Ref.: ADCL/PLG-10367/R001

Section 16 Planning Application

Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of 3 Years

Lot 356 (Part) in D.D. 87, Kong Nga Po, Sheung Shui, New Territories

Planning Statement

Address:
[redacted]

Tel : [redacted]
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Email : [redacted]

Prepared by
Aikon Development Consultancy Limited

September 2026

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as "the Board") in support of a planning application (hereinafter referred to as "the current application") for **Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as "the applied use") at Lot 356 (Part) in D.D. 87, Kong Nga Po, Sheung Shui, New Territories (hereinafter referred to "the application site"). The Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate consideration by the Board.

The application site falls with an area zoned "Agriculture" ("AGR") on the approved Fu Tei Au & Sha Ling Outline Zoning Plan No. S/NE-FTA/18. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-

(a) the application site is subject to a previous planning approval for the same use, and the current application seeks to continue current use with no change in site configuration and operation;
(b) the applied use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;
(c) the applied use allows better utilization of land;
(d) the applied use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the "AGR" zone or any planned infrastructural developments at the application site and its neighbourhood;
(e) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the applied use is anticipated; and
(f) the applied use will not set an undesirable precedent as there is a previous planning approval and similar applications are identified in the close vicinity of the application site.

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the applied use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作擬議臨時露天存放建築材料及機械及相關填土工程（為期三年）（以下簡稱「申請用途」）。該申請涉及的地點位於新界打鼓嶺坪輋丈量約份第 87 約地段第 356 號（部分）（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

根據虎地坳及沙嶺分區計劃大綱核准圖（編號：S/NE-FTA/18）（以下簡稱為「大綱圖」），申請地點坐落於「農業」地帶。根據大綱圖的註釋說明，有關用途或發展即使圖則沒有作出規定，城規會仍可批給作不超過三年屬臨時性質的用途。此規劃報告書詳細闡述該申請的規劃理據，當中包括：-

(一) 申請地點曾獲批用作相同用途，而該申請旨在維持現行用途，且用地配置及運作方式均無變更；
(二) 申請用途與周邊土地用途相容，且不會對周邊土地用途和鄰近地區造成不良影響；
(三) 申請用途有助於更有效地利用土地；
(四) 申請用途為臨時用途。申請用途不會妨礙落實大綱核准圖中「農業」地帶的長遠規劃意向，亦不會妨礙申請地點及其附近的任何已規劃的基礎設施發展；
(五) 預計申請用途不會對交通、景觀、視覺、環境及排水造成不良影響；及
(六) 考慮到附近已有類似該申請的規劃申請獲批准，申請用途並不會立下不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，敬希城規會各委員酌情考慮批准該申請作臨時三年申請用途。

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Aikon Development Consultancy Ltd.
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Table of Contents

1. INTRODUCTION 3
1.1 Purpose 3
1.2 Background 3
1.3 Objectives 3
1.4 Structure of the Planning Statement 4
2. SITE PROFILE 4
2.1 Location and Current Conditions of the Application Site 4
2.2 Surrounding Land-use and Characteristics 4
3. PLANNING CONTEXT 5
3.1 Statutory Planning Context 5
3.2 Previous Application 5
3.3 Similar Applications 5
3.4 Town Planning Board Guidelines (TPB PG-No. 13G) 6
4. THE DEVELOPMENT PROPOSAL 8
4.1 Site Configuration and Layout 8
4.2 Traffic Considerations 10
4.3 Landscape and Visual Consideration 11
4.4 Environmental Consideration 11
4.5 Provision of Drainage Facilities 11
5. CONCLUSION 12

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan
Figure 3	Extract of Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18
Figure 4	Indicative Layout Plan
Figure 5	Land Filling Plan

List of Tables

Table 1	Previous Planning Applications
Table 2	Similar Planning Applications in the Past Five Years
Table 3	Proposed Key Development Parameters
Table 4	Comparison of Development Parameters with the Last Approved Application
Table 5	Estimated Trip Generation/Attraction

List of Appendices

Appendix 1	Swept Path Analysis
Appendix 2	Implemented Traffic Measures on Site
Appendix 3	Accepted Drainage Proposal
Appendix 4	Condition Record of the Implemented Drainage Facilities

1. INTRODUCTION

1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as "the Board") in support of a planning application (hereinafter referred to as "the current application") for **Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as "the applied use") at Lot 356 (Part) in D.D. 87, Kong Nga Po, Sheung Shui, New Territories (hereinafter referred to "the application site"). The application site has an area of about 1,763m^2. This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate consideration by the Board. The location of the application site is shown in **Figure 1**. **Figure 2** indicates the private lot in which the application site involves.

