0.066	0.077	0.096	0.122	0.096	0.457	0.218	0.238	7.1
19	119		0.059	0.066	0.077	0.096	0.122	0.420	0.218	0.201	6.0
19.5	119		0.059	0.066	0.077	0.096	0.122	0.420	0.218	0.201	6.0
20	108		0.053	0.059	0.066	0.077	0.096	0.351	0.218	0.133	4.0
20.5	108		0.053	0.059	0.066	0.077	0.096	0.351	0.218	0.133	4.0
21	100		0.049	0.053	0.059	0.066	0.077	0.305	0.218	0.086	2.6
21.5	100		0.049	0.053	0.059	0.066	0.077	0.305	0.218	0.086	2.6
22	94		0.047	0.049	0.053	0.059	0.066	0.274	0.218	0.056	1.7
22.5	94		0.047	0.049	0.053	0.059	0.066	0.274	0.218	0.056	1.7
23	89		0.044	0.047	0.049	0.053	0.059	0.252	0.218	0.034	1.0
23.5	89		0.044	0.047	0.049	0.053	0.059	0.252	0.218	0.034	1.0
24	84		0.042	0.044	0.047	0.049	0.053	0.235	0.218	0.017	0.5
24.5	84		0.042	0.044	0.047	0.049	0.053	0.235	0.218	0.017	0.5
25	80		0.040	0.042	0.044	0.047	0.049	0.221	0.218	0.003	0.1
25.5	80		0.040	0.042	0.044	0.047	0.049	0.221	0.218	0.003	0.1
26	77		0.038	0.040	0.042	0.044	0.047	0.210	0.218	0.000	0.0
26.5	77		0.038	0.040	0.042	0.044	0.047	0.210	0.218	0.000	0.0
27	74		0.037	0.038	0.040	0.042	0.044	0.200	0.218	0.000	0.0
27.5	74		0.037	0.038	0.040	0.042	0.044	0.200	0.218	0.000	0.0
28	72		0.036	0.037	0.038	0.040	0.042	0.191	0.218	0.000	0.0
28.5	72		0.036	0.037	0.038	0.040	0.042	0.191	0.218	0.000	0.0
29	70		0.035	0.036	0.037	0.038	0.040	0.185	0.218	0.000	0.0
29.5	70		0.035	0.036	0.037	0.038	0.040	0.185	0.218	0.000	0.0
30	68		0.034	0.035	0.036	0.037	0.038	0.179	0.218	0.000	0.0
30.5	0		0.000	0.035	0.036	0.037	0.038	0.145	0.218	0.000	0.0
31	0		0.000	0.034	0.035	0.036	0.037	0.141	0.218	0.000	0.0
31.5	0		0.000	0.000	0.035	0.036	0.037	0.107	0.218	0.000	0.0
32	0		0.000	0.000	0.034	0.035	0.036	0.104	0.218	0.000	0.0
32.5	0		0.000	0.000	0.000	0.035	0.036	0.070	0.218	0.000	0.0
33	0		0.000	0.000	0.000	0.034	0.035	0.068	0.218	0.000	0.0
33.5	0		0.000	0.000	0.000	0.000	0.035	0.035	0.218	0.000	0.0
34	0		0.000	0.000	0.000	0.000	0.034	0.034	0.218	0.000	0.0
34.5	0		0.000	0.000	0.000	0.000	0.000	0.000	0.218	0.000	0.0
35	0		0.000	0.000	0.000	0.000	0.000	0.000	0.218	0.000	0.0

Total Excess Volume for Storage = 107.2 m³

C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Hydrographs and Storage - Sites A & B
60-Minute Duration

Hydrographs and Storage Volumes based on full hydrographs using (1 in 10-year) storm profiles from the DSD SDM Corrigendum 1/2024
(Refer to SDM Corrigendum 1/2024, Table 5d - Storm Profile for North District and Figure 6)

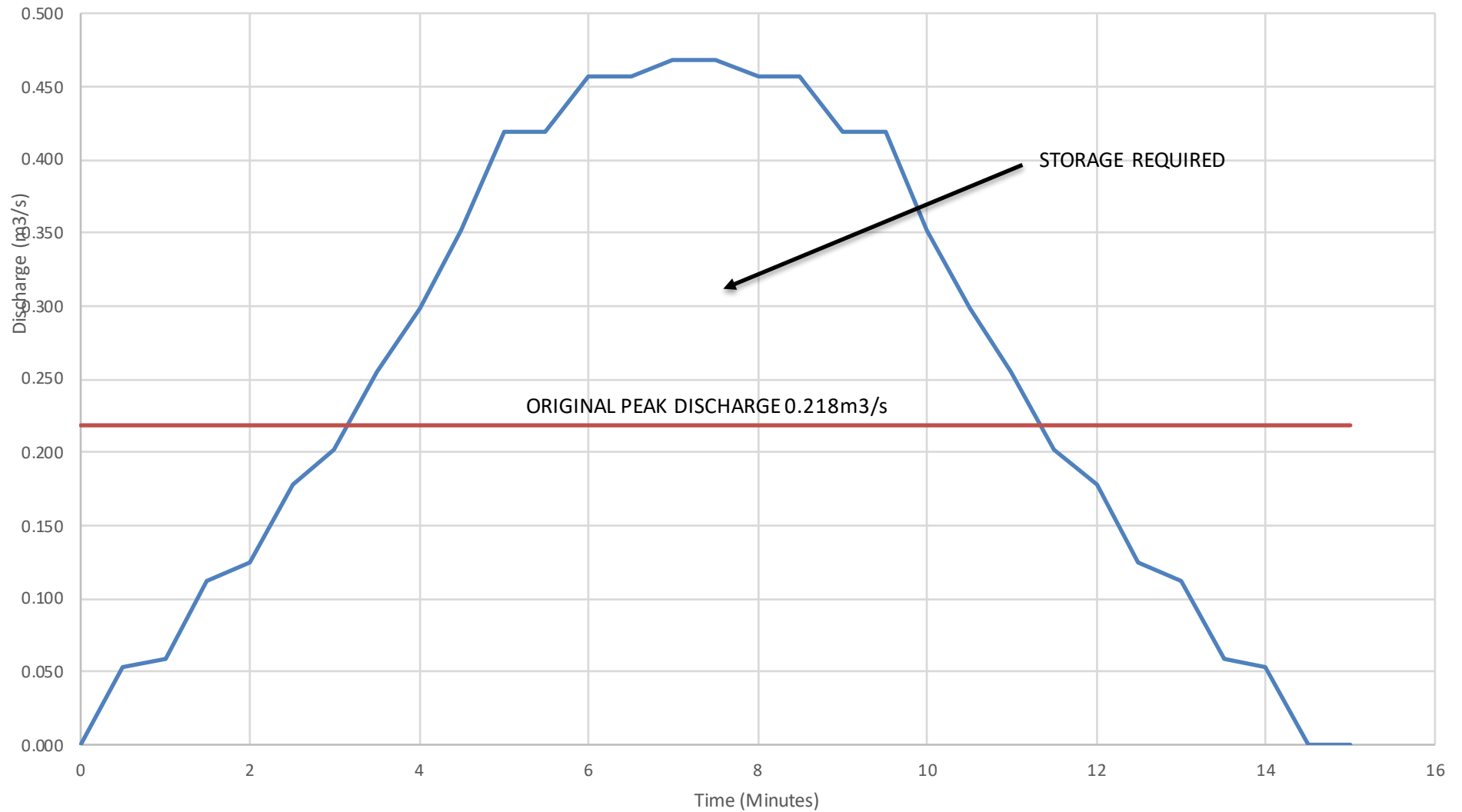
Assume Site Areas are equally divided over the time of Concentration, i.e. $t_c = 5$ minutes, so 20% of the Site over each minute

	(m ²)	C Value	Average C
Site Area	9,020		0.987
Paved	8,868	1.00	
Unpaved	152	0.20	

Case 3 - 60-minute duration, 1 in 10-year

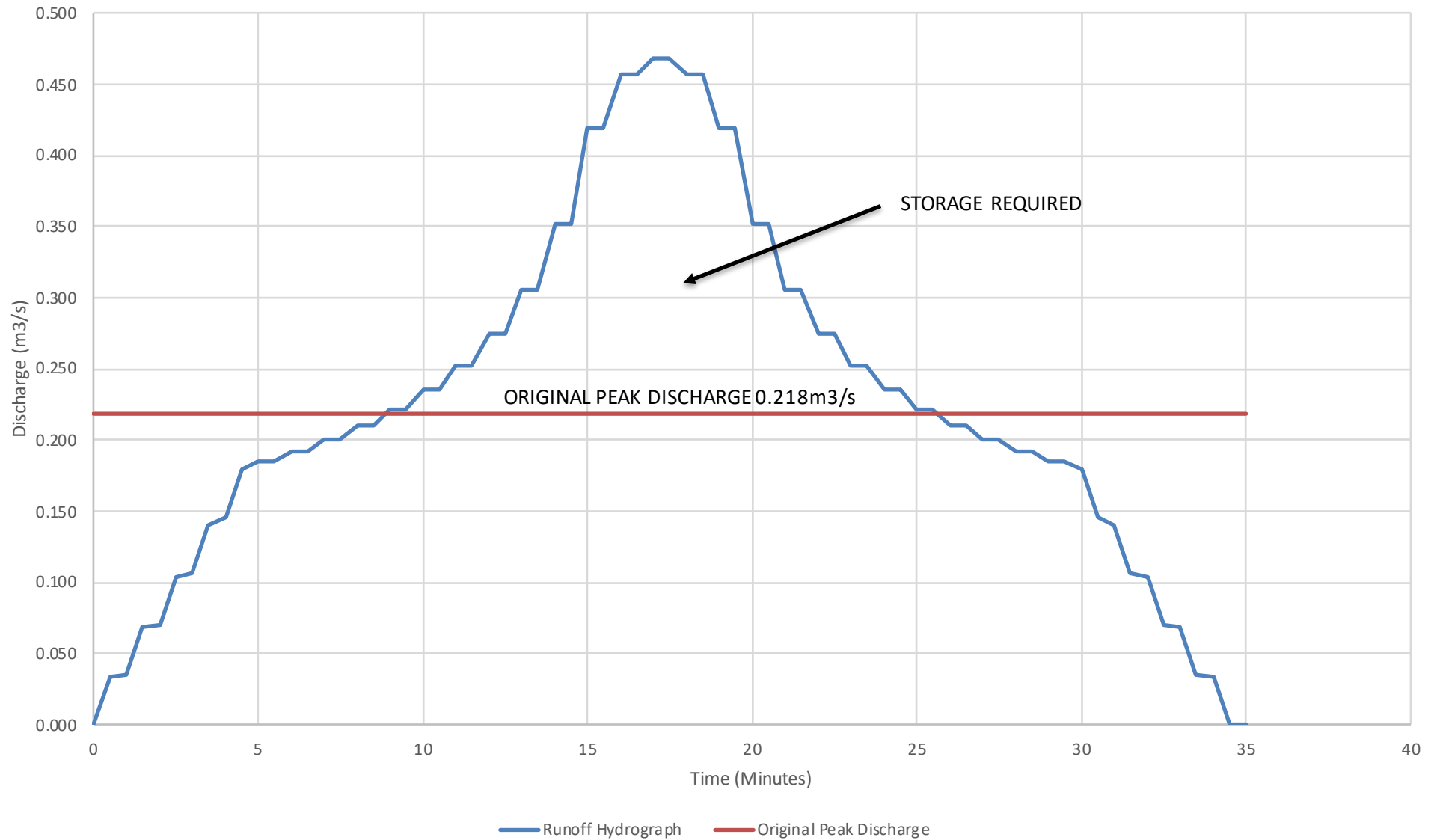
Time	Rainfall Intensity	Area m ² = C =	Area 1 1804 0.987 Runoff (m ³ /s)	Area 2 1804 0.987 Runoff (m ³ /s)	Area 3 1804 0.987 Runoff (m ³ /s)	Area 4 1804 0.987 Runoff (m ³ /s)	Area 5 1804 0.987 Runoff (m ³ /s)	Overall Runoff Hydrograph (m ³ /s)	Original Peak Discharge (m ³ /s)	Excess Discharge (m ³ /s)	Excess Volume in Time Period (m ³)
(min)	(mm/hr)		Runoff (m ³ /s)	Runoff (m ³ /s)	Runoff (m ³ /s)	Runoff (m ³ /s)	Runoff (m ³ /s)	Runoff (m ³ /s)			
0	0		0.000	0.000	0.000	0.000	0.000	0.000	0.218	0.000	0.0
0.5	50		0.025	0.000	0.000	0.000	0.000	0.025	0.218	0.000	0.0
1	51		0.025	0.000	0.000	0.000	0.000	0.025	0.218	0.000	0.0
1.5	51		0.025	0.025	0.000	0.000	0.000	0.050	0.218	0.000	0.0
2	52		0.026	0.025	0.000	0.000	0.000	0.051	0.218	0.000	0.0
2.5	52		0.026	0.025	0.025	0.000	0.000	0.076	0.218	0.000	0.0
3	53		0.026	0.026	0.025	0.000	0.000	0.077	0.218	0.000	0.0
3.5	53		0.026	0.026	0.025	0.025	0.000	0.102	0.218	0.000	0.0
4	53		0.026	0.026	0.026	0.025	0.000	0.103	0.218	0.000	0.0
4.5	53		0.026	0.026	0.026	0.025	0.025	0.128	0.218	0.000	0.0
5	54		0.027	0.026	0.026	0.025	0.025	0.134	0.218	0.000	0.0
5.5	54		0.027	0.026	0.026	0.026	0.025	0.130	0.218	0.000	0.0
6	55		0.027	0.027	0.026	0.026	0.026	0.132	0.218	0.000	0.0
6.5	55		0.027	0.027	0.026	0.026	0.026	0.132	0.218	0.000	0.0
7	56		0.028	0.027	0.027	0.026	0.026	0.134	0.218	0.000	0.0
7.5	56		0.028	0.027	0.027	0.026	0.026	0.134	0.218	0.000	0.0
8	57		0.028	0.028	0.027	0.027	0.026	0.136	0.218	0.000	0.0
8.5	57		0.028	0.028	0.027	0.027	0.026	0.136	0.218	0.000	0.0
9	58		0.029	0.028	0.028	0.027	0.027	0.139	0.218	0.000	0.0
9.5	58		0.029	0.028	0.028	0.027	0.027	0.139	0.218	0.000	0.0
10	60		0.030	0.029	0.028	0.028	0.027	0.141	0.218	0.000	0.0
10.5	60		0.030	0.029	0.028	0.028	0.027	0.141	0.218	0.000	0.0
11	61		0.030	0.030	0.029	0.028	0.028	0.144	0.218	0.000	0.0
11.5	61		0.030	0.030	0.029	0.028	0.028	0.144	0.218	0.000	0.0
12	62		0.031	0.030	0.030	0.029	0.028	0.147	0.218	0.000	0.0
12.5	62		0.031	0.030	0.030	0.029	0.028	0.147	0.218	0.000	0.0
13	63		0.032	0.031	0.030	0.030	0.029	0.151	0.218	0.000	0.0
13.5	64		0.032	0.031	0.030	0.030	0.029	0.151	0.218	0.000	0.0
14	66		0.033	0.032	0.031	0.030	0.030	0.155	0.218	0.000	0.0
14.5	66		0.033	0.032	0.031	0.030	0.030	0.155	0.218	0.000	0.0
15	68		0.034	0.033	0.032	0.031	0.030	0.159	0.218	0.000	0.0
15.5	68		0.034	0.033	0.032	0.031	0.030	0.159	0.218	0.000	0.0
16	70		0.035	0.034	0.033	0.032	0.031	0.163	0.218	0.000	0.0
16.5	70		0.035	0.034	0.033	0.032	0.031	0.163	0.218	0.000	0.0
17	72		0.036	0.035	0.034	0.033	0.032	0.168	0.218	0.000	0.0
17.5	72		0.036	0.035	0.034	0.033	0.032	0.168	0.218	0.000	0.0
18	74		0.037	0.036	0.035	0.034	0.033	0.173	0.218	0.000	0.0
18.5	74		0.037	0.036	0.035	0.034	0.033	0.173	0.218	0.000	0.0
19	77		0.038	0.037	0.036	0.035	0.034	0.179	0.218	0.000	0.0
19.5	77		0.038	0.037	0.036	0.035	0.034	0.179	0.218	0.000	0.0
20	80		0.040	0.038	0.037	0.036	0.035	0.185	0.218	0.000	0.0
20.5	80		0.040	0.038	0.037	0.036	0.035	0.185	0.218	0.000	0.0
21	84		0.042	0.040	0.038	0.037	0.036	0.191	0.218	0.000	0.0
21.5	84		0.042	0.040	0.038	0.037	0.036	0.191	0.218	0.000	0.0
22	89		0.044	0.042	0.040	0.038	0.037	0.200	0.218	0.000	0.0
22.5	89		0.044	0.042	0.040	0.038	0.037	0.200	0.218	0.000	0.0
23	94		0.047	0.044	0.042	0.040	0.038	0.210	0.218	0.000	0.0
23.5	94		0.047	0.044	0.042	0.040	0.038	0.210	0.218	0.000	0.0
24	100		0.049	0.047	0.044	0.042	0.040	0.221	0.218	0.003	0.1
24.5	100		0.049	0.047	0.044	0.042	0.040	0.221	0.218	0.003	0.1
25	108		0.053	0.049	0.047	0.044	0.042	0.235	0.218	0.017	0.5
25.5	108		0.053	0.049	0.047	0.044	0.042	0.235	0.218	0.017	0.5
26	119		0.059	0.053	0.049	0.047	0.044	0.252	0.218	0.034	1.0
26.5	119		0.059	0.053	0.049	0.047	0.044	0.252	0.218	0.034	1.0
27	133		0.066	0.059	0.053	0.049	0.047	0.274	0.218	0.056	1.7
27.5	133		0.066	0.059	0.053	0.049	0.047	0.274	0.218	0.056	1.7
28	156		0.077	0.066	0.059	0.053	0.049	0.305	0.218	0.086	2.6
28.5	156		0.077	0.066	0.059	0.053	0.049	0.305	0.218	0.086	2.6
29	194		0.096	0.077	0.066	0.059	0.053	0.351	0.218	0.133	4.0
29.5	194		0.096	0.077	0.066	0.059	0.053	0.351	0.218	0.133	4.0
30	246		0.122	0.096	0.077	0.066	0.059	0.420	0.218	0.201	6.0
30.5	246		0.122	0.096	0.077	0.066	0.059	0.420	0.218	0.201	6.0
31	194		0.096	0.122	0.096	0.077	0.066	0.457	0.218	0.238	7.1
31.5	194		0.096	0.122	0.096	0.077	0.066	0.457	0.218	0.238	7.1
32	156		0.077	0.096	0.122	0.096	0.077	0.468	0.218	0.250	7.5
32.5	156		0.077	0.096	0.122	0.096	0.077	0.468	0.218	0.250	7.5
33	133		0.066	0.077	0.096	0.122	0.096	0.457	0.218	0.238	7.1
33.5	133		0.066	0.077	0.096	0.122	0.096	0.457	0.218	0.238	7.1
34	119		0.059	0.066	0.077	0.096	0.122	0.420	0.218	0.201	6.0
34.5	119		0.059	0.066	0.077	0.096	0.122	0.420	0.218	0.201	6.0
35	108		0.053	0.059	0.066	0.077	0.096	0.351	0.218	0.133	4.0
35.5	108		0.053	0.059	0.066	0.077	0.096	0.351	0.218	0.133	4.0
36	100		0.049	0.053	0.059	0.066	0.077	0.305	0.218	0.086	2.6
36.5	100		0.049	0.053	0.059	0.066	0.077	0.305	0.218	0.086	2.6
37	94		0.047	0.049	0.053	0.059	0.066	0.274	0.218	0.056	1.7
37.5	94		0.047	0.049	0.053	0.059	0.066	0.274	0.218	0.056	1.7
38	89		0.044	0.047	0.049	0.053	0.059	0.252	0.218	0.034	1.0
38.5	89		0.044	0.047	0.049	0.053	0.059	0.252	0.218	0.034	1.0
39	84		0.042	0.044	0.047	0.049	0.053	0.235	0.218	0.017	0.5
39.5	84		0.042	0.044	0.047	0.049	0.053	0.235	0.218	0.017	0.5
40	80		0.040	0.042	0.044	0.047	0.049	0.221	0.218	0.003	0.1
40.5	80		0.040	0.042	0.044	0.047	0.049	0.221	0.218	0.003	0.1
41	77		0.038	0.040	0.042	0.044	0.047	0.210	0.218	0.000	0.0
41.5	77		0.038	0.040	0.042	0.044	0.047	0.210	0.218	0.000	0.0
42	74		0.037	0.038	0.040	0.042	0.044	0.200	0.218	0.000	0.0
42.5	74		0.037	0.038	0.040	0.042	0.044	0.200	0.218	0.000	0.0
43	72		0.036	0.037	0.038	0.040	0.042	0.191	0.218	0.000	0.0
43.5	72		0.036	0.037	0.038	0.040	0.042	0.191	0.218	0.000	0.0
44	70		0.035	0.036	0.037	0.038	0.040	0.185	0.218	0.000	0.0
44.5	70		0.035	0.036	0.037	0.038	0.040	0.185	0.218	0.000	0.0
45	68		0.034	0.035	0.036	0.037	0.038	0.179	0.218	0.000	0.0
45.5	68		0.034	0.035	0.036	0.037	0.038	0.179	0.218	0.000	0.0
46	66		0.033	0.034	0.035	0.036	0.037	0.173	0.218	0.000	0.0
46.5	66		0.033	0.034	0.035	0.036	0.037	0.173	0.218	0.000	0.0
47	64		0.032	0.033	0.034	0.035	0.036	0.168	0.218	0.000	0.0
47.5	64		0.032	0.033	0.034	0.035	0.036	0.168	0.218	0.000	0.0
48	62		0.031	0.032	0.033	0.034	0.035	0.163	0.218	0.000	0.0
48.5	62		0.031	0.032	0.033	0.034	0.035	0.163	0.218	0.000	0.0
49	61		0								

Sites A & B 10-Minute Runoff Hydrograph

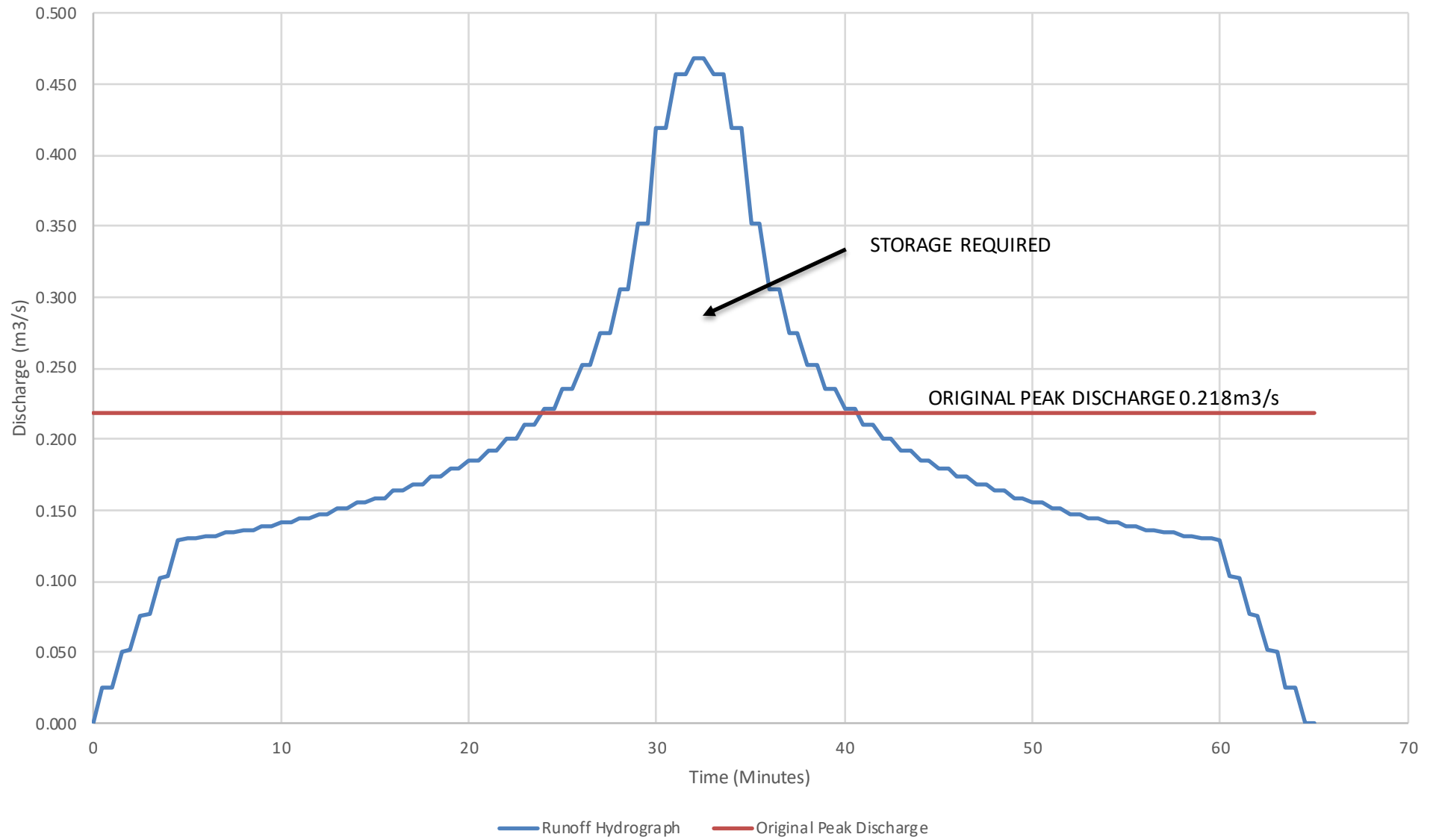


Runoff Hydrograph Original Peak Discharge

Sites A & B 30-Minute Runoff Hydrograph



Sites A & B 60-Minute Runoff Hydrograph



C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Hydrographs and Storage - Sites C, D and E
10-Minute Duration

Hydrographs and Storage Volumes based on full hydrographs using (1 in 10-year) storm profiles from the DSD SDM Corrigendum 1/2024
(Refer to SDM Corrigendum 1/2024, Table 5d - Storm Profile for North District and Figure 6)

Assume Site Areas are equally divided over the time of Concentration, i.e. t_c = 6 minutes, so 1/6 of the Site over each minute

	(m ²)	C Value	Average C
Site Area	15,232		0.810
Paved	11,389	1.00	
Buffer Zone	104	0.20	
Local Catchments	2,649	0.35	

Case 1 - 10-minute duration, 1 in 10-year

Time	Rainfall Intensity	Area m ² = C =	Area 1 2538.7 0.810 Runoff	Area 2 2538.7 0.810 Runoff	Area 3 2538.7 0.810 Runoff	Area 4 2538.7 0.810 Runoff	Area 5 2538.7 0.810 Runoff	Area 6 2538.7 0.810 Runoff	Overall Runoff Hydrograph	Proposed Peak Discharge	Excess Discharge	Excess Volume in Time Period
(min)	(mm/hr)		(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³)
0	0		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.0
0.5	100		0.057	0.000	0.000	0.000	0.000	0.000	0.057	0.250	0.000	0.0
1	108		0.062	0.000	0.000	0.000	0.000	0.000	0.062	0.250	0.000	0.0
1.5	108		0.062	0.057	0.000	0.000	0.000	0.000	0.119	0.250	0.000	0.0
2	119		0.068	0.062	0.000	0.000	0.000	0.000	0.130	0.250	0.000	0.0
2.5	119		0.068	0.062	0.057	0.000	0.000	0.000	0.187	0.250	0.000	0.0
3	133		0.076	0.068	0.062	0.000	0.000	0.000	0.206	0.250	0.000	0.0
3.5	133		0.076	0.068	0.062	0.057	0.000	0.000	0.263	0.250	0.013	0.4
4	156		0.089	0.076	0.068	0.062	0.000	0.000	0.295	0.250	0.045	1.3
4.5	156		0.089	0.076	0.068	0.062	0.057	0.000	0.352	0.250	0.102	3.1
5	194		0.111	0.089	0.076	0.068	0.062	0.000	0.406	0.250	0.156	4.7
5.5	194		0.111	0.089	0.076	0.068	0.062	0.057	0.463	0.250	0.213	6.4
6	246		0.141	0.111	0.089	0.076	0.068	0.062	0.546	0.250	0.296	8.9
6.5	246		0.141	0.111	0.089	0.076	0.068	0.062	0.546	0.250	0.296	8.9
7	194		0.111	0.141	0.111	0.089	0.076	0.068	0.596	0.250	0.346	10.4
7.5	194		0.111	0.141	0.111	0.089	0.076	0.068	0.596	0.250	0.346	10.4
8	156		0.089	0.111	0.141	0.111	0.089	0.076	0.617	0.250	0.367	11.0
8.5	156		0.089	0.111	0.141	0.111	0.089	0.076	0.617	0.250	0.367	11.0
9	133		0.076	0.089	0.111	0.141	0.111	0.089	0.617	0.250	0.367	11.0
9.5	133		0.076	0.089	0.111	0.141	0.111	0.089	0.617	0.250	0.367	11.0
10	119		0.068	0.076	0.089	0.111	0.141	0.111	0.596	0.250	0.346	10.4
10.5	119		0.068	0.076	0.089	0.111	0.141	0.111	0.596	0.250	0.346	10.4
11	108		0.062	0.068	0.076	0.089	0.111	0.141	0.546	0.250	0.296	8.9
11.5	108		0.062	0.068	0.076	0.089	0.111	0.141	0.546	0.250	0.296	8.9
12	100		0.057	0.062	0.068	0.076	0.089	0.111	0.463	0.250	0.213	6.4
12.5	0		0.000	0.062	0.068	0.076	0.089	0.111	0.406	0.250	0.156	4.7
13	0		0.000	0.057	0.062	0.068	0.076	0.089	0.352	0.250	0.102	3.1
13.5	0		0.000	0.000	0.062	0.068	0.076	0.089	0.295	0.250	0.045	1.3
14	0		0.000	0.000	0.057	0.062	0.068	0.076	0.263	0.250	0.013	0.4
14.5	0		0.000	0.000	0.000	0.062	0.068	0.076	0.206	0.250	0.000	0.0
15	0		0.000	0.000	0.000	0.057	0.062	0.068	0.119	0.250	0.000	0.0
15.5	0		0.000	0.000	0.000	0.000	0.062	0.068	0.062	0.250	0.000	0.0
16	0		0.000	0.000	0.000	0.000	0.057	0.062	0.057	0.250	0.000	0.0
16.5	0		0.000	0.000	0.000	0.000	0.000	0.062	0.000	0.250	0.000	0.0
17	0		0.000	0.000	0.000	0.000	0.000	0.057	0.000	0.250	0.000	0.0
17.5	0		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.0
18	0		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.0

Total Excess Volume for Storage = 152.8 m³

C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road

Hydrographs and Storage - Sites C, D and E

30-Minute Duration

Hydrographs and Storage Volumes based on full hydrographs using (1 in 10-year) storm profiles from the DSD SDM Corrigendum 1/2024
(Refer to SDM Corrigendum 1/2024, Table 5d - Storm Profile for North District and Figure 6)

Assume Site Areas are equally divided over the time of Concentration, i.e. t_c = 6 minutes, so 1/6 of the Site over each minute

	(m ²)	C Value	Average C
Site Area	15,232		0.810
Paved	11,389	1.00	
Unpaved	104	0.20	
Local Catchments	2,649	0.35	

Case 2 - 30-minute duration, 1 in 10-year

Time	Rainfall Intensity	Area m ² = C =	Area 1 2538.7 0.810 Runoff (m ³ /s)	Area 2 2538.7 0.810 Runoff (m ³ /s)	Area 3 2538.7 0.810 Runoff (m ³ /s)	Area 4 2538.7 0.810 Runoff (m ³ /s)	Area 5 2538.7 0.810 Runoff (m ³ /s)	Area 6 2538.7 0.810 Runoff (m ³ /s)	Overall Runoff Hydrograph (m ³ /s)	Original Peak Discharge (m ³ /s)	Excess Discharge (m ³ /s)	Excess Volume in Time Period (m ³)
(min)	(mm/hr)											
0	0		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.0
0.5	68		0.039	0.000	0.000	0.000	0.000	0.000	0.039	0.250	0.000	0.0
1	70		0.040	0.000	0.000	0.000	0.000	0.000	0.040	0.250	0.000	0.0
1.5	70		0.040	0.039	0.000	0.000	0.000	0.000	0.079	0.250	0.000	0.0
2	72		0.041	0.040	0.000	0.000	0.000	0.000	0.081	0.250	0.000	0.0
2.5	72		0.041	0.040	0.039	0.000	0.000	0.000	0.120	0.250	0.000	0.0
3	74		0.042	0.041	0.040	0.000	0.000	0.000	0.123	0.250	0.000	0.0
3.5	74		0.042	0.041	0.040	0.039	0.000	0.000	0.162	0.250	0.000	0.0
4	77		0.044	0.042	0.041	0.040	0.000	0.000	0.167	0.250	0.000	0.0
4.5	77		0.044	0.042	0.041	0.040	0.039	0.000	0.206	0.250	0.000	0.0
5	80		0.046	0.044	0.042	0.041	0.040	0.000	0.213	0.250	0.000	0.0
5.5	80		0.046	0.044	0.042	0.041	0.040	0.039	0.252	0.250	0.002	0.1
6	84		0.048	0.046	0.044	0.042	0.041	0.040	0.261	0.250	0.011	0.3
6.5	84		0.048	0.046	0.044	0.042	0.041	0.040	0.261	0.250	0.011	0.3
7	89		0.051	0.048	0.046	0.044	0.042	0.041	0.272	0.250	0.022	0.7
7.5	89		0.051	0.048	0.046	0.044	0.042	0.041	0.272	0.250	0.022	0.7
8	94		0.054	0.051	0.048	0.046	0.044	0.042	0.285	0.250	0.035	1.0
8.5	94		0.054	0.051	0.048	0.046	0.044	0.042	0.285	0.250	0.035	1.0
9	100		0.057	0.054	0.051	0.048	0.046	0.044	0.300	0.250	0.050	1.5
9.5	100		0.057	0.054	0.051	0.048	0.046	0.044	0.300	0.250	0.050	1.5
10	108		0.062	0.057	0.054	0.051	0.048	0.046	0.317	0.250	0.067	2.0
10.5	108		0.062	0.057	0.054	0.051	0.048	0.046	0.317	0.250	0.067	2.0
11	119		0.068	0.062	0.057	0.054	0.051	0.048	0.340	0.250	0.090	2.7
11.5	119		0.068	0.062	0.057	0.054	0.051	0.048	0.340	0.250	0.090	2.7
12	133		0.076	0.068	0.062	0.057	0.054	0.051	0.368	0.250	0.118	3.5
12.5	133		0.076	0.068	0.062	0.057	0.054	0.051	0.368	0.250	0.118	3.5
13	156		0.089	0.076	0.068	0.062	0.057	0.054	0.406	0.250	0.156	4.7
13.5	156		0.089	0.076	0.068	0.062	0.057	0.054	0.406	0.250	0.156	4.7
14	194		0.111	0.089	0.076	0.068	0.062	0.057	0.463	0.250	0.213	6.4
14.5	194		0.111	0.089	0.076	0.068	0.062	0.057	0.463	0.250	0.213	6.4
15	246		0.141	0.111	0.089	0.076	0.068	0.062	0.546	0.250	0.296	8.9
15.5	246		0.141	0.111	0.089	0.076	0.068	0.062	0.546	0.250	0.296	8.9
16	194		0.111	0.141	0.111	0.089	0.076	0.068	0.596	0.250	0.346	10.4
16.5	194		0.111	0.141	0.111	0.089	0.076	0.068	0.596	0.250	0.346	10.4
17	156		0.089	0.111	0.141	0.111	0.089	0.076	0.617	0.250	0.367	11.0
17.5	156		0.089	0.111	0.141	0.111	0.089	0.076	0.617	0.250	0.367	11.0
18	133		0.076	0.089	0.111	0.141	0.111	0.089	0.617	0.250	0.367	11.0
18.5	133		0.076	0.089	0.111	0.141	0.111	0.089	0.617	0.250	0.367	11.0
19	119		0.068	0.076	0.089	0.111	0.141	0.111	0.596	0.250	0.346	10.4
19.5	119		0.068	0.076	0.089	0.111	0.141	0.111	0.596	0.250	0.346	10.4
20	108		0.062	0.068	0.076	0.089	0.111	0.141	0.546	0.250	0.296	8.9
20.5	108		0.062	0.068	0.076	0.089	0.111	0.141	0.546	0.250	0.296	8.9
21	100		0.057	0.062	0.068	0.076	0.089	0.111	0.463	0.250	0.213	6.4
21.5	100		0.057	0.062	0.068	0.076	0.089	0.111	0.463	0.250	0.213	6.4
22	94		0.054	0.057	0.062	0.068	0.076	0.089	0.406	0.250	0.156	4.7
22.5	94		0.054	0.057	0.062	0.068	0.076	0.089	0.406	0.250	0.156	4.7
23	89		0.051	0.054	0.057	0.062	0.068	0.076	0.368	0.250	0.118	3.5
23.5	89		0.051	0.054	0.057	0.062	0.068	0.076	0.368	0.250	0.118	3.5
24	84		0.048	0.051	0.054	0.057	0.062	0.068	0.340	0.250	0.090	2.7
24.5	84		0.048	0.051	0.054	0.057	0.062	0.068	0.340	0.250	0.090	2.7
25	80		0.046	0.048	0.051	0.054	0.057	0.062	0.317	0.250	0.067	2.0
25.5	80		0.046	0.048	0.051	0.054	0.057	0.062	0.317	0.250	0.067	2.0
26	77		0.044	0.046	0.048	0.051	0.054	0.057	0.300	0.250	0.050	1.5
26.5	77		0.044	0.046	0.048	0.051	0.054	0.057	0.300	0.250	0.050	1.5
27	74		0.042	0.044	0.046	0.048	0.051	0.054	0.285	0.250	0.035	1.0
27.5	74		0.042	0.044	0.046	0.048	0.051	0.054	0.285	0.250	0.035	1.0
28	72		0.041	0.042	0.044	0.046	0.048	0.051	0.272	0.250	0.022	0.7
28.5	72		0.041	0.042	0.044	0.046	0.048	0.051	0.272	0.250	0.022	0.7
29	70		0.040	0.041	0.042	0.044	0.046	0.048	0.261	0.250	0.011	0.3
29.5	70		0.040	0.041	0.042	0.044	0.046	0.048	0.261	0.250	0.011	0.3
30	68		0.039	0.040	0.041	0.042	0.044	0.046	0.252	0.250	0.002	0.1
30.5	0		0.000	0.040	0.041	0.042	0.044	0.046	0.213	0.250	0.000	0.0
31	0		0.000	0.039	0.040	0.041	0.042	0.044	0.206	0.250	0.000	0.0
31.5	0		0.000	0.000	0.040	0.041	0.042	0.044	0.167	0.250	0.000	0.0
32	0		0.000	0.000	0.039	0.040	0.041	0.042	0.162	0.250	0.000	0.0
32.5	0		0.000	0.000	0.000	0.040	0.041	0.042	0.123	0.250	0.000	0.0
33	0		0.000	0.000	0.000	0.039	0.040	0.041	0.120	0.250	0.000	0.0
33.5	0		0.000	0.000	0.000	0.000	0.040	0.041	0.081	0.250	0.000	0.0
34	0		0.000	0.000	0.000	0.000	0.039	0.040	0.079	0.250	0.000	0.0
34.5	0		0.000	0.000	0.000	0.000	0.000	0.040	0.040	0.250	0.000	0.0
35	0		0.000	0.000	0.000	0.000	0.000	0.039	0.039	0.250	0.000	0.0
35.5	0		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.0
36	0		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.0

Total Excess Volume for Storage = 212.5 m³

C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Hydrographs and Storage - Sites C, D and E
60-Minute Duration

Hydrographs and Storage Volumes based on full hydrographs using (1 in 10-year) storm profiles from the DSD SDM Compendium 1/2024
(Refer to SDM Compendium 1/2024, Table 5d - Storm Profile for North District and Figure 6)

Assume Site Areas are equally divided over the time of Concentration, i.e. $t_c = 6$ minutes, so 1/6 of the Site over each minute

	(m^2)	C Value	Average C
Site Area	15,232		0.810
Paved	11,389	1.00	
Unpaved	104	0.20	
Local Catchm	2,649	0.35	