1.1.2 The application site currently falls within an area zoned "Agriculture" ("AGR") on the approved Fu Tei Au & Sha Ling Outline Zoning Plan No. S/NE-FTA/18 (hereinafter referred to as "the Current OZP") (**Figure 3** refers). As stipulated in the Notes of the Current OZP, "…*temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years…*". In this connection, the applicant seeks planning permission from the Board for the applied use on a temporary basis for a period of three years.

1.1.3 Prepared on behalf of *Billion Link Properties Limited* (hereinafter referred to as "the Applicant"), *Aikon Development Consultancy Limited* has been commissioned to prepare and submit the current application.

1.2 Background

1.2.1 The application site is subject to a previous planning application (No. A/NE-FTA/251) for the same use, which was approved by the Boad on 4.10.2024. As the applicant had failed to comply with conditions satisfactorily within the specified period, the planning permission for the subject application had already been revoked. However, the drainage facilities and traffic management measures have been duly implemented, and the current application seeks to continue current use with no change in site configuration and operation.

1.3 Objectives

1.3.1 The current application strives to achieve the following objectives:-

(a) To fully utilise the land resources falling within "AGR" zone for temporary uses

without hindering the long-term planning intention of "AGR" zone; and

(b) To induce no additional adverse environmental or infrastructural impacts on the surrounding areas.

1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the applied use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the applied use.

2. SITE PROFILE

2.1 Location and Current Conditions of the Application Site

2.1.1 The application site is currently vacant, fenced off and hard paved. The application site is accessible from its north via a local track leading to Kong Nga Po Road (**Figure 1** refers).

2.2 Surrounding Land-use and Characteristics

2.2.1 The surrounding areas of the application site are of rural character mainly comprising temporary structures, warehouses, open storage, and farmland.

3. PLANNING CONTEXT

3.1 Statutory Planning Context

3.1.1 The application site falls within an area zoned "AGR" on the Current OZP (**Figure 3** refers). According to the Notes of the Current OZP, "AGR" zone is intended primarily to '*retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purpose*'. It is also intended to "*retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*".

3.1.2 As stipulated in the Notes of the Current OZP, "…*temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years*…". In this connection, the applicant wishes to seek planning permission from the Board for the applied use on a temporary basis of three years.

3.2 Previous Application

3.2.1 The application site is subject to a previous application (No. A/NE-FTA/251) for the same use which was approved by the Board on 4.10.2024.

Table 1 Previous Planning Applications

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/NE-FTA/251	Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (4.10.2024)

3.3 Similar Applications

3.3.1 There are similar applications in the vicinity of the application site within "AGR" Zone in the past five years. Details of the similar applications are tabulated in **Table 2** below.

Table 2: Similar Planning Applications in the Past Five Years

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/NE-FTA/213	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (24.6.2022)
A/NE-FTA/260	Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (19.12.2025)

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/NE-FTA/264	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (27.2.2026)
A/NE-FTA/269	Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (6.2.2026)
A/NE-FTA/270	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (23.1.2026)
A/NE-FTA/273	Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (13.3.2026)
A/NE-FTA/279	Proposed Temporary Rural Workshop and Open Storage of Recyclable Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (10.7.2026)
A/NE-FTA/281	Proposed Temporary Warehouse and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (24.7.2026)

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

3.4.1 The application site entirely falls under Category 2 areas in the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) promulgated by the Board in April 2023.

3.4.2 According to the TPB PG-No.13G, "Category 2 areas are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/ temporary uses. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be

granted on a temporary basis up to a maximum period of 3 years".

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

4.1.1 The application site has a total area of about 1,763m^2 and is accessible from its north via a local track leading to Kong Nga Po Road (**Figure 1** refers).

4.1.2 The proposed development is for open storage of construction materials and machineries. One private car parking space and one medium goods vehicle (MGV) loading/unloading space are proposed within the application site. The remaining uncovered area within the application site would be served as circulation/manoeuvring space. Sufficient manoeuvring space will be provided within the application site and no queuing of vehicle on the public road will be allowed. The key development parameters for the applied use are detailed in **Figure 4** and **Table 4**.

4.1.3 The proposed open storage is mainly used for storage of construction materials, such as metal pieces, ceramic tiles, piping, etc., and machineries to facilitate construction projects in the North District. The operation hours are from 9:00 a.m. to 6:00p.m. (Mondays to Saturdays) and there will be no operations on Sundays and public holidays. All storage activities will only be confined to within the application site area without affecting the neighbouring uses. As the application site is for open storage use with no shopfront, no visitors are anticipated at the application site.

4.1.4 A fenced wall is erected along the application site boundary to minimize any nuisance to the surrounding areas. The entire application site is a paved flat land, and it is intended to regularise any filling of land (about 0.2m in depth) under the current application (**Figure 5** refers).

4.1.5 Regarding the implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for the Short-Term Waiver (STW) for and permitting the structures to be erected once the current application is approved.

Table 3: Key Development Parameters

Applied Use	Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of 3 Years
Operation Hours	From 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays
Site Area	1,763m^2
Covered Area	N.A.
Uncovered Area	About 1,763m^2 (About 100%)
Open Storage Area	About 660m^2
Ingress/Egress	7.3m-Wide
No. of Parking Spaces Private Car (5m(L) x 2.5m(W))	 1
No. of Loading/Unloading (L/UL) Bays MGVs (11m(L) x 3.5m(W))	1 1
Filling of Land Area Depth Materials	 About 1,763m^2 About 0.2m Concrete

Table 4: Comparison of Development Parameters with the Last Approved Application

Major Parameters/Items	Last Approved Application (No. A/NE-FTA/251)	Current Application	Difference
Applied Use	Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land	Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of 3 Years	N.A
Site Area	About 1,763m^2	About 1,763m^2	No Change
No. of Parking Spaces	1	1	No Change
No. of Loading and Unloading	1	1	No Change
Operation Hours	From 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays	From 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays	No Change

4.1.6 As presented in **Table 4**, since the current application intends to maintain current use, there will be no change to the overall operation, and development parameters.

4.2 Traffic Considerations

4.2.1 The application site can be accessed via local track leading to Kong Nga Po Road, featuring a 7.3m wide ingress/egress point. Within the application site, one parking space for private cars, and one L/UL bay for MGVs are provided. MGV will be utilized for the transportation of construction materials and machinery to and from the application site. A swept path analysis is conducted (**Appendix 1** refers), and adequate space is allocated for goods vehicles to maneuver easily within the application site, entering/ exiting the application site, ensuring that no vehicle needs to reverse onto the local access roads.

4.2.2 Since the application site will be designated solely for open storage of construction materials and machineries purposes, advanced arrangement could be made, and only occasional trips are expected. The estimated average traffic generation is one private car and one medium good vehicle per day. Therefore, the traffic generated by the proposed development is minimal, as indicated in **Table 5** below.

Table 5: Estimated Trip Generation/Attraction

Estimated Trip Generation/Attraction					
Time Period	**PC**		**MGV**		**2-Way Total**
	In	**Out**	**In**	**Out**	
Trips at AM peak per hour (09:00 – 10:00)	1	0	1	0	2
Trips at PM peak per hour (17:00 – 18:00)	0	1	0	1	2

ww

4.2.3 Regarding the traffic management for controlling queuing of vehicles outside the application site or at the local access road, the following traffic management measures, are proposed in the previous application and have been duly implemented (**Appendix 2** refers).

- "TS460" and "5KM/H" signs are proposed at the site ingress/egress to ensure pedestrian safety;
- Sufficient space is provided for vehicles to smoothly maneuver to and from the local track;
- No vehicles will be allowed to queue back to or reverse onto/from the application site to the public road;
- Management/control measures to be implemented to ensure no queuing of vehicles outside the subject site include the following: 1. Staff on site will manage vehicles entering and exiting the subject site, 2. There will be no visitors at the site, and all deliveries and pickups to the site will be scheduled ahead of time, 3. Sufficient space will be provided for manuevering within the site, and departing vehicles will wait inside the application site and give way to vehicles entering the application site;
- 1 Parking space for private vehicles is provided for staff, and 1 Loading/Unloading space is provided for Medium Goods Vehicle.

4.3 Landscape and Visual Consideration

4.3.1 Considering the application site is located in an area of rural character intermixed with warehouse, open storage yards, the proposed development would induce no significant landscape impact and is considered compatible with the surrounding environment. The application site has been fenced off to prevent direct visual contact from outside, hence, it is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

4.4 Environmental Consideration

4.4.1 No workshop activities and storage of dangerous goods will be carried out at the application site at any time during the planning approval period. The machineries will only be stored at the application site, and no operation of the machineries will be conducted. The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)", during construction and operation stages of the proposal, to minimize adverse environmental impacts and nuisance to the surrounding area. The Applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.

4.4.2 The application site is surrounded by open storage and warehouses with the nearest sensitive receivers approximately more than 100m away to the north of the application site. Vehicular access to the site will come from the west side of the application site and will not pass by the sensitive receivers in the area, thus no environmental nuisance is anticipated.