Case 3 - 60-minute duration, 1 in 10-year

Time	Rainfall Intensity	Area m ² = C ×	Area 1 2538.7	Area 2 2538.7	Area 3 2538.7	Area 4 2538.7	Area 5 2538.7	Area 6 2538.7	Overall Runoff Hydrograph	Original Peak Discharge	Excess Discharge	Excess Volume in Time Period
(min)	(mm/hr)		Runoff (m ³ /s)	Runoff (m ³ /s)	Runoff (m ³ /s)	Runoff (m ³ /s)	Runoff (m ³ /s)	Runoff (m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³)
0	0		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.0
0.5	50		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.0
1	51		0.029	0.000	0.000	0.000	0.000	0.000	0.029	0.250	0.000	0.0
1.5	51		0.029	0.029	0.000	0.000	0.000	0.000	0.058	0.250	0.000	0.0
2	52		0.030	0.029	0.000	0.000	0.000	0.000	0.059	0.250	0.000	0.0
2.5	52		0.030	0.029	0.000	0.000	0.000	0.000	0.087	0.250	0.000	0.0
3	53		0.030	0.030	0.029	0.000	0.000	0.000	0.089	0.250	0.000	0.0
3.5	53		0.030	0.030	0.029	0.029	0.000	0.000	0.118	0.250	0.000	0.0
4	53		0.030	0.030	0.030	0.029	0.000	0.000	0.119	0.250	0.000	0.0
4.5	53		0.030	0.030	0.030	0.029	0.000	0.000	0.148	0.250	0.000	0.0
5	54		0.031	0.030	0.030	0.030	0.029	0.000	0.150	0.250	0.000	0.0
5.5	54		0.031	0.030	0.030	0.030	0.029	0.029	0.179	0.250	0.000	0.0
6	55		0.031	0.031	0.030	0.030	0.030	0.029	0.182	0.250	0.000	0.0
6.5	56		0.031	0.031	0.030	0.030	0.030	0.029	0.182	0.250	0.000	0.0
7	56		0.032	0.031	0.031	0.030	0.030	0.030	0.185	0.250	0.000	0.0
7.5	56		0.032	0.031	0.031	0.030	0.030	0.030	0.185	0.250	0.000	0.0
8	57		0.033	0.032	0.031	0.031	0.030	0.030	0.187	0.250	0.000	0.0
8.5	57		0.033	0.032	0.031	0.031	0.030	0.030	0.187	0.250	0.000	0.0
9	58		0.033	0.033	0.032	0.031	0.031	0.030	0.190	0.250	0.000	0.0
9.5	58		0.033	0.033	0.032	0.031	0.031	0.030	0.190	0.250	0.000	0.0
10	60		0.034	0.033	0.033	0.032	0.031	0.031	0.194	0.250	0.000	0.0
10.5	60		0.034	0.033	0.033	0.032	0.031	0.031	0.194	0.250	0.000	0.0
11	61		0.035	0.034	0.033	0.033	0.032	0.031	0.198	0.250	0.000	0.0
11.5	61		0.035	0.034	0.033	0.033	0.032	0.031	0.198	0.250	0.000	0.0
12	62		0.035	0.035	0.034	0.033	0.033	0.032	0.202	0.250	0.000	0.0
12.5	62		0.035	0.035	0.034	0.033	0.033	0.032	0.202	0.250	0.000	0.0
13	64		0.037	0.035	0.035	0.034	0.033	0.033	0.207	0.250	0.000	0.0
13.5	64		0.037	0.035	0.035	0.034	0.033	0.033	0.207	0.250	0.000	0.0
14	66		0.038	0.037	0.035	0.035	0.034	0.033	0.212	0.250	0.000	0.0
14.5	66		0.038	0.037	0.035	0.035	0.034	0.033	0.212	0.250	0.000	0.0
15	68		0.039	0.038	0.037	0.035	0.035	0.034	0.218	0.250	0.000	0.0
15.5	68		0.039	0.038	0.037	0.035	0.035	0.034	0.218	0.250	0.000	0.0
16	70		0.040	0.039	0.038	0.037	0.035	0.035	0.224	0.250	0.000	0.0
16.5	70		0.040	0.039	0.038	0.037	0.035	0.035	0.224	0.250	0.000	0.0
17	72		0.041	0.040	0.039	0.038	0.037	0.035	0.230	0.250	0.000	0.0
17.5	72		0.041	0.040	0.039	0.038	0.037	0.035	0.230	0.250	0.000	0.0
18	74		0.042	0.041	0.040	0.039	0.038	0.037	0.237	0.250	0.000	0.0
18.5	74		0.042	0.041	0.040	0.039	0.038	0.037	0.237	0.250	0.000	0.0
19	77		0.044	0.042	0.041	0.040	0.039	0.038	0.244	0.250	0.000	0.0
19.5	77		0.044	0.042	0.041	0.040	0.039	0.038	0.244	0.250	0.000	0.0
20	80		0.046	0.044	0.042	0.041	0.040	0.039	0.252	0.250	0.002	0.1
20.5	80		0.046	0.044	0.042	0.041	0.040	0.039	0.252	0.250	0.002	0.1
21	84		0.048	0.046	0.044	0.042	0.041	0.040	0.261	0.250	0.011	0.3
21.5	84		0.048	0.046	0.044	0.042	0.041	0.040	0.261	0.250	0.011	0.3
22	89		0.051	0.048	0.046	0.044	0.042	0.041	0.272	0.250	0.022	0.7
22.5	89		0.051	0.048	0.046	0.044	0.042	0.041	0.272	0.250	0.022	0.7
23	94		0.054	0.051	0.048	0.046	0.044	0.042	0.285	0.250	0.035	1.0
23.5	94		0.054	0.051	0.048	0.046	0.044	0.042	0.285	0.250	0.035	1.0
24	100		0.057	0.054	0.051	0.048	0.046	0.044	0.300	0.250	0.050	1.5
24.5	100		0.057	0.054	0.051	0.048	0.046	0.044	0.300	0.250	0.050	1.5
25	108		0.062	0.057	0.054	0.051	0.048	0.046	0.317	0.250	0.067	2.0
25.5	108		0.062	0.057	0.054	0.051	0.048	0.046	0.317	0.250	0.067	2.0
26	119		0.068	0.062	0.057	0.054	0.051	0.048	0.340	0.250	0.090	2.7
26.5	119		0.068	0.062	0.057	0.054	0.051	0.048	0.340	0.250	0.090	2.7
27	133		0.076	0.068	0.062	0.057	0.054	0.051	0.368	0.250	0.118	3.5
27.5	133		0.076	0.068	0.062	0.057	0.054	0.051	0.368	0.250	0.118	3.5
28	156		0.089	0.076	0.068	0.062	0.057	0.054	0.406	0.250	0.156	4.7
28.5	156		0.089	0.076	0.068	0.062	0.057	0.054	0.406	0.250	0.156	4.7
29	194		0.111	0.089	0.076	0.068	0.062	0.057	0.463	0.250	0.213	6.4
29.5	194		0.111	0.089	0.076	0.068	0.062	0.057	0.463	0.250	0.213	6.4
30	246		0.141	0.111	0.089	0.076	0.068	0.062	0.546	0.250	0.296	8.9
30.5	246		0.141	0.111	0.089	0.076	0.068	0.062	0.546	0.250	0.296	8.9
31	194		0.111	0.141	0.111	0.089	0.076	0.068	0.596	0.250	0.346	10.4
31.5	194		0.111	0.141	0.111	0.089	0.076	0.068	0.596	0.250	0.346	10.4
32	156		0.089	0.111	0.141	0.111	0.089	0.076	0.617	0.250	0.367	11.0
32.5	156		0.089	0.111	0.141	0.111	0.089	0.076	0.617	0.250	0.367	11.0
33	133		0.076	0.089	0.111	0.141	0.111	0.089	0.617	0.250	0.367	11.0
33.5	133		0.076	0.089	0.111	0.141	0.111	0.089	0.617	0.250	0.367	11.0
34	119		0.068	0.076	0.089	0.111	0.141	0.111	0.596	0.250	0.346	10.4
34.5	119		0.068	0.076	0.089	0.111	0.141	0.111	0.596	0.250	0.346	10.4
35	108		0.062	0.068	0.076	0.089	0.111	0.141	0.546	0.250	0.296	8.9
35.5	108		0.062	0.068	0.076	0.089	0.111	0.141	0.546	0.250	0.296	8.9
36	100		0.057	0.062	0.068	0.076	0.089	0.111	0.463	0.250	0.213	6.4
36.5	100		0.057	0.062	0.068	0.076	0.089	0.111	0.463	0.250	0.213	6.4
37	94		0.054	0.057	0.062	0.068	0.076	0.089	0.406	0.250	0.156	4.7
37.5	94		0.054	0.057	0.062	0.068	0.076	0.089	0.406	0.250	0.156	4.7
38	89		0.051	0.054	0.057	0.062	0.068	0.076	0.368	0.250	0.118	3.5
38.5	89		0.051	0.054	0.057	0.062	0.068	0.076	0.368	0.250	0.118	3.5
39	84		0.048	0.051	0.054	0.057	0.062	0.068	0.340	0.250	0.090	2.7
39.5	84		0.048	0.051	0.054	0.057	0.062	0.068	0.340	0.250	0.090	2.7
40	80		0.046	0.048	0.051	0.054	0.057	0.062	0.317	0.250	0.067	2.0
40.5	80		0.046	0.048	0.051	0.054	0.057	0.062	0.317	0.250	0.067	2.0
41	77		0.044	0.046	0.048	0.051	0.054	0.057	0.300	0.250	0.050	1.5
41.5	77		0.044	0.046	0.048	0.051	0.054	0.057	0.300	0.250	0.050	1.5
42	74		0.042	0.044	0.046	0.048	0.051	0.054	0.285	0.250	0.035	1.0
42.5	74		0.042	0.044	0.046	0.048	0.051	0.054	0.285	0.250	0.035	1.0
43	72		0.041	0.042	0.044	0.046	0.048	0.051	0.272	0.250	0.022	0.7
43.5	72		0.041	0.042	0.044	0.046	0.048	0.051	0.272	0.250	0.022	0.7
44	70		0.040	0.041	0.042	0.044	0.046	0.048	0.261	0.250	0.011	0.3
44.5	70		0.040	0.041	0.042	0.044	0.046	0.048	0.261	0.250	0.011	0.3
45	68		0.039	0.040	0.041	0.042	0.044	0.046	0.252	0.250	0.002	0.1

C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Hydrographs and Storage - Sites C, D and E
20 Minute Duration

Hydrographs and Storage Volumes based on full hydrographs using (1 in 10-year) storm profiles from the OED SCM Compendium 1/2024
(Refer to SCM Compendium 1/2024, Table 60 - Storm Profile for North District and Figure 6)

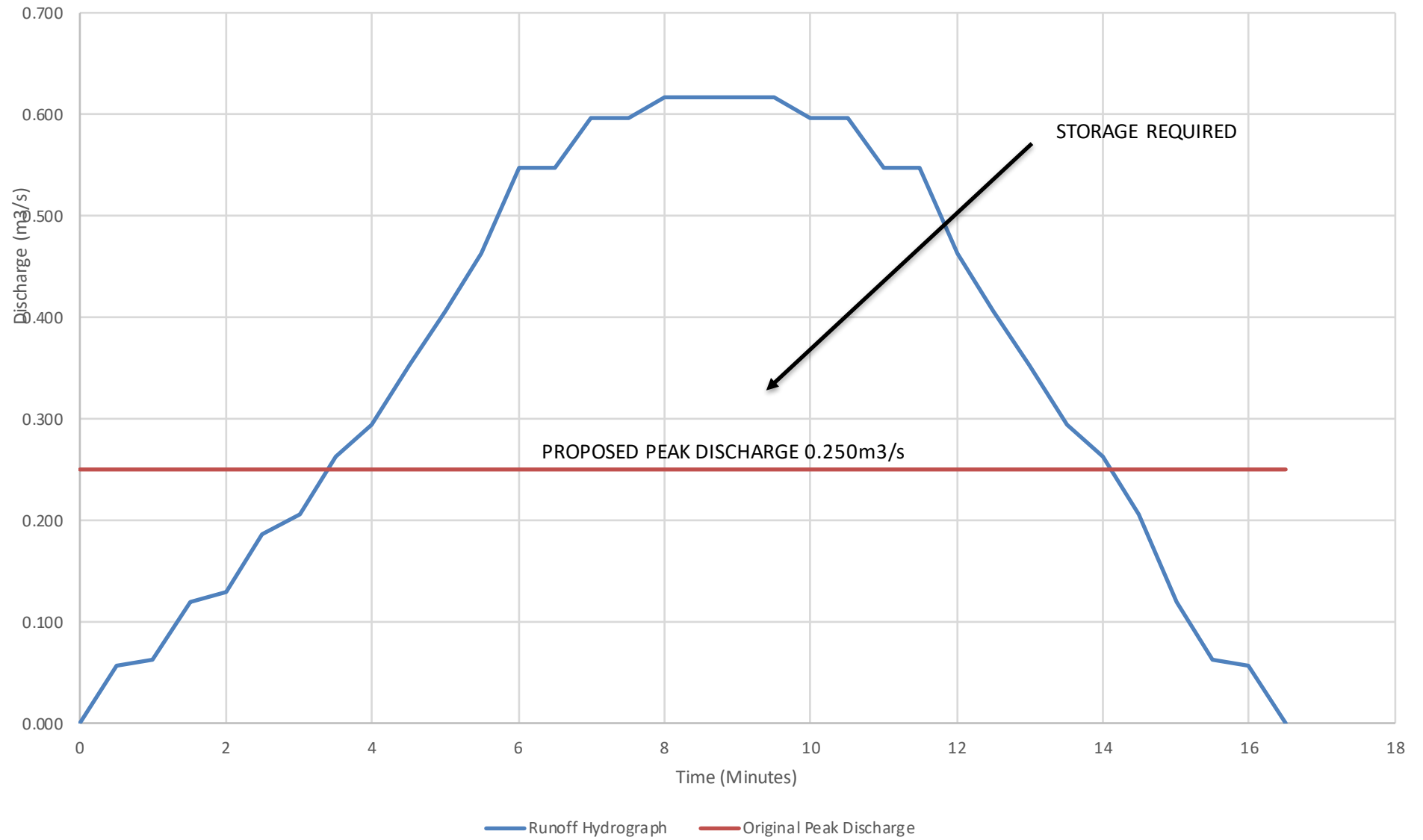
Assume Site Areas are equally divided over the time of Concentration, i.e. $t_c = 6$ minutes, so 1/6 of the Site over each minute

Site	C Value	Average C
Site Area	15,232	0.810
Paved	11,389	1.00
Unpaved	104	0.20
Local Catchment	2,649	0.35

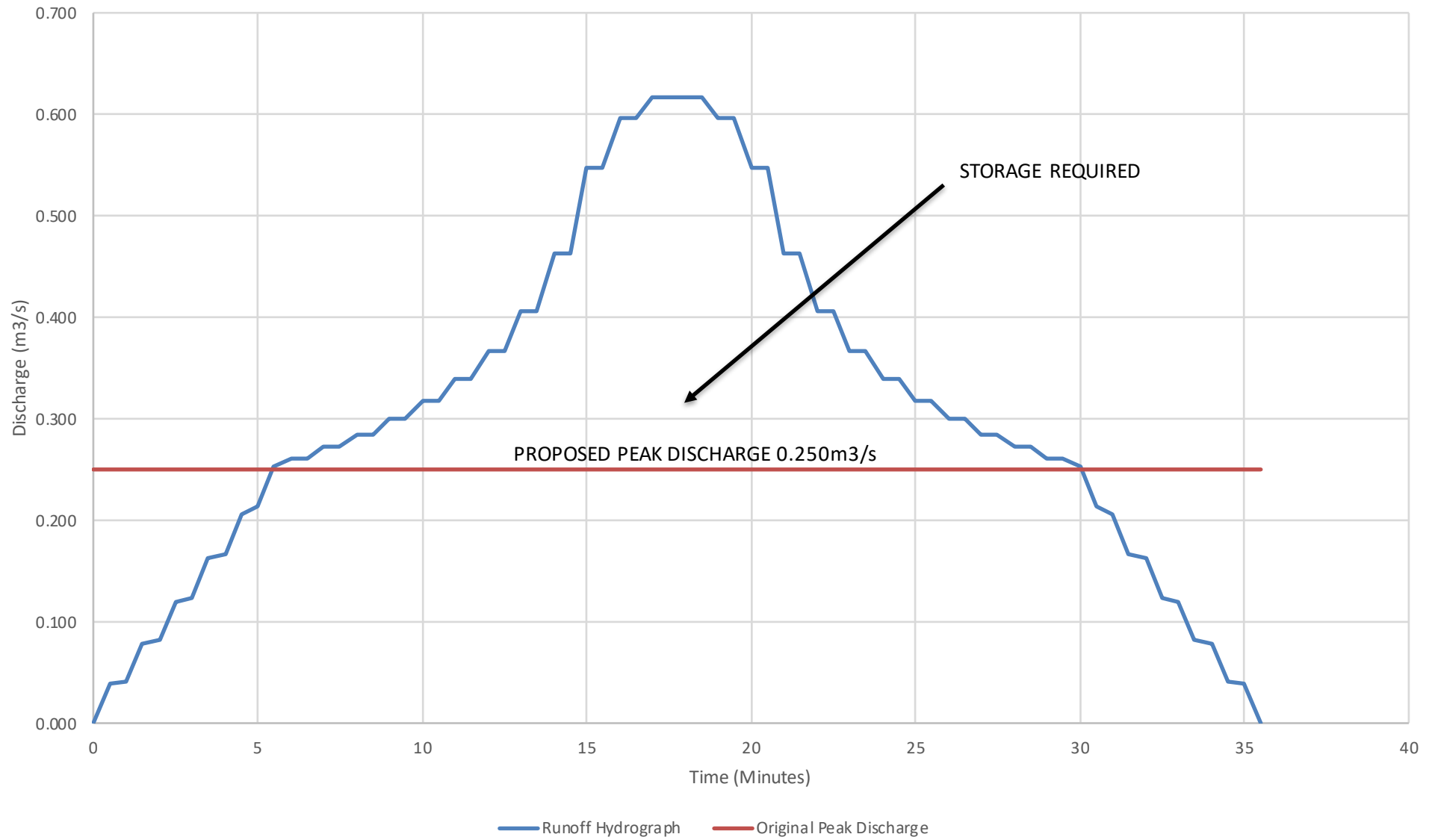
Table 3 - 20-minute Duration, 1 in 10-year

Time	Rainfall Intensity	Area = C =	2538.7 Runoff	2538.7 Runoff	2538.7 Runoff	2538.7 Runoff	2538.7 Runoff	2538.7 Runoff	Overall Hydrograph	Original Peak Discharge	Excess Discharge	Excess Volume in Time Period
(min)	(mm/hr)		(m³/s)	(m³/s)	(m³/s)	(m³/s)	(m³/s)	(m³/s)	(m³/s)	(m³/s)	(m³/s)	(m³)
0	0	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
0.5	42	0.024	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
1	43	0.025	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
1.5	43	0.025	0.024	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
2	43	0.025	0.025	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
2.5	44	0.025	0.025	0.024	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
3	44	0.025	0.025	0.025	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
3.5	44	0.025	0.025	0.025	0.024	0.000	0.000	0.000	0.000	0.000	0.000	0.0
4	44	0.025	0.025	0.025	0.025	0.000	0.000	0.000	0.000	0.000	0.000	0.0
4.5	44	0.025	0.025	0.025	0.025	0.024	0.000	0.000	0.000	0.000	0.000	0.0
5	44	0.025	0.025	0.025	0.025	0.025	0.000	0.000	0.000	0.000	0.000	0.0
5.5	44	0.025	0.025	0.025	0.025	0.025	0.024	0.000	0.000	0.000	0.000	0.0
6	45	0.026	0.025	0.025	0.025	0.025	0.025	0.000	0.000	0.000	0.000	0.0
6.5	45	0.026	0.025	0.025	0.025	0.025	0.025	0.000	0.000	0.000	0.000	0.0
7	45	0.026	0.026	0.025	0.025	0.025	0.025	0.000	0.000	0.000	0.000	0.0
7.5	45	0.026	0.026	0.026	0.025	0.025	0.025	0.000	0.000	0.000	0.000	0.0
8	46	0.026	0.026	0.026	0.026	0.025	0.025	0.000	0.000	0.000	0.000	0.0
8.5	46	0.026	0.026	0.026	0.026	0.026	0.025	0.000	0.000	0.000	0.000	0.0
9	46	0.026	0.026	0.026	0.026	0.026	0.025	0.000	0.000	0.000	0.000	0.0
9.5	46	0.026	0.026	0.026	0.026	0.026	0.025	0.000	0.000	0.000	0.000	0.0
10	47	0.027	0.026	0.026	0.026	0.026	0.025	0.000	0.000	0.000	0.000	0.0
10.5	47	0.027	0.026	0.026	0.026	0.026	0.025	0.000	0.000	0.000	0.000	0.0
11	48	0.027	0.027	0.026	0.026	0.026	0.026	0.000	0.000	0.000	0.000	0.0
11.5	48	0.027	0.027	0.026	0.026	0.026	0.026	0.000	0.000	0.000	0.000	0.0
12	48	0.027	0.027	0.027	0.026	0.026	0.026	0.000	0.000	0.000	0.000	0.0
12.5	48	0.027	0.027	0.027	0.026	0.026	0.026	0.000	0.000	0.000	0.000	0.0
13	49	0.028	0.027	0.027	0.027	0.026	0.026	0.000	0.000	0.000	0.000	0.0
13.5	49	0.028	0.027	0.027	0.027	0.026	0.026	0.000	0.000	0.000	0.000	0.0
14	50	0.029	0.028	0.027	0.027	0.026	0.026	0.000	0.000	0.000	0.000	0.0
14.5	50	0.029	0.028	0.027	0.027	0.027	0.026	0.000	0.000	0.000	0.000	0.0
15	50	0.029	0.029	0.028	0.027	0.027	0.027	0.000	0.000	0.000	0.000	0.0
15.5	50	0.029	0.029	0.028	0.028	0.027	0.027	0.000	0.000	0.000	0.000	0.0
16	51	0.029	0.029	0.029	0.028	0.027	0.027	0.000	0.000	0.000	0.000	0.0
16.5	51	0.029	0.029	0.029	0.029	0.028	0.027	0.000	0.000	0.000	0.000	0.0
17	52	0.030	0.029	0.029	0.029	0.029	0.028	0.000	0.000	0.000	0.000	0.0
17.5	52	0.030	0.029	0.029	0.029	0.029	0.028	0.000	0.000	0.000	0.000	0.0
18	53	0.030	0.030	0.029	0.029	0.029	0.028	0.000	0.000	0.000	0.000	0.0
18.5	53	0.030	0.030	0.030	0.029	0.029	0.028	0.000	0.000	0.000	0.000	0.0
19	53	0.030	0.030	0.030	0.029	0.029	0.029	0.000	0.000	0.000	0.000	0.0
19.5	53	0.030	0.030	0.030	0.029	0.029	0.029	0.000	0.000	0.000	0.000	0.0
20	54	0.031	0.030	0.030	0.030	0.029	0.029	0.000	0.000	0.000	0.000	0.0
20.5	54	0.031	0.030	0.030	0.030	0.029	0.029	0.000	0.000	0.000	0.000	0.0
21	55	0.031	0.031	0.030	0.030	0.030	0.029	0.000	0.000	0.000	0.000	0.0
21.5	55	0.031	0.031	0.030	0.030	0.030	0.029	0.000	0.000	0.000	0.000	0.0
22	56	0.032	0.031	0.031	0.030	0.030	0.030	0.000	0.000	0.000	0.000	0.0
22.5	56	0.032	0.031	0.031	0.030	0.030	0.030	0.000	0.000	0.000	0.000	0.0
23	57	0.033	0.032	0.031	0.031	0.030	0.030	0.000	0.000	0.000	0.000	0.0
23.5	57	0.033	0.032	0.031	0.031	0.030	0.030	0.000	0.000	0.000	0.000	0.0
24	58	0.033	0.033	0.032	0.031	0.031	0.030	0.000	0.000	0.000	0.000	0.0
24.5	58	0.033	0.033	0.032	0.031	0.031	0.030	0.000	0.000	0.000	0.000	0.0
25	60	0.034	0.033	0.033	0.032	0.031	0.031	0.000	0.000	0.000	0.000	0.0
25.5	60	0.034	0.033	0.033	0.032	0.031	0.031	0.000	0.000	0.000	0.000	0.0
26	61	0.035	0.034	0.033	0.033	0.032	0.031	0.000	0.000	0.000	0.000	0.0
26.5	61	0.035	0.034	0.033	0.033	0.032	0.031	0.000	0.000	0.000	0.000	0.0
27	62	0.035	0.035	0.034	0.033	0.033	0.032	0.000	0.000	0.000	0.000	0.0
27.5	62	0.035	0.035	0.034	0.033	0.033	0.032	0.000	0.000	0.000	0.000	0.0
28	64	0.037	0.035	0.035	0.034	0.033	0.033	0.000	0.000	0.000	0.000	0.0
28.5	64	0.037	0.035	0.035	0.034	0.033	0.033	0.000	0.000	0.000	0.000	0.0
29	66	0.038	0.037	0.036	0.035	0.034	0.033	0.000	0.000	0.000	0.000	0.0
29.5	66	0.038	0.037	0.036	0.035	0.034	0.033	0.000	0.000	0.000	0.000	0.0
30	68	0.039	0.038	0.037	0.036	0.035	0.034	0.000	0.000	0.000	0.000	0.0
30.5	68	0.039	0.038	0.037	0.036	0.035	0.034	0.000	0.000	0.000	0.000	0.0
31	70	0.040	0.039	0.038	0.037	0.036	0.035	0.000	0.000	0.000	0.000	0.0
31.5	70	0.040	0.039	0.038	0.037	0.036	0.035	0.000	0.000	0.000	0.000	0.0
32	72	0.041	0.040	0.039	0.038	0.037	0.036	0.000	0.000	0.000	0.000	0.0
32.5	72	0.041	0.040	0.039	0.038	0.037	0.036	0.000	0.000	0.000	0.000	0.0
33	74	0.042	0.041	0.040	0.039	0.038	0.037	0.000	0.000	0.000	0.000	0.0
33.5	74	0.042	0.041	0.040	0.039	0.038	0.037	0.000	0.000	0.000	0.000	0.0
34	77	0.044	0.042	0.041	0.040	0.039	0.038	0.000	0.000	0.000	0.000	0.0
34.5	77	0.044	0.042	0.041	0.040	0.039	0.038	0.000	0.000	0.000	0.000	0.0
35	80	0.046	0.044	0.042	0.041	0.040	0.039	0.000	0.000	0.000	0.000	0.0
35.5	80	0.046	0.044	0.042	0.041	0.040	0.039	0.000	0.000	0.000	0.000	0.0
36	84	0.048	0.046	0.044	0.042	0.041	0.040	0.000	0.000	0.000	0.000	0.0
36.5	84	0.048	0.046	0.044	0.042	0.041	0.040	0.000	0.000	0.000	0.000	0.0
37	89	0.051	0.048	0.046	0.044	0.042	0.041	0.000	0.000	0.000	0.000	0.0
37.5	89	0.051	0.048	0.046	0.044	0.042	0.041	0.000	0.000	0.000	0.000	0.0
38	94	0.054	0.051	0.048	0.046	0.044	0.042	0.000	0.000	0.000	0.000	0.0
38.5	94	0.054	0.051	0.048	0.046	0.044	0.042	0.000	0.000	0.000	0.000	0.0
39	100	0.057	0.054	0.051	0.048	0.046	0.044	0.000	0.000	0.000	0.000	0.0
39.5	100	0.057	0.054	0.051	0.048	0.046	0.044	0.000	0.000	0.000	0.000	0.0
40	106	0.062	0.057	0.054	0.051	0.048	0.046	0.000	0.000	0.000	0.000	0.0
40.5	106	0.062	0.057	0.054	0.051	0.048	0.046	0.000	0.000	0.000	0.000	0.0
41	110	0.066	0.062	0.057	0.054	0.051	0.048	0.000	0.000	0.000	0.000	0.0
41.5	110	0.066	0.062	0.057	0.054	0.051	0.048	0.000	0.000	0.000	0.000	0.0
42	123	0.076	0.068	0.062	0.057	0.054	0.051	0.000	0.000	0.000	0.000	0.0
42.5	123	0.076	0.068	0.062	0.057	0.054	0.051	0.000	0.000	0.000	0.000	0.0
43	126	0.078	0.068	0.062	0.057	0.054	0.051	0.000	0.000	0.000	0.000	0.0
43.5	126	0.078	0.068	0.062	0.057	0.054	0.051	0.000	0.000	0.000	0.000	0.0
44	144	0.111	0.089	0.076	0.068	0.062	0.057	0.000	0.000	0.000	0.000	0.0
44.5	144	0.111	0.089	0.076	0.068	0.062	0.057					

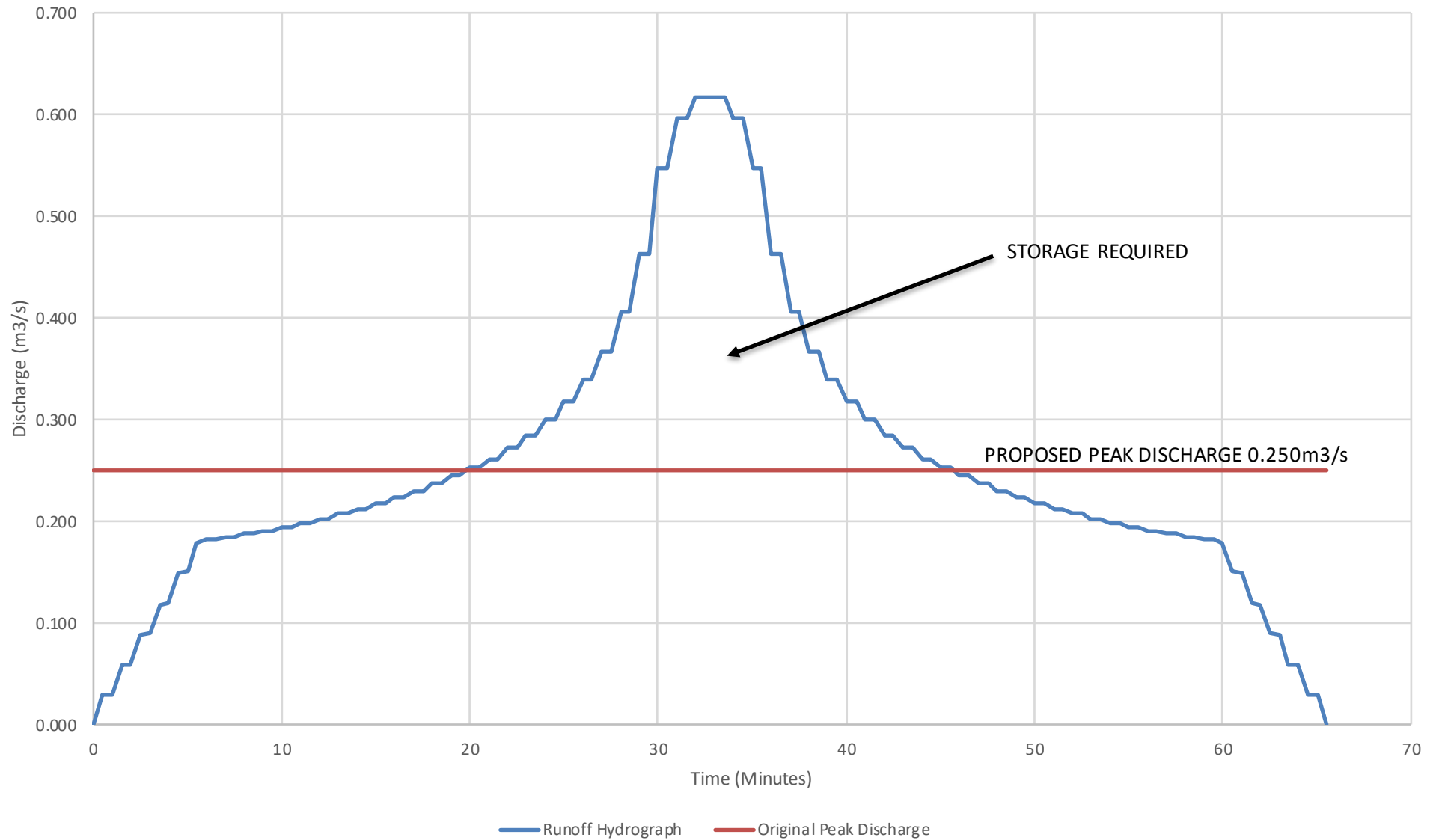
Sites C, D & E 10-Minute Runoff Hydrograph



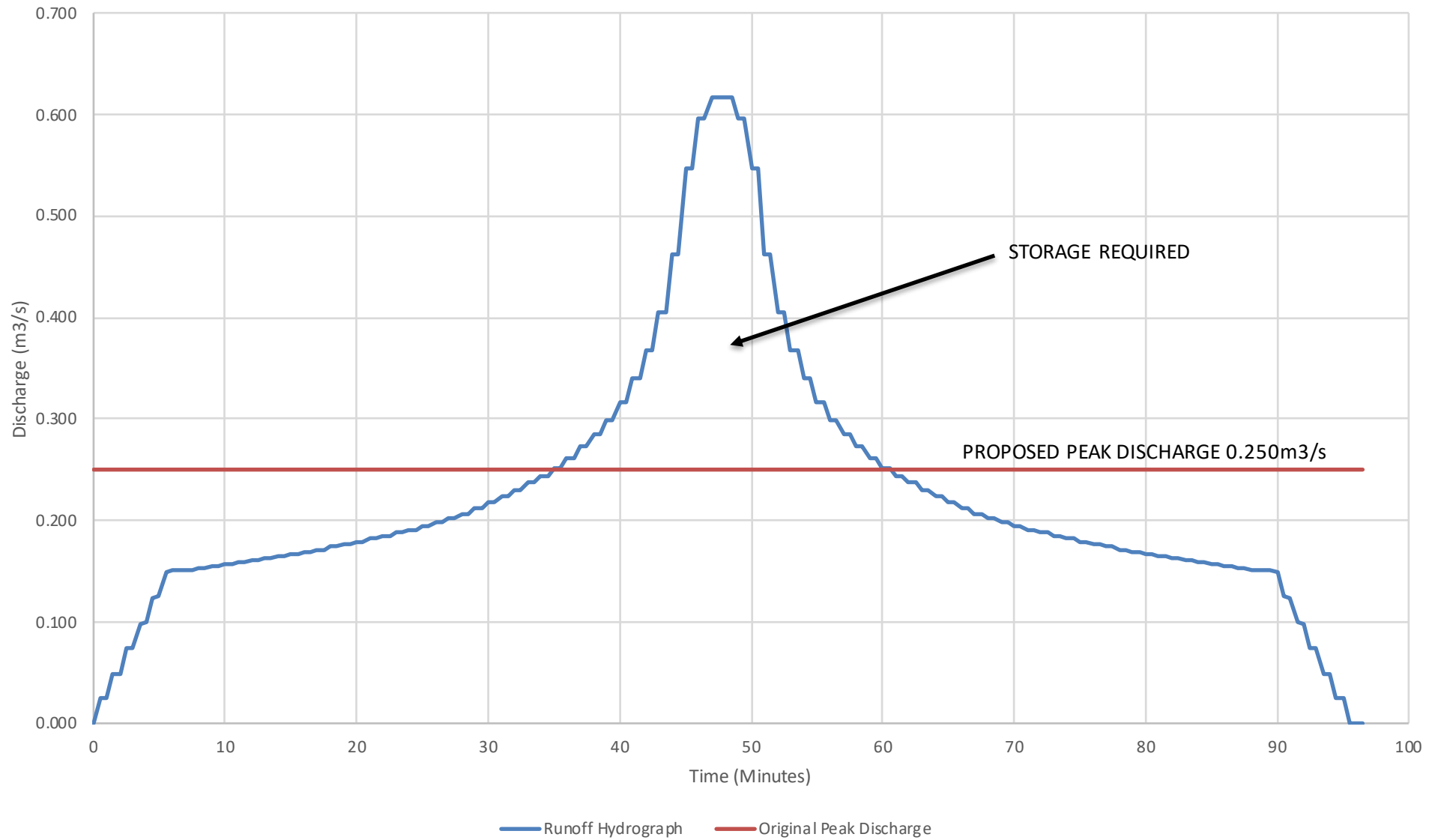
Sites C, D & E 30-Minute Runoff Hydrograph



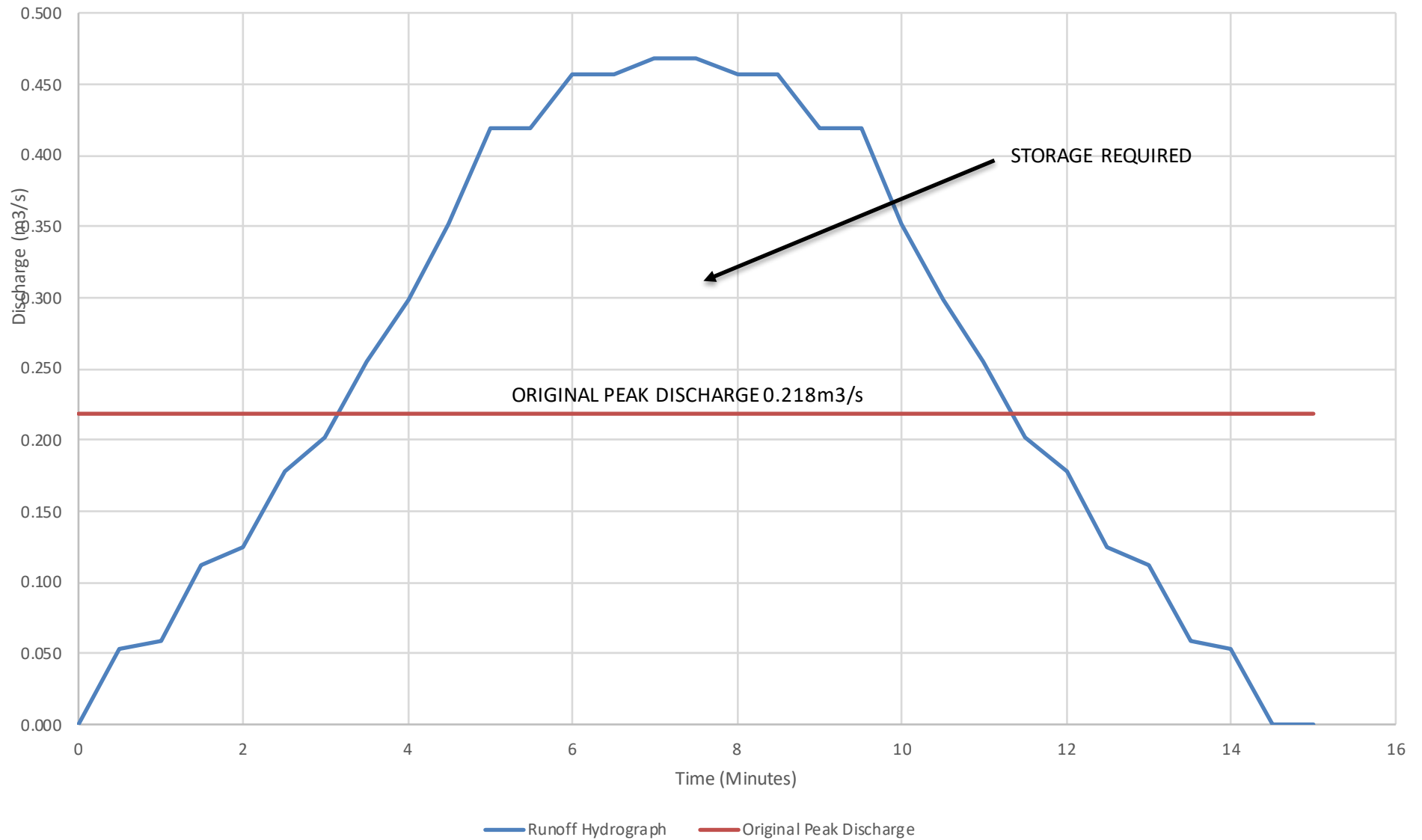
Sites C, D & E 60-Minute Runoff Hydrograph



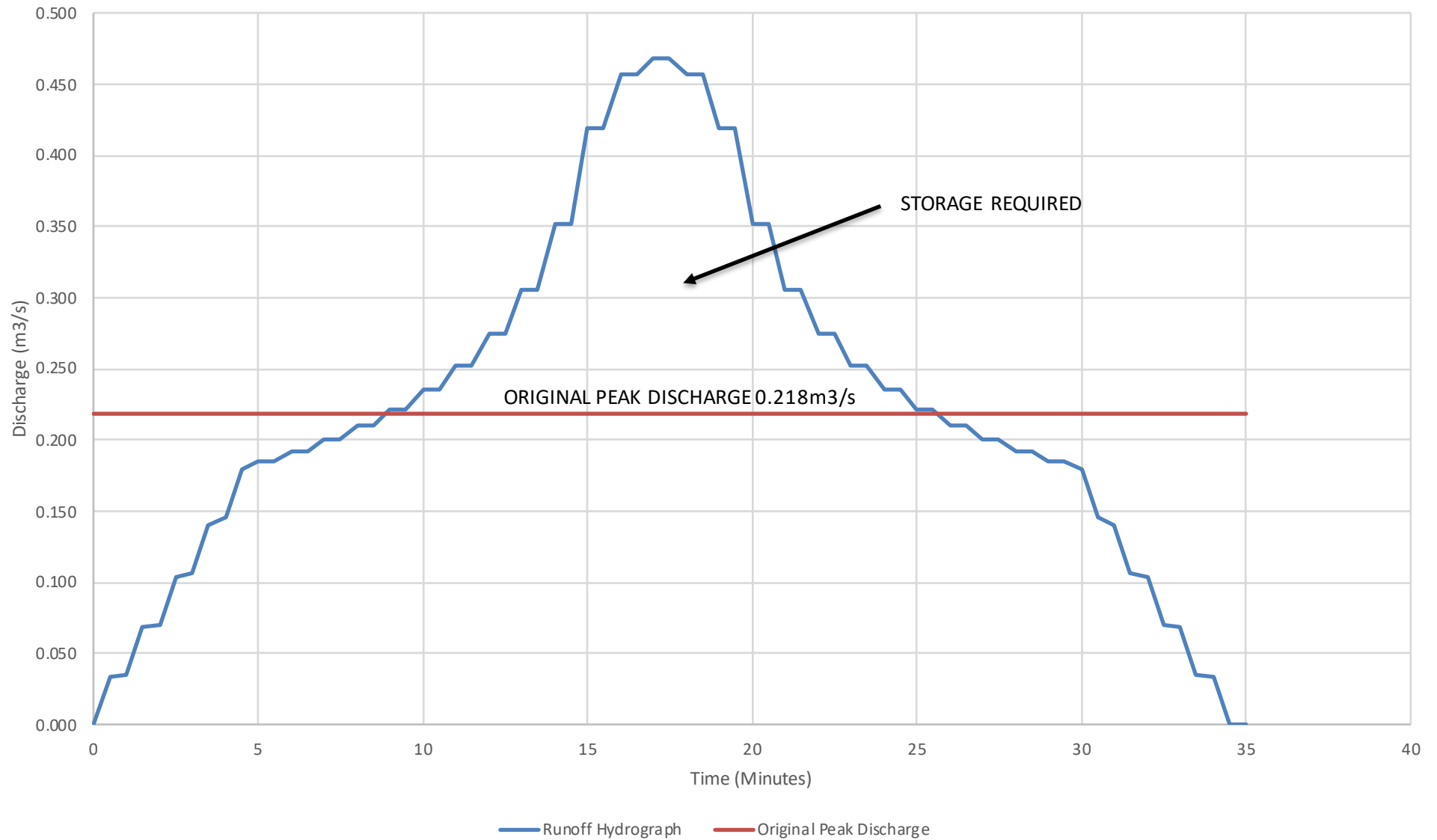
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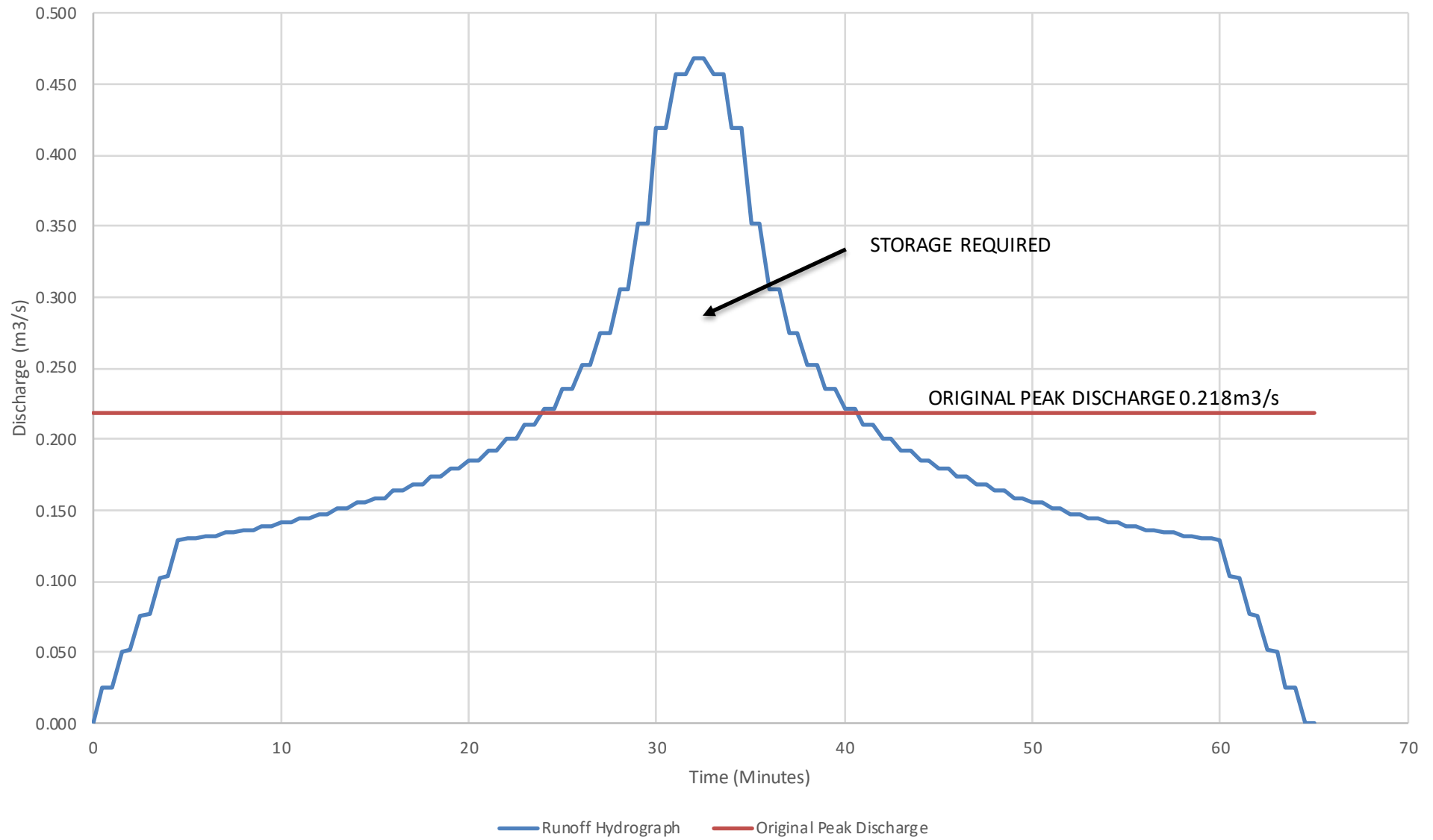
Sites A & B 10-Minute Runoff Hydrograph