4.4.3 Considering the above and the expected insignificant traffic, the proposed development should not cause adverse environmental nuisance, and no significant adverse environmental impact is anticipated.

4.5 Provision of Drainage Facilities

4.5.1 A drainage proposal was prepared during compliance of approval condition of the last planning permission. The submission was considered acceptable by the Drainage Services Department on 10.3.2026 (**Appendix 3** refers). The Applicant has implemented the proposed drainage facilities at the application site (**Appendix 4** refers) and is committed to maintaining the drainage facilities at all times during the approval period.

5. CONCLUSION

5.1 This Planning Statement is submitted to the Board in support of the current application for the applied use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the applied use to facilitate consideration by the Board.

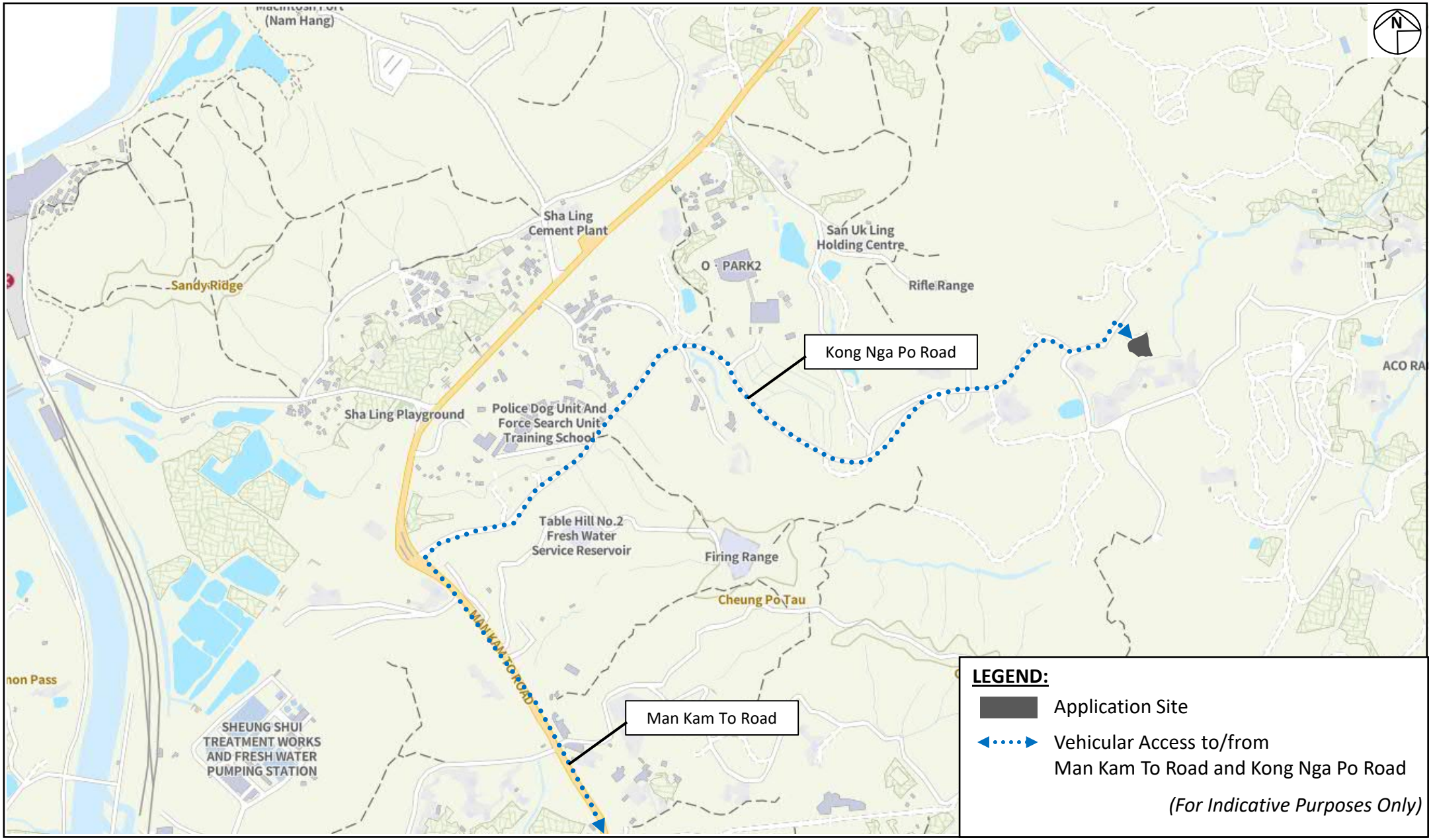
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(b) the applied use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;
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(f) the applied use will not set an undesirable precedent as there is a previous planning approval and similar applications are identified in the close vicinity of the application site.

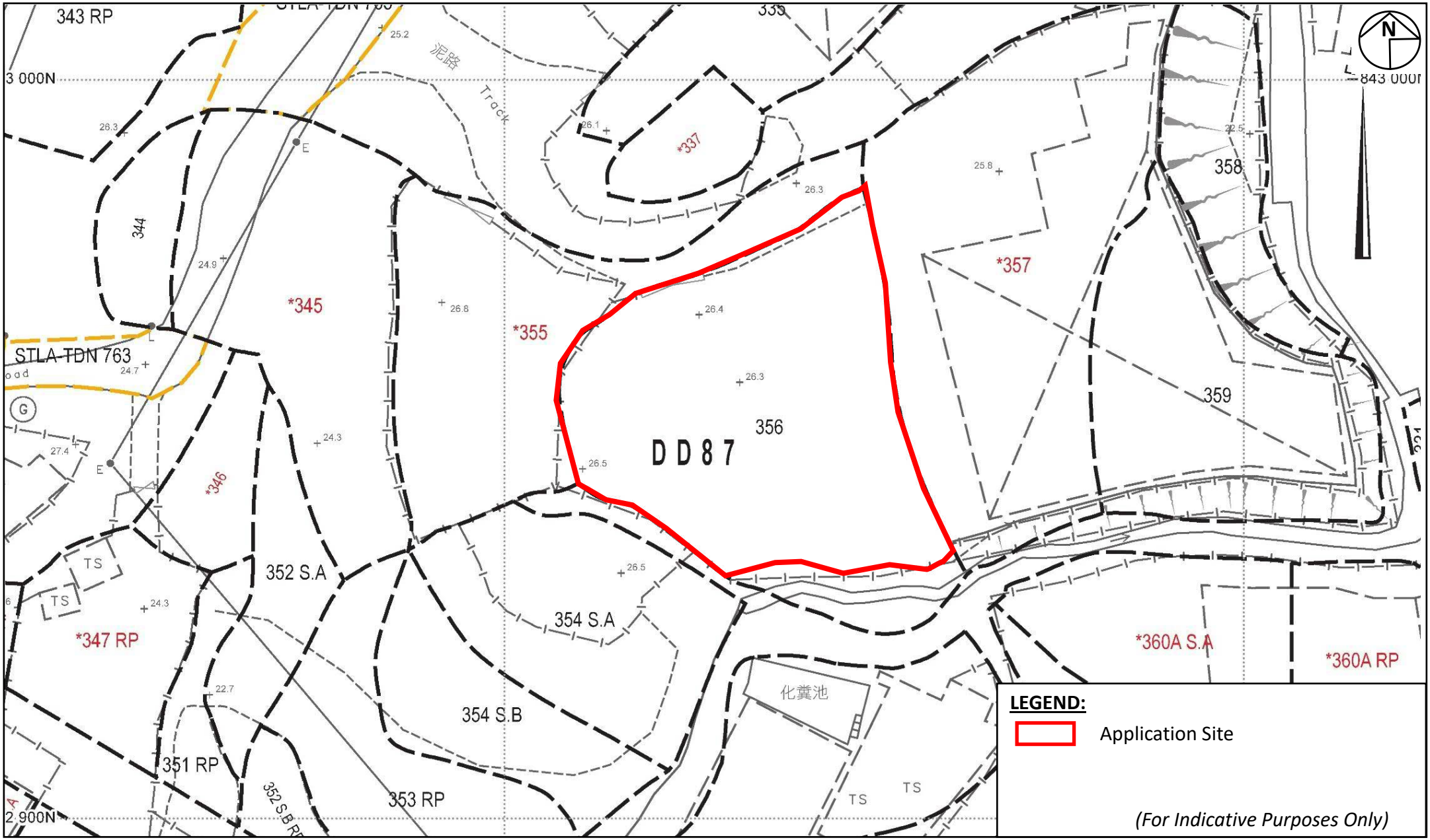
5.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the applied use for a temporary period of 3 years.