Sites A & B 30-Minute Runoff Hydrograph



Sites A & B 60-Minute Runoff Hydrograph



C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Hydrographs and Storage - Sites C, D and E
10-Minute Duration

Hydrographs and Storage Volumes based on full hydrographs using (1 in 10-year) storm profiles from the DSD SDM Corrigendum 1/2024
(Refer to SDM Corrigendum 1/2024, Table 5d - Storm Profile for North District and Figure 6)

Assume Site Areas are equally divided over the time of Concentration, i.e. t_c = 6 minutes, so 1/6 of the Site over each minute

	(m ²)	C Value	Average C
Site Area	15,232		0.810
Paved	11,389	1.00	
Buffer Zone	104	0.20	
Local Catchments	2,649	0.35	

Case 1 - 10-minute duration, 1 in 10-year

Time	Rainfall Intensity	Area m ² = C =	Area 1 2538.7 0.810 Runoff	Area 2 2538.7 0.810 Runoff	Area 3 2538.7 0.810 Runoff	Area 4 2538.7 0.810 Runoff	Area 5 2538.7 0.810 Runoff	Area 6 2538.7 0.810 Runoff	Overall Runoff Hydrograph	Proposed Peak Discharge	Excess Discharge	Excess Volume in Time Period
(min)	(mm/hr)		(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³)
0	0		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.0
0.5	100		0.057	0.000	0.000	0.000	0.000	0.000	0.057	0.250	0.000	0.0
1	108		0.062	0.000	0.000	0.000	0.000	0.000	0.062	0.250	0.000	0.0
1.5	108		0.062	0.057	0.000	0.000	0.000	0.000	0.119	0.250	0.000	0.0
2	119		0.068	0.062	0.000	0.000	0.000	0.000	0.130	0.250	0.000	0.0
2.5	119		0.068	0.062	0.057	0.000	0.000	0.000	0.187	0.250	0.000	0.0
3	133		0.076	0.068	0.062	0.000	0.000	0.000	0.206	0.250	0.000	0.0
3.5	133		0.076	0.068	0.062	0.057	0.000	0.000	0.263	0.250	0.013	0.4
4	156		0.089	0.076	0.068	0.062	0.000	0.000	0.295	0.250	0.045	1.3
4.5	156		0.089	0.076	0.068	0.062	0.057	0.000	0.352	0.250	0.102	3.1
5	194		0.111	0.089	0.076	0.068	0.062	0.000	0.406	0.250	0.156	4.7
5.5	194		0.111	0.089	0.076	0.068	0.062	0.057	0.463	0.250	0.213	6.4
6	246		0.141	0.111	0.089	0.076	0.068	0.062	0.546	0.250	0.296	8.9
6.5	246		0.141	0.111	0.089	0.076	0.068	0.062	0.546	0.250	0.296	8.9
7	194		0.111	0.141	0.111	0.089	0.076	0.068	0.596	0.250	0.346	10.4
7.5	194		0.111	0.141	0.111	0.089	0.076	0.068	0.596	0.250	0.346	10.4
8	156		0.089	0.111	0.141	0.111	0.089	0.076	0.617	0.250	0.367	11.0
8.5	156		0.089	0.111	0.141	0.111	0.089	0.076	0.617	0.250	0.367	11.0
9	133		0.076	0.089	0.111	0.141	0.111	0.089	0.617	0.250	0.367	11.0
9.5	133		0.076	0.089	0.111	0.141	0.111	0.089	0.617	0.250	0.367	11.0
10	119		0.068	0.076	0.089	0.111	0.141	0.111	0.596	0.250	0.346	10.4
10.5	119		0.068	0.076	0.089	0.111	0.141	0.111	0.596	0.250	0.346	10.4
11	108		0.062	0.068	0.076	0.089	0.111	0.141	0.546	0.250	0.296	8.9
11.5	108		0.062	0.068	0.076	0.089	0.111	0.141	0.546	0.250	0.296	8.9
12	100		0.057	0.062	0.068	0.076	0.089	0.111	0.463	0.250	0.213	6.4
12.5	0		0.000	0.062	0.068	0.076	0.089	0.111	0.406	0.250	0.156	4.7
13	0		0.000	0.057	0.062	0.068	0.076	0.089	0.352	0.250	0.102	3.1
13.5	0		0.000	0.000	0.062	0.068	0.076	0.089	0.295	0.250	0.045	1.3
14	0		0.000	0.000	0.057	0.062	0.068	0.076	0.263	0.250	0.013	0.4
14.5	0		0.000	0.000	0.000	0.062	0.068	0.076	0.206	0.250	0.000	0.0
15	0		0.000	0.000	0.000	0.057	0.062	0.068	0.119	0.250	0.000	0.0
15.5	0		0.000	0.000	0.000	0.000	0.062	0.068	0.062	0.250	0.000	0.0
16	0		0.000	0.000	0.000	0.000	0.057	0.062	0.057	0.250	0.000	0.0
16.5	0		0.000	0.000	0.000	0.000	0.000	0.062	0.000	0.250	0.000	0.0
17	0		0.000	0.000	0.000	0.000	0.000	0.057	0.000	0.250	0.000	0.0
17.5	0		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.0
18	0		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.0

Total Excess Volume for Storage = 152.8 m³

C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road

Hydrographs and Storage - Sites C, D and E

30-Minute Duration

Hydrographs and Storage Volumes based on full hydrographs using (1 in 10-year) storm profiles from the DSD SDM Corrigendum 1/2024
(Refer to SDM Corrigendum 1/2024, Table 5d - Storm Profile for North District and Figure 6)

Assume Site Areas are equally divided over the time of Concentration, i.e. t_c = 6 minutes, so 1/6 of the Site over each minute

	(m ²)	C Value	Average C
Site Area	15,232		0.810
Paved	11,389	1.00	
Unpaved	104	0.20	
Local Catchments	2,649	0.35	

Case 2 - 30-minute duration, 1 in 10-year

Time	Rainfall Intensity	Area m ² = C =	Area 1 2538.7 0.810 Runoff (m ³ /s)	Area 2 2538.7 0.810 Runoff (m ³ /s)	Area 3 2538.7 0.810 Runoff (m ³ /s)	Area 4 2538.7 0.810 Runoff (m ³ /s)	Area 5 2538.7 0.810 Runoff (m ³ /s)	Area 6 2538.7 0.810 Runoff (m ³ /s)	Overall Runoff Hydrograph (m ³ /s)	Original Peak Discharge (m ³ /s)	Excess Discharge (m ³ /s)	Excess Volume in Time Period (m ³)
(min)	(mm/hr)											
0	0		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.0
0.5	68		0.039	0.000	0.000	0.000	0.000	0.000	0.039	0.250	0.000	0.0
1	70		0.040	0.000	0.000	0.000	0.000	0.000	0.040	0.250	0.000	0.0
1.5	70		0.040	0.039	0.000	0.000	0.000	0.000	0.079	0.250	0.000	0.0
2	72		0.041	0.040	0.000	0.000	0.000	0.000	0.081	0.250	0.000	0.0
2.5	72		0.041	0.040	0.039	0.000	0.000	0.000	0.120	0.250	0.000	0.0
3	74		0.042	0.041	0.040	0.000	0.000	0.000	0.123	0.250	0.000	0.0
3.5	74		0.042	0.041	0.040	0.039	0.000	0.000	0.162	0.250	0.000	0.0
4	77		0.044	0.042	0.041	0.040	0.000	0.000	0.167	0.250	0.000	0.0
4.5	77		0.044	0.042	0.041	0.040	0.039	0.000	0.206	0.250	0.000	0.0
5	80		0.046	0.044	0.042	0.041	0.040	0.000	0.213	0.250	0.000	0.0
5.5	80		0.046	0.044	0.042	0.041	0.040	0.039	0.252	0.250	0.002	0.1
6	84		0.048	0.046	0.044	0.042	0.041	0.040	0.261	0.250	0.011	0.3
6.5	84		0.048	0.046	0.044	0.042	0.041	0.040	0.261	0.250	0.011	0.3
7	89		0.051	0.048	0.046	0.044	0.042	0.041	0.272	0.250	0.022	0.7
7.5	89		0.051	0.048	0.046	0.044	0.042	0.041	0.272	0.250	0.022	0.7
8	94		0.054	0.051	0.048	0.046	0.044	0.042	0.285	0.250	0.035	1.0
8.5	94		0.054	0.051	0.048	0.046	0.044	0.042	0.285	0.250	0.035	1.0
9	100		0.057	0.054	0.051	0.048	0.046	0.044	0.300	0.250	0.050	1.5
9.5	100		0.057	0.054	0.051	0.048	0.046	0.044	0.300	0.250	0.050	1.5
10	108		0.062	0.057	0.054	0.051	0.048	0.046	0.317	0.250	0.067	2.0
10.5	108		0.062	0.057	0.054	0.051	0.048	0.046	0.317	0.250	0.067	2.0
11	119		0.068	0.062	0.057	0.054	0.051	0.048	0.340	0.250	0.090	2.7
11.5	119		0.068	0.062	0.057	0.054	0.051	0.048	0.340	0.250	0.090	2.7
12	133		0.076	0.068	0.062	0.057	0.054	0.051	0.368	0.250	0.118	3.5
12.5	133		0.076	0.068	0.062	0.057	0.054	0.051	0.368	0.250	0.118	3.5
13	156		0.089	0.076	0.068	0.062	0.057	0.054	0.406	0.250	0.156	4.7
13.5	156		0.089	0.076	0.068	0.062	0.057	0.054	0.406	0.250	0.156	4.7
14	194		0.111	0.089	0.076	0.068	0.062	0.057	0.463	0.250	0.213	6.4
14.5	194		0.111	0.089	0.076	0.068	0.062	0.057	0.463	0.250	0.213	6.4
15	246		0.141	0.111	0.089	0.076	0.068	0.062	0.546	0.250	0.296	8.9
15.5	246		0.141	0.111	0.089	0.076	0.068	0.062	0.546	0.250	0.296	8.9
16	194		0.111	0.141	0.111	0.089	0.076	0.068	0.596	0.250	0.346	10.4
16.5	194		0.111	0.141	0.111	0.089	0.076	0.068	0.596	0.250	0.346	10.4
17	156		0.089	0.111	0.141	0.111	0.089	0.076	0.617	0.250	0.367	11.0
17.5	156		0.089	0.111	0.141	0.111	0.089	0.076	0.617	0.250	0.367	11.0
18	133		0.076	0.089	0.111	0.141	0.111	0.089	0.617	0.250	0.367	11.0
18.5	133		0.076	0.089	0.111	0.141	0.111	0.089	0.617	0.250	0.367	11.0
19	119		0.068	0.076	0.089	0.111	0.141	0.111	0.596	0.250	0.346	10.4
19.5	119		0.068	0.076	0.089	0.111	0.141	0.111	0.596	0.250	0.346	10.4
20	108		0.062	0.068	0.076	0.089	0.111	0.141	0.546	0.250	0.296	8.9
20.5	108		0.062	0.068	0.076	0.089	0.111	0.141	0.546	0.250	0.296	8.9
21	100		0.057	0.062	0.068	0.076	0.089	0.111	0.463	0.250	0.213	6.4
21.5	100		0.057	0.062	0.068	0.076	0.089	0.111	0.463	0.250	0.213	6.4
22	94		0.054	0.057	0.062	0.068	0.076	0.089	0.406	0.250	0.156	4.7
22.5	94		0.054	0.057	0.062	0.068	0.076	0.089	0.406	0.250	0.156	4.7
23	89		0.051	0.054	0.057	0.062	0.068	0.076	0.368	0.250	0.118	3.5
23.5	89		0.051	0.054	0.057	0.062	0.068	0.076	0.368	0.250	0.118	3.5
24	84		0.048	0.051	0.054	0.057	0.062	0.068	0.340	0.250	0.090	2.7
24.5	84		0.048	0.051	0.054	0.057	0.062	0.068	0.340	0.250	0.090	2.7
25	80		0.046	0.048	0.051	0.054	0.057	0.062	0.317	0.250	0.067	2.0
25.5	80		0.046	0.048	0.051	0.054	0.057	0.062	0.317	0.250	0.067	2.0
26	77		0.044	0.046	0.048	0.051	0.054	0.057	0.300	0.250	0.050	1.5
26.5	77		0.044	0.046	0.048	0.051	0.054	0.057	0.300	0.250	0.050	1.5
27	74		0.042	0.044	0.046	0.048	0.051	0.054	0.285	0.250	0.035	1.0
27.5	74		0.042	0.044	0.046	0.048	0.051	0.054	0.285	0.250	0.035	1.0
28	72		0.041	0.042	0.044	0.046	0.048	0.051	0.272	0.250	0.022	0.7
28.5	72		0.041	0.042	0.044	0.046	0.048	0.051	0.272	0.250	0.022	0.7
29	70		0.040	0.041	0.042	0.044	0.046	0.048	0.261	0.250	0.011	0.3
29.5	70		0.040	0.041	0.042	0.044	0.046	0.048	0.261	0.250	0.011	0.3
30	68		0.039	0.040	0.041	0.042	0.044	0.046	0.252	0.250	0.002	0.1
30.5	0		0.000	0.040	0.041	0.042	0.044	0.046	0.213	0.250	0.000	0.0
31	0		0.000	0.039	0.040	0.041	0.042	0.044	0.206	0.250	0.000	0.0
31.5	0		0.000	0.000	0.040	0.041	0.042	0.044	0.167	0.250	0.000	0.0
32	0		0.000	0.000	0.039	0.040	0.041	0.042	0.162	0.250	0.000	0.0
32.5	0		0.000	0.000	0.000	0.040	0.041	0.042	0.123	0.250	0.000	0.0
33	0		0.000	0.000	0.000	0.039	0.040	0.041	0.120	0.250	0.000	0.0
33.5	0		0.000	0.000	0.000	0.000	0.040	0.041	0.081	0.250	0.000	0.0
34	0		0.000	0.000	0.000	0.000	0.039	0.040	0.079	0.250	0.000	0.0
34.5	0		0.000	0.000	0.000	0.000	0.000	0.040	0.040	0.250	0.000	0.0
35	0		0.000	0.000	0.000	0.000	0.000	0.039	0.039	0.250	0.000	0.0
35.5	0		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.0
36	0		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.0

Total Excess Volume for Storage = 212.5 m³

C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Hydrographs and Storage - Sites C, D and E
60-Minute Duration

Hydrographs and Storage Volumes based on full hydrographs using (1 in 10-year) storm profiles from the DSD SDM Compendium 1/2024
(Refer to SDM Compendium 1/2024, Table 5d - Storm Profile for North District and Figure 6)

Assume Site Areas are equally divided over the time of Concentration, i.e. $t_c = 6$ minutes, so 1/6 of the Site over each minute

	(m ²)	C Value	Average C
Site Area	15,232		0.810
Paved	11,389	1.00	
Unpaved	104	0.20	
Local Catchm	2,649	0.35	

Case 3 - 60-minute duration, 1 in 10-year

Time	Rainfall Intensity	Area m ² = C ×	Area 1 2538.7 0.810	Area 2 2538.7 0.810	Area 3 2538.7 0.810	Area 4 2538.7 0.810	Area 5 2538.7 0.810	Area 6 2538.7 0.810	Overall Hydrograph	Original Peak Discharge	Excess Discharge	Excess Volume in Time Period
(min)	(mm/hr)		Runoff (m ³ /s)	Runoff (m ³ /s)	Runoff (m ³ /s)	Runoff (m ³ /s)	Runoff (m ³ /s)	Runoff (m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³ /s)	(m ³)
0	0		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.0
0.5	50		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.0
1	51		0.029	0.000	0.000	0.000	0.000	0.000	0.029	0.250	0.000	0.0
1.5	51		0.029	0.029	0.000	0.000	0.000	0.000	0.058	0.250	0.000	0.0
2	52		0.030	0.029	0.000	0.000	0.000	0.000	0.059	0.250	0.000	0.0
2.5	52		0.030	0.029	0.000	0.000	0.000	0.000	0.087	0.250	0.000	0.0
3	53		0.030	0.030	0.029	0.000	0.000	0.000	0.089	0.250	0.000	0.0
3.5	53		0.030	0.030	0.029	0.029	0.000	0.000	0.118	0.250	0.000	0.0
4	53		0.030	0.030	0.030	0.029	0.000	0.000	0.119	0.250	0.000	0.0
4.5	53		0.030	0.030	0.030	0.029	0.000	0.000	0.148	0.250	0.000	0.0
5	54		0.031	0.030	0.030	0.030	0.029	0.000	0.150	0.250	0.000	0.0
5.5	54		0.031	0.030	0.030	0.030	0.029	0.029	0.179	0.250	0.000	0.0
6	55		0.031	0.031	0.030	0.030	0.030	0.029	0.182	0.250	0.000	0.0
6.5	55		0.031	0.031	0.030	0.030	0.030	0.029	0.182	0.250	0.000	0.0
7	56		0.032	0.031	0.031	0.030	0.030	0.030	0.185	0.250	0.000	0.0
7.5	56		0.032	0.031	0.031	0.030	0.030	0.030	0.185	0.250	0.000	0.0
8	57		0.033	0.032	0.031	0.031	0.030	0.030	0.187	0.250	0.000	0.0
8.5	57		0.033	0.032	0.031	0.030	0.030	0.030	0.187	0.250	0.000	0.0
9	58		0.033	0.033	0.032	0.031	0.031	0.030	0.190	0.250	0.000	0.0
9.5	58		0.033	0.033	0.032	0.031	0.031	0.030	0.190	0.250	0.000	0.0
10	60		0.034	0.033	0.033	0.032	0.031	0.031	0.194	0.250	0.000	0.0
10.5	60		0.034	0.033	0.033	0.032	0.031	0.031	0.194	0.250	0.000	0.0
11	61		0.035	0.034	0.033	0.033	0.032	0.031	0.198	0.250	0.000	0.0
11.5	61		0.035	0.034	0.033	0.033	0.032	0.031	0.198	0.250	0.000	0.0
12	62		0.035	0.035	0.034	0.033	0.033	0.032	0.202	0.250	0.000	0.0
12.5	62		0.035	0.035	0.034	0.033	0.033	0.032	0.202	0.250	0.000	0.0
13	64		0.037	0.035	0.035	0.034	0.033	0.033	0.207	0.250	0.000	0.0
13.5	64		0.037	0.035	0.035	0.034	0.033	0.033	0.207	0.250	0.000	0.0
14	66		0.038	0.037	0.035	0.035	0.034	0.033	0.212	0.250	0.000	0.0
14.5	66		0.038	0.037	0.035	0.035	0.034	0.033	0.212	0.250	0.000	0.0
15	68		0.039	0.038	0.037	0.035	0.035	0.034	0.218	0.250	0.000	0.0
15.5	68		0.039	0.038	0.037	0.035	0.035	0.034	0.218	0.250	0.000	0.0
16	70		0.040	0.039	0.038	0.035	0.035	0.034	0.224	0.250	0.000	0.0
16.5	70		0.040	0.039	0.038	0.035	0.035	0.034	0.224	0.250	0.000	0.0
17	72		0.041	0.040	0.039	0.038	0.037	0.035	0.230	0.250	0.000	0.0
17.5	72		0.041	0.040	0.039	0.038	0.037	0.035	0.230	0.250	0.000	0.0
18	74		0.042	0.041	0.040	0.039	0.038	0.037	0.237	0.250	0.000	0.0
18.5	74		0.042	0.041	0.040	0.039	0.038	0.037	0.237	0.250	0.000	0.0
19	77		0.044	0.042	0.041	0.040	0.039	0.038	0.244	0.250	0.000	0.0
19.5	77		0.044	0.042	0.041	0.040	0.039	0.038	0.244	0.250	0.000	0.0
20	80		0.046	0.044	0.042	0.041	0.040	0.039	0.252	0.250	0.002	0.1
20.5	80		0.046	0.044	0.042	0.041	0.040	0.039	0.252	0.250	0.002	0.1
21	84		0.048	0.046	0.044	0.042	0.041	0.040	0.261	0.250	0.011	0.3
21.5	84		0.048	0.046	0.044	0.042	0.041	0.040	0.261	0.250	0.011	0.3
22	89		0.051	0.048	0.046	0.044	0.042	0.041	0.272	0.250	0.022	0.7
22.5	89		0.051	0.048	0.046	0.044	0.042	0.041	0.272	0.250	0.022	0.7
23	94		0.054	0.051	0.048	0.046	0.044	0.042	0.285	0.250	0.035	1.0
23.5	94		0.054	0.051	0.048	0.046	0.044	0.042	0.285	0.250	0.035	1.0
24	100		0.057	0.054	0.051	0.048	0.046	0.044	0.300	0.250	0.050	1.5
24.5	100		0.057	0.054	0.051	0.048	0.046	0.044	0.300	0.250	0.050	1.5
25	108		0.062	0.057	0.054	0.051	0.048	0.046	0.317	0.250	0.067	2.0
25.5	108		0.062	0.057	0.054	0.051	0.048	0.046	0.317	0.250	0.067	2.0
26	119		0.068	0.062	0.057	0.054	0.051	0.048	0.340	0.250	0.090	2.7
26.5	119		0.068	0.062	0.057	0.054	0.051	0.048	0.340	0.250	0.090	2.7
27	133		0.076	0.068	0.062	0.057	0.054	0.051	0.368	0.250	0.118	3.5
27.5	133		0.076	0.068	0.062	0.057	0.054	0.051	0.368	0.250	0.118	3.5
28	156		0.089	0.076	0.068	0.062	0.057	0.054	0.406	0.250	0.156	4.7
28.5	156		0.089	0.076	0.068	0.062	0.057	0.054	0.406	0.250	0.156	4.7
29	194		0.111	0.089	0.076	0.068	0.062	0.057	0.463	0.250	0.213	6.4
29.5	194		0.111	0.089	0.076	0.068	0.062	0.057	0.463	0.250	0.213	6.4
30	246		0.141	0.111	0.089	0.076	0.068	0.062	0.546	0.250	0.296	8.9
30.5	246		0.141	0.111	0.089	0.076	0.068	0.062	0.546	0.250	0.296	8.9
31	194		0.111	0.141	0.111	0.089	0.076	0.068	0.596	0.250	0.346	10.4
31.5	194		0.111	0.141	0.111	0.089	0.076	0.068	0.596	0.250	0.346	10.4
32	156		0.089	0.111	0.141	0.111	0.089	0.076	0.617	0.250	0.367	11.0
32.5	156		0.089	0.111	0.141	0.111	0.089	0.076	0.617	0.250	0.367	11.0
33	133		0.076	0.089	0.111	0.141	0.111	0.089	0.617	0.250	0.367	11.0
33.5	133		0.076	0.089	0.111	0.141	0.111	0.089	0.617	0.250	0.367	11.0
34	119		0.068	0.076	0.089	0.111	0.141	0.111	0.596	0.250	0.346	10.4
34.5	119		0.068	0.076	0.089	0.111	0.141	0.111	0.596	0.250	0.346	10.4
35	108		0.062	0.068	0.076	0.089	0.111	0.141	0.546	0.250	0.296	8.9
35.5	108		0.062	0.068	0.076	0.089	0.111	0.141	0.546	0.250	0.296	8.9
36	100		0.057	0.062	0.068	0.076	0.089	0.111	0.463	0.250	0.213	6.4
36.5	100		0.057	0.062	0.068	0.076	0.089	0.111	0.463	0.250	0.213	6.4
37	94		0.054	0.057	0.062	0.068	0.076	0.089	0.406	0.250	0.156	4.7
37.5	94		0.054	0.057	0.062	0.068	0.076	0.089	0.406	0.250	0.156	4.7
38	89		0.051	0.054	0.057	0.062	0.068	0.076	0.368	0.250	0.118	3.5
38.5	89		0.051	0.054	0.057	0.062	0.068	0.076	0.368	0.250	0.118	3.5
39	84		0.048	0.051	0.054	0.057	0.062	0.068	0.340	0.250	0.090	2.7
39.5	84		0.048	0.051	0.054	0.057	0.062	0.068	0.340	0.250	0.090	2.7
40	80		0.046	0.048	0.051	0.054	0.057	0.062	0.317	0.250	0.067	2.0
40.5	80		0.046	0.048	0.051	0.054	0.057	0.062	0.317	0.250	0.067	2.0
41	77		0.044	0.046	0.048	0.051	0.054	0.057	0.300	0.250	0.050	1.5
41.5	77		0.044	0.046	0.048	0.051	0.054	0.057	0.300	0.250	0.050	1.5
42	74		0.042	0.044	0.046	0.048	0.051	0.054	0.285	0.250	0.035	1.0
42.5	74		0.042	0.044	0.046	0.048	0.051	0.054	0.285	0.250	0.035	1.0
43	72		0.041	0.042	0.044	0.046	0.048	0.051	0.272	0.250	0.022	0.7
43.5	72		0.041	0.042	0.044	0.046	0.048	0.051	0.272	0.250	0.022	0.7
44	70		0.040	0.041	0.042	0.044	0.046	0.048	0.261	0.250	0.011	0.3
44.5	70		0.040	0.041	0.042	0.044	0.046	0.048	0.261	0.250	0.011	0.3
45	68		0.039	0.040	0.041	0.042	0.044	0.046	0.25.			

C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Hydrographs and Storage - Sites C, D and E
20 Minute Duration

Hydrographs and Storage Volumes based on full hydrographs using (1 in 10-year) storm profiles from the OED SCM Compendium 1/2024
(Refer to SCM Compendium 1/2024, Table 60 - Storm Profile for North District and Figure 6)

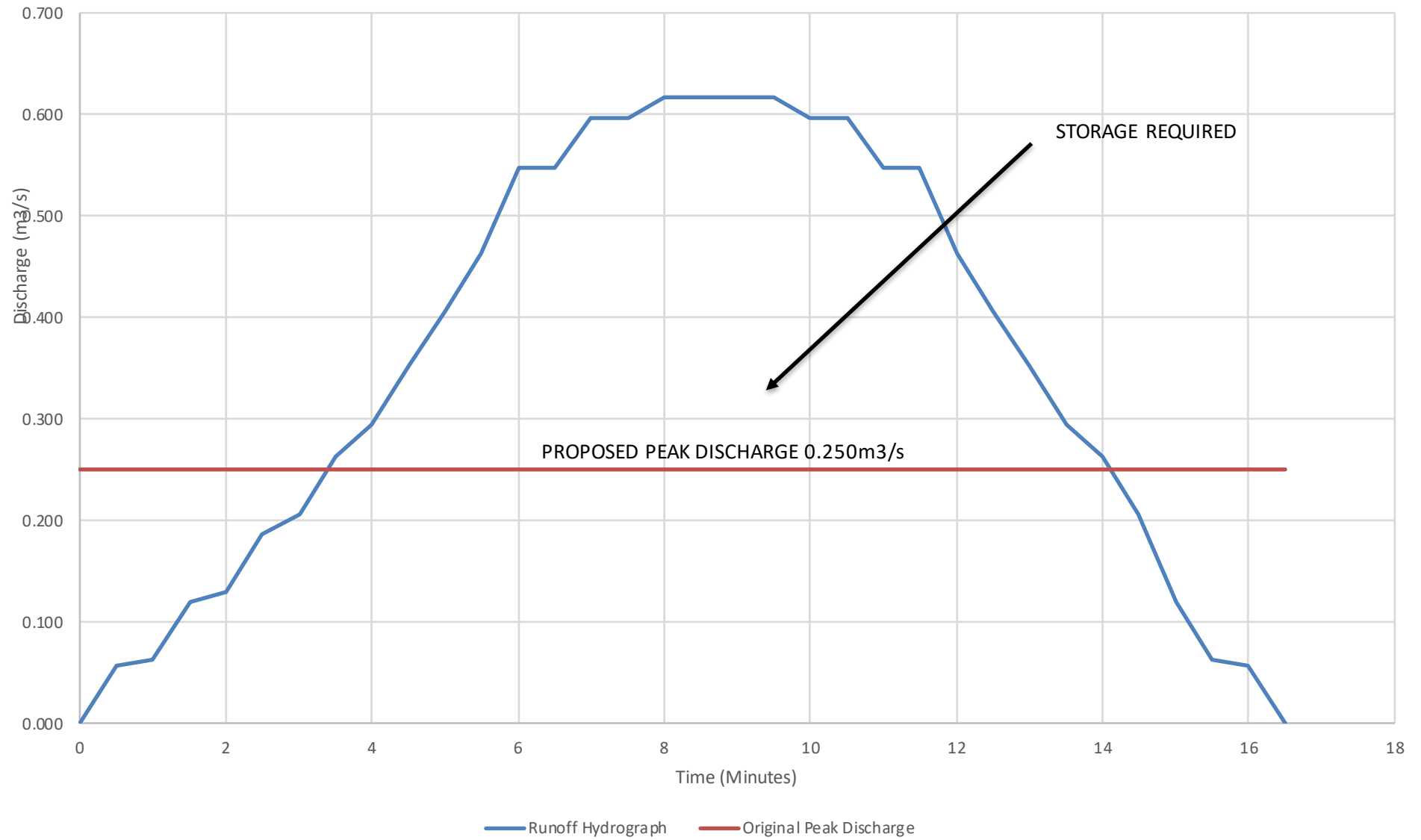
Assume Site Areas are equally divided over the time of Concentration, i.e. $t_c = 6$ minutes, so 1/6 of the Site over each minute

Site	C Value	Average C
Site Area	15,232	0.810
Paved	11,389	1.00
Unpaved	104	0.20
Local Catchment	2,649	0.35

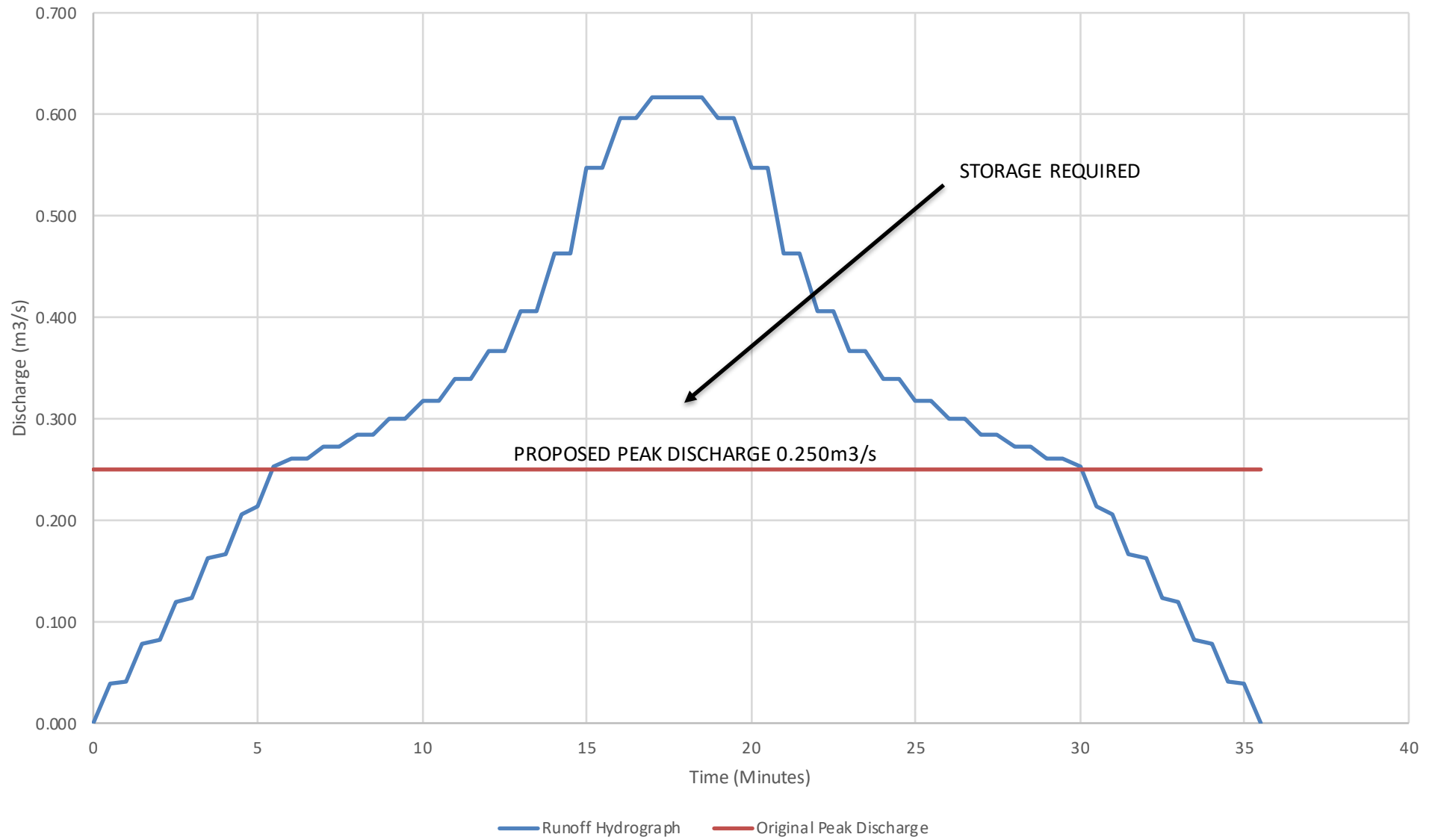
Table 3 - 20-minute Duration, 1 in 10-year

Time	Rainfall Intensity	Area = C =	2538.7 Runoff	2538.7 Runoff	2538.7 Runoff	2538.7 Runoff	2538.7 Runoff	2538.7 Runoff	Overall Hydrograph	Original Peak Discharge	Excess Discharge	Excess Volume in Time Period
(min)	(mm/hr)		(m³/s)	(m³/s)	(m³/s)	(m³/s)	(m³/s)	(m³/s)	(m³/s)	(m³/s)	(m³/s)	(m³)
0	0	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000
0.5	42	0	0.024	0.000	0.000	0.000	0.000	0.000	0.024	0.000	0.000	0.0
1	43	0	0.025	0.000	0.000	0.000	0.000	0.000	0.025	0.000	0.000	0.0
1.5	43	0	0.025	0.024	0.000	0.000	0.000	0.000	0.049	0.000	0.000	0.0
2	43	0	0.025	0.025	0.000	0.000	0.000	0.000	0.049	0.000	0.000	0.0
2.5	44	0	0.025	0.025	0.024	0.000	0.000	0.000	0.073	0.000	0.000	0.0
3	44	0	0.025	0.025	0.025	0.000	0.000	0.000	0.074	0.000	0.000	0.0
3.5	44	0	0.025	0.025	0.025	0.024	0.000	0.000	0.098	0.000	0.000	0.0
4	44	0	0.025	0.025	0.025	0.025	0.000	0.000	0.099	0.000	0.000	0.0
4.5	44	0	0.025	0.025	0.025	0.025	0.024	0.000	0.123	0.000	0.000	0.0
5	44	0	0.025	0.025	0.025	0.025	0.025	0.000	0.125	0.000	0.000	0.0
5.5	44	0	0.025	0.025	0.025	0.025	0.025	0.024	0.149	0.000	0.000	0.0
6	45	0	0.026	0.025	0.025	0.025	0.025	0.025	0.150	0.000	0.000	0.0
6.5	45	0	0.026	0.025	0.025	0.025	0.025	0.025	0.150	0.000	0.000	0.0
7	45	0	0.026	0.026	0.025	0.025	0.025	0.025	0.151	0.000	0.000	0.0
7.5	45	0	0.026	0.026	0.026	0.025	0.025	0.025	0.151	0.000	0.000	0.0
8	46	0	0.026	0.026	0.026	0.026	0.025	0.025	0.153	0.000	0.000	0.0
8.5	46	0	0.026	0.026	0.026	0.026	0.026	0.025	0.153	0.000	0.000	0.0
9	46	0	0.026	0.026	0.026	0.026	0.026	0.026	0.154	0.000	0.000	0.0
9.5	46	0	0.026	0.026	0.026	0.026	0.026	0.026	0.154	0.000	0.000	0.0
10	47	0	0.027	0.026	0.026	0.026	0.026	0.026	0.156	0.000	0.000	0.0
10.5	47	0	0.027	0.026	0.026	0.026	0.026	0.026	0.156	0.000	0.000	0.0
11	48	0	0.027	0.027	0.026	0.026	0.026	0.026	0.158	0.000	0.000	0.0
11.5	48	0	0.027	0.027	0.026	0.026	0.026	0.026	0.158	0.000	0.000	0.0
12	48	0	0.027	0.027	0.027	0.026	0.026	0.026	0.160	0.000	0.000	0.0
12.5	48	0	0.027	0.027	0.027	0.026	0.026	0.026	0.160	0.000	0.000	0.0
13	49	0	0.028	0.027	0.027	0.027	0.026	0.026	0.162	0.000	0.000	0.0
13.5	49	0	0.028	0.027	0.027	0.027	0.026	0.026	0.162	0.000	0.000	0.0
14	50	0	0.029	0.028	0.027	0.027	0.026	0.026	0.163	0.000	0.000	0.0
14.5	50	0	0.029	0.028	0.027	0.027	0.027	0.026	0.165	0.000	0.000	0.0
15	50	0	0.029	0.028	0.028	0.027	0.027	0.027	0.167	0.000	0.000	0.0
15.5	50	0	0.029	0.028	0.028	0.027	0.027	0.027	0.167	0.000	0.000	0.0
16	51	0	0.029	0.029	0.028	0.027	0.027	0.027	0.169	0.000	0.000	0.0
16.5	51	0	0.029	0.029	0.029	0.028	0.027	0.027	0.169	0.000	0.000	0.0
17	52	0	0.030	0.029	0.029	0.029	0.028	0.027	0.171	0.000	0.000	0.0
17.5	52	0	0.030	0.029	0.029	0.029	0.028	0.027	0.171	0.000	0.000	0.0
18	53	0	0.030	0.030	0.029	0.029	0.029	0.028	0.174	0.000	0.000	0.0
18.5	53	0	0.030	0.030	0.029	0.029	0.029	0.028	0.174	0.000	0.000	0.0
19	53	0	0.030	0.030	0.030	0.029	0.029	0.029	0.177	0.000	0.000	0.0
19.5	53	0	0.030	0.030	0.030	0.029	0.029	0.029	0.177	0.000	0.000	0.0
20	54	0	0.031	0.030	0.030	0.030	0.029	0.029	0.179	0.000	0.000	0.0
20.5	54	0	0.031	0.030	0.030	0.030	0.029	0.029	0.179	0.000	0.000	0.0
21	55	0	0.031	0.031	0.030	0.030	0.030	0.029	0.182	0.000	0.000	0.0
21.5	55	0	0.031	0.031	0.031	0.030	0.030	0.029	0.182	0.000	0.000	0.0
22	56	0	0.032	0.031	0.031	0.030	0.030	0.030	0.185	0.000	0.000	0.0
22.5	56	0	0.032	0.031	0.031	0.030	0.030	0.030	0.185	0.000	0.000	0.0
23	57	0	0.033	0.032	0.031	0.031	0.030	0.030	0.187	0.000	0.000	0.0
23.5	57	0	0.033	0.032	0.032	0.031	0.030	0.030	0.187	0.000	0.000	0.0
24	58	0	0.033	0.033	0.032	0.031	0.031	0.030	0.190	0.000	0.000	0.0
24.5	58	0	0.033	0.033	0.032	0.031	0.031	0.030	0.190	0.000	0.000	0.0
25	60	0	0.034	0.033	0.033	0.032	0.031	0.031	0.194	0.000	0.000	0.0
25.5	60	0	0.034	0.033	0.033	0.032	0.031	0.031	0.194	0.000	0.000	0.0
26	61	0	0.035	0.034	0.033	0.033	0.032	0.031	0.198	0.000	0.000	0.0
26.5	61	0	0.035	0.034	0.033	0.033	0.032	0.031	0.198	0.000	0.000	0.0
27	62	0	0.035	0.035	0.034	0.033	0.033	0.032	0.202	0.000	0.000	0.0
27.5	62	0	0.035	0.035	0.034	0.033	0.033	0.032	0.202	0.000	0.000	0.0
28	64	0	0.037	0.035	0.035	0.034	0.033	0.033	0.207	0.000	0.000	0.0
28.5	64	0	0.037	0.035	0.035	0.034	0.033	0.033	0.207	0.000	0.000	0.0
29	66	0	0.038	0.037	0.036	0.035	0.034	0.033	0.212	0.000	0.000	0.0
29.5	66	0	0.038	0.037	0.036	0.035	0.034	0.033	0.212	0.000	0.000	0.0
30	68	0	0.039	0.038	0.037	0.036	0.035	0.034	0.218	0.000	0.000	0.0
30.5	68	0	0.039	0.038	0.037	0.036	0.035	0.034	0.218	0.000	0.000	0.0
31	70	0	0.040	0.039	0.038	0.037	0.036	0.035	0.224	0.000	0.000	0.0
31.5	70	0	0.040	0.039	0.038	0.037	0.036	0.035	0.224	0.000	0.000	0.0
32	72	0	0.041	0.040	0.039	0.038	0.037	0.036	0.230	0.000	0.000	0.0
32.5	72	0	0.041	0.040	0.039	0.038	0.037	0.036	0.230	0.000	0.000	0.0
33	74	0	0.042	0.041	0.040	0.039	0.038	0.037	0.237	0.000	0.000	0.0
33.5	74	0	0.042	0.041	0.040	0.039	0.038	0.037	0.237	0.000	0.000	0.0
34	77	0	0.044	0.042	0.041	0.040	0.039	0.038	0.244	0.000	0.000	0.0
34.5	77	0	0.044	0.042	0.041	0.040	0.039	0.038	0.244	0.000	0.000	0.0
35	80	0	0.046	0.044	0.042	0.041	0.040	0.039	0.252	0.000	0.002	0.1
35.5	80	0	0.046	0.044	0.042	0.041	0.040	0.039	0.252	0.000	0.002	0.1
36	84	0	0.048	0.046	0.044	0.042	0.041	0.040	0.261	0.000	0.011	0.3
36.5	84	0	0.048	0.046	0.044	0.042	0.041	0.040	0.261	0.000	0.011	0.3
37	89	0	0.051	0.048	0.046	0.044	0.042	0.041	0.272	0.000	0.022	0.7
37.5	89	0	0.051	0.048	0.046	0.044	0.042	0.041	0.272	0.000	0.022	0.7
38	94	0	0.054	0.051	0.048	0.046	0.044	0.042	0.286	0.000	0.035	1.0
38.5	94	0	0.054	0.051	0.048	0.046	0.044	0.042	0.286	0.000	0.035	1.0
39	100	0	0.057	0.054	0.051	0.048	0.046	0.044	0.300	0.000	0.050	1.5
39.5	100	0	0.057	0.054	0.051	0.048	0.046	0.044	0.300	0.000	0.050	1.5
40	106	0	0.062	0.057	0.054	0.051	0.048	0.046	0.317	0.000	0.067	2.0
40.5	106	0	0.062	0.057	0.054	0.051	0.048	0.046	0.317	0.000	0.067	2.0
41	110	0	0.066	0.062	0.057	0.054	0.051	0.048	0.340	0.000	0.090	2.7
41.5	110	0	0.066	0.062	0.057	0.054	0.051	0.048	0.340	0.000	0.090	2.7
42	123	0	0.076	0.068	0.062	0.057	0.054	0.051	0.368	0.000	0.118	3.5
42.5	123	0	0.076	0.068	0.062	0.057	0.054	0.051	0.368	0.000	0.118	3.5
43	126	0	0.078	0.068	0.062	0.057	0.054	0.051	0.368	0.000	0.118	3.5
43.5	126	0	0.078	0.068	0.062	0.057	0.054	0.051	0.368	0.000	0.118	3.5
44	144	0	0.111	0.089	0.076	0.068	0.062	0.057	0.463	0.000	0.213	6.4
44.5	144	0	0.111	0.089	0.076	0.068	0.062	0.057	0.463	0.000	0.213	6.4
45	146	0	0.141	0.111	0.089	0.076	0.068	0.062	0.546	0.000	0.296	8.9
45.5	146	0	0.141	0.111	0.089	0.076	0.068	0.062	0.546	0.000	0.296	8.9
46	148	0	0.111	0.141	0.111	0.						