List of Figures

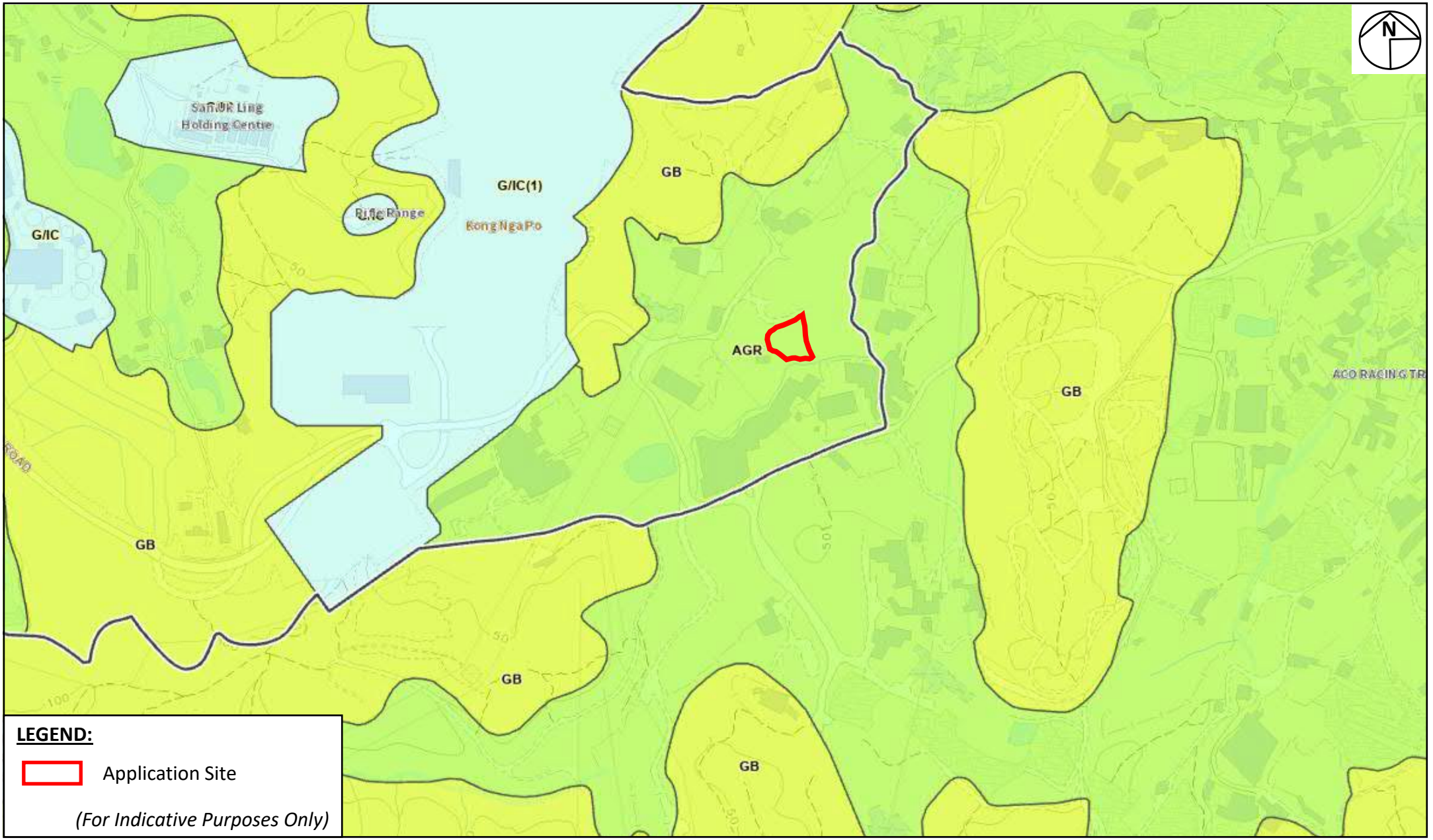
Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan
Figure 3	Extract of Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18
Figure 4	Indicative Layout Plan
Figure 5	Land Filling Plan



Project: Section 16 Planning Application for Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land at Lot 356 (Part) in D.D. 87, Kong Nga Po, Sheung Shui, New Territories	**Title:** Location Plan *Ref.: ADCL/PLG-10367-R001/F001*	**Figure:** 1 **Scale:** Not to Scale **Date:** Sep 2026	AIKON DEVELOPMENT CONSULTANCY LTD.



Project: Section 16 Planning Application for Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land at Lot 356 (Part) in D.D. 87, Kong Nga Po, Sheung Shui, New Territories	**Title:** Extract of Lot Index Plan *Ref.: ADCL/PLG-10367-R001/F002*	**Figure:** 2 **Scale:** Not to Scale **Date:** Sep 2026	AIKON DEVELOPMENT CONSULTANCY LTD.



Project: Section 16 Planning Application for Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land at Lot 356 (Part) in D.D. 87, Kong Nga Po, Sheung Shui, New Territories	**Title:** Extract of Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18 *Ref.: ADCL/PLG-10367-R001/F003*	**Figure:** 3 **Scale:** Not to Scale **Date:** Sep 2026	AIKON DEVELOPMENT CONSULTANCY LTD.