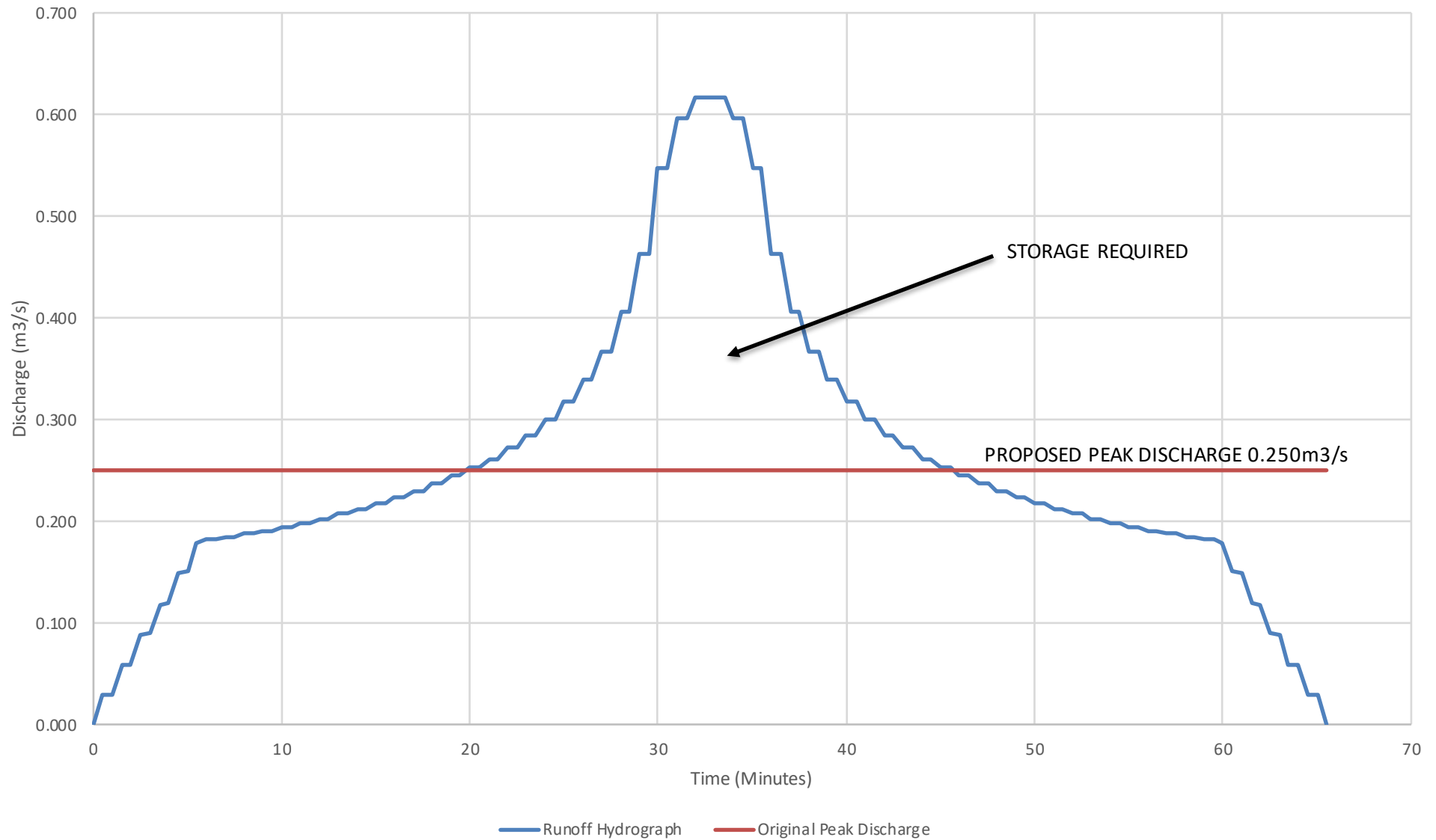
Sites C, D & E 10-Minute Runoff Hydrograph



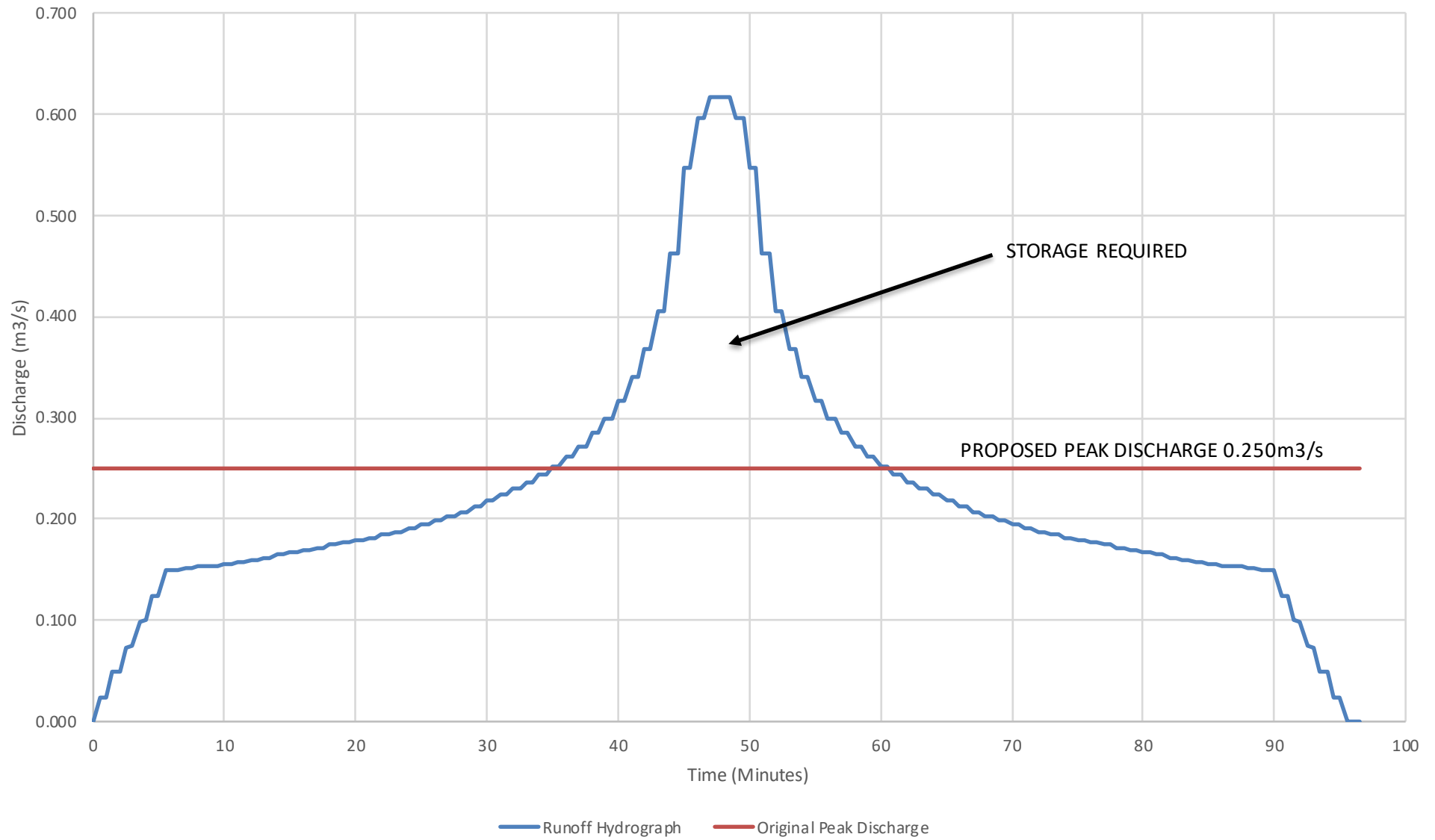
Sites C, D & E 30-Minute Runoff Hydrograph



Sites C, D & E 60-Minute Runoff Hydrograph



Sites C, D & E 60-Minute Runoff Hydrograph



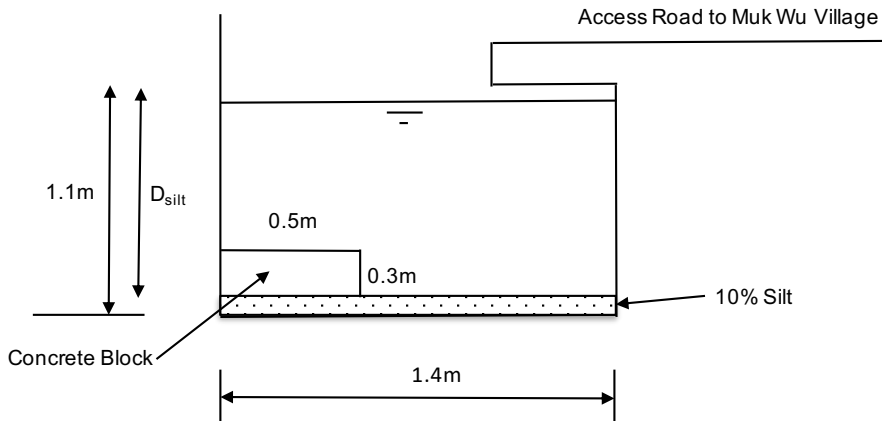
Appendix F

Stream Hydraulics

C192 Hong Kong & Kowloon Timber Merchants Association Timber Yard at Lin Ma Hang Road
Existing East Channel
Capacity Check

Assume:

1. Stream channel is rectangular, but with regular concrete blocks restricting the flow
2. Stream channel is also partly covered by access road to Muk Wu Village.
3. Dimensions from Initial Site Inspection (22/12/2023). Check worst location
4. Channel is existing concrete sides, with silt/soil base. Assume concrete lined channel, bad condition ($n = 0.018$)
5. Check capacity with 300mm freeboard



Gradient

Upstream IL =	N/A	mPD
Downstream IL =	N/A	mPD
Fall =	-	m
Distance between ILs =		m
Overall channel gradient = 1/	1000	0.001 ASSUMED
Concrete Lined Channel, (bad condition); say, Manning's n =		0.018 (DSD SDM Table 13)

With (300mm) Freeboard Allowance

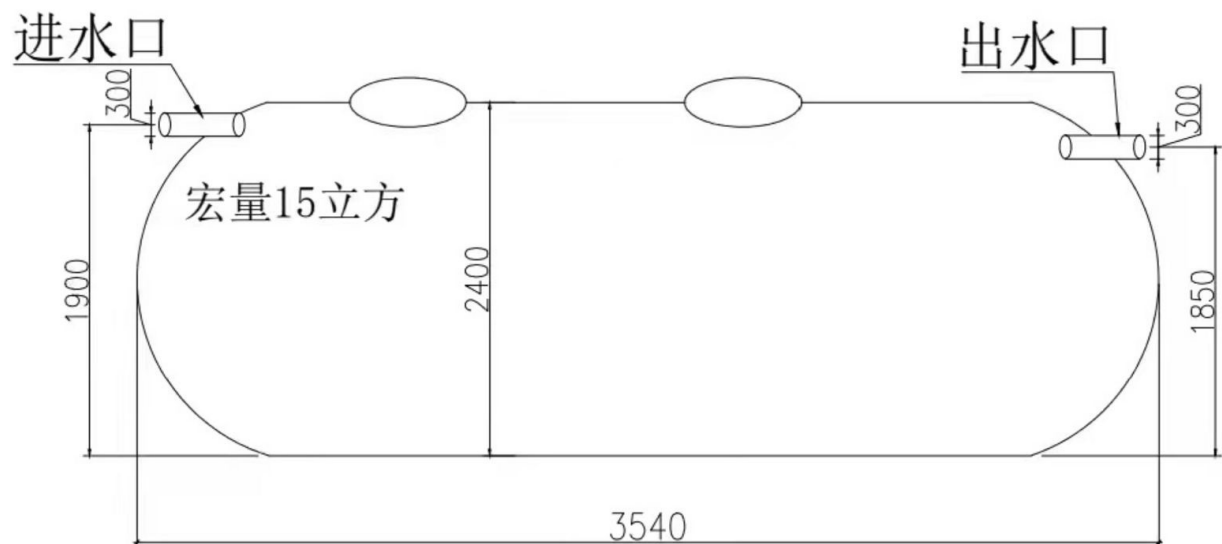
B =		1.40 m
D =	1.10 - 0.30 =	0.80 m
$D_{\text{silt}} = D \times 0.9 =$		0.72 m (allowing for 10% silt)
Top Width =		1.40 m
$A \text{ (m}^2\text{)} =$	$1.40 \times 0.72 =$	1.01 m^2
less block =	$0.50 \times 0.30 =$	$(0.15) \text{ m}^2$
		0.86 m^2
P (m) =		1.40 m (base)
		$1.44 \text{ m (side walls)}$
		2.84 m
R (m) =	$A/P =$	0.35 m
$Q \text{ (m}^3\text{/s)} =$	$Av = A \times R^{2/3} \times S^{1/2} / n =$	0.88 m ³ /s
v =		1.03 m/s
Available Capacity (with Freeboard) =		0.88 m ³ /s
Runoff from Upstream Catchment (see Runoff Calculations) =		0.39 m ³ /s
Apparent Spare Capacity =		0.49 m ³ /s (>> Proposed discharge from Site = 0.25m ³ /s)

Appendix G

Prefabricated Drainage Units

Water tank information

Typical details of temporary storage tanks. Actual sizes to suit Site conditions and transportation limitations.



**C192 Hong Kong & Kowloon Timber Merchants Association
Timber Yard and Sawmill at Lin Ma Hang Road
Prefabricated Drainage Units**

It is proposed to generally use prefabricated units for the drainage facilities at the new Timber Yard and Sawmill. This will facilitate construction and help to ensure the quality of the final facilities. Typical images are shown below (subject to confirmation during construction).

Drainage Channels



Catchpits (Indicative only)

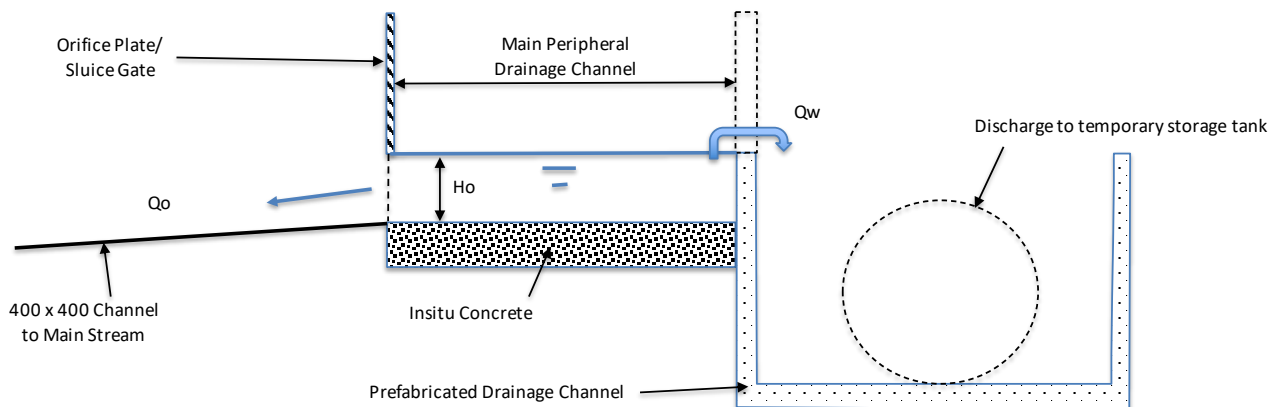


Appendix H

Overflow Weir Calculations

C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Orifice/Sluice Discharges
Check Discharges at Sites A & B (Eastern Portion)

1. Assume orifice/sluice gate discharge for low flows
2. Weir overflow for excess flows
3. Discharge through Orifice/Sluice will increase as water level rises.



CROSS-SECTION THROUGH DISCHARGE/OVERFLOW CHAMBER

Sites A/B

Flows

Existing/Proposed Discharge = 0.218 m³/s (Existing runoff from Sites A&B)

Future Flow = 0.467 m³/s

Discharge Through Orifice/Sluice

Orifice Height, H_o = 0.110 m

Orifice Width = 1.0 m

Orifice/Sluice Discharge, $Q_o = C_d \times A \times (2gH)^{0.5}$

Assume C_d = 0.6

Area, A = 0.11 m²

Discharge, Q_o = 0.097 m³/s (< Existing Peak Discharge)

(N.B. Maximum discharges before water level rises above the top of the orifice/sluice and over the weir)

Weir Length, B = 3.0 m

Peak Excess Flow = 0.370 m³/s (to pass over weir)

Overflow to Weir

Weir Discharge, $Q_w = C_w \times B \times H^{1.5}$

$H_w = (Q_w / (C_w \times B))^{0.67}$

Assume C_w = 1.5

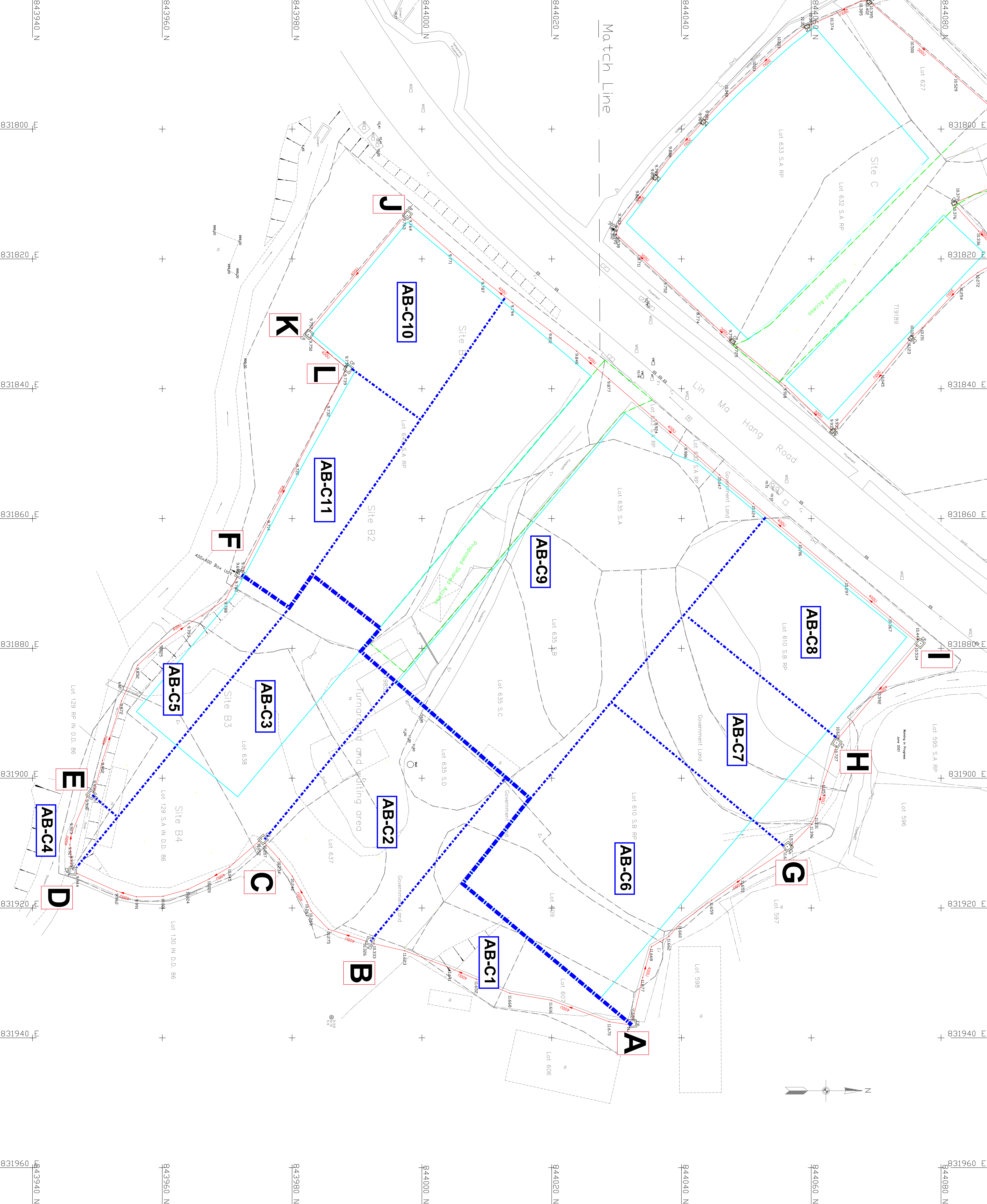
Head over Wier, H_w = 0.188 m

Peak Orifice Discharge, Q_o = 0.159 m³/s (<= Existing Peak Discharge)

Note: These are conservative assessments, as the water levels are based on the assumption that all excess flows pass over the weir.

Appendix I

Drainage Schedules



- Notes :
- Co-ordinates are relative to Hong Kong Metric Grid (1980)
 - All Levels are in Metres relative to Principal Datum (P.D.)
 - Elevation of kerb are referred to bottom of kerb
 - Dimensions are in Metres unless otherwise shown

Legends:

- 300Ø As-built Drain Pipe
- 300U As-built U-Channel
- +9.711 As-built Invert Level
- CP As-built Catchpit
- +10.825 As-built Ground Level

AB-C1 CATCHMENT AREA

CATCHMENT BOUNDARY

NOTE:
CATCHMENTS EXTEND TO
SITE BOUNDARIES

A CATCHPIT REFERENCE

DRAWING TITLE :
**SITES A&B CATCHMENT
AREAS AND CATCHPIT
REFERENCES**

Scale
@A0 1:200

Date of Survey:
June 2023

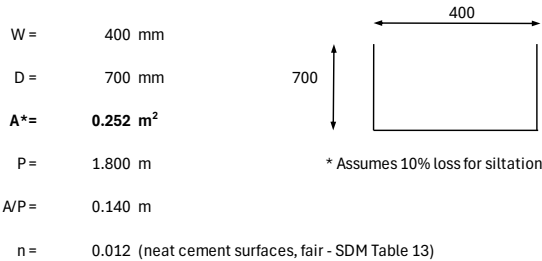
C192 - Hong Kong & Kowloon Timber Merchants Association Tard at Lin Ma Hang Road
Sites A & B - Catchment Areas

Catchment	Area (m ²)	Cumulative (m ²)
<u>Southern Boundary</u>		
	246	
	178	
AB-C1	424	424
	798	
AB-C2	798	1222
	230	
	423	
	232	
	133	
AB-C3	1018	2240
	30	
AB-C4	30	2270
	117	
	315	
AB-C5	433	2703
Overall	2703	
<u>Northern Boundary</u>		
	39	
	1089	
	87	
AB-C6	1216	1216
	544	
	84	
AB-C7	629	1844
	544	
	37	
AB-C8	582	2426
	1616	
	443	
	867	
AB-C9	2926	5352
	537	
AB-C10	537	5889
	428	
AB-C11	428	6317
Overall	6317	
TOTAL	9020	

C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Sites A & B - As-constructed Channel Capacities with Mitigation Measures
Mitigation Option 1 - Additional Pipe from Catchpit J to Catchpit F2

Refer:
 Topographic Survey of As-constructed drainage facilities
 Measured (12/24) Channel depths
 Measured Channel lengths

Standard 400W x 300D channel units are to be used throughout, but with additional 400mm depth of Site Formation and Ground Slabs (**Overall 700D**)
 Use Manning's Equation



(R^{2/3})/n = 22.322
 V = S^{0.5} R^{2/3}/n
 Q = VA

Total Site Runoff: 0.467 m³/s
 Total Site Area: 9,020 m²
 Average Unit Runoff: 0.000052 m³/s/m²

Catchpit	Invert Level (mPD)	Length (m)	Gradient (s)	Velocity (m/s)	Capacity (m ³ /s)	Catchments Served	Cumulative Area (m ²)	Runoff (m ³ /s)	Channel Adequate (Y/N)	Remarks
<i>Eastern Boundary</i>										
A ₁	11.675									
		40.88	0.0328	4.04	1.02	AB-C1	424	0.022	Y	
B	10.333									
	10.326									
		21.90	0.0054	1.65	0.41	AB-C1, C2	1222	0.063	Y	
C	10.207									
	10.052									
		30.86	0.0035	1.32	0.33	AB-C1, C2, C3	2240	0.116	Y	
D	9.944									
	9.935									
		11.68	0.0015	0.85	0.21	AB-C1, C2, C3, C4	2270	0.118	Y	
E	9.918									
	9.916									
		43.8	0.0035	1.32	0.33	AB-C1, C2, C3, C4, C5	2703	0.140	Y	
F ₁	9.762									
<i>Western and Northern Boundaries</i>										
A ₂	11.680									
		37.23	0.0011	0.74	0.19	AB-C6	1216	0.063	Y	
G	11.639									
	11.572									
		16.69	0.0506	5.02	1.27	AB-C6, C7	1844	0.095	Y	
H	10.727									
	10.622									
		18.25	0.0048	1.55	0.39	AB-C6, C7, C8	2426	0.126	Y	
I	10.534									
	10.444									
		102.20	0.0067	1.82	0.46	AB-C6, C7, C8, C9	5352	0.277	Y	
J	9.764									
	9.763									
		23.30	0.0005	0.49	0.12	AB-C6, C7, C8, C9, C10	5889	0.305	N	Additional Capacity Required
K	9.752									
	9.750									
		8.03	0.0014	0.83	0.21	AB-C6, C7, C8, C9, C10	5889	0.305	N	Additional Capacity Required
L	9.739									
	9.739									
		35.04	0.0008	0.63	0.16	AB-C6, C7, C8, C9, C10, C11	6317	0.327	N	Additional Capacity Required
F ₂	9.711									
Additional Pipe (450mm Dia. uPVC - see attached calculations):										
J	9.913									
		62.05	0.0033	1.27	0.20					
F ₂	9.711									
Overall Capacities (Existing Channel + New Pipe):										
J-K					0.32			0.305	Y	Existing Channel + New Pipe
K-L					0.41			0.305	Y	Existing Channel + New Pipe
L-F ₂					0.36			0.327	Y	Existing Channel + New Pipe

C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Proposed Drainage Capacity
Mitigation Option 1 - New Pipe for Sites A & B - Catchpit J to Catchpit F2

Colebrook-white Equation in SI units, simplified for solution for D

(From "Tables for the Hydraulic Design of Pipes, Sewers & Channels" HR Wallingford)

$$\frac{Q}{\sqrt{S} D^{2.5}} = -6.555 \log \left\{ \frac{0.576 S^{0.2} K_s}{Q^{0.4}} + \frac{2.566 \times 10^{-6}}{Q^{0.6} S^{0.2}} \right\}$$

Term 4
Term 1
Term 2

Assume uPVC pipes, normal condition

D =	0.450 m	450 mm
U/S IL (@ J) =	9.913 mPD	(150mm above channel IL)
D/S IL (@F ₂) =	9.711 mPD	
Fall =	0.202 m	
Length, L =	62.05 m	
S (1 in)	307	0.0033
Ks	0.06 mm	0.00006 m

Term 1	2.00153E-05
Term 2	1.98207E-05
Term 3	28.84019524

Term 4	28.84018943
--------	-------------

Diff 0 Should be zero for solution

Capacity, Q **0.224 m³/s**

With 10% flow area allowance for sedimentation, assume 10% reduction in capacity:

Capacity, Q_{silt} = **0.201 m³/s**

A = 0.16 m²

v = Q/A = 1.41 m/s

C192 - Hong Kong & Kowloon Timber Merchants Association Tard at Lin Ma Hang Road
Sites A & B - As-constructed Channel Capacities with Mitigation Measures
Mitigation Option 2 - Enlarged Channel Section from Catchpit J to Catchpit F2

Refer:

Topographic Survey of As-constructed drainage facilities

Measured (12/24) Channel depths

Measured Channel lengths

Total Site Runoff

0.467 m³/s

Total Site Area

9,020 m²

Average Unit Runoff:

0.000052 m³/s/m²

Standard 400W x 300D channel units are to be used throughout, but with additional 400mm depth of Site Formation and Ground Slabs (**Overall 700D**)

Use Manning's Equation:

W = 400 mm

D = 700 mm

A* = 0.252 m²

P = 1.800 m

R = A/P = 0.140 m

n = 0.012 (neat cement surfaces, fair - SDM Table 13)

(R^{2/3})/n = 22.322

* Assumes 10% loss for siltation

Enlarged Section from Catchpit J to F2:

W = 800 mm

D = 700 mm

A* = 0.504 m²

P = 2.200 m

R = A/P = 0.229 m

n = 0.012 (neat cement surfaces, fair - SDM Table 13)

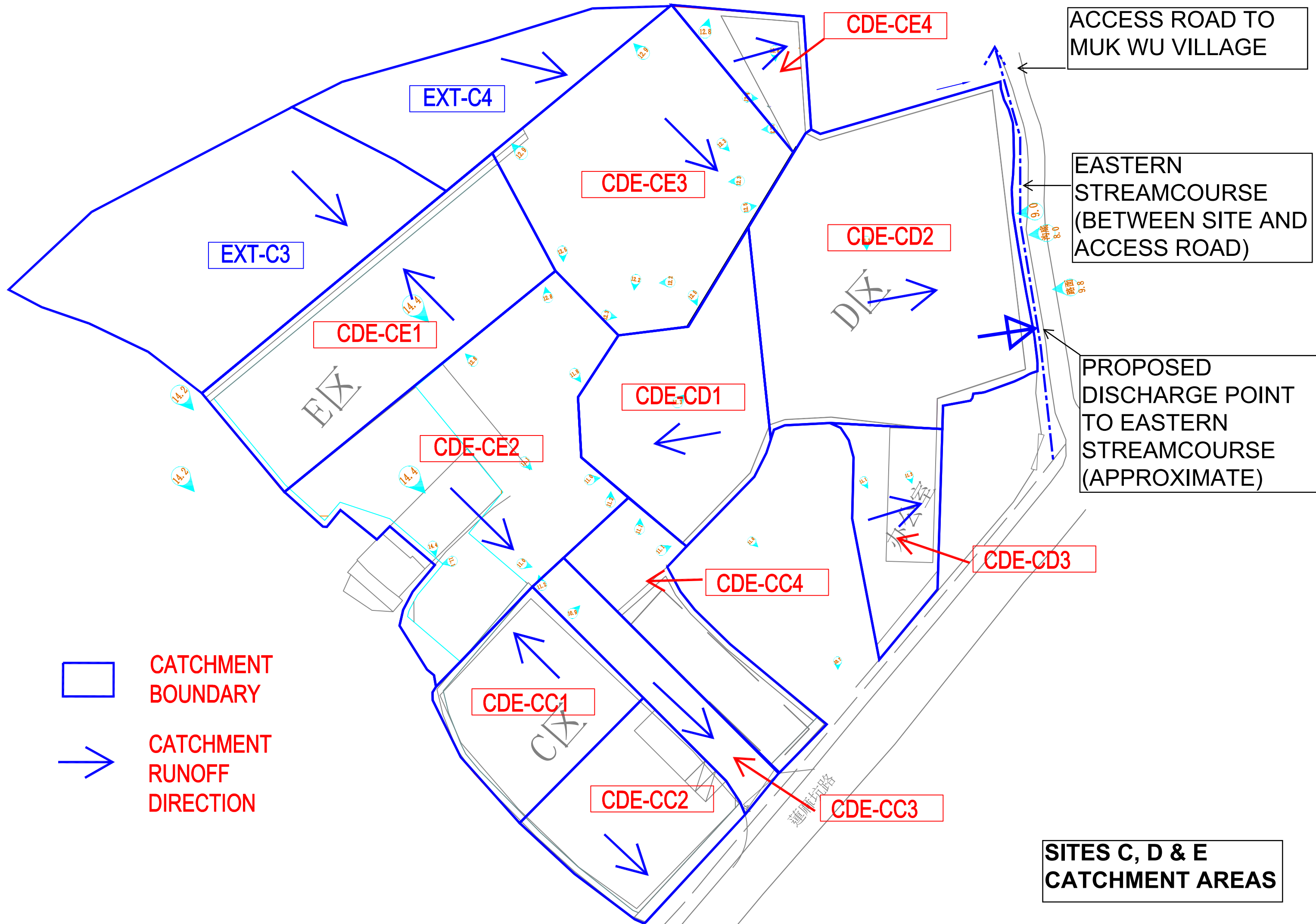
(R^{2/3})/n = 31.047

* Assumes 10% loss for siltation

$V = S^{0.5} R^{2/3} / n$

$Q = VA$

Catchpit	Invert Level (mPD)	Length (m)	Gradient (s)	Velocity (m/s)	Capacity (m ³ /s)	Catchments Served	Cumulative Area (m ²)	Runoff (m ³ /s)	Channel Adequate (Y/N)	Remarks
Eastern Boundary										
A ₁	11.675									
B	10.333	40.88	0.0328	4.04	1.02	AB-C1	424	0.022	Y	
	10.326									
C	10.207	21.90	0.0054	1.65	0.41	AB-C1, C2	1222	0.063	Y	
	10.052									
D	9.944	30.66	0.0035	1.32	0.33	AB-C1, C2, C3	2240	0.116	Y	
	9.935									
E	9.918									
	9.916									
F ₁	9.762	43.8	0.0035	1.32	0.33	AB-C1, C2, C3, C4, C5	2703	0.140	Y	
Western and Northern Boundaries										
A ₅	11.680									
G	11.639	37.23	0.0011	0.74	0.19	AB-C6	1216	0.063	Y	
	11.572									
H	10.727	16.69	0.0506	5.02	1.27	AB-C6, C7	1844	0.095	Y	
	10.622									
I	10.534	18.25	0.0048	1.55	0.39	AB-C6, C7, C8	2426	0.126	Y	
	10.444									
J	9.764	102.20	0.0067	1.82	0.46	AB-C6, C7, C8, C9	5352	0.277	Y	
	9.763									
K	9.752	23.30	0.0005	0.67	0.34	AB-C6, C7, C8, C9, C10	5889	0.305	Y	Enlarged Section
	9.750									
L	9.739	8.03	0.0014	1.15	0.58	AB-C6, C7, C8, C9, C10	5889	0.305	Y	Enlarged Section
	9.739									
F ₂	9.711	35.04	0.0008	0.88	0.44	AB-C6, C7, C8, C9, C10, C11	6317	0.327	Y	Enlarged Section



C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Sites CDE Catchment Areas

Catchment	Catchment Area (m ²)	Remarks
<u>External Areas</u>		
EXT-C3	1809	
EXT-C4	840	
Lot 630RP	1090	
<u>Site Areas</u>		
CDE-CC1	762	
CDE-CC2	776	
CDE-CC3	387	
CDE-CC4	605	
CDE-CD1	1005	
CDE-CD2	2266	
CDE-CD3	480	
CDE-CE1	1377	
CDE-CE2	1876	
CDE-CE3	1666	
CDE-CE4	295	
CDE Total	11494	Site Areas Only
Site Area	11494	Formal Submission Area

C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Drainage Schedule - Sites C, D & E

Refer to Site Catchment Plan (Appendix I), Overall Runoff Calculations and Standard Channel/Pipe Capacity Calculations.
 See Drainage Plan for Catchpit/Manhole reference numbers

For simplicity, adopt standard runoff across entire main Site areas:

Total Site Runoff (CDE) 0.572 m³/s
 Total Site Area (CDE) 11,494 m²
 Average Unit Runoff (CDE): 0.000050 m³/s/m²

Total External Runoff (EXT-C3 & C4) 0.046 m³/s

Total External Area (EXT-C3 & C4) 2,649 m²

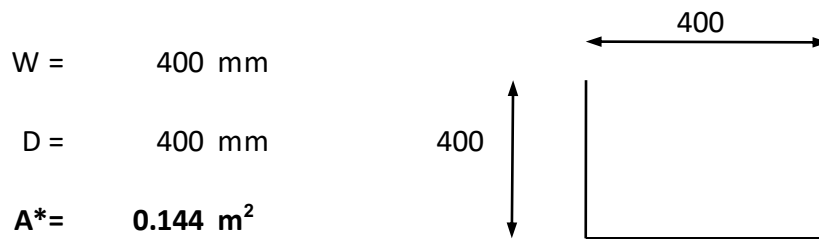
Average Unit Runoff: 0.000017 m³/s/m²

Catchpit	Invert Level (mPD)	Length (m)	Gradient (s)	Velocity (m/s)	Capacity (m ³ /s)	Catchments Served	Cumulative Area (m ²)	Runoff (m ³ /s)	Channel Adequate (Y/N)	Remarks
Northern/Eastern Catchments										
S1	TBC	TBC				CDE-CE1 EXT-C3	1377 1809	0.069 0.031		
S2	TBC	TBC	0.005	1.42	0.20			0.100	Y	400W x 400D Channel
Y1	TBC	TBC	0.003	1.25	0.14	CDE-CE1, EXT-C3		0.100	Y	400 DIA. uPVC Pipe
Y2	TBC	TBC	0.003	1.25	0.14	CDE-CE1, EXT-C3		0.100	Y	400 DIA. uPVC Pipe To Storage
S2	TBC	TBC	0.005	1.42	0.20	EXT-C4	840	0.015	Y	400W x 400D Channel
S3	TBC	TBC				EXT-C4 CDE-CE4 (50%)	147	0.015 0.007		
S4	TBC	TBC	0.005	1.42	0.20			0.022	Y	400W x 400D Channel
						EXT-C4, CDE-CE4 (50%) CDE-CE4 (50%)	147	0.022 0.007		
S5	TBC	TBC	0.005	1.42	0.20			0.029	Y	400W x 400D Channel
S6	TBC	TBC	0.005	1.42	0.20	EXT-C4, CDE-CE4		0.029	Y	400W x 400D Channel
						EXT-C4, CDE-CE4 CDE-CD2 (50%)	1133	0.029 0.056		
S7	TBC	TBC	0.005	1.42	0.20			0.086	Y	400W x 400D Channel To Storage
S7	TBC	TBC	0.005	1.42	0.20	CDE-CD2 (50%)	1133	0.056	Y	400W x 400D Channel To Storage
S8	TBC	TBC								
Y3	TBC	TBC	0.003	1.42	0.14	CDE-CE3	1666	0.083	Y	400 DIA. uPVC Pipe
Y2	TBC	TBC								To Storage
Western/Southern Catchments										
S1	TBC	TBC								
S22	TBC	TBC	0.005	1.42	0.20	Minor Local Runoff Only			Y	400W x 400D Channel
S21	TBC	TBC	0.005	1.42	0.20	Minor Local Runoff Only			Y	400W x 400D Channel
S20	TBC	TBC	0.005	1.42	0.20	Minor Local Runoff Only			Y	400W x 400D Channel
S19	TBC	TBC	0.005	1.42	0.20	Minor Local Runoff Only			Y	400W x 400D Channel
S18	TBC	TBC	0.005	1.42	0.20	Minor Local Runoff Only			Y	400W x 400D Channel
S17	TBC	TBC	0.005	1.42	0.20	Minor Local Runoff Only			Y	400W x 400D Channel
						CDE-CC2 CDE-CC3	776 387			
			0.005	1.42	0.20		1163	0.058	Y	400W x 400D Channel
S16	TBC	TBC	0.005	1.42	0.20	CDE-CC2, CDE-CC3	1163	0.058	Y	400W x 400D Channel
S15	TBC	TBC				CDE-CC2, CDE-CC3 CDE-CC4	1163 605			
			0.005	1.42	0.20		1767	0.088	Y	400W x 400D Channel To Storage
S14	TBC	TBC								
Y4	TBC	TBC				CDE-CC1 CDE-CE2	762 1876			
			0.003	1.25	0.14		2638	0.131	Y	400 DIA. uPVC Pipe To Storage
Y5	TBC	TBC								
S11	TBC	TBC	0.005	1.42	0.20	Lot 630RP	1090	0.011	Y	400W x 400D Channel
S12	TBC	TBC								To Storage
S12	TBC	TBC	0.005	1.42	0.20	Lot 630RP (20%)	218	0.002	Y	400W x 400D Channel
S13	TBC	TBC	0.005	1.42	0.20	Lot 630RP (20%)	218	0.002	Y	400W x 400D Channel
S14	TBC	TBC								To Storage
S11	TBC	TBC	0.005	1.42	0.20	CDE-CD3 (20%)	96	0.005	Y	400W x 400D Channel
S10	TBC	TBC	0.005	1.42	0.20	CDE-CD3	480	0.024	Y	400W x 400D Channel
S9	TBC	TBC								To Storage
S9	TBC	TBC	0.005	1.42	0.20	Minor Local Runoff Only			Y	400W x 400D Channel
S8	TBC	TBC								To Storage
N/A						CDE-CD1	1005	0.050	Y	Roof Drainage direct to storage.

TBC: To Be Confirmed. Exact levels and lengths to be confirmed on-Site during construction. Drainage facilities to follow the parameters set out in this schedule.

C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Sites CDE - Standard Channel Capacities

Standard 400W x 400D channel units (@ 0.5% gradient) are proposed throughout
 Use Manning's Equation:



P = 1.200 m

* Assumes 10% loss for siltation

R = A/P = 0.120 m

n = 0.012 (neat cement surfaces, fair - SDM Table 13)

(R^{2/3})/n = 20.131

S = 0.005

V = S^{0.5} R^{2/3}/n Q = VA

Velocity, V = 1.42 m/s

Capacity, Q = 0.205 m³/s

C192 - Hong Kong & Kowloon Timber Merchants Association Yard at Lin Ma Hang Road
Proposed Drainage Capacity
Pipes for Sites C, D & E

Colebrook-white Equation in SI units, simplified for solution for D

(From "Tables for the Hydraulic Design of Pipes, Sewers & Channels" HR Wallingford)

$$\frac{Q}{\sqrt{S} D^{2.5}} = -6.555 \log \left\{ \frac{0.576 S^{0.2} K_s}{Q^{0.4}} + \frac{2.566 \times 10^{-6}}{Q^{0.6} S^{0.2}} \right\}$$

Term 4 Term 1 Term 2 Term 3

Assume uPVC pipes, normal condition

D =	0.400 m	400 mm
S (1 in)	333	0.0030
Ks	0.06 mm	0.00006 m

Term 1	2.26768E-05
Term 2	2.4888E-05
Term 3	28.33539742

Term 4	28.33559293
--------	-------------

Diff 0 Should be zero for solution

Capacity, Q 0.157 m³/s

With 10% flow area allowance for sedimentation, assume 10% reduction in capacity:

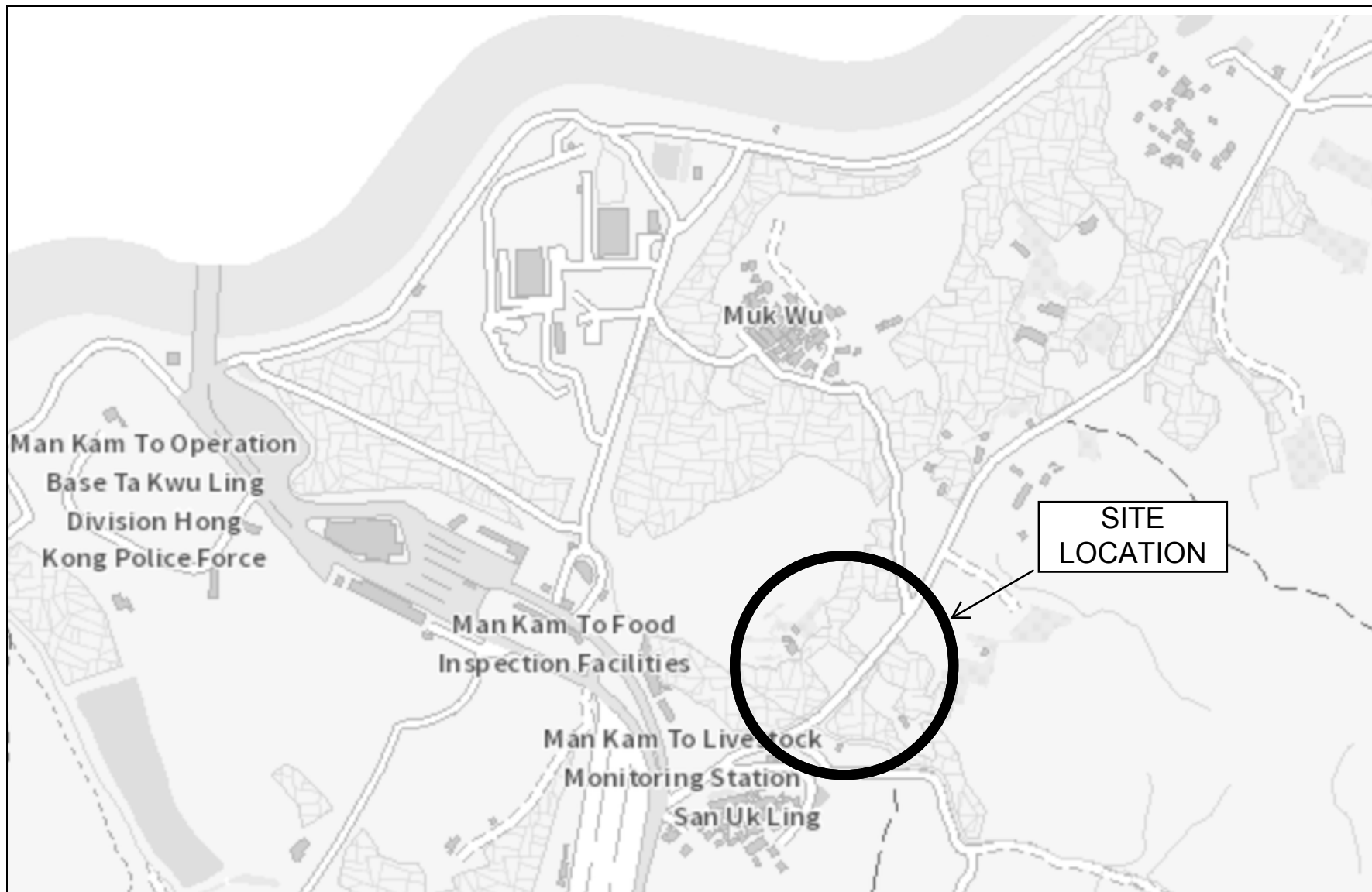
Capacity, Q_{silt} = 0.141 m³/s

A = 0.13 m²

v = Q/A = 1.25 m/s

Appendix J

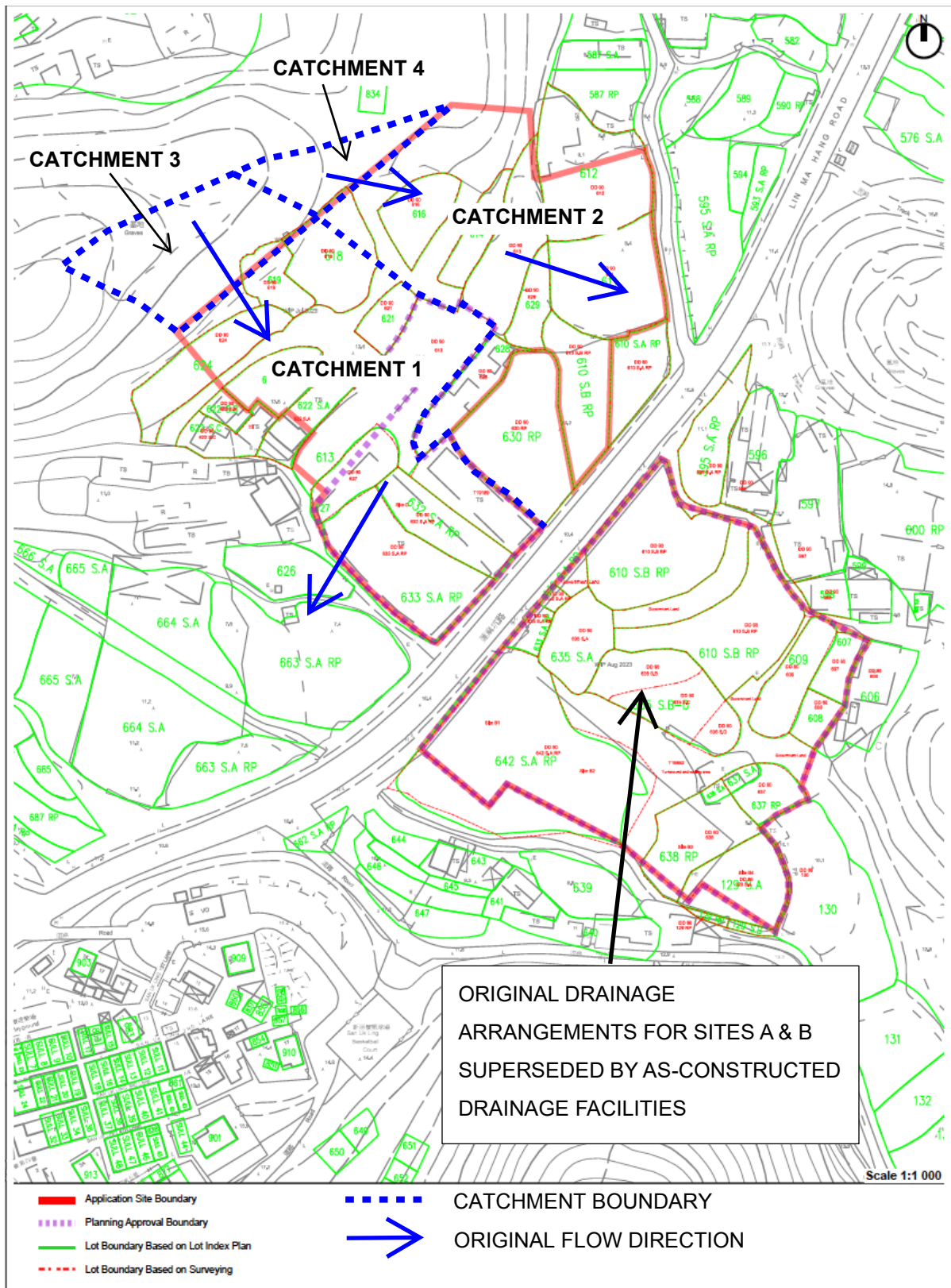
Figures



**Proposed Rural Workshop (Timber Yard and Sawmill) at Various Lots
in D.D.86, D.D. 90 and Adjoining Government Land, Lin Ma Hang
Road, San Uk Ling, Ma Kam To**

Site Location Plan

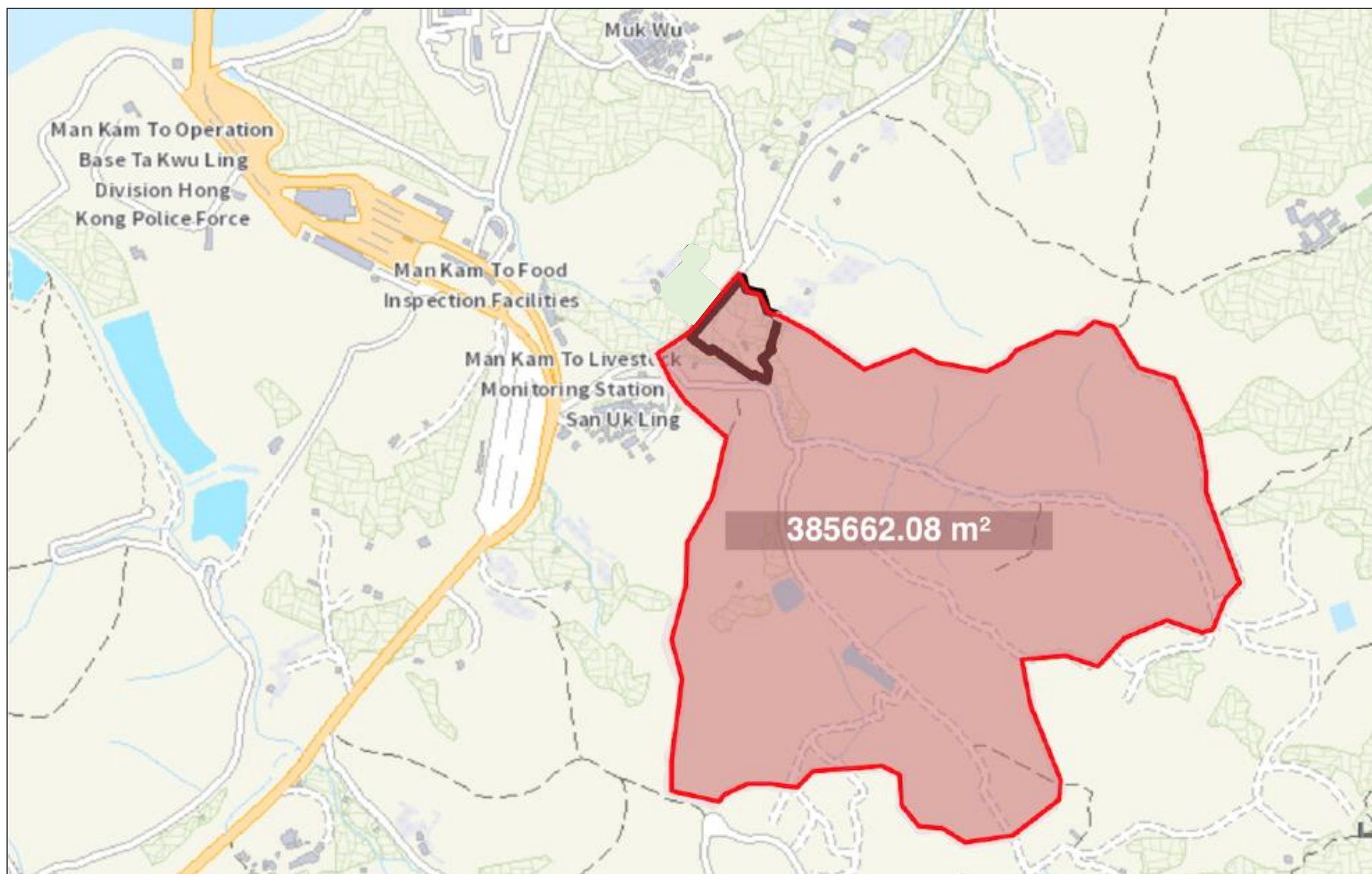
Figure 1



Proposed Rural Workshop (Timber Yard and Sawmill) at Various Lots in D.D.86, D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, San Uk Ling, Ma Kam To

Existing/Original Local Drainage Arrangements

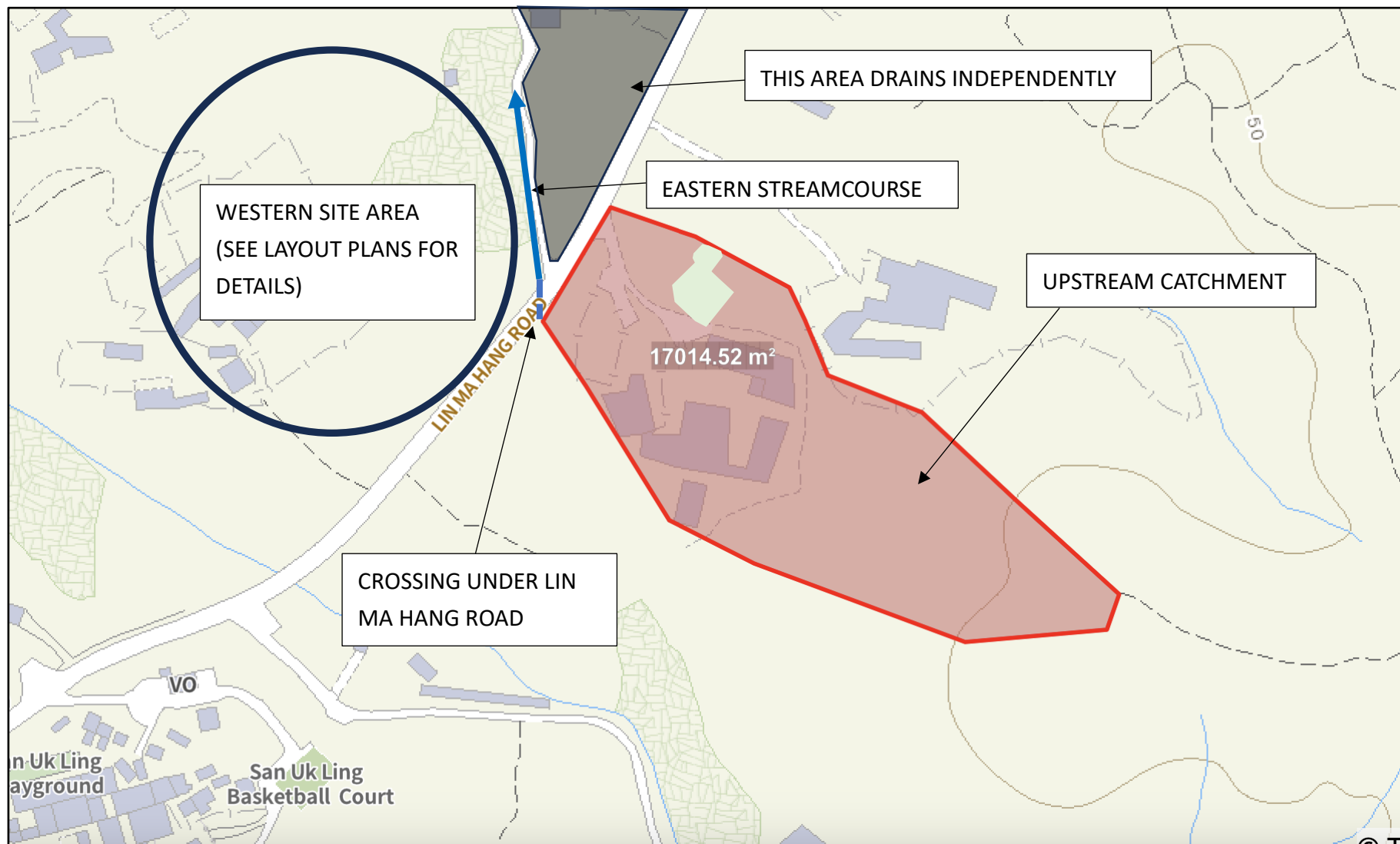
Figure 2



**Proposed Rural Workshop (Timber Yard and Sawmill) at Various Lots
in D.D.86, D.D. 90 and Adjoining Government Land,
Lin Ma Hang Road, San Uk Ling, Ma Kam To**

Overall Catchment Area (Eastern Site)

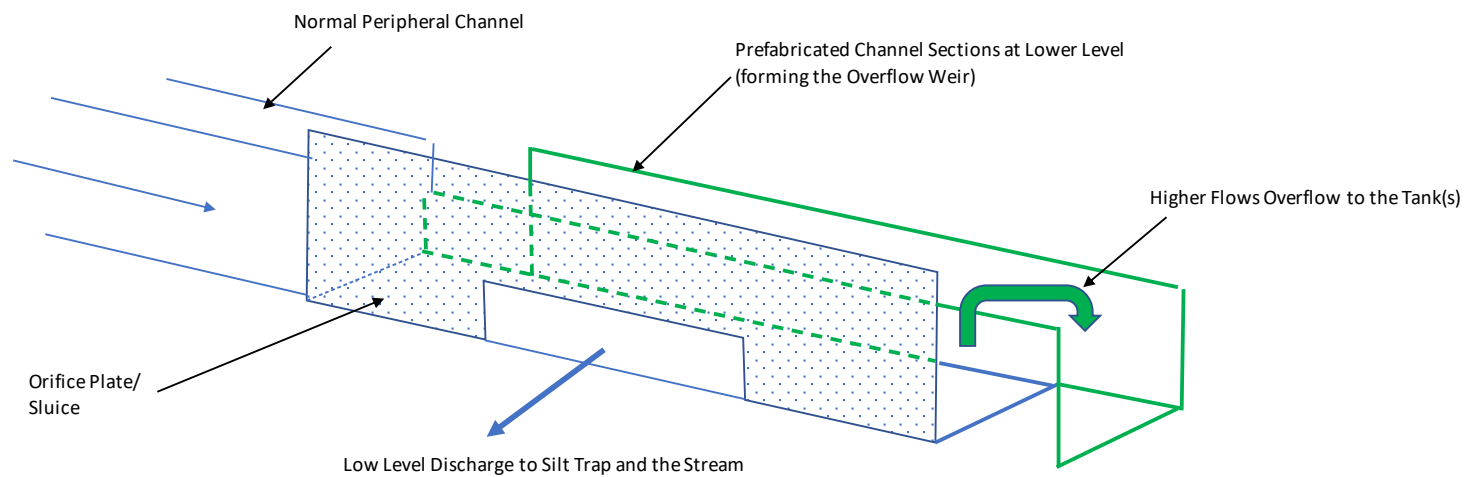
Figure 3



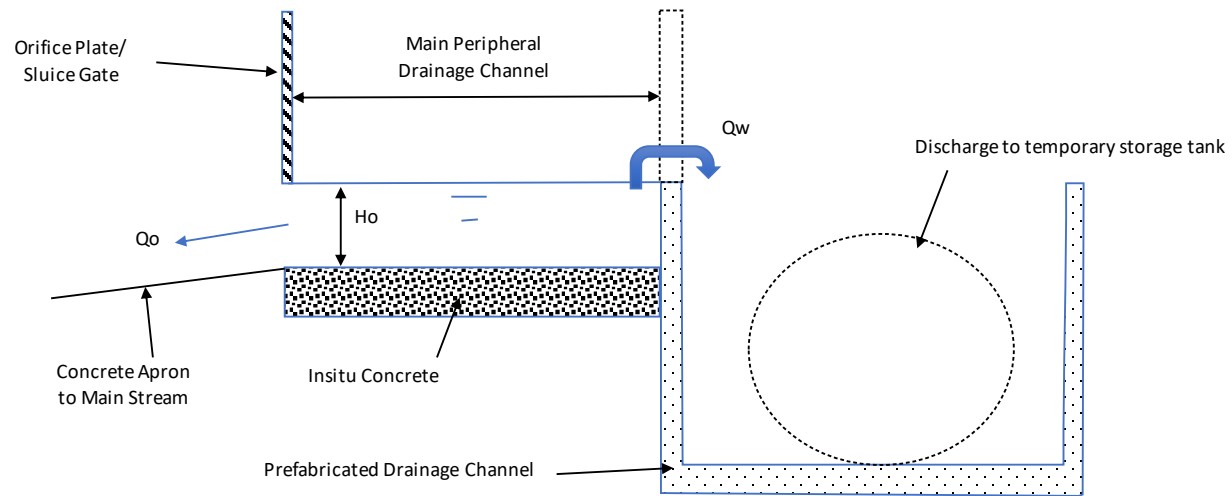
**Proposed Rural Workshop (Timber Yard and Sawmill) at Various Lots
in D.D.86, D.D. 90 and Adjoining Government Land,
Lin Ma Hang Road, San Uk Ling, Ma Kam To**

Upstream Catchment Area (Western Site)

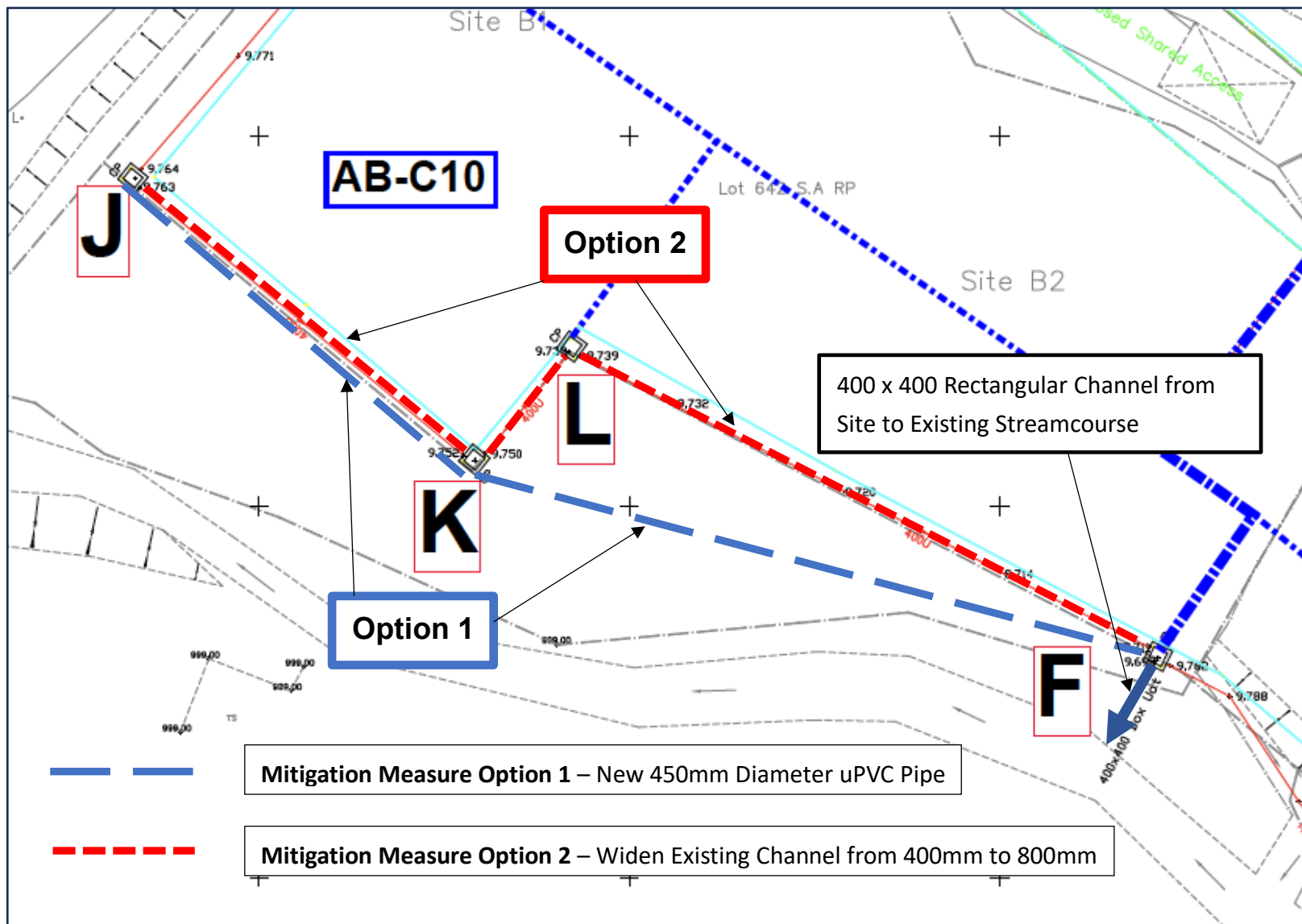
Figure 4



SCHEMATIC DIAGRAMME OF DISCHARGE/OVERFLOW ARRANGEMENT



CROSS-SECTION THROUGH DISCHARGE/OVERFLOW CHAMBER



Proposed Rural Workshop (Timber Yard and Sawmill) at Various Lots
in D.D.86, D.D. 90 and Adjoining Government Land,
Lin Ma Hang Road, San Uk Ling, Ma Kam To

Eastern Site (Sites A&B) Mitigation Measures and Site Outlet

Figure 6

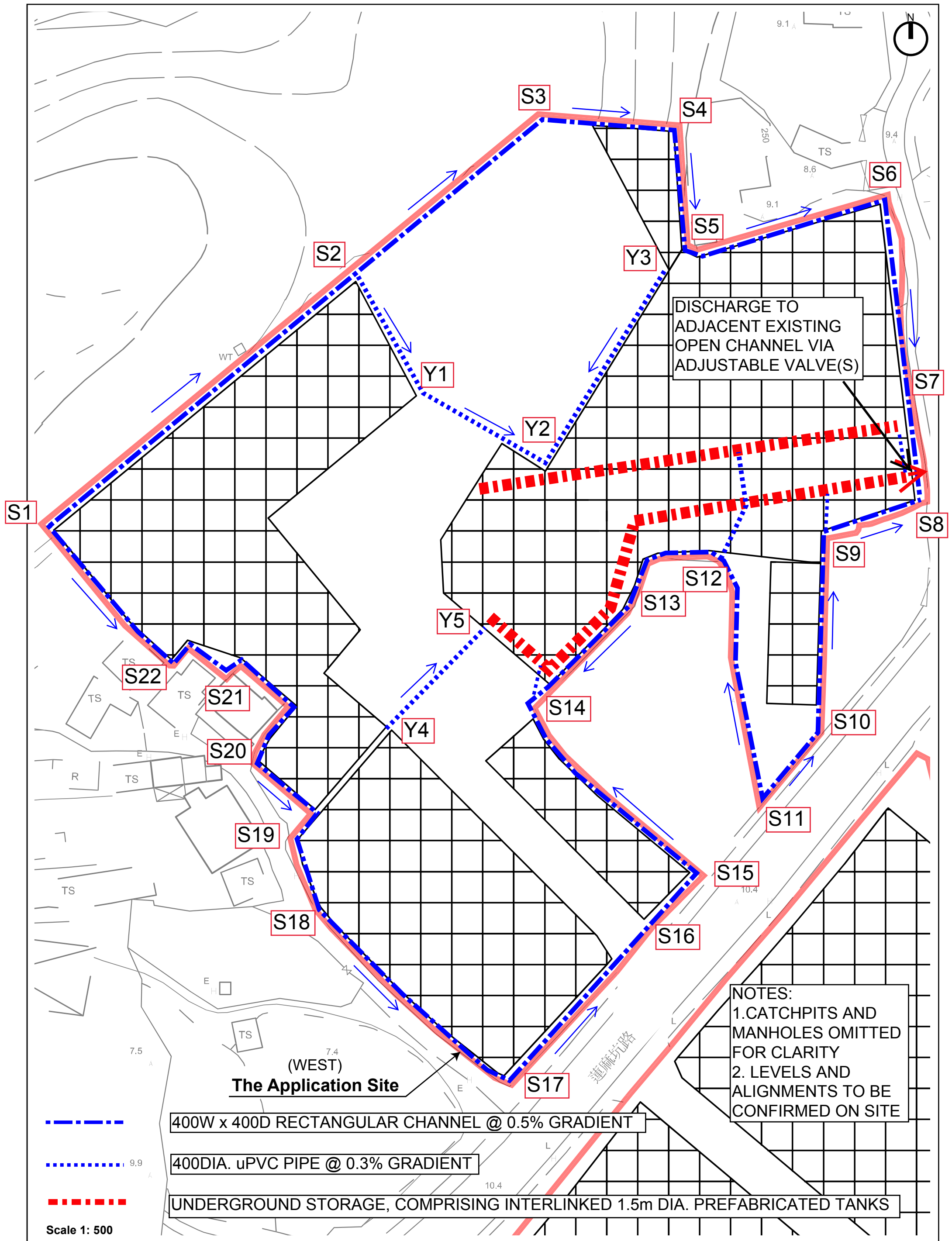
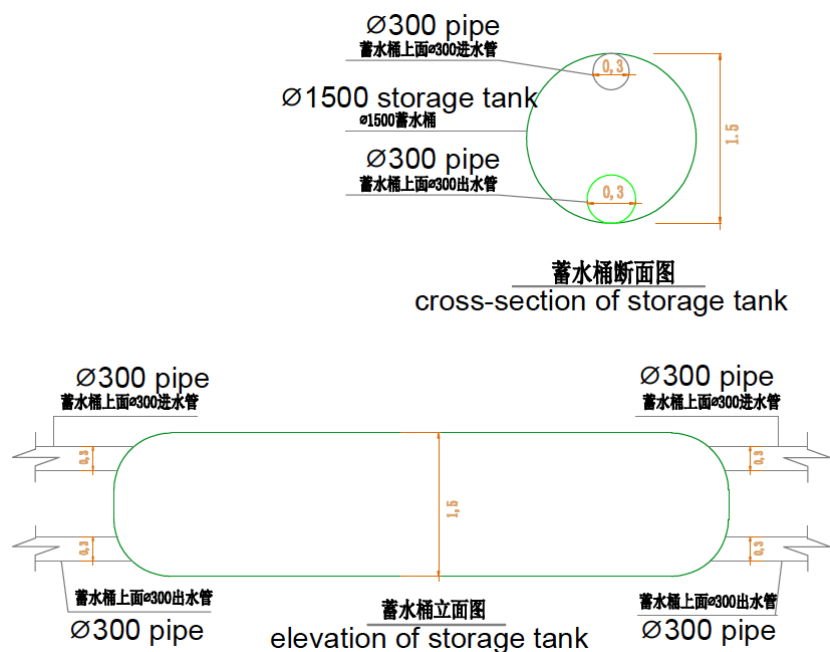
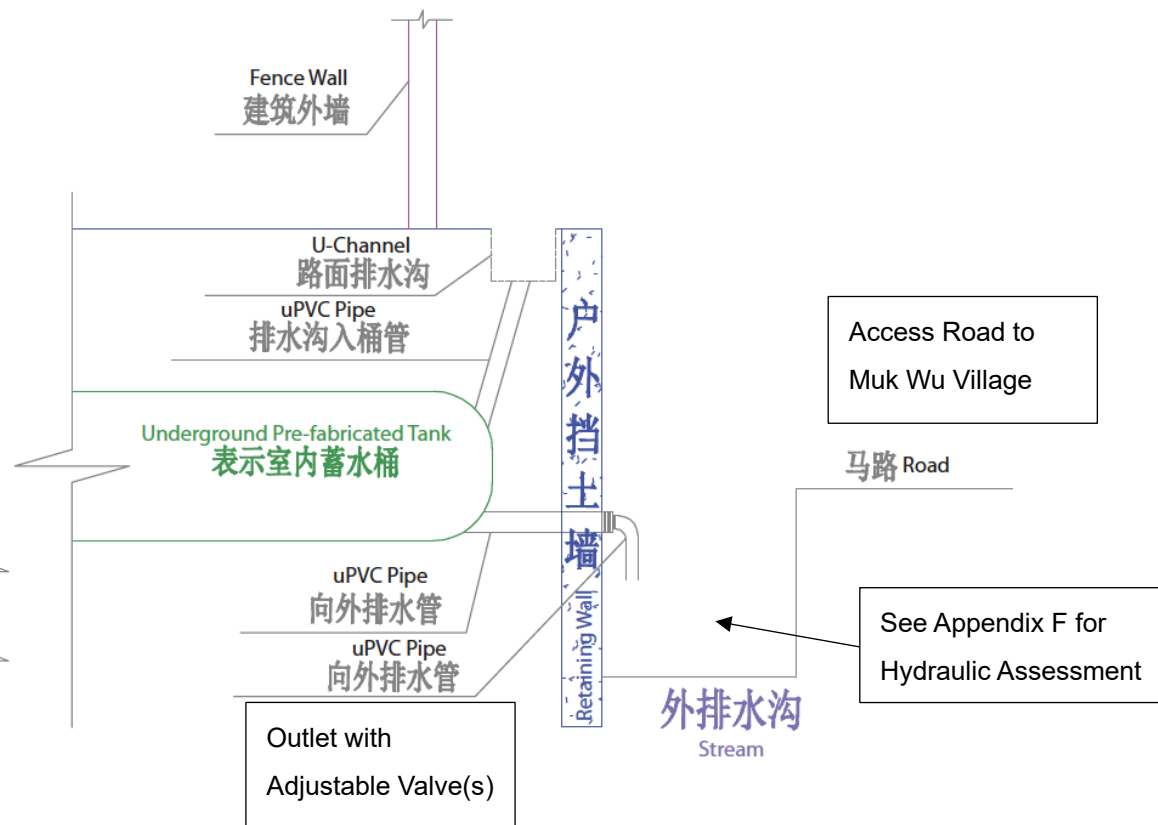


Figure 7



General Arrangement of Storage Tanks



Site Outlet Arrangement

Proposed Rural Workshop (Timber Yard and Sawmill) at Various Lots in D.D.86, D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, San Uk Ling, Ma Kam To	Western Site (Sites C, D & E) Storage and Site Outlet
	Figure 8



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

Tel: [REDACTED]
Fax: [REDACTED]
E-mail: [REDACTED]
Website: <http://www.tocoplanning.com>

Your Ref.: TPB/A/NE-MKT/35

Attn.: Ms. Leticia LEUNG

Dear Madam,

20 March, 2025

**Section 16 Planning Application for Proposed Temporary Rural Workshop
(Timber Yard and Sawmill) for a Period of 3 Years at Various Lots in D.D. 86 and
D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling**

We refer to the comments from the Drainage Services Department (DSD) in response to approval condition (d) in relation to the submission of a revised drainage impact assessment under the captioned planning application via the letter from Sha Tin, Tai Po & North District Planning Office dated 5.3.2024.

Please find attached 3 copies each of the Response-to-Comments table and revised Drainage Impact Assessment for your attention and circulation to DSD.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan
Managing Director



cc Client
DPO/STN (Attn. Ms. TSANG Tsz Man, Cheryl)

Responses to Comments from Drainage Services Department (DSD) (Contact person: Mr. Samuel Xing Wang - Tel : 23001135)

Item	Departmental Comments	The Applicant's Responses
DSD(1)	It is noted that the required storage for Catchments C, D and E were calculated. However, for easy reference, please also state clearly how much storage is being provided accordingly.	Noted. The actual storage to be provided is approximately 250m ³ .
DSD(2)	Para. 5.2.8: Please further elaborate on the operation mechanism of the controllable valves, especially during the rainstorm event.	The storage tanks will discharge by gravity via an outlet valve(s), which will be normally set to discharge the assumed maximum 0.25m ³ /s under peak flow conditions. However, the valve(s) will have the capability of being manually adjusted, so the setting(s) can be modified to suit operational conditions, if necessary.
DSD(3)	Plate 10 of Appendix C: It is observed that a metal plate is found at the labeled flow path. Please advise if any modification to the condition would be made or otherwise the relevant hydraulic impact was considered.	Plate 10 simply shows a piece of wood at ground level and we are not aware of any metal plate at this location or at the road crossing drain. However, in any case, any restriction upstream of the Ling Ma Hang Road crossing would simply limit the flow arriving in the channel at the downstream side of the road, so would not adversely affect the flows and assumptions adopted for the calculations and DIA.

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
本署檔號 Our Reference () in TPB/A/NE-MKT/35
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Email

Toco Planning Consultants Ltd.

17 April 2026

(Attn.: Ted Chan)

Dear Sir/Madam,

Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lot 129 S.A (Part) in D.D. 86 and Various Lots in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling (Compliance with Approval Condition (e) for Planning Application No. A/NE-MKT/35)

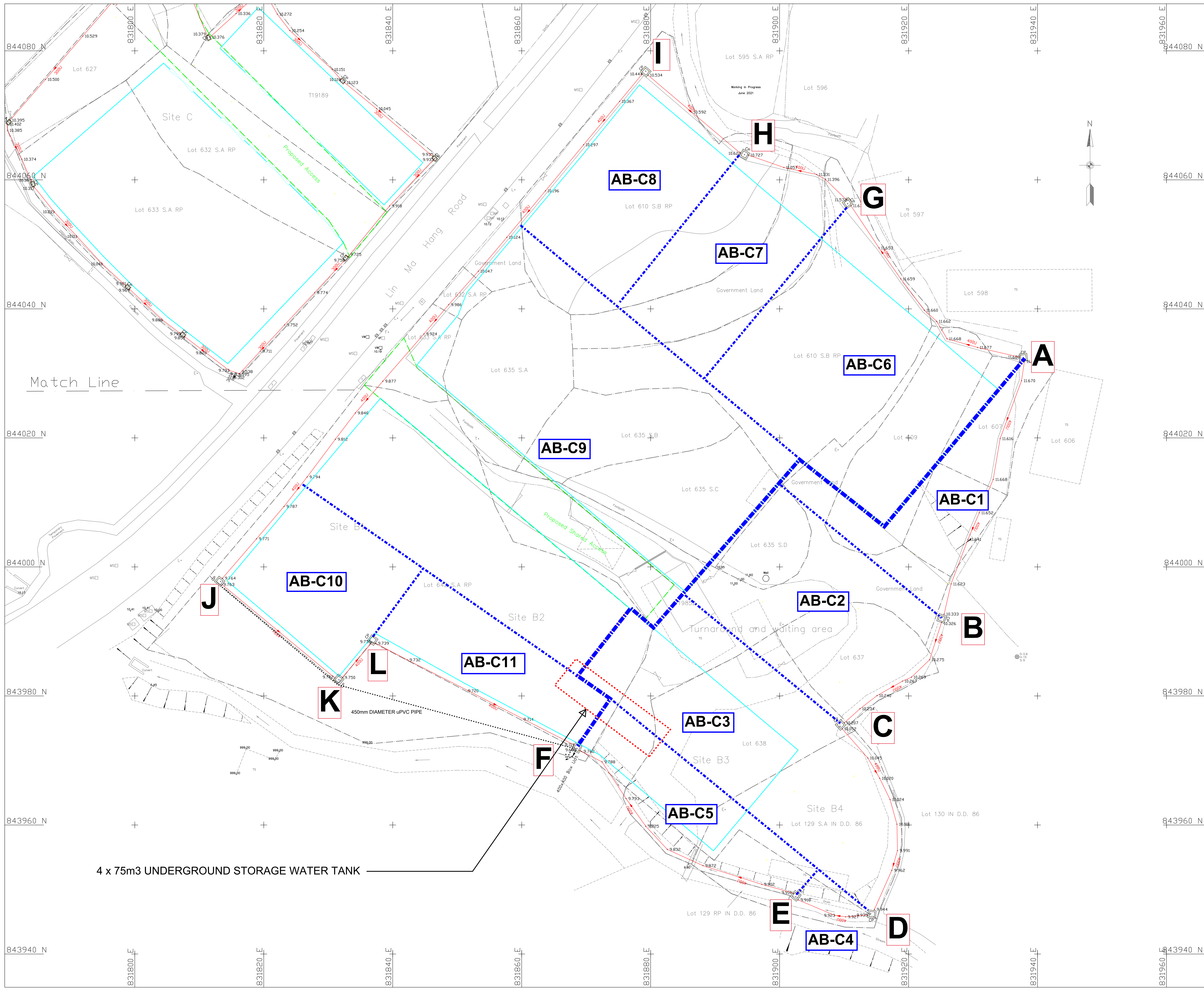
I refer to your submission dated 20.3.2026 and your supplementary information dated 9.4.2026, 10.4.2026 and 15.4.2026 for compliance with approval condition (e) in relation to the provision of flood mitigation measures and any other stormwater drainage facilities in the accepted drainage impact assessment 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. Renol TAN; Tel. No.: 3965 8925) has been consulted and considered that approval condition (e) has been complied with.