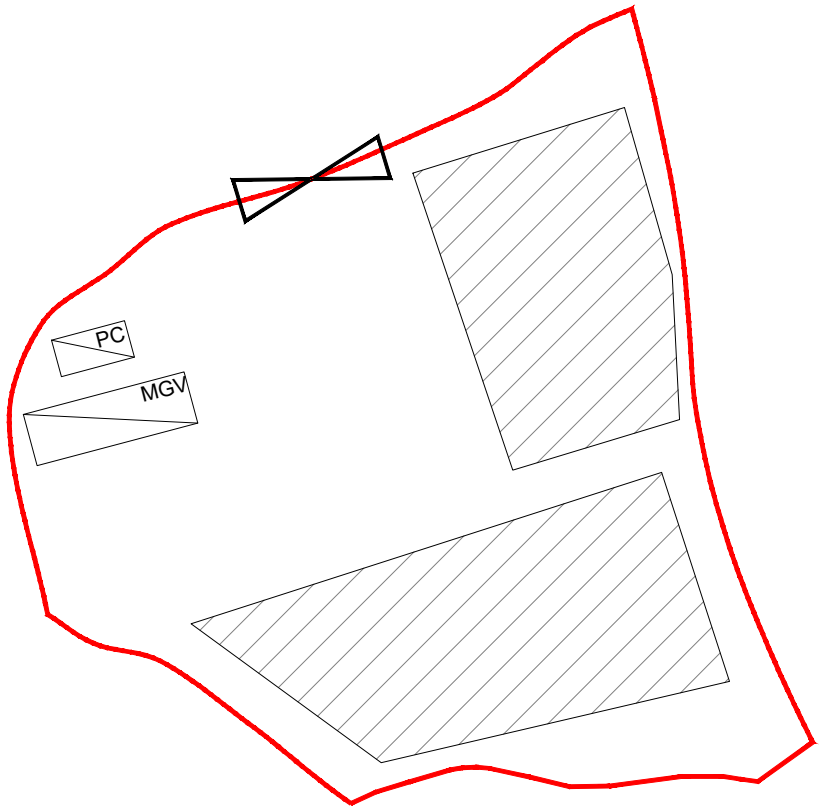
DEVELOPMENT PARAMETERS

APPLICATION SITE : 1,763 m^2 (ABOUT)
UNCOVERED AREA : 1,763 m^2 (ABOUT)

PARKING AND LOADING/UNLOADING PROVISION
PARKING SPACE (PC) : 1 NO. (5 M(L) X 2.5 M(W))
L/UL SPACE (MGV) : 1 NO. (11 M(L) X 3.5 M(W))

LEGEND

- APPLICATION SITE BOUNDARY WITH BOUNDARY FENCING
- OPEN STORAGE AREA(ABOUT 660 m^2)
- PC — PARKING SPACE (PRIVATE CAR)
- MGV — L/UL SPACE (MGV)
- INGRESS/EGRESS



Project:
Section 16 Planning Application for Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of 3 Years at Lot 356 (Part) in D.D. 87, Kong Nga Po, Sheung Shui, New Territories

Title:
Indicative Layout Plan

Ref.: ADCL/PLG-10367/R001/F004

Figure:
4
Scale:
1:500

Date:
Sep 2026

AIKON DEVELOPMENT CONSULTANCY LTD.

FILLING OF LAND

APPLICATION SITE	:	1,763 m^2 (ABOUT)
EXISING LAND FILLING FOR REGULARISATION	:	1,763 m^2 (ABOUT)
TOTLA AREA OF LAND FILLING	:	1,763 m^2 (ABOUT)
DEPTH OF LAND FILLING	:	About 0.2m
LAND FILLING MATERIAL	:	CONCRETE