Should you have any queries related to planning matters, please contact Ms. Cheryl TSANG of this Office at 2158 6229.

Yours faithfully,

(Rico TSANG)
for Director of Planning



Notes :

1. Co-ordinates are relative to Hong Kong Metric Grid (1980)
2. All Levels are in Metres relative to Principal Datum (P.D.)
3. Elevation of kerb are referred to bottom of kerb
4. Dimensions are in Metres unless otherwise shown

Legends:

	As-built Drain Pipe
	As-built U-Channel
	As-built Invert Level
	As-built Catchpit
	As-built Ground Level

AB-C1 CATCHMENT AREA

CATCHMENT BOUNDARY

NOTE:
CATCHMENTS EXTEND TO SITE BOUNDARIES

A CATCHPIT REFERENCE

DRAWING TITLE :

SITES A&B CATCHMENT AREAS AND CATCHPIT REFERENCES

Scale

@A0 1:200

Date of Survey:

June 2023

EASTERN SITE (SITES A & B)
AS BUILT DRAINAGE PLAN

Responses to Comments from Drainage Services Department (DSD) (Contact person: Mr. Samuel Wang - Tel : 396508925)

Item	Departmental Comments	The Applicant's Responses
DSD(1)	The location of underground water tanks at western side is different from the recommendation in approved Drainage Impact Assessment (DIA), please substantiate that the volume and effectiveness are equivalent to the original design.	According to the Applicant, the as-built underground water tanks currently provide a total storage capacity of 414 m³, which exceeds the recommendation set out in the approved DIA. This demonstrates an effectiveness that is equivalent to, or even superior to, the original design intent. Site CDE 區 (Western Site) 地下儲水缸 D 區 Ø1500 142m 251m² 進水位 Ø300 Y2 Y5 S7 S8 出水位 Ø0-100 S7 S8 Ø2400 x 12 x 3 163 m² 進水位 Ø300 自然泥入 S17 出水位 Ø50 水渠抽出 S17
DSD(2)	According to the DIA, storage water tanks are required at eastern side (Site A&B) while missing in as-built drawing, please clarify whether it was constructed and in operation.	The location of the underground storage water tanks has been indicated on the updated as-built drawing attached. The Applicant confirms it is constructed and in operation.

Item	Departmental Comments	The Applicant's Responses
DSD(3)	According to the DIA, upgrading works to the as-construction details for the eastern portion is required. Please clarify whether the upgrading works has been completed. 5.2.5 The construction works in the eastern portion of the Site, including the Site drainage facilities, have been completed (see photographs in Appendix C). The as-constructed details for the Eastern Portion have been checked against the latest design standards, as set out in Appendix I. The peripheral channels are generally adequate for the expected runoff, with the exception of a section along the (south-) western boundary of the Site (from Catchpits J to F2). It is proposed to upgrade this section, by either adding an additional uPVC pipe or by widening the as-constructed channel, with the final arrangement to be determined on-Site, to suit Site conditions. Both options have been assessed in Appendix I and are indicated on Figure 6.	According to the Applicant, an additional uPVC pipe has been constructed from Catchpits J to F2. Such detail has been indicated on the updated as-built drawing attached.
DSD(4)	Please provide the emergency contact of the operator for the underground water tank system.	The emergency contact is Mr. Joe Ng – telephone no. is 9172 6390.
DSD(5)	Vegetation and debris were observed during the site inspection at the drainage system, please be reminded to carry out regular clearance works.	Noted.



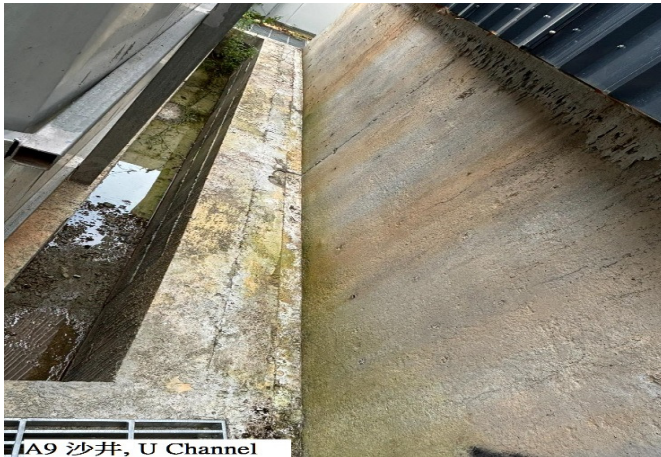




A7 地下雨水缸入水口特寫



A8 地下雨水缸泵水出口



A9 沙井, U Channel



A10 沙井, U Channel



A11 沙井, U Channel



A12 門口沙井, U Channel



A13 U Channel



A14 沙井, U Channel



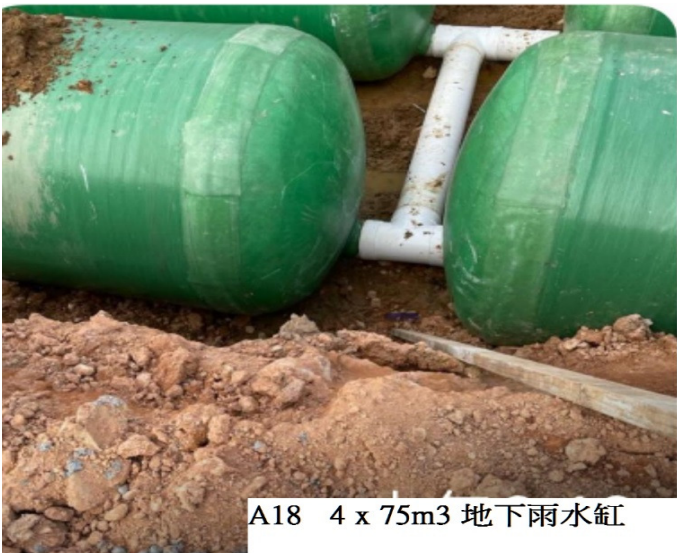
A15 沙井, U Channel



A16 沙井, U Channel



A17 4 x 75m3 地下雨水缸

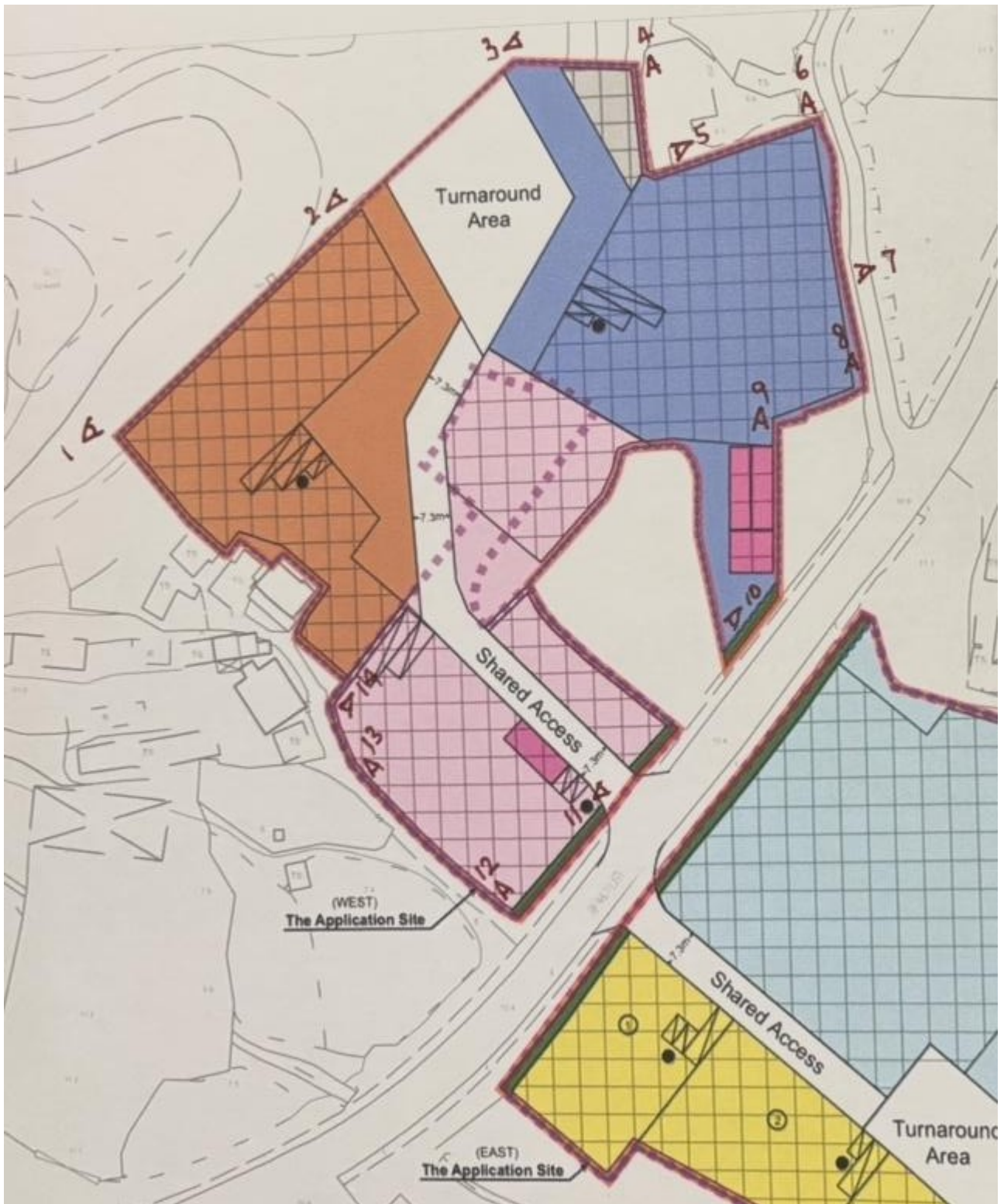


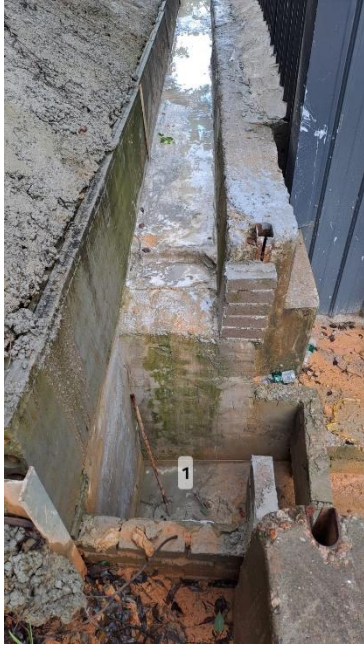
A18 4 x 75m3 地下雨水缸



A19 地下雨水缸浮球水泵

SITES C,D & E - PHOTOGRAPHS OF AS-CONSTRUCTED DRAINAGE FACILITIES





1



2



3



4



5



6



7



8



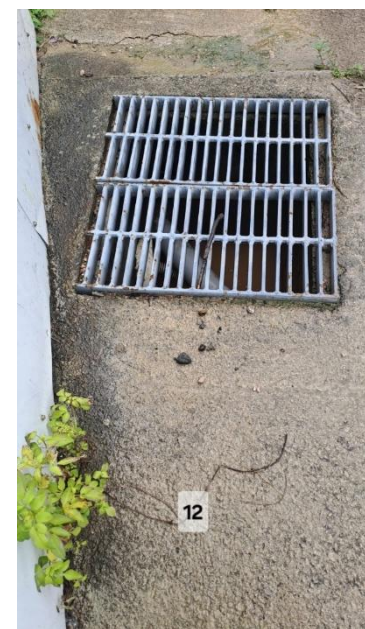
9



10



11



12



13



14

APPENDIX IV: Fire Services Related Documents

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
本署檔號 Our Reference () in TPB/A/NE-MKT/35
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Fax

17 October 2024

Toco Planning Consultants Ltd.

(Attn.: Ted CHAN)

Dear Sir/Madam,

**Proposed Temporary Warehouse (Timber and Other Associated
Materials) for a Period of 3 Years and Associated Filling of Land in
“Agriculture” Zone, Lot 129 S.A (Part) in D.D. 86 and Various Lots in
D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling
(Compliance with Approval Condition (g) for Planning Application No. A/NE-MKT/35)**

I refer to your submissions received by this office on 5.9.2024 and 4.10.2024 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.

D of FS (Contact person: Mr. QIU Yi; Tel.: 2733 5845) has been consulted and considered the 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 (g) for further arrangement of FSI acceptance inspection.

Please also be reminded to observe the requirements for an application under Section 4 of the Timber Stores Ordinance (Cap. 464). Detailed fire service requirements will be formulated by the Fire Services Department upon receipt of formal submission of licensing application.

- 2 -

Should you have any queries related to planning matters, please contact Ms. Cheryl TSANG of this department at 2158 6229.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Rico TSANG', written over a horizontal line.

(Rico TSANG)
for Director of Planning



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

Tel: [REDACTED]
Fax: [REDACTED]
E-mail: [REDACTED]
Website: <http://www.tocoplanning.com>

Your Ref.: TPB/A/NE-MKT/35

Dear Madam,

5 September, 2024

**Section 16 Planning Application for Proposed Temporary Rural Workshop
(Timber Yard and Sawmill) for a Period of 3 Years at Various Lots in D.D. 86 and
D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling**

We refer to the comments from the Fire Services Department (FSD) in response to approval condition (g) in relation to the submission of a Fire Service Installations (FSI) Proposal under the captioned planning application via the letter from Sha Tin, Tai Po & North District Planning Office dated 29.8.2024.

Please find attached 3 copies of the updated FSI Proposal with the F.S. Notes revised for your attention and circulation to FSD.

Yours faithfully,

Toco Planning Consultants Ltd.





Ted Chan
Managing Director

cc Client
DPO/STN (Attn. Ms. Shirley Chan)

FIRE SERVICE NOTES :

1. A MODIFIED HOSE REEL SYSTEM WITH A 2,000 L F.S. TANK SHALL BE PROVIDED TO THE SUBJECT BUILDINGS IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012. HOSE REEL SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDINGS WHERE CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.

1.2 NO FIRE SERVICE INLET TO BE PROVIDED FOR MODIFIED HOSE REEL SYSTEM.

1.3 TWO FIXED FIRE PUMPS (DUTY/STANDY) TO BE PROVIDED.
2. FIRE DETECTION ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 Part 1 :2017 AND FSD CIRCULAR LETTER NO. 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. VISUAL ALARM SIGNALS TO BE PROVIDED. ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/VISUAL WARNING DEVICE INITIATION.
- 2.1 FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE F.S. PUMP ROOM.
3. SUFFICIENT EMERGENCY LIGHTING WITH 2 HOURS BACK UP BATTERY TO BE PROVIDED TO THE BUILDINGS IN ACCORDANCE WITH BS 5266: PART 1 :2016 AND BS EN 1838:2013, AND FSD CIRCULAR LETTER 4/2021.
4. SUFFICIENT EXIT SIGN / DIRECTIONAL SIGN TO BE PROVIDED IN ACCORDANCE WITH BS 5266 : PART 1 AND FSD CIRCULAR LETTER NO. 5/2008.
5. FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED ON PLANS.
6. WHEN A VENTILATION/AIR CONDITIONING CONTROL SYSTEM TO THE AREAS/BUILDING IS REQUIRED TO BE PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
7. AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING/STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020 EXCEPT E&M PLANT ROOMS. SPRINKLER SHALL NOT BE PROVIDED TO AREAS OF COVERED SHED AS THOSE ARE METAL STRUCTURE WITH 2 SIDES OPENING.
- 7.1 HAZARD CLASSIFICATION : OH3

7.2 STORED PRODUCTS AND CATEGORIES : CATEGORY (I)

7.3 STORAGE CONFIGURATION : FREE STANDING (ST1) & POST-PALLET STORAGE (ST2)

7.4 STORAGE HEIGHT NOT EXCEEDING : 4M & 3.5M

7.5 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50 SQ M. IN PLAN AREA FOR CATEGORY I.

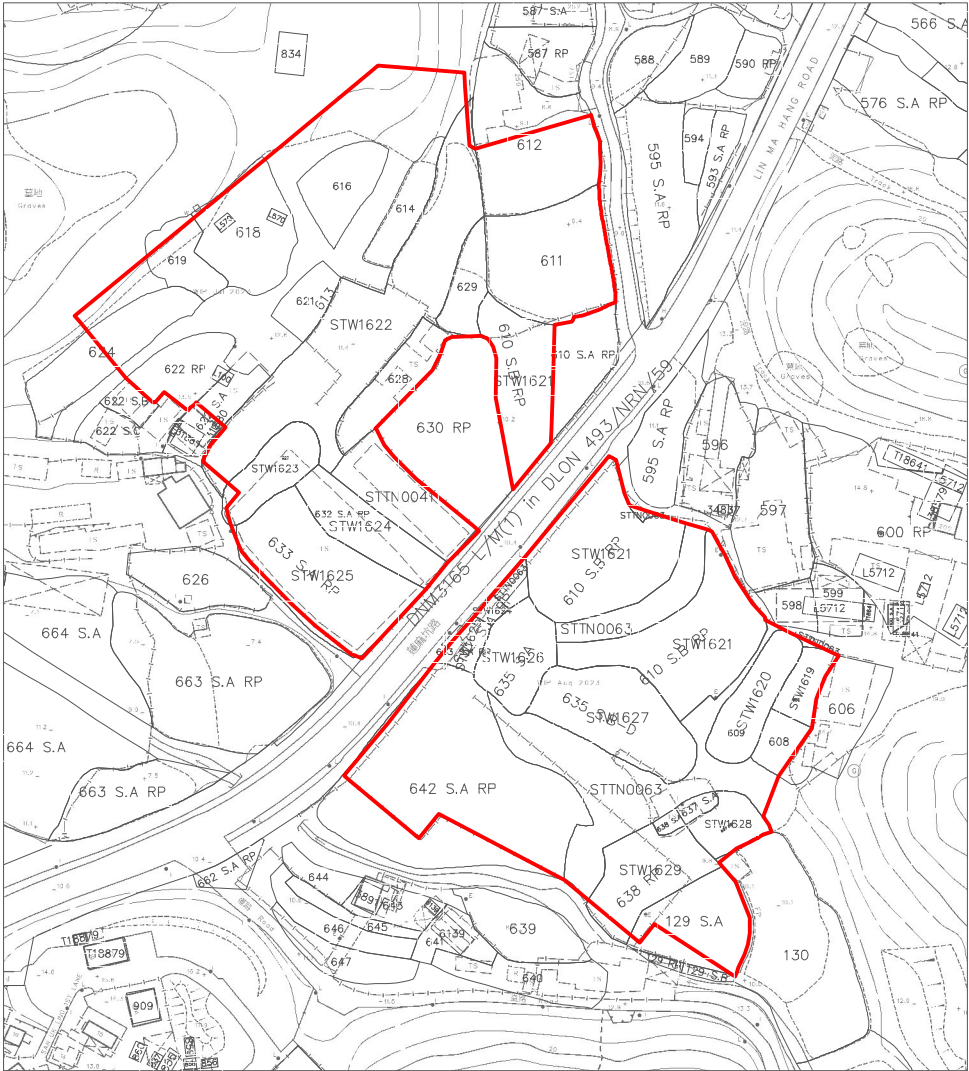
7.6 STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4M WIDE.

7.7 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.

7.8 SPRINKLER PUMPS, SPRINKLER CONTROL VALVES AND SPRINKLER INLETS SHALL BE PROVIDED AS INDICATED ON PLANS.
8. SECONDARY SOURCE OF POWER SUPPLY FOR FIRE SERVICE INSTALLATIONS TO BE PROVIDED BY CONNECTION BEFORE THE MAIN SWITCH WITH AUTOMATIC CHANGE-OVER DEVICE AND SATISFACTION OF THE DIRECTOR OF FIRE SERVICES.
9. SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED WHEREAS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT IN WAREHOUSES.



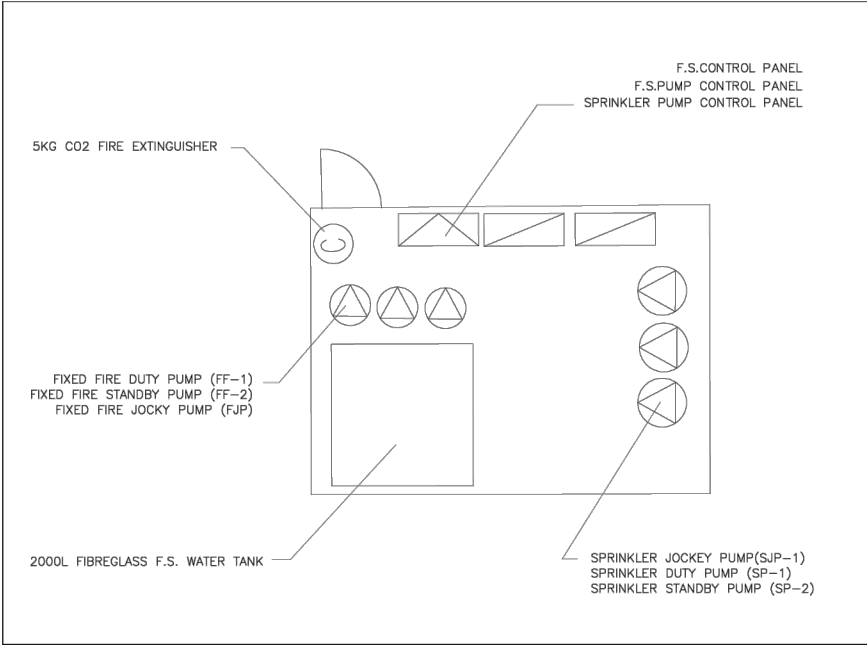
SITE LOCATION PLAN
SCALE 1:2000



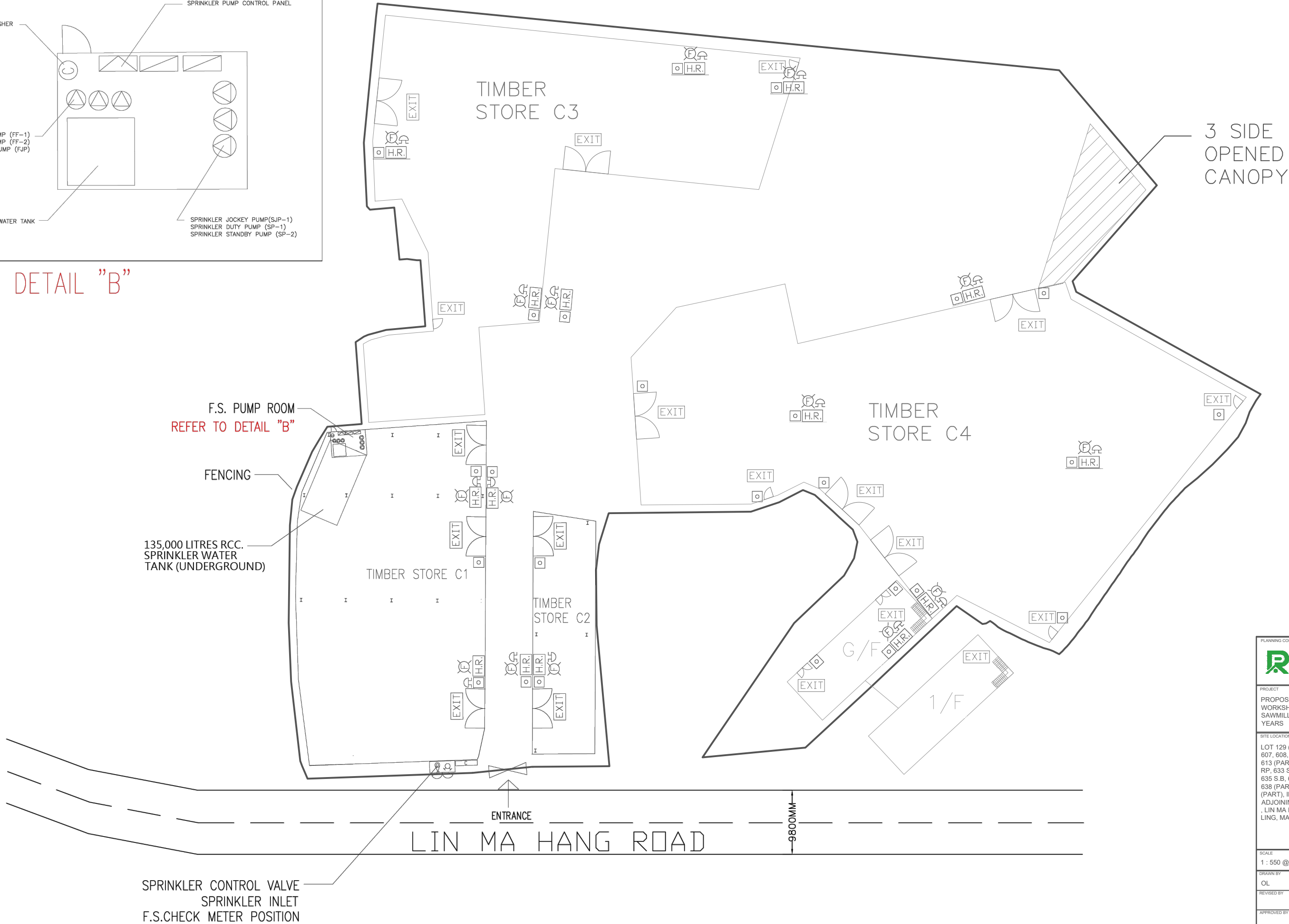
LAND STATUS PLAN
SCALE 1:2000

LEGEND	
	COVERED SHED
	METAL GATE
	FIRE ALARM BELL
	VISUAL FIRE ALARM
	MANUAL FIRE ALARM CALL POINT (BREAK GLASS TYPE)
	EXIT SIGN
	SLIDING DOOR
	HOSE REEL SET
	FIXED FIRE PUMP
	SPRINKLER CONTROL VALVE
	F.S.CHECK METER POSITION
	SPRINKLER INLET
	SKG CO2 FIRE EXTINGUISHER
	9L W/ CO2 FIRE EXTINGUISHER
	F.S.CONTROL PANEL
	F.S.PUMP STARTER CONTROL PANEL
	PEDESTAL HYDRANT (FRESH)
	FOLDING DOOR
	SAND BUCKET

PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY RURAL WORKSHOP (TIMBER YARD AND SAWMILL) FOR A PERIOD 3 YEARS	
SITE LOCATION	
LOT 129 (PART) IN D.D. 86, LOTS 607, 608, 609, 610 S.B RP (PART), 613 (PART), 627 (PART), 632 S.A RP, 633 S.A RP (PART), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (PART), AND 642 S.A RP (PART), IN D.D. 90 AND ADJOINING GOVERNMENT LAND , LIN MA HANG ROAD, SAN UK LING, MAN KAM TO	
SCALE	
-	
DRAWN BY	DATE
OL	11.03.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FSIs PROPOSAL	
DWG NO.	VER.
APPENDIX I	001



DETAIL "B"



PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY RURAL WORKSHOP (TIMBER YARD AND SAWMILL) FOR A PERIOD 3 YEARS	
SITE LOCATION	
LOT 129 (PART) IN D.D. 86, LOTS 607, 608, 609, 610 S.B RP (PART), 613 (PART), 627 (PART), 632 S.A RP, 633 S.A RP (PART), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (PART), AND 642 S.A RP (PART), IN D.D. 90 AND ADJOINING GOVERNMENT LAND, LIN MA HANG ROAD, SAN UK LING, MAN KAM TO	
SCALE	
1 : 550 @ A3	
DRAWN BY	DATE
OL	11.03.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FSIs PROPOSAL	
DWG NO.	VER.
APPENDIX I	001



FENCING

TIMBER
STORE B1

SPRINKLER CONTROL VALVE
SPRINKLER INLET
F.S.CHECK METER POSITION

135,000 LITRES RCC.
SPRINKLER WATER
TANK (UNDERGROUND)

F.S. PUMP ROOM
REFER TO DETAIL "A"

TIMBER
STORE B2

TIMBER
STORE A

CANOPY

TURNAROUND AND
WAITING AREA

TIMBER
STORE B3

CAR PARK AREA

TIMBER
STORE B4

F.S.CONTROL PANEL
F.S.PUMP CONTROL PANEL
SPRINKLER PUMP CONTROL PANEL

5KG CO2 FIRE EXTINGUISHER

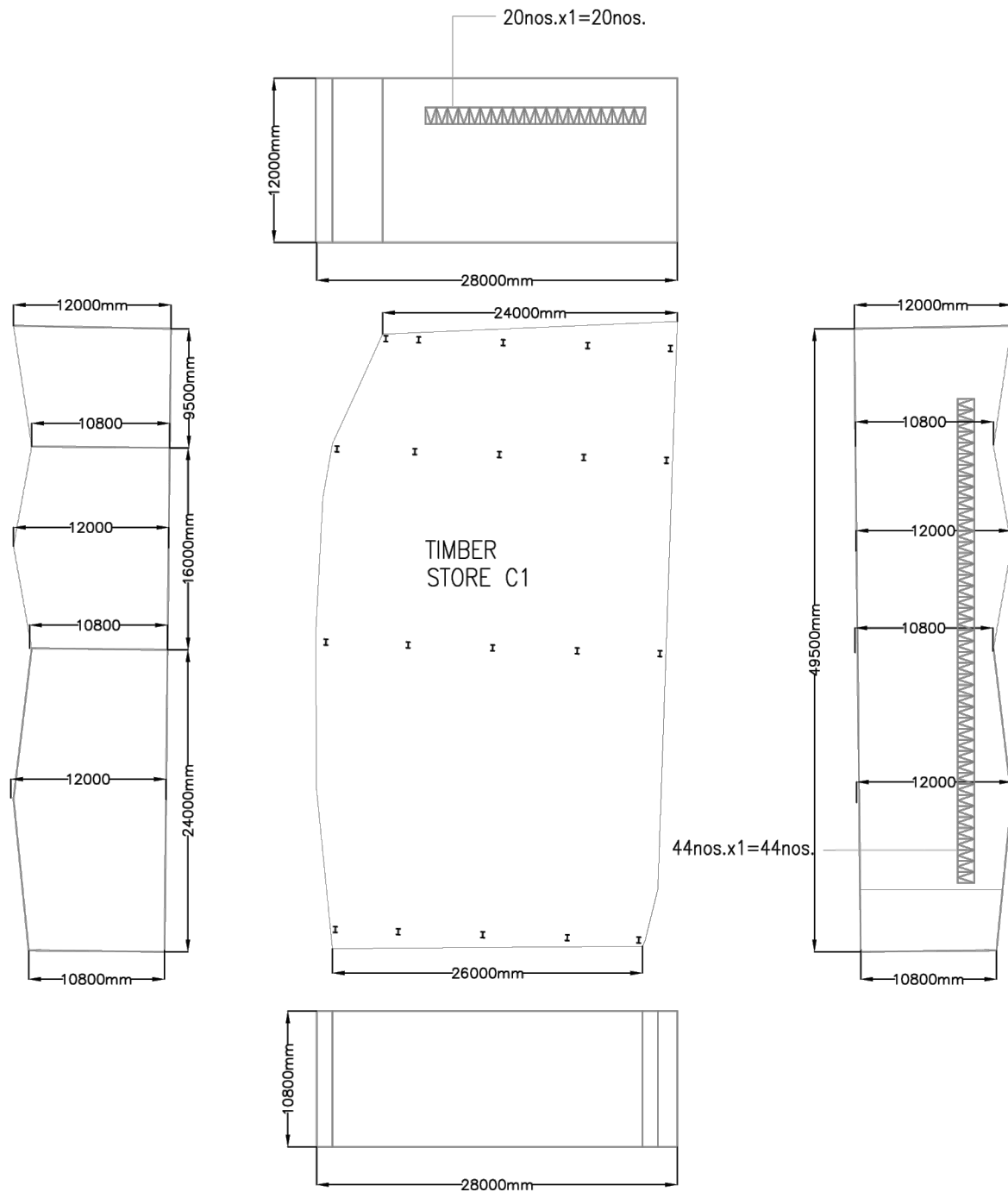
FIXED FIRE DUTY PUMP (FF-1)
FIXED FIRE STANDBY PUMP (FF-2)
FIXED FIRE JOCKY PUMP (FJP)

SPRINKLER JOCKEY PUMP(SJP-1)
SPRINKLER DUTY PUMP (SP-1)
SPRINKLER STANDBY PUMP (SP-2)

2000L FIBREGLASS F.S. WATER TANK

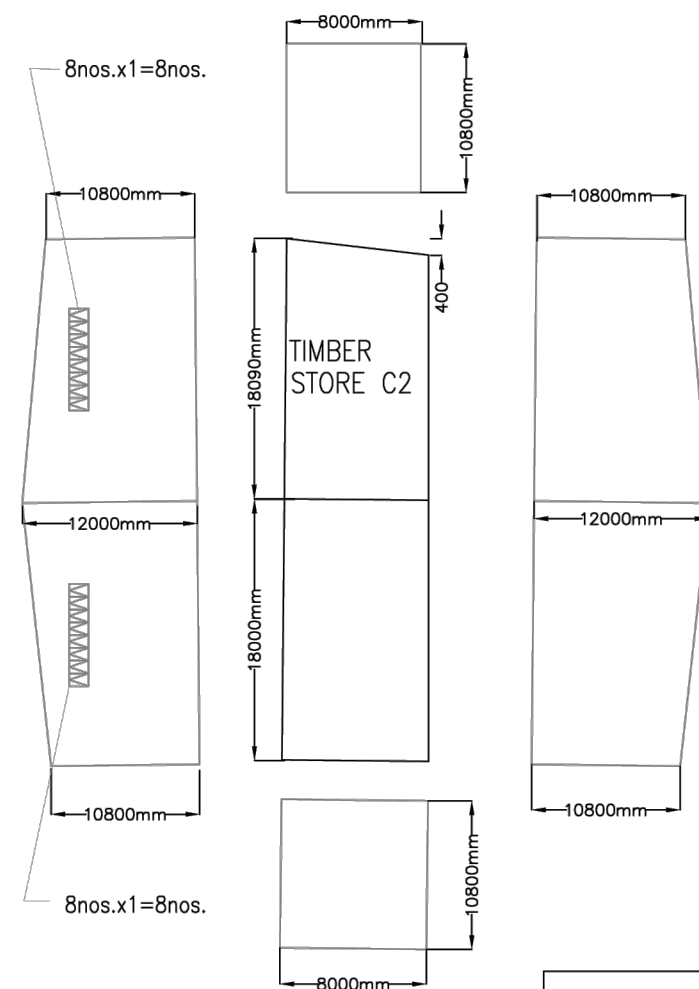
DETAIL "A"

PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY RURAL WORKSHOP (TIMBER YARD AND SAWMILL) FOR A PERIOD 3 YEARS	
SITE LOCATION	
LOT 129 (PART) IN D.D. 86, LOTS 607, 608, 609, 610 S.B RP (PART), 613 (PART), 627 (PART), 632 S.A RP, 633 S.A RP (PART), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (PART), AND 642 S.A RP (PART), IN D.D. 90 AND ADJOINING GOVERNMENT LAND, LIN MA HANG ROAD, SAN UK LING, MAN KAM TO	
SCALE	
1 : 550 @ A3	
DRAWN BY	DATE
OL	11.03.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FSIs PROPOSAL	
DWG NO.	VER.
APPENDIX I	001



FLOOR AREA		REQUIRED OPENABLE WINDOWS
STORE-C1	1,386M ²	X 6.25% = 86.63 M ²
TOTAL :	1,386M ²	X 6.25% = 86.63 M ²

PROVIDED OPENABLE WINDOWS	
1M X 1.5M = 1.5 M ² X 64 = 96M ²	
TOTAL :	96 M ²



FLOOR AREA		REQUIRED OPENABLE WINDOWS
STORE-C2	288.8 M ²	X 6.25% = 18.05 M ²
TOTAL :	288.8 M ²	X 6.25% = 18.05 M ²

PROVIDED OPENABLE WINDOWS	
1M X 1.5M = 1.5 M ² X 16 = 24M ²	
TOTAL :	24 M ²

PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY RURAL WORKSHOP (TIMBER YARD AND SAWMILL) FOR A PERIOD 3 YEARS

SITE LOCATION

LOT 129 (PART) IN D.D. 86, LOTS 607, 608, 609, 610 S.B RP (PART), 613 (PART), 627 (PART), 632 S.A RP, 633 S.A RP (PART), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (PART), AND 642 S.A RP (PART), IN D.D. 90 AND ADJOINING GOVERNMENT LAND , LIN MA HANG ROAD, SAN UK LING, MAN KAM TO

SCALE

1 : 550 @ A3

DRAWN BY

OL

DATE

11.03.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

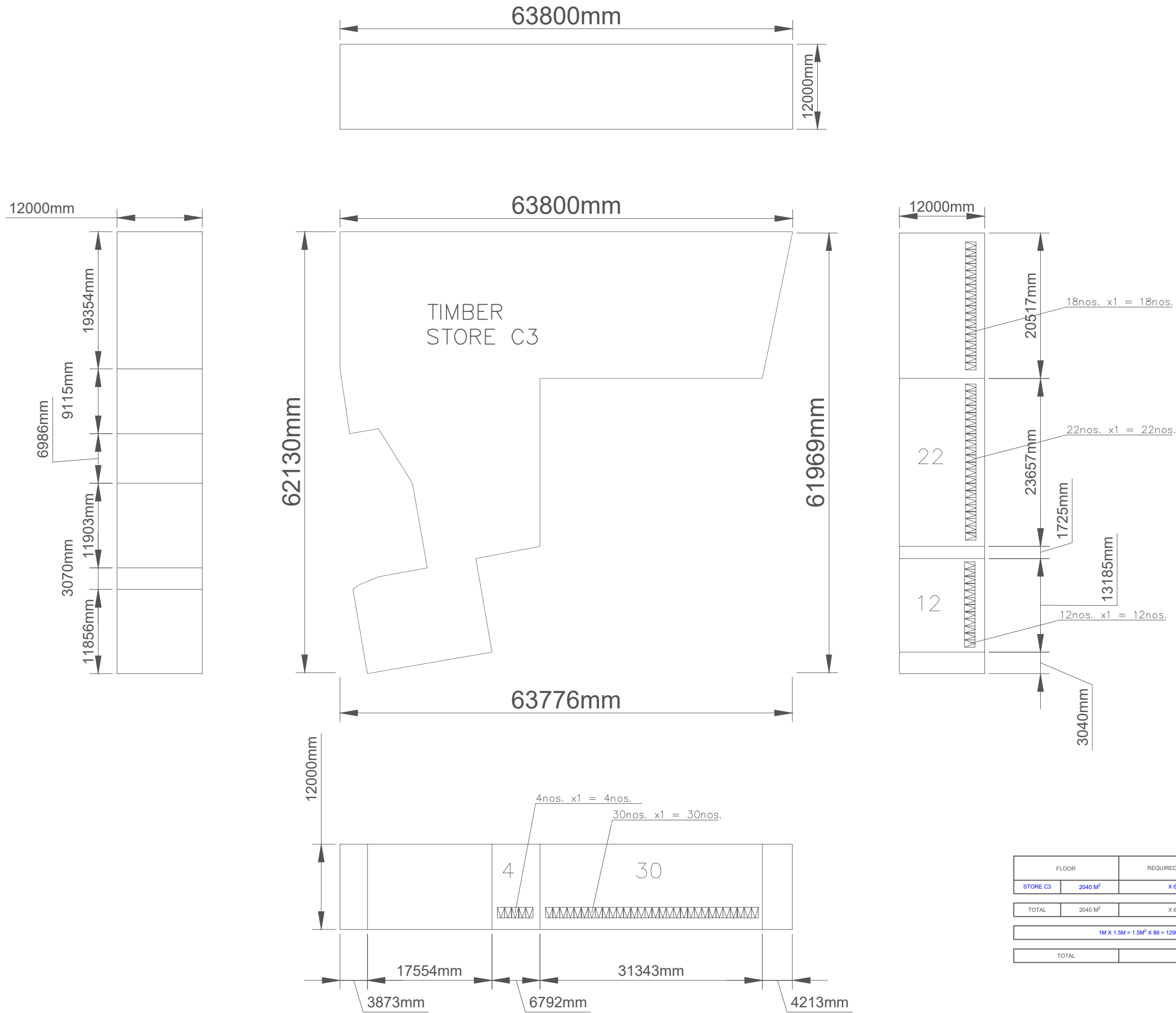
FSIs PROPOSAL

DWG NO.

APPENDIX I

VER.

001



FLOOR		REQUIRED OPENABLE WINDOWS
STORE C3	2040 M ²	X 6.25% = 127.5 M ²
TOTAL	2040 M ²	X 6.25% = 127.5 M ²
1M X 1.5M = 1.5M ² X 86 = 129M ²		
TOTAL		129 M ²

PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY RURAL WORKSHOP (TIMBER YARD AND SAWMILL) FOR A PERIOD 3 YEARS

SITE LOCATION

LOT 129 (PART) IN D.D. 86, LOTS 607, 608, 609, 610 S.B RP (PART), 613 (PART), 627 (PART), 632 S.A RP, 633 S.A RP (PART), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (PART), AND 642 S.A RP (PART), IN D.D. 90 AND ADJOINING GOVERNMENT LAND , LIN MA HANG ROAD, SAN UK LING, MAN KAM TO

SCALE

1 : 550 @ A3

DRAWN BY

OL

DATE

11.03.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

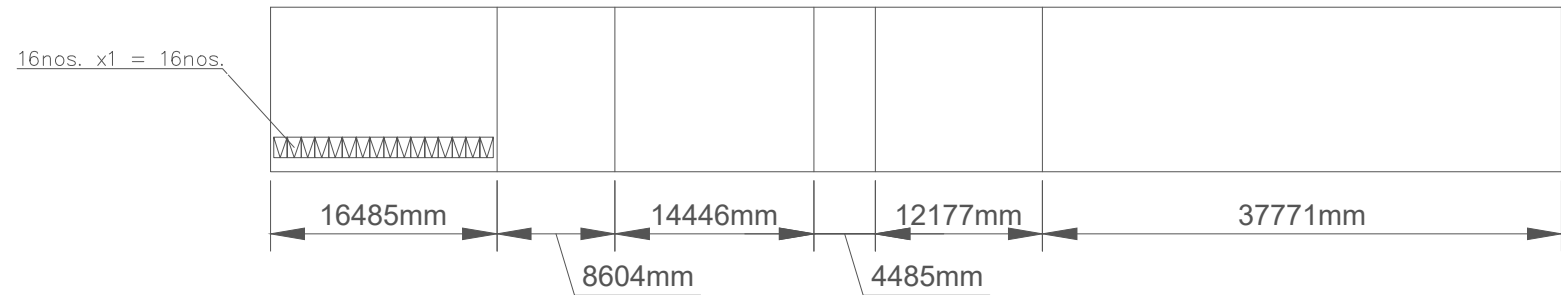
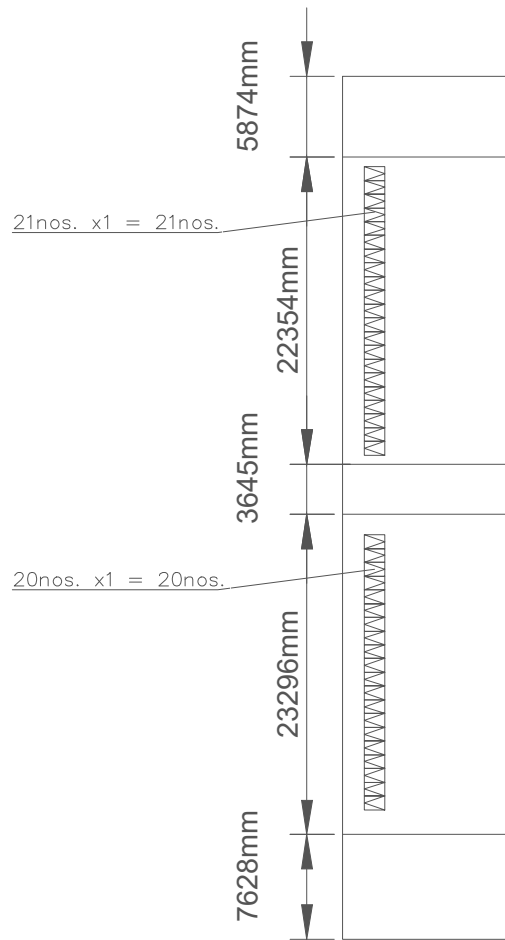
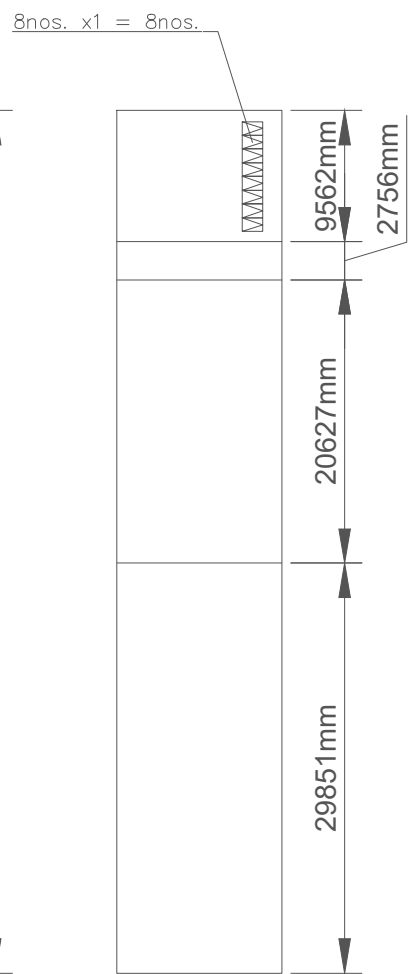
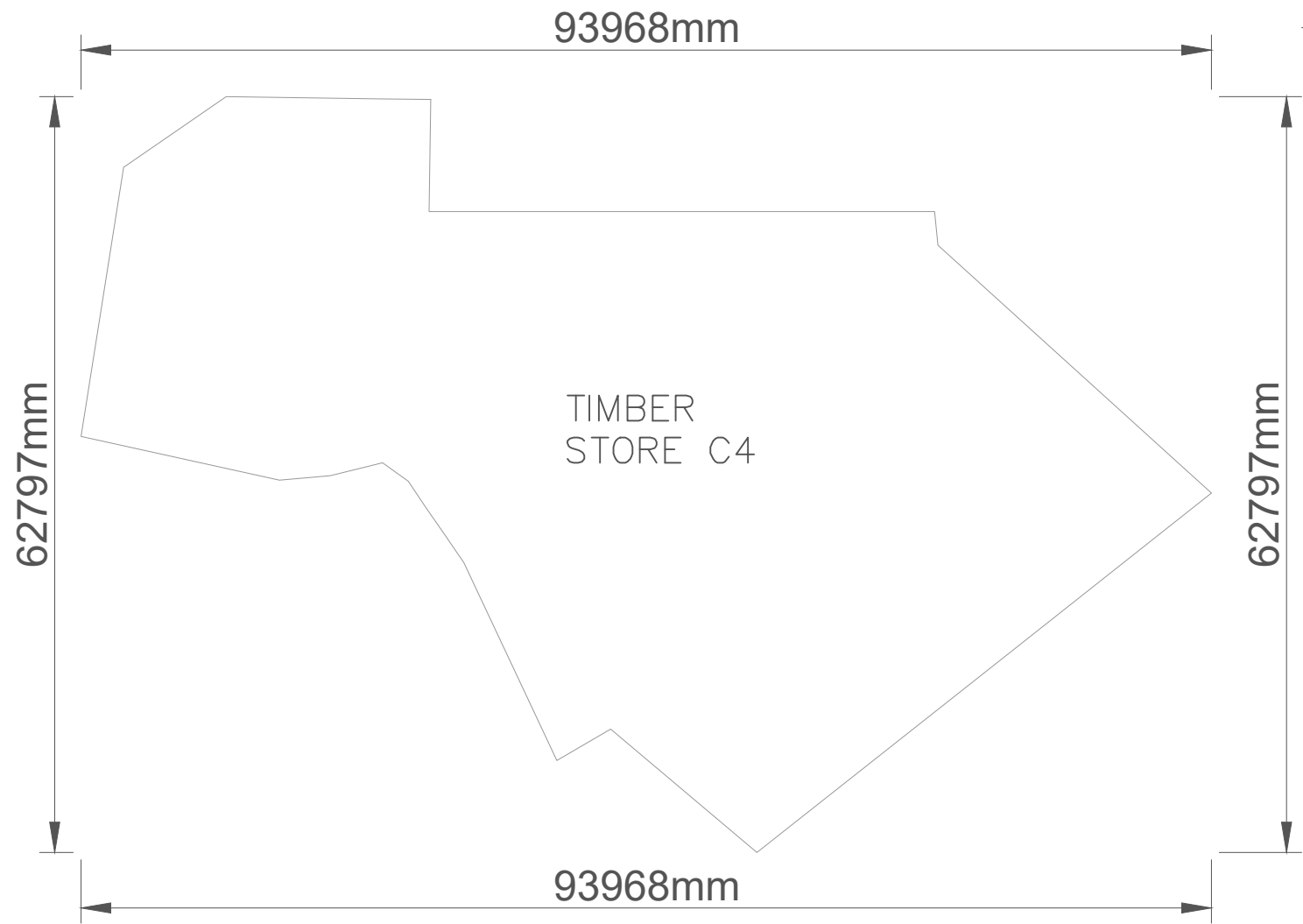
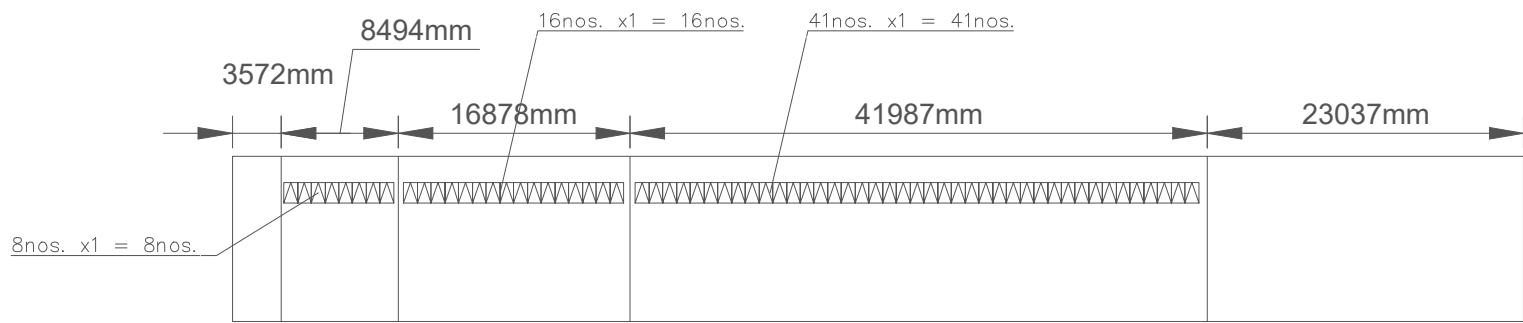
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DWG NO.

APPENDIX I

VER.

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FLOOR		REQUIRED OPENABLE WINDOWS
STORE C4	3101 M ²	X 6.25% = 193.8 M ²
TOTAL	3101 M ²	X 6.25% = 193.8 M ²
1M X 1.5M = 1.5M ² X 130 = 195 M ²		
TOTAL		195 M ²

PLANNING CONSULTANT

**R-Riches**
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY RURAL WORKSHOP (TIMBER YARD AND SAWMILL) FOR A PERIOD 3 YEARS

SITE LOCATION

LOT 129 (PART) IN D.D. 86, LOTS 607, 608, 609, 610 S.B RP (PART), 613 (PART), 627 (PART), 632 S.A RP, 633 S.A RP (PART), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (PART), AND 642 S.A RP (PART), IN D.D. 90 AND ADJOINING GOVERNMENT LAND , LIN MA HANG ROAD, SAN UK LING, MAN KAM TO

SCALE

1 : 550 @ A3

DRAWN BY

OL

REVISD BY

APPROVED BY

DATE

11.03.2024

DATE

DATE

DWG. TITLE

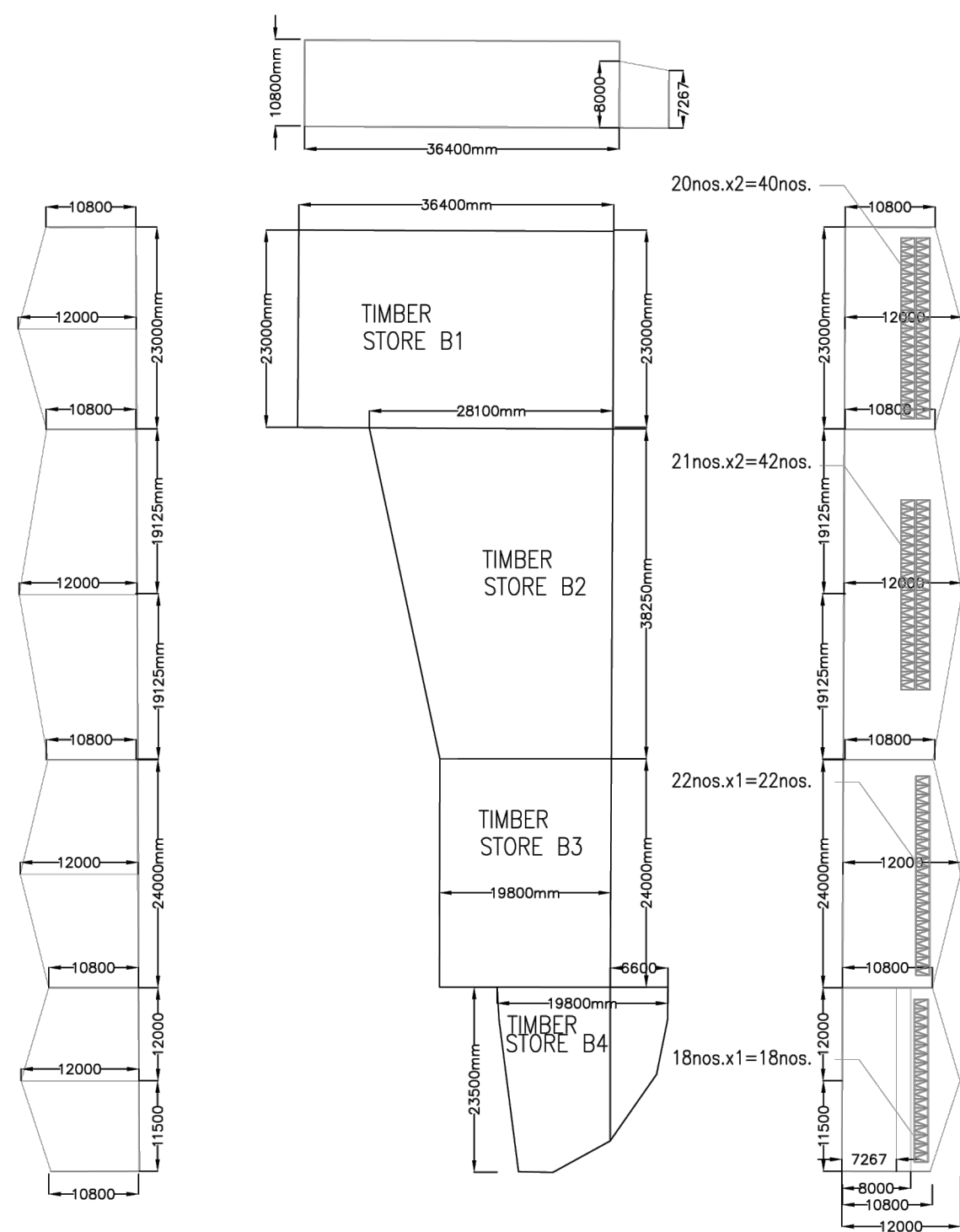
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APPENDIX I

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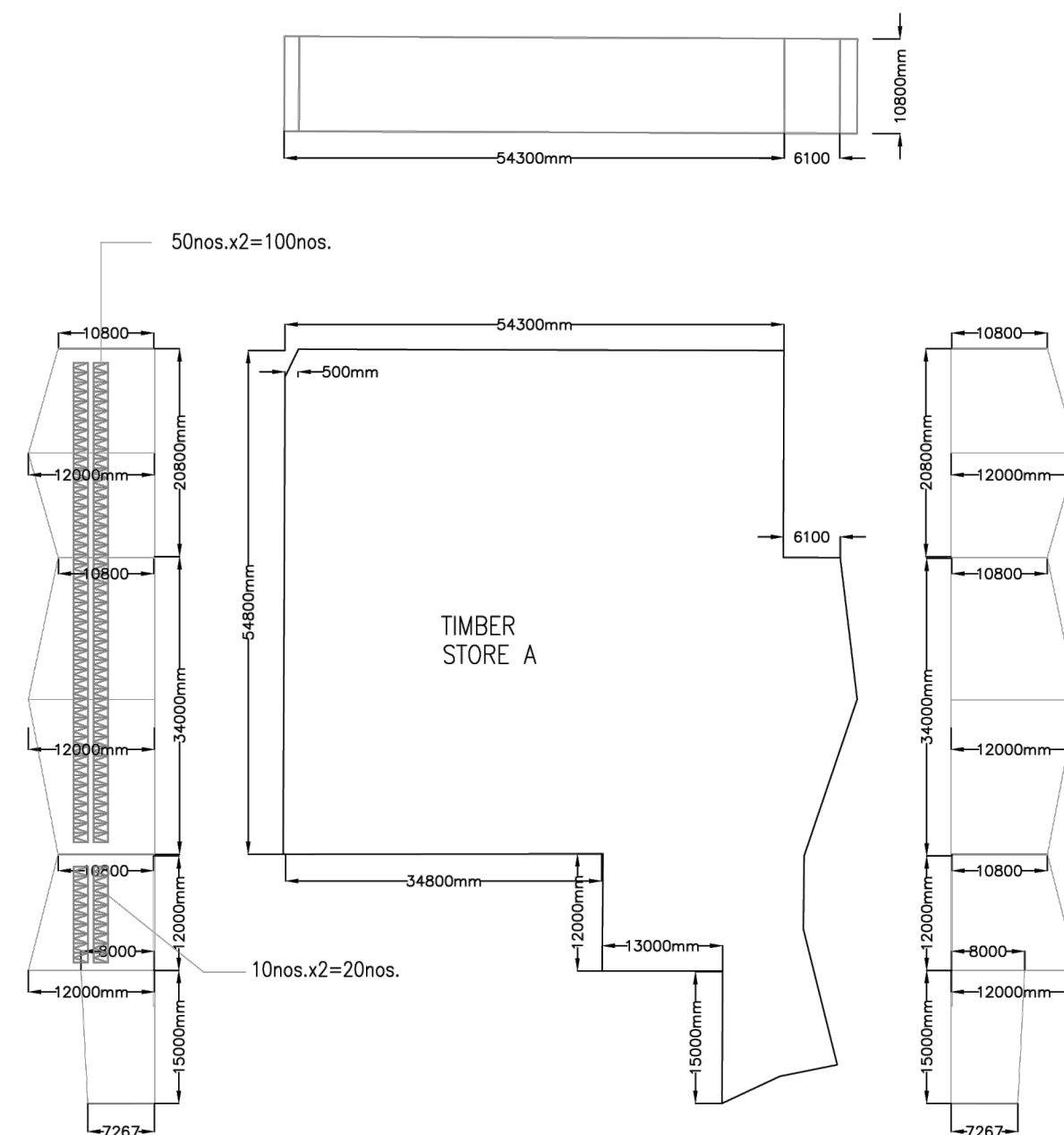


FLOOR AREA		REQUIRED OPENABLE WINDOWS	
STORE- B1	837.2 M ²	X 6.25% =	52.33 M ²
STORE- B2	914.2 M ²	X 6.25% =	57.14 M ²
STORE- B3	475.2 M ²	X 6.25% =	29.7 M ²
STORE- B4	387.8M ²	X 6.25% =	24.3 M ²

TOTAL :	2,614.4 M ²	X 6.25% =	163.47 M ²
---------	------------------------	-----------	-----------------------

PROVIDED OPENABLE WINDOWS	
1M X 1.5M = 1.5 M ² X 40 =	60M ²
1M X 1.5M = 1.5 M ² X 42 =	63M ²
1M X 1.5M = 1.5 M ² X 22 =	33M ²
1M X 1.5M = 1.5 M ² X 18 =	27M ²

TOTAL :	183 M ²
---------	--------------------



FLOOR AREA		REQUIRED OPENABLE WINDOWS	
STORE - A	3,679.3M ²	X 6.25% =	229.96 M ²
TOTAL :	3,679.3M ²	X 6.25% =	229.96 M ²

PROVIDED OPENABLE WINDOWS	
1M X 1.5M = 1.5 M ² X 176 =	264M ²
TOTAL :	264 M ²

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY RURAL WORKSHOP (TIMBER YARD AND SAWMILL) FOR A PERIOD 3 YEARS

SITE LOCATION
LOT 129 (PART) IN D.D. 86, LOTS 607, 608, 609, 610 S.B RP (PART), 613 (PART), 627 (PART), 632 S.A RP, 633 S.A RP (PART), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (PART), AND 642 S.A RP (PART), IN D.D. 90 AND ADJOINING GOVERNMENT LAND, LIN MA HANG ROAD, SAN UK LING, MAN KAM TO

SCALE
1 : 800 @ A3

DRAWN BY OL	DATE 11.03.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO. APPENDIX I	VER. 001
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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
本署檔號 Our Reference () in TPB/A/NE-MKT/35
電話號碼 Tel. No. : 2158 6229
傳真機號碼 Fax No. : 2691 2806

By Email

Toco Planning Consultants Ltd.

17 April 2026

(Attn.: Ted Chan)

Dear Sir/Madam,

Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lot 129 S.A (Part) in D.D. 86 and Various Lots in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling (Compliance with Approval Condition (h) for Planning Application No. A/NE-MKT/35)

I refer to your submission dated 8.4.2026 and your supplementary information dated 17.4.2026 for compliance with approval condition (h) in relation to the implementation of the 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 (h) is considered not complied with. His comments are attached at **Appendix I**.

Should you have any queries related to planning matters, please contact Ms. Cheryl TSANG of this Office at 2158 6229.

Yours faithfully,

(Cheryl TSANG)
for District Planning Officer/
Sha Tin, Tai Po & North,
Planning Department

Appendix I

Comments of the Director of Fire Services (Contact person: Mr. LI Chi Fung; Tel. No.: 2733 5844):

1. The pump room should be enclosed to form a proper compartment.
 2. The method for storage of goods shall comply with the requirement as stipulated by standards/codes of sprinkler system.
 3. All fire service inlets must be installed with pressure gauges.
-

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
本署檔號 Our Reference () in TPB/A/NE-MKT/35
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Email

Toco Planning Consultants Ltd.

28 March 2025

(Attn.: Ted Chan)

Dear Sir/Madam,

Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lot 129 S.A (Part) in D.D. 86 and Various Lots in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling (Compliance with Approval Condition (i) for Planning Application No. A/NE-MKT/35)

I refer to your submission received by this Office on 21.2.2025 for compliance with approval condition (i) in relation to the implementation of traffic management measures 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. TAM Kam Fai; Tel. No.: 2399 2405) has been consulted and considered that approval condition (i) has been complied with.

Should you have any queries related to planning matters, please contact Ms. Cheryl TSANG of this Office at 2158 6229.

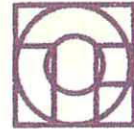
Yours faithfully,

(Rico TSANG)
for Director of Planning



規劃署35周年
Planning Department 35th Anniversary

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Planning a Future of Boundless Opportunities



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

Tel: [REDACTED]
Fax: [REDACTED]
E-mail: [REDACTED]
Website: <http://www.tocoplanning.com>

Your Ref.: TPB/A/NE-MKT/35

Attn.: Ms. Leticia LEUNG

Dear Madam,

21 February, 2025

**Section 16 Planning Application for Proposed Temporary Rural Workshop
(Timber Yard and Sawmill) for a Period of 3 Years at Various Lots in D.D. 86 and
D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling**

We refer to the comments from the Transport Department (TD) in response to approval condition (i) in relation to the implementation of traffic management measures, under the captioned planning application via the letter from Sha Tin, Tai Po & North District Planning Office dated 27.12.2024.

Please find attached 3 copies of photo record showing the signages facing inside of the site for the vehicles existing the sites for your attention and circulation to TD.

Yours faithfully,

Toco Planning Consultants Ltd.


Ted Chan
Managing Director



cc Client
DPO/STN (Attn. Ms. Cheryl Tsang)



Photo 1: Site CDE Entrance



Photo 2: Site AB Entrance

APPENDIX VI:

Existing Tree Record

Date: June 2026

Photo Record Location Plan

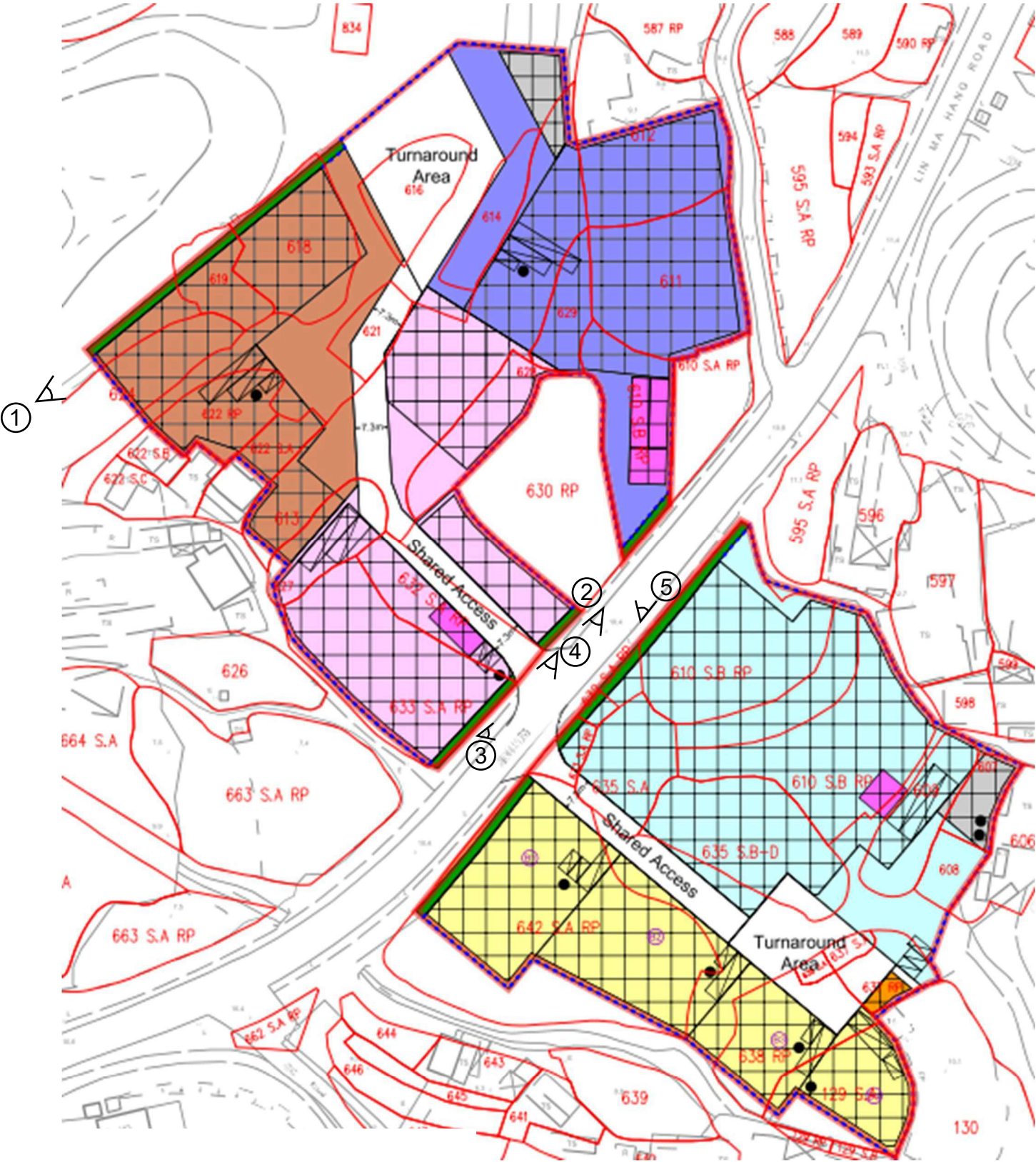




Photo 1 - Trees on slope

Photo 2 - Trees along Lin Ma Hang Road



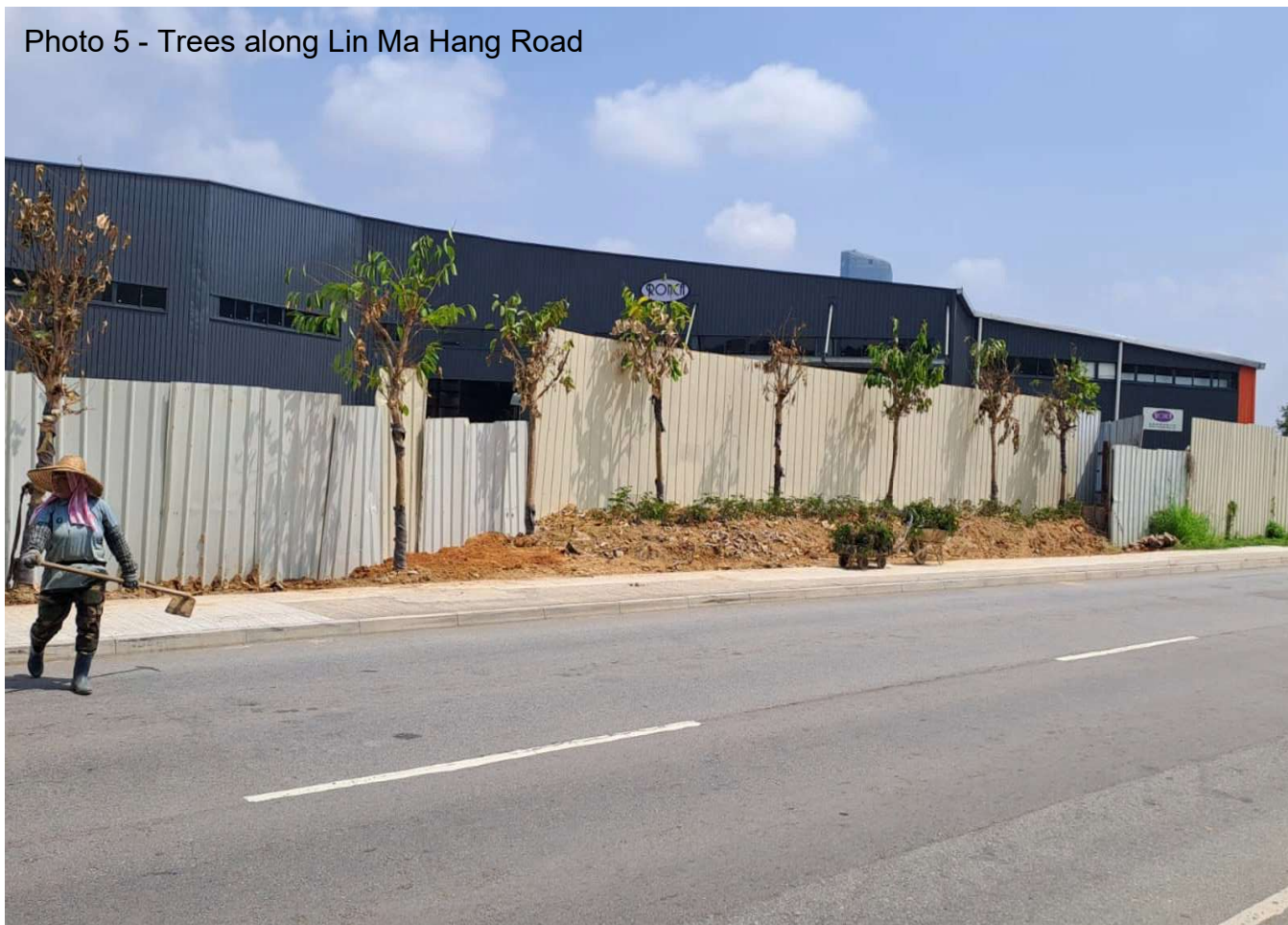
Photo 3 - Trees along Lin Ma Hang Road



Photo 4 - Trees along Lin Ma Hang Road



Photo 5 - Trees along Lin Ma Hang Road



BACKGROUND OF THE AFFECTED OPERATORS

1 Background of the Affected Operators (Batch 1) and their Site for this Application

1.1 Under this application, Hong Kong & Kowloon Timber Merchants Association Ltd. (the Applicant/ HKTMA) is representing several different operators in Kwu Tung North who all are key players in their discipline. They specialise in different timber, sawmill and other related services, and they have some common areas which HKTMA treasured and agreed to offer their assistance. The first batch of 6 affected operators is:-

1. Million Loy Development Ltd. (Million Loy) (萬樂來發展有限公司)

Million Loy is the leader in Hong Kong timber packaging and wooden pallets market. With a long history of more than 50 years, they account for more than 70% of the market. They are also the biggest importer of European construction timber in Hong Kong which amount to about 15% of the construction timber market.

2. Fai Kee Timber Co. Ltd. (Fai Kee) (輝記木業有限公司)

Fai Kee is the leader in Hong Kong interior decoration market. They supply their timber products to over 50% of timber product retailers in Hong Kong mainly in Wan Chai, Mong Kok and Fo Tan area.

3. Truefaith Enterprise Ltd. (Truefaith) (前稱 (順發木器廠)

Truefaith is a family owned business specialising in making rattan furniture for export market. They keep part of their old factory in Kwu Tung North as a hub and sourcing centre for their operations.

4. Tak Kee Timber Company (Tak Kee) (德記木行)

Tak Kee is a unique local sawmill supplying durable tropical hardwood for trucking flooring and wooden fence in Hong Kong. They are the last surviving company supplying and offering such type of service and operation.

5. Wong Chu Kee Timber (Wong Chu Kee) (王照記木行)

Wong Chu Kee is the family members of Tak Kee. Their service is one of the key elements in the success of construction timber business in Kwu Tung North, and they will continue to be a crucial support to other operators after they have proceeded with their operation at the new site in Sha Ling.

6. Polyrife Timber Ltd. (Polyrife) (寶利豐木業有限公司)

Polyrife is a legend in the construction timber market. They provide just in time and full product range to support their customers and account for about 15% of the market share in Hong Kong. In recent years, the next generation has taken over the business and they will continue to grow their business after relocation and continues to be a significant player in the Hong Kong timber market.

- 1.2 The above 6 affected operators have a long history of at least 15 years, and some of them are multi-generational business for more than 50 years. More importantly, they all have their next generation to take over their business and work for their family legacy. Before their original sites had reverted to the Government, there were a total of 9 affected sites for the above 6 operators distributed in different areas of Ma Tso Lung, Kwu Tung North (see **Plan 1** and **Table 1**). HKTMA gathered the business and operational background of each affected operators as detailed in **Table 2** to identify suitable site in the North District that can fulfill their operational needs. They also intended to take this opportunity to group all operations in a single site for better cost sharing at the relocation site. On 30.4.2021, a section 16 planning application (Application No. A/NE-MKT/17) was approved by the Town Planning Board and the aforesaid affected operators had subsequently relocated their business to the new site in Sha Ling.
- 1.3 During the implementation stage which crossed paths with the COVID-19 pandemic, the operation within the rural workshops has been changed. The minor resawn services as previously proposed in the approved scheme have been migrated to Mainland China and done before transporting the timber to the application site for storage and delivery to customers. Thus, the affected operators will no longer provide workshop/ resawn services and the new site will only be used for storage of timber and related products.

Table 1: Location and Size of the Affected Operators (Batch 1)

Location of the Affected Sites	Hereafter refer as	Name of the Operator	Site Area (sq. m.)	Affected Phase
DD95 Lot 313 (Part)	Site 1	Million Loy	2,845.1	2
Government Land near Community Sports	Site 2	Million Loy	1,419.3	1
DD96 Lot 2240A ss1	Site 3	Million Loy	534.0	1
DD96 Lot 2240D ss1 C	Site 4	Fai Kee	413.4	1
DD96 Lot 2240D ss1	Site 5	Tak Kee	516.7	1
DD96 Lot 2240K ss2	Site 6	Fai Kee	441.8	1
DD96 Lot 2240K ss1	Site 7	Truefaith	915.0	1
DD95 Lot 338 (Part)	Site 8	Wong Chu Kee	446.4	1
DD95 Lot 197RP	Site 9	Polyrife	2,816.1	3
Total			10,347.8	

Table 2: Operation of the Affected Operator (Batch 1)

Affected Operator	In KTN since	Total Site Area (sq. m.)	Business	Opening Hour	No. of Staff	No. of Visitor	Type of Vehicle (Average no. of trip per day)
Million Loy	1987	4,798.3	Construction and packaging wood	8:00 – 18:00 (MON – SAT)	20	4	Container Vehicle (2.2) HGV (5.2), MGV (5)
Fai Kee	1983	855.2	Decoration & furniture wood	8:00 – 18:00 (MON – SAT)	8	2	HGV (2.2) MGV (5)
Truefaith	1983	915.0	Rattan furniture	8:00 – 18:00 (MON – SAT)	5	2	HGV (1.6) MGV (4)

Tak Kee	1983	516.7	Car Body & garden wood	8:00 – 18:00 (MON – SAT)	3	2	HGV (1) MGV (1.5)
Wong Chu Kee	1983	446.4	Construction timber	8:00 – 18:00 (MON – SAT)	4	2	HGV (1.8)
Polyrife	2003	2,816.1	Construction timber	8:00 – 18:00 (MON – SAT)	12	3	Container Vehicle (1.8) HGV (3), MGV (5)
Total							Container Vehicle (4) HGV(14.8), MGV(20.5)

Remarks: Heavy Goods Vehicle (HGV)
Medium Goods Vehicle (MGV)

2 **Background of the Affected Operators (Batch 2) and their Site for this Application**

2.1 In addition, HKTMA is representing two more operators in Kwu Tung North, who are also key businesses in their field. One operator specialises in providing wooden construction materials, and the other operator specialises in utilising timber and associated materials to set up exhibitions in Hong Kong. The second batch of 2 affected operators is:

7. **Serawak (K.T.) Company Ltd. (Serawak) (砂勞越(建大)有限公司)**

Serawak has been a provider of wooden construction materials in Hong Kong for over 40 years, with over 18 years of warehouse operation in their current site within the North district. All of the wooden materials that their warehouse handles are imported, and they act as one of the largest distributor of wooden materials in Hong Kong. To provide a stable, timely and reliable supply of wooden materials for local construction parties, they ensure their warehouses maintain large reserves of wood to meet local demand.

However, the current site for Serawak has already been resumed and reverted to the Government by first quarter of 2024. The recent eviction notice from the Government will incur significant detrimental impacts to the company, as well as a significant number of infrastructure projects relying on their availability of wooden materials. Hence, it is extremely important for them to make their relocation and continuation of their business a seamless transition. HKTMA hopes that the Government can be thoughtful in providing the appropriate support and assistance.

8. **Ronca Exhibition Ltd. (Ronca) (朗嘉展覽有限公司)**

Ronca is one of the largest consultancy companies in Hong Kong engaging in large and small-scale exhibitions, shopping mall decorations and setting up of contractual event exhibitions. Whilst business was tough during the COVID-19 pandemic, both Hong Kong and the exhibition business has recovered and there is significant demand for their services. However, the current site for Ronca has already been resumed and reverted to the Government by first quarter of 2024. Ronca has recently been ordered by Lands Department to vacate the current operating site. If Ronca is unable to secure seamless transitional arrangements, this will incur significant detrimental impacts to their business and operations. Due to the severity

and urgency of the situation, HKTMA hopes to seek support and assistance from the Government in protecting their related industry. As well as providing first class services, their vision lies within future developments as a contribution of the Hong Kong exhibition industry.

2.2 Currently, there are a total of 2 affected sites for the above 2 affected operators. They fall within the planning scheme area of the Draft Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/4. As indicated in **Plan 2** and **Table 3** respectively, these 2 affected sites are distributed in different areas within Kwu Tung North. Currently, Serawak is located at an area zoned “Residential (Group B)” and Ronca is located at an area zoned “Other Specified Use (Business and Technology Park)” on the Draft Kwu Tung North OZP. Same as the previous practice, HKTMA gathered the business and operational background of each affected operators as detailed in **Table 4** to identify suitable site in the North District that can fulfill their operational needs.

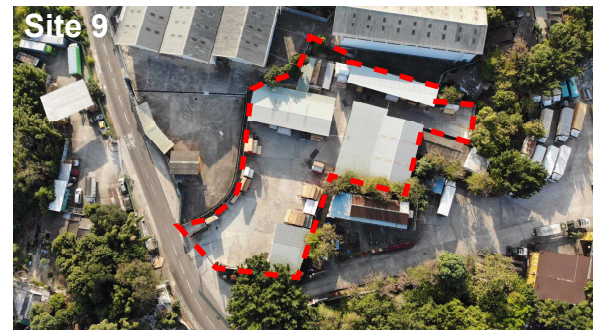
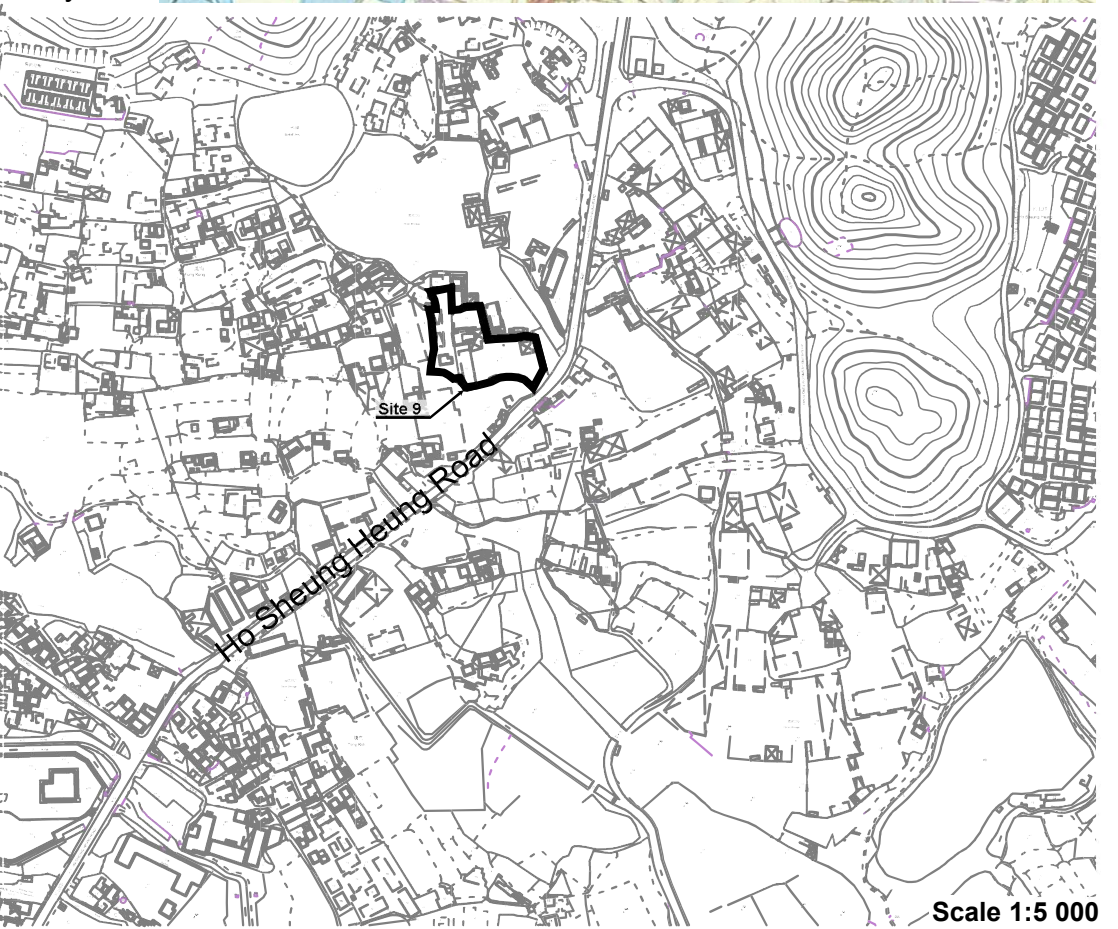
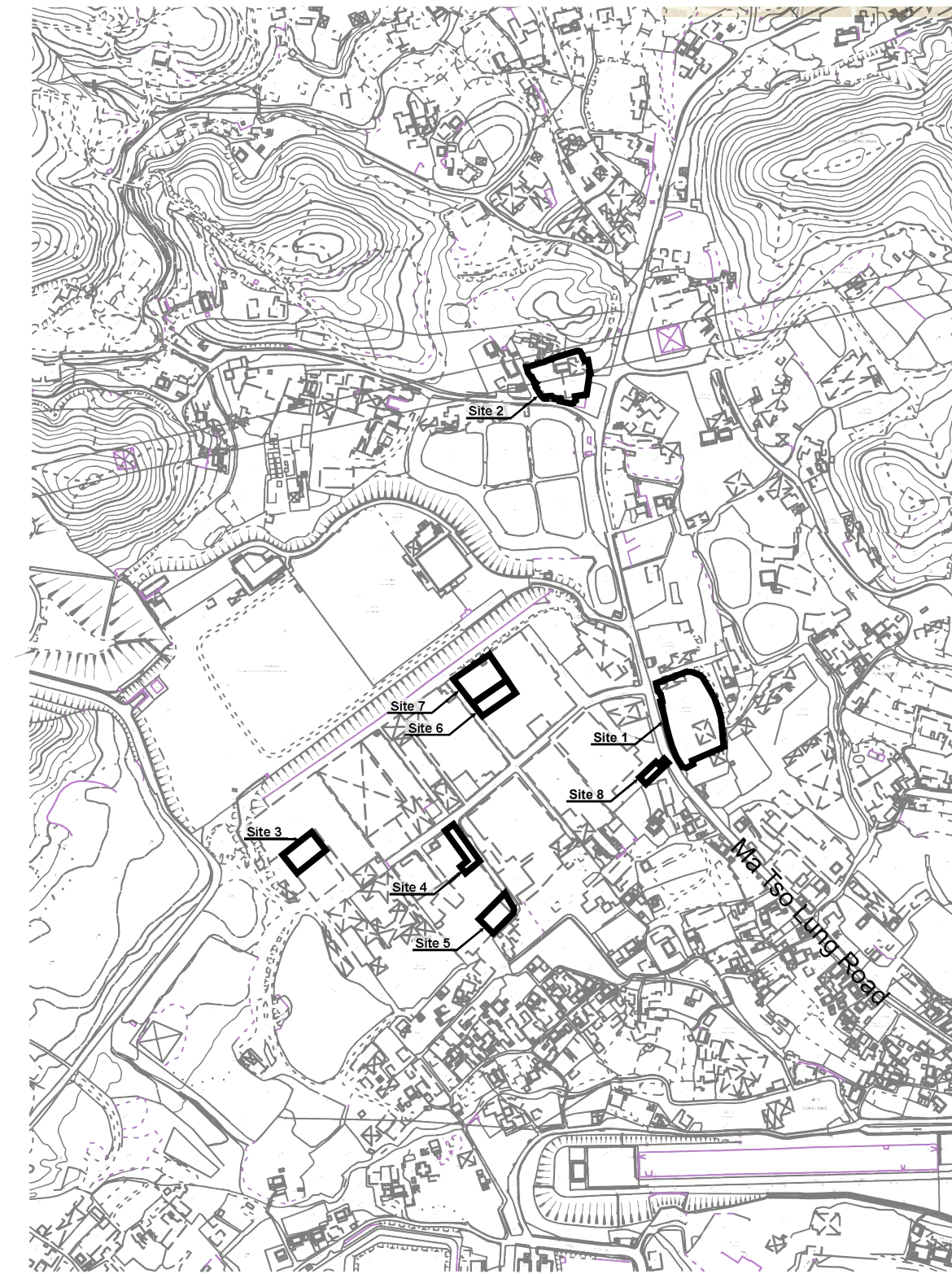
2.3 As previous mentioned, the minor resawn services under the affected operators have been migrated to Mainland China and done before transporting the timber and other related materials to the new relocation site for storage and delivery to customers. Therefore, they will no longer provide workshop/ resawn services and only be used for storage of timber and related products at the application site.

Table 3: Location and Size of the Affected Operators (Batch 2)

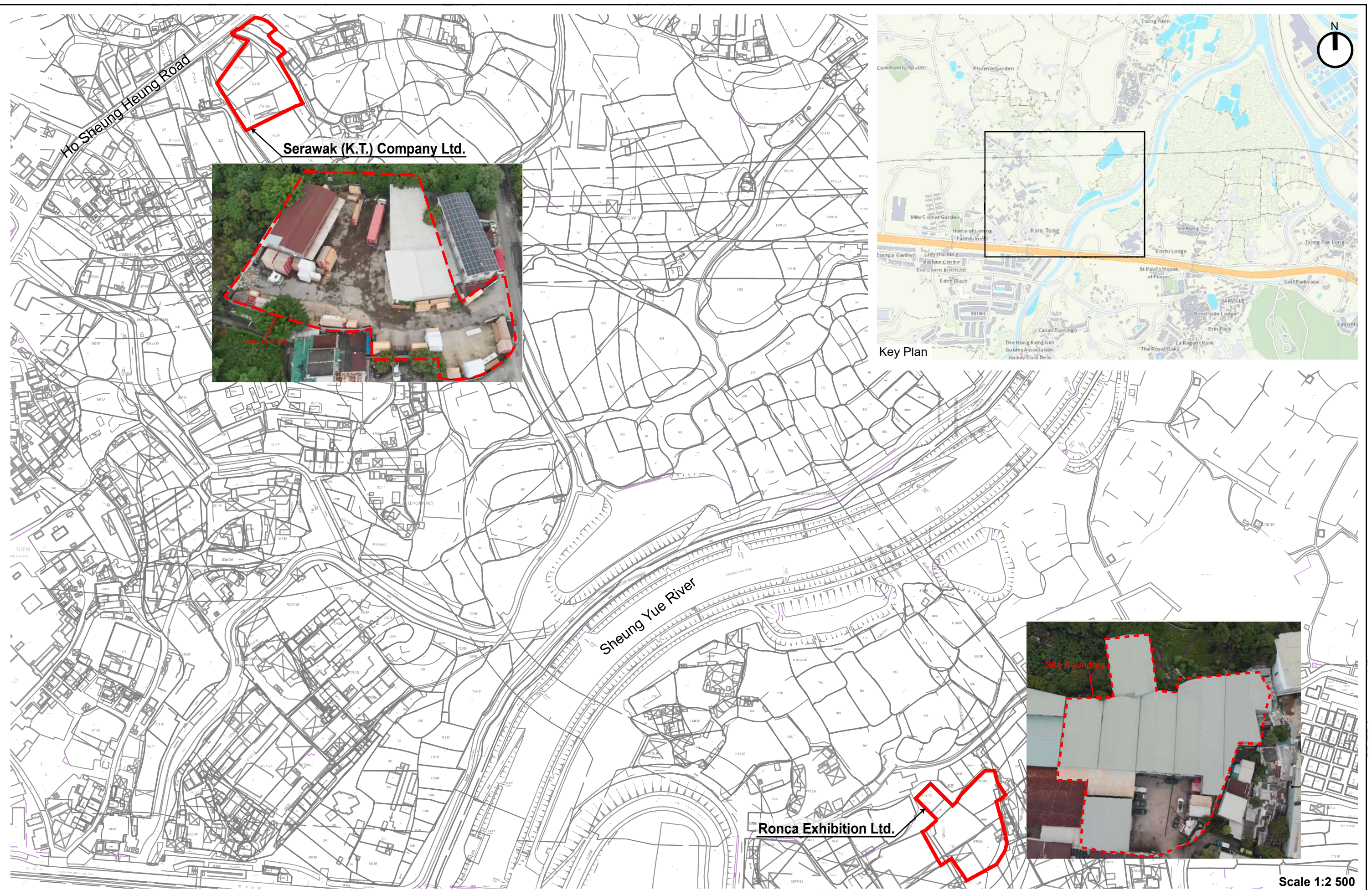
Location of the Affected Sites	Hereafter refer as	Name of the Operator	Site Area (sq. m.)	Affected Phase
DD95 Lots. 190 S.A, 212 S.A, 212 RP, 213 and 1914 and adjoining government land	Site 10	Serawak	2,875.5	2
DD92 Lot Nos. 909 S.A, 910 (Part), 912 RP (Part), 913, 914 RP, 915 RP and 915 S.A s.s.1 and adjoining government land	Site 11	Ronca	3,394	3
Total			6,269.5	

Table 4: Operation of the Affected Operator (Batch 2)

Affected Operator	In KTN since	Total Site Area (sq. m.)	Business	Opening Hour	No. of Staff	No. of Visitor	Type of Vehicle (Average no. of trip per day)
Serawak	2005	2,875.5	Storage & provision of construction materials	8:00 – 18:00 (MON – SAT)	10	2	Container Vehicle (2) HGV (2)
Ronca	2007	3,394	Storage & provision of decorations & setting up of contractual event exhibitions	8:00 – 18:00 (MON – SAT)	28	4	Container Vehicle (2) HGV (4), MGW (2)
Total							Container Vehicle (4) HGV(6), MGW(3)



Plan 1 : Site Plan for the Existing Location of the Affected Operator (Batch 1)



Plan 2: Site Plan for Existing Location of the Affected Operator (Batch 2)

COMPREHENSIVE SITE SEARCH EXERCISE

1 Special Criteria for the Relocation Site to Meet Their Operational Needs

1.1 The operators under this application have been operating successfully in the timber and relative industry. With the land resumption commenced in late 2019 due to the Kwu Tung North/ Fanling North New Development Area development, it is necessary for them to relocate their business and continue to contribute to the economic developments in Hong Kong. However, many private lands in the Northern New Territories and North West New Territories had already/ would have to be resumed by the Government. There are difficulties for Hong Kong & Kowloon Timber Merchants Association Ltd. (the Applicant/ HKTMA) to identify a suitable site in the vicinity of the existing operation sites. Besides, the following criteria are required to be met for the relocation site in order to comply with their special operational requirements as detailed in **Section 2:-**

1. The **location** of the site is preferably selected in the North District (same district to the existing operation site) to facilitate their operation;
2. The **size** of the site should be similar to the existing operation site in Kwu Tung North;
3. The site must have proper **access** (or no right of way problem) to allow container vehicles, heavy goods vehicles and medium goods vehicles entering the site;
4. The site should not be elongated in **shape** and should have sufficient space for manoeuvring of vehicles;
5. **Price** offer of the site cannot be too high;
6. The site cannot be too close to residential developments - avoid **local objection**;
7. Sites with sensitive **zoning** (i.e. such as Green Belt (GB), Coastal Protection Area, Site of Special Scientific Interest and Country Park) shall not be considered;
8. No substantial pond filling and clearance of vegetation required – **no insurmountable problem**.

2 Difficulty for Site Selection

2.1 However, it is very difficult for HKTMA to identify suitable sites in the North District for their relocation. HKTMA found that those lands within the Categories 1 and 2 areas in the region under TPB Guidelines TPB PG-No. 13F (i.e. Application for Open Storage and Port Back-up Uses under s.16 of the Town Planning Ordinance) were largely occupied by other open storage uses. They had looked for alternative sites at “Open Storage” (“OS”) and “Industrial (Group D)” (“I(D)”) zones but the land price are unaffordable by the affected operators.

2.2 Back in 2020, when the previous 6 affected operators (Batch 1) of the timber industry approached the association, HKTMA had investigated 11 possible sites (excluding the subject Sha Ling site) located in the North District. These possible sites are listed in **Table 1**.

Table 1: Site Search Exercise for Relocation of Affected Operators (Batch 1)

Site	Possible Site Location Submitted	Size (m ²)	Zone & OZP No.	Reasons for Unsuitable for Relocation
1	Lot 569 RP in D.D. 85, Lau Shui Heung Road, Fanling	4,638	GB (S/NE-LYT/19)	Site too small; and GB zone cannot be considered although the site is committed.
2	Lots 1489, 1490, 1492 & 1494 in D.D. 76, Hung Leng Tsuen, Ping Che	3,482	AGR (S/NE-LYT/19)	Site too small; high purchase cost; and site elongated in shape.
3	Lot 115-128, 131-136, 141-144 in D.D. 38, Loi Tung, Fanling	8,574	I(D) & AGR (S/NE-MUP/11)	Land sold before HKTMA committed.
4	Lots 1268 RP & 1275 RP in D.D. 79, Wo Keng Shan, Ta Kwu Ling	4,217	GB (S/NE-WKS/10)	Site too small; GB site; and one of the three landlords does not agree to sell the land.
5	Lots 2465 & 2466 in D.D. 39, Shek Chung Au, Sha Tau Kok	6,253	AGR (S/NE-LK/11)	Site located very close to village houses - local objections
6	Lot 184 in D.D. 87, Hung Lung Hang, Ta Kwu Ling	3,768	AGR (S/NE-HLH/11)	Site too small; and land sold before HKTMA committed.
7	Lots 460, 534, 535 & 536 in D.D. 87, Hung Lung Hang, Ta Kwu Ling	7,014	AGR (S/NE-HLH/11)	False landlord and return deposit paid.
8	Lots 467-471, 484-485 in D.D. 90, Ah Yiu, Ta Kwu Ling	5,265	AGR (S/NE-MKT/4)	Site elongated in shape; and heavy pond filling required.
9	Lots 2643 & 2645 RP in D.D. 39, Luk Keng, Sha Tau Kok	5,833	REC (S/NE-LK/11)	Site very close to CPA and SSSI zones; and unsuitable for rural mills
10	Lots 1159, 1161, 1162, 1167, 1172-3, Tong Hang, Ta Kwu Ling	9,780	AGR (S/NE-TKL/14)	Site access via a one way road which is too narrow for container and HGV.
11	Lot 11 in D.D. 84, Ping Che, Ta Kwu Ling	5,898	AGR (S/NE-TKL/14)	Problem in right of ways.

2.3 However, some of the above sites were too small to accommodate the affected operators. While some of these sites were considered suitable for relocation, they were sold shortly after some time of consideration. The other site options either have poor accessibility or environmental problems and they are not suitable for the rural workshops. Thus, it is extremely difficult for HKTMA to identify suitable sites given the limited supply of private land in the area with right zoning or operational requirements for their rural workshops.

3 The Best Available Site for Relocation of Affected Operators (Batch 1)

3.1 Eventually, HKTMA has identified the subject Sha Ling site located along Lin Ma Hang Road (the Site) as the best available option for the proposed relocation for the following reasons:-

1. The Site has a large site size of more than 10,000m², which will be able to meet the operational need for affected operators, in terms of the number of spaces for loading/ unloading and area for storage and other

ancillary facilities.

2. The Site abutting Lin Ma Hang Road provides good accessibility to allow goods vehicles entering the Site. Right of way disputes will be avoided since the access to the Site will not encroach onto the private lots from the other landowners.
3. Price offer of the Site is within their budget. They have entered a sales agreement with the landowners.
4. The Site is situated within a reasonable distance from the residential settlement. There is no sensitive zoning in the vicinity of the Site. Pond filling or substantial clearance of vegetation is not required.

3.2 A section 16 planning application (Application No. A/NE-MKT/17) for proposed temporary rural workshop (timber yard and sawmill) covering the entire eastern site and part of the western site (i.e. representing the sites in the eastbound and westbound of Lin Ma Hang Road respectively) was submitted to the Town Planning Board (the Board) on 1.2.2021. It was approved with conditions by the Board on 30.4.2021.

4 The Best Available Site for Relocation of Affected Operators (Batch 2)

4.1 Subsequently, some sawmill, timber yard and other related rural workshops in Ma Tso Lung would have to be resumed by the Government in the first quarter of 2024. Serawak and Ronca have approached HKTMA on their urgent need for relocation. Similar to the operational criteria from the previous 6 operators (i.e. location, size, access, shape, price, local objection, zoning, and insurmountable problem), the location of the site is preferably to be situated in the North District and the size of the site should be similar to the existing operation site, i.e. 6,269.5m². HKTMA has investigated 5 possible sites (excluding the subject site) located in the North District. These possible sites are listed in **Table 2**.

Table 2: Site Search Exercise for Relocation of Affected Operators (Batch 2)

Site	Possible Site Location Submitted	Size (m ²)	Zone & OZP No.	Reasons for Unsuitable for Relocation
1	Lot 569 RP in D.D. 85, Lau Shui Heung Road, Fanling	6,500	REC (S/NE-TKLN/2)	Access way is too narrow for container vehicles and other heavy goods vehicles.
2	Lots 1489, 1490, 1492 & 1494 in D.D. 76, Hung Leng Tsuen, Ping Che	4,150	AGR (S/NE-HLH/11)	Landowner withdrew site from market before commitment; and right of way cannot be guaranteed
3	Lot 11 in D.D. 84, Ping Che, Ta Kwu Ling	6,800	AGR (S/NE-MKT/4)	Landowners' missing and representatives do not have authority to sign lease documents.
4	Lots 1493 S.B RP, 1499, 1500, 1501 in D.D. 78, Ta Kwu Ling North	2,504	REC (S/NE-TKLN/2)	Land sold before HKTMA committed.
5	Lot 231 RP, 232, 278 S.A, 278 S.B in D.D. 38, Ta Kwu Ling	6,511	AGR (S/NE-MUP/11)	Land sold before HKTMA committed.

- 4.2 However, the above sites were not suitable for relocation due to various reasons such as poor accessibility, right of way problem and land status issues. Eventually, HKTMA proposes a practical and reasonable solution by extending the size of the western site in order to cater the two additional operators. This site extension proposal is a win-win situation which allows the two additional operators to have a place for their continual operation, and allows the cost of constructing relevant required facilities to be shared by more stakeholders.
- 4.3 Although the extension site also falls within the “Agriculture” zone on the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7, it is considered less susceptible to the local environment as the proposed storage and workshop uses will be located within the covered structures. The relocation site is conveniently served by local networks (i.e. Lin Ma Hang Road towards Man Kam To Road) and close to the boundary crossing points. Being located close to a main road and with considerable size to accommodate the operational needs of the operators, the application site is the best locational choice.
- 4.4 A section 16 planning application (Application No. A/NE-MKT/35) for Proposed Temporary Warehouse (Storage of Timber and other Associated Materials) covering the entire eastern site and the western site was submitted to the Town Planning Board (the Board) on 18.3.2024. It was approved with conditions by the Board on 2.8.2024.

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

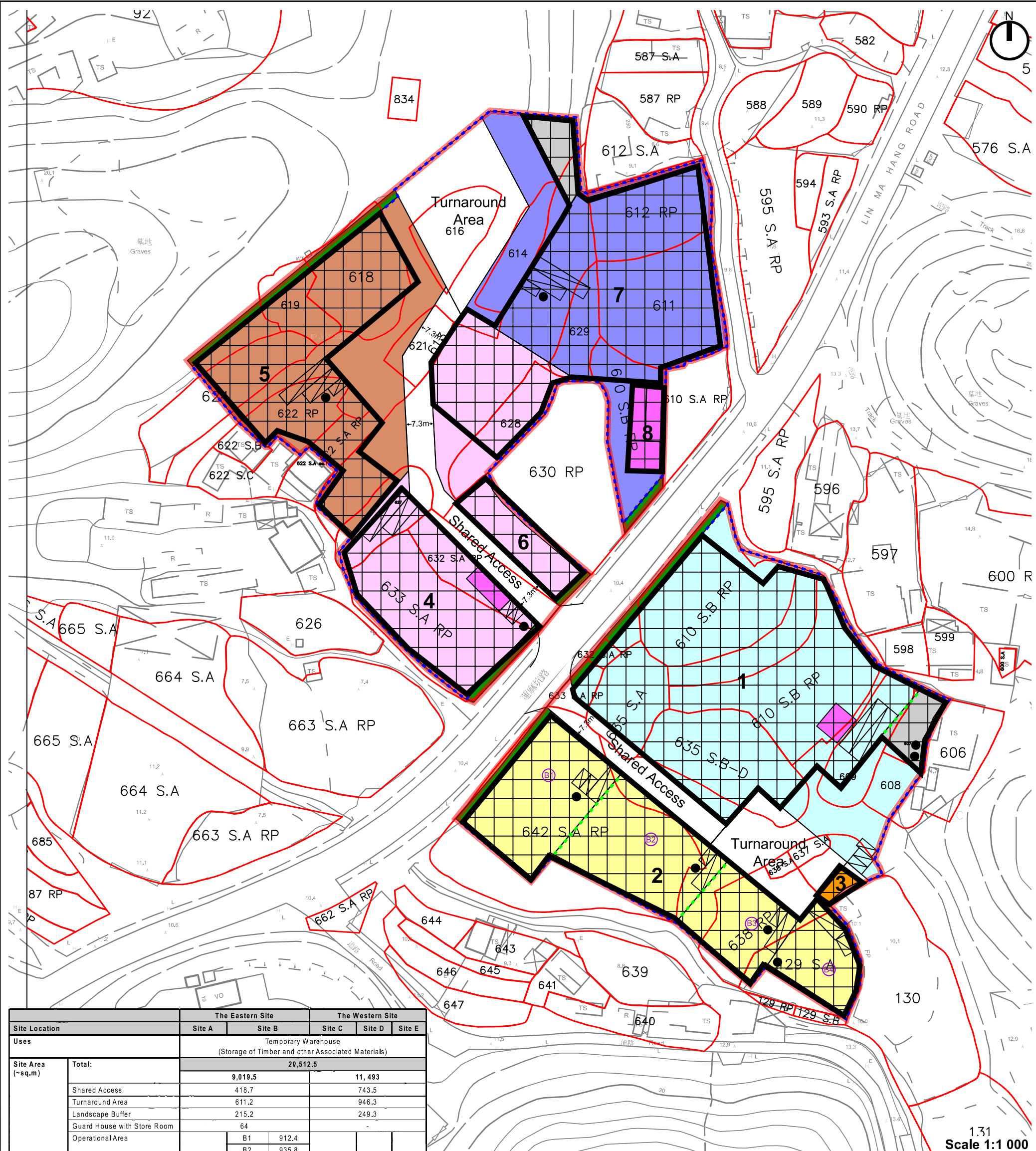
Cheryl Tsz Man TSANG/PLAND

寄件者: Toco Planning Consultants Ltd TOCO <[REDACTED]>
寄件日期: 2026年07月02日星期四 15:39
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: No. A/NE-MKT/67: Section 16 Planning Application for Proposed Temporary Rural Workshop (Timber Yard and Sawmill) for a Period of 3 Years at Various Lots in D.D. 86 and D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling
附件: No. of Blocks.pdf
類別: Internet Email

Dear Cheryl,

As spoken recently, please find attached the plan indicating the eight blocks for your reference. Additionally, as advised by the Applicant, the green dashed line shown on the plan denotes a permissible passage.

Regards,
Jacqueline Ho



		The Eastern Site		The Western Site		
Site Location		Site A	Site B	Site C	Site D	Site E
Uses		Temporary Warehouse (Storage of Timber and other Associated Materials)				
Site Area (~sq.m)	Total:	20,512.5				
	Shared Access	9,019.5		11,493		
	Turnaround Area	418.7		743.5		
	Landscape Buffer	611.2		946.3		
	Guard House with Store Room	215.2		249.3		
	Operational Area	64		-		
		4,856.3	B1	912.4	2,941.3	2,898.7
			B2	935.8		
			B3	546.8		
			B4	459.1		
		Subtotal		2,854.1		3,713.9
Site Coverage (~sq.m)		Total:		13,922.9		
Gross Floor Area (~sq.m)	Total:	6,728.8		7,194.1		
		Total:		14,262.8		
		6,824.8		7,438		
	Structure for warehouse, parking, loading/ unloading (1 storey, 12m in height)	3,780.8 (excluding office area)	2,690.5	2,479.5 (excluding office area)	1,997.2	2,303.7
	Shed (1 storey, 8m in height)	161.5	-	-	-	169.6
	Ancillary Office (2 storeys, 5m in height)	112	-	122	-	366
	Guard House with Store Room (2 storey, 6m in height)	80		-		
Internal Transport Facilities	private car parking spaces (2.5m x 5m)	3	5	2	1	1
	loading/unloading bays for HGV or MGW (3.5 x 11m)	-	4	1	1	1
	loading/unloading bays for container vehicle or HGV (3.5 x 16m)	2	-	1	1	1

Application Site Boundary

Structure for warehouse, parking, loading/ unloading (approx. 12m in height)

Shed (approx. 8m in height)

Office (approx. 5m in height)

Location of Temporary Portable Toilets

Guard House

Reserved 2m Landscape Buffer

Fence Wall

Site A

Site B

Site C

Site D

Site E

Parking Space for Private Cars (5m x 2.5m)

Loading/Unloading Space for HGV/MGW (11m x 3.5m)

Loading/Unloading Space for Container Vehicles (16m x 3.5m)

Site A: Million Loy Development Ltd.
Site B1: Truefaith Enterprises Ltd.
Site B2: Fai Kee Timber Co. Ltd.
Site B3: Tak Kee Timber Company
Site B4: Wong Chu Kee Timber
Site C: Polyrite Timber Ltd.
Site D: Serawak (K.T.) Company Ltd.
Site E: Ronca Exhibition Ltd.

Plan C: Indicative Layout and Development Proposal

(Prepared on 8.6.2026)

Previous Applications

Approved Applications

	Application No.	Uses / Developments	Date of Consideration
1	A/NE-MKT/17	Proposed Temporary Rural Workshop (Timber Yard and Sawmill) for a Period of Three Years	30.4.2021 (revoked on 30.11.2023)
2	A/NE-MKT/35	Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of Three Years and Associated Filling of Land	19.7.2024 (revoked on 19.4.2026)

Rejected Applications

	Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
1	A/NE-MKT/2	Temporary Container Trailer Park with Ancillary Storage and Office for a Period of Three Years	7.4.2017	R1-R3
2	A/NE-MKT/6	Proposed Temporary Open Storage of Construction Materials for a Period of Two Years	22.3.2019	R1-R3

Rejection Reasons

- R1 The proposed/applied use was not in line with the planning intention of the “Agriculture” (“AGR”) zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate in the submission that the proposed/applied use would not cause adverse traffic, environmental and landscape impacts on the surrounding areas.
- R3 The approval of the application would set an undesirable precedent for similar applications within the “AGR” zone in the Man Kam To area. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

**Similar Applications for Temporary Warehouse
within/partly within the same “Agriculture” zone in the vicinity of the Application Site**

Approved Applications

	Application No.	Uses / Developments	Date of Consideration
1	A/NE-MKT/34	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	20.9.2024 (revoked on 20.9.2025)
2	A/NE-MKT/37	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of Three Years and Associated Filling of Land	10.1.2025
3	A/NE-MKT/39	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	24.1.2025
4	A/NE-MKT/40 ²	Proposed Temporary Warehouse for Storage of Construction Materials and Furniture for a Period of Three Years and Associated Filling of Land	2.5.2025 (revoked on 2.5.2026)
5	A/NE-MKT/46	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years	18.7.2025
6	A/NE-MKT/55	Proposed Temporary Warehouse (Cold Store for Iced Poultry) and Shop and Services (Fresh Provision Shop) and Associated Filling of Land for a Period of Three Years	8.5.2026
7	A/NE-MKT/56 ¹	Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of Land for a Period of Three Years	6.2.2026
8	A/NE-MKT/57 ²	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years	26.6.2026
9	A/NE-MKT/61	Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of Three Years	8.5.2026
10	A/NE-MKT/62 ³	Proposed Temporary Warehouse (Storage of Construction Materials) for a Period of Three Years	5.6.2026
11	A/NE-MKT/66	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of Three Years	24.7.2026

Rejected Applications

	Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
1	A/NE-MKT/25 ¹	Temporary Open Storage and Warehouse for Construction Materials for a Period of Three Years and Filling of Land	11.9.2023	R1-R3
2	A/NE-MKT/26	Proposed Temporary Warehouse for Storage of Electronic Products and Open Storage of Packaging Tools for a Period of Three Years and Associated Filling of Land	1.12.2023 (on review)	R1-R2
3	A/NE-MKT/29 ³	Proposed Temporary Warehouse for Storage of Engineering Tools and Equipment for a Period of Three Years	10.11.2023	R1-R2
4	A/NE-MKT/31	Proposed Temporary Logistics Warehouse (Excluding Dangerous Goods) and Ancillary Office for a Period of Three Years and Filling of Land	27.10.2023	R1-R3

Rejection Reasons

- R1 The proposed/applied use was not in line with the planning intention of the “Agriculture” zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate in the submission that the proposed/applied use would not cause adverse traffic, environmental, drainage, landscape and/or slope safety impacts on the surrounding areas.
- R3 The proposed/applied use did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance in that no previous approval had been granted to the site and there were adverse departmental comments and local objections.

Remarks

- ¹ Application Nos. A/NE-MKT/25 and A/NE-MKT/56 largely involved the same site.
- ² Application Nos. A/NE-MKT/40 and A/NE-MKT/57 largely involved the same site.
- ³ Application Nos. A/NE-MKT/29 and A/NE-MKT/62 largely involved the same site.

Government Departments' General Comments

1. Drainage

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

- no objection to the application from public drainage perspective;
- should the application be approved, conditions should be included to request the applicant to submit a condition record of the existing drainage facilities on the application site (the Site) as previously implemented under application No. A/NE-MKT/35 according to the previously approved Drainage Impact Assessment, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- her advisory comments on the application are at **Appendix V**.

2. Fire Safety

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

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

3. Building Matters

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

- no objection to the application;
- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the applied use; and
- his advisory comments on the application are at **Appendix V**.

4. Geotechnical

Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- it is noted that the application and the previous application (No. A/NE-MKT/35) remains the same in terms of site area/boundary, layout and major development parameters. As such, his office has no adverse geotechnical comment on the application;
- the submission of a Geotechnical Planning Review Report for the application, which serves as a supporting document for demonstrating the geotechnical feasibility only, is not required, as long

as the site area/boundary, layout and major development parameters remain the same as the previous application (No. A/NE-MKT/35); and

- his advisory comments on the application are at **Appendix V**.

5. Other Departments

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

- (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Principal Government Engineer/Railway Development, Highways Department (PGE/RD, HyD);
- (d) Commissioner of Police (C of P);
- (e) Project Manager (North), CEDD (PM(N), CEDD); and
- (f) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) should there be non-compliance with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (d) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the following irregularity covered by the application has been detected by his office:
Unauthorised structures within Lots 608, 611, 612 RP, 618, 619, 622 S.A RP, 622 RP, 624, 628 and 629 in D.D. 90 covered by the application
there are unauthorised structures on the private lots concerned. The lot owner(s) have submitted applications for Short Term Waivers (STWs) on Lots 611, 612 RP, 618, 619, 622 S.A RP, 622 RP, 624, 628 and 629 in D.D. 90 which are under processing. For Lot 608 in D.D. 90, the lot owner(s) should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (ii) the following irregularity not covered by the application has been detected by his office:
Unlawful occupation of Government Land (GL) adjoining Lots 607, 610 S.B RP, 637 RP and 642 S.A RP in D.D. 90 not covered by the application
the GL adjoining Lots 607, 610 S.B RP, 637 RP and 642 S.A RP in D.D. 90 has been fenced off/illegally occupied without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). There is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the illegal occupation of GL as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
 - (iii) the lot owners have applied to his office for STWs, Short Term Waiver and modification of STWs to permit the structures erected or to be erected within Lots 611, 612 RP, 618, 619, 622 S.A RP, 622 RP, 624, 628 and 629 in D.D. 90 and the occupation of GL covered by the Site. The applications for STW and STT are being considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. For Lot 608 in D.D. 90, it should be referred to paragraph (d)(i). The STWs, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of backdated waiver fee and administrative fee as considered appropriate to be imposed by LandsD. For the GL mentioned in paragraph (d)(ii) above, unlawful occupation of the GL should be ceased and rectified. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future, and land

control action for any unlawful occupation of GL. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered; and

- (iv) the lot owner(s) should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should implement good site practices and measures to avoid adverse impacts on the nearby natural environment, including trees, vegetation and watercourse during construction and operation of the applied use;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the requirements of the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (h) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (i) to note the comments of the Director of Fire Services (D of FS) on the submitted fire service installations (FSIs) proposal that:
 - (i) the provision for the respective structures shall be in accordance with the revised Fire Safety Requirements (FSRs) for Temporary Storage and Structure under Planning Application, Short Term Tenancy and STW which took effect on 2.7.2025 and has been published on the Fire Services Department (FSD)’s website (https://www.hkfsd.gov.hk/eng/fire_protection/fs_tss/). Should the applicant adopt the previous FSRs issued before 2.7.2025, the applicant should specify the reason(s) clearly in the FSIs proposal;
 - (ii) for paragraph 1, the provision of FSIs shall be incorporated in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022;
 - (iii) the applicant should verify if fire detection system is to be proposed. If no, the applicant should clarify whether “Fire Detection Alarm System” as indicated in paragraph 2 is applicable;
 - (iv) the specification for directional and exit signs shall be in accordance with the Emergency Lighting – Part 1: Code of Practice for the Emergency lighting of Premises (BS 5266-1:2016) and the FSD Circular Letter No. 5/2008 Graphical Symbol Exit Signs;
 - (v) sprinkler protection as stipulated in paragraph 7 shall also be provided for canopies and covered sheds with two or more sides opening;
 - (vi) the applicant should verify the Storage Category as indicated in paragraph 7.2 since timber storage shall be either category II or III as indicated on the Loss Prevention Council Rules for Automatic Sprinkler Installations incorporating Fixed Firefighting Systems – Automatic sprinkler system – Design, installation and maintenance (LPC BS EN 12845:2015);
 - (vii) should any alteration be made to the Storage Category, the applicant should verify the

storage requirement and limitation (for example height) as indicated on paragraph 7.4;

- (viii) the applicant should provide a legend for the openable windows for indicating its dimension; and
- (ix) should the Fire Service Completion Advice (FSAC) be not available for the FSI acceptance inspection, the applicant shall (i) add the following additional FS note *“Should it prove infeasible to secure a FSAC, an alternative proposal will be implemented to refill the sprinkler system, ensuring the sprinkler tank remains fully operational and can be replenished within six hours after discharge. In addition, the FSAC remains a mandatory document for the implementation of the FSIs proposal and should be obtained as soon as possible in order to secure the permanent water supply for all FSIs on site, and the FSAC should be submitted to FSD immediately upon issuance”*; and (ii) prior to the FSIs acceptance inspection, the applicant shall submit the relevant documentary proof for the alternative proposal together with the undertaking letter declaring that the operation of the sprinkler system remains fully functional at all times;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) eight structures and land filling are proposed at the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (Cap. 123) (BO). An AP should be appointed as the coordinator for the proposed building works in accordance with the BO; and
 - (ii) the applicant’s attention is drawn to the following points:
 - the northern and southern portion of the Site shall be considered as two separate sites and provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - if the northern and southern portion of the Site do not abut on a specified street of not less than 4.5m wide, their permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any approved use under the application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An AP should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other

uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;

- in general, there is no requirement under the BO in respect of provision of car parking spaces for a use. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under Regulation 72 of the B(P)R and Division 3 of Design Manual Barrier Free Access 2008;
 - the 12m high warehouse and 8m high shed are considered excessive. It should be justified upon formal plan submission to BD; and
 - detailed checking under the BO will be carried out at building plan submission stage;
- (k) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant should be reminded of the requirements of making necessary site formation submission(s), including but not limited to any necessary stability assessments on the existing geotechnical features in the vicinity of the Site, to BD for approval as required by the provision of the BO if found applicable;
- (l) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains; and
- (m) to note the comments of the Project Manager (North), CEDD (PM(N), CEDD) that the applied use is located within the proposed New Territories North (NTN) New Town under the Planning & Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning in the P&E Study, the applied use may need to be vacated for the site formation works.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260728-103405-86184

提交限期

Deadline for submission:

28/07/2026

提交日期及時間

Date and time of submission:

28/07/2026 10:34:05

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MKT/67

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Carol Fung

意見詳情

Details of the Comment :

支持! 申請用途會為香港經濟帶來正面影響。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260728-105123-49137

提交限期

Deadline for submission:

28/07/2026

提交日期及時間

Date and time of submission:

28/07/2026 10:51:23

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MKT/67

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Samuel Wei

意見詳情

Details of the Comment :

I support the application. The proposed temporary use can provide an interim solution to maximise land utilisation of abandoned agricultural land.

2

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

3

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年07月27日星期一 0:30
收件者: tpbpd/PLAND
主旨: A/NE-MKT/67 DD 90 Lin Ma Hang Road
類別: Internet Email

Dear TPB Members,

35 Approved 19 July 2024. Revoked 19 Apr 2026.

When the rules are bent and DevB puts pressure on other depts to accommodate the relocation of firms, expectations would be that these operators having been in business for many years would ensure that their new premises are not only of a better standard than the original but also that conditions are fulfilled expeditiously.

But of course they are aware of how the system works and being diligent does not pay as the system prefers to reward procrastination.

The community is appalled by the number of fires that occur at these operations but neither the operators nor those who should be responsible for ensuring that regulations are fulfilled place any importance on the safety of both workers and residents in the district.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 8 May 2024 1:55 AM HKT
Subject: A/NE-MKT/35 DD 90 Lin Ma Hang Road

A/NE-MKT/35

Lot 129 S.A (Part) in D.D. 86 and Lots 607, 608, 609, 610 S.B RP, 611, 612 (Part), 613 (Part), 614, 616, 618 (Part), 619 (Part), 621, 622 S.A (Part), 622 RP, 624 (Part), 627 (Part), 628, 629, 632 S.A RP, 633 S.A RP (Part), 635 S.A, 635 S.B-D, 637 S.A, 637 RP, 638 S.A, 638 RP (Part) and 642 S.A RP (Part) in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, San Uk Ling, Man Kam To

Site area : About 20,512.5sq.m Includes Government Land of about 4,178.2sq.m

Zoning : "Agriculture"

Applied use : Timber Yard and Sawmill / 24 Vehicle Parking / Filling of Land

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Dear TPB Members,

Application 17 was approved 20 April 2021 but conditions were never fulfilled.

Solution, apply for an even larger site and fill in thousands of sq.mts of additional agricultural land. No wonder the territory is now experiencing significant flooding and landslides as all natural defences are being stripped away.

Members have a duty to inquire into matters like what conditions are not being fulfilled and what is the potential risk to the community should there be a fire, flooding, etc.

In addition are these operators making efficient use of land in the form of utilization of modern stacking components, hydraulic platforms, etc.

It is regrettable that govt depts facilitate inefficient land use by granting govt land for low rent and without adequate supervision.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 27 March 2021 3:33 AM HKT
Subject: A/NE-MKT/17 DD 90 Lin Ma Hang Road

A/NE-MKT/17

Lot 129 (Part) in D.D. 86, Lots 607, 608, 609, 610 S.B RP (Part), 613 (Part), 627 (Part), 632 S.A RP, 633 S.A RP (Part), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (Part) and 642 S.A RP (Part) in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, San Uk Ling, Man Kam To

Site area : About 12,085.9sq.m Includes Government Land of about 2,135sq.m

Zoning : "Agriculture"

Applied use : Timber Yard and Sawmill / 18 Vehicle Parking

Dear TPB Members,

Strong objections. Two wrongs cannot make a right.

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While the timber operations may be facing difficulties re location, the solution cannot be to allow the land along Lin Ma Hang Road to be converted into another brownfield district with all the issues that have blighted the NT.

There are hectares of spoiled land in other areas and there is no need for the 6 operations to be situated together.

In addition, having driven along Lin Ma Hang Road, it is clear that this road is too narrow and with many curves to accommodate large vehicles with heavy loads.

TPB should reject this application.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, March 4, 2019 2:51:52 AM
Subject: A/NE-MKT/6 DD 90 Lin Ma Hang Road

A/NE-MKT/6
Lot 633 S.A RP (Part) in D.D. 90, Lin Ma Hang Road, Man Kam To
Site area : About 1,039m²
Zoning : "Agriculture"
Applied Use : Storage of Construction Materials

Dear TPB Members,

Application 2 was rejected due to a number of objections from government departments.

The Commissioner for Transport (C for T) did not support the application as the applicant failed to provide information on vehicular access arrangement, traffic impact assessment, width and location of the vehicular access points, class of vehicles and number of parking spaces. The Director of Environmental Protection (DEP) also did not support the application as there were domestic structures in the vicinity and two records of substantiated environmental complaints relating to waste pollution and miscellaneous aspects were received in 2016. Also suspected illicit filling facilities were spotted during site inspection. The Divisional Commander (Ta Kwu Ling Division), Hong Kong Police Force (DVC, HKPF) considered the application unacceptable as the site was proposed to store mechanical oil and other inflammable fluid but without providing details

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on any safety measures. Also, the turning of long vehicle into and out of the site would create substantial danger to other road users. The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had reservation on the application in that vegetation clearance had been noticed at the site and approval of the application would set an undesirable precedent encouraging similar vegetation removal prior to obtaining planning permission which would cause adverse impact on the landscape resource. The Director of Agriculture, Fisheries and Conservation (DAFC) did not support the application as there were active agricultural activities in the vicinity and the site could be used for plant nursery or greenhouse.

A Member asked whether the site was subject to any enforcement action. In response, Mr Wallace W.K. Tang, STP/STN, said that a complaint against the site was received and the Central Enforcement and Prosecution Section, PlanD was undertaking investigation. Besides, suspected illegal filling facilities were spotted during site inspection by the Environmental Protection Department and had been referred to relevant department to follow up.

It appears that unapproved activities have not been terminated.

TPB should not encourage such operations via approval this time around for what is essentially a similar use that would incur the same negative outcomes.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-MKT/67

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

有意見。

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

簽署 Signature

日期 Date

打鼓嶺村原居民村代表 杜裕平

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

簽署 Signature

日期 Date

鄧錦富
打鼓嶺木湖村居民代表 鄧錦富 97211365

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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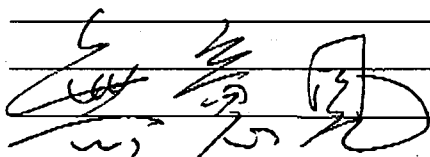
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-MKT/67

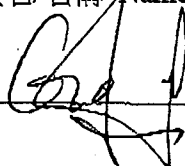
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date

2026.7.10