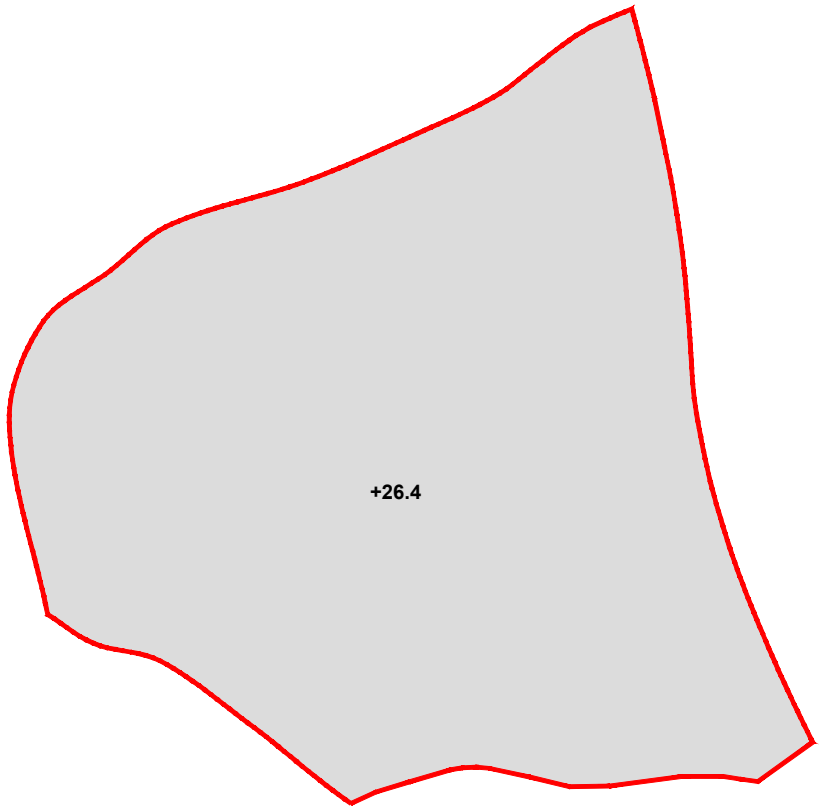
ALL SITE LEVELS ARE FOR REFERENCE ONLY.

LEGEND

APPLICATION SITE BOUNDARY

EXISING LAND FILLING FOR REGULARISATION

+26.4 SITE LEVEL (mPD) (ABOUT)



Project:
Section 16 Planning Application for Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of 3 Years at Lot 356 (Part) in D.D. 87, Kong Nga Po, Sheung Shui, New Territories

Title:
Land Filling Plan

Ref.: ADCL/PLG-10367/R001/F004

Figure:
5

Scale:
1:500

Date:
Sep 2026

AIKON DEVELOPMENT CONSULTANCY LTD.

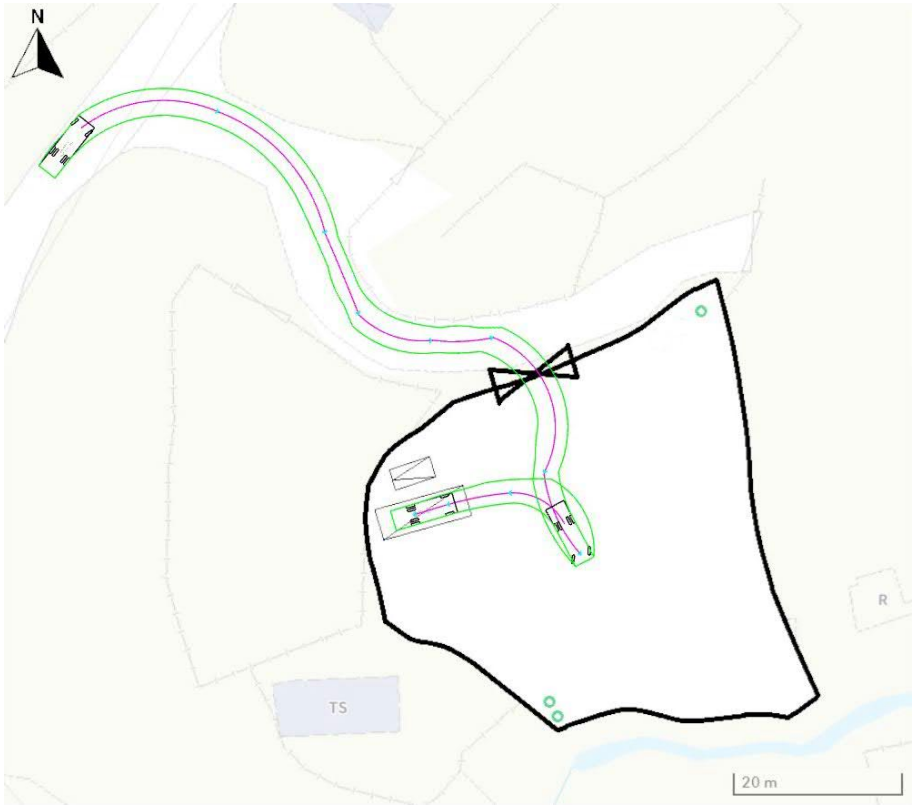
List of Appendices

Appendix 1	Swept Path Analysis
Appendix 2	Implemented Traffic Measures on Site
Appendix 3	Accepted Drainage Proposal
Appendix 4	Condition Record of the Implemented Drainage Facilities

Appendix 1

Swept Path Analysis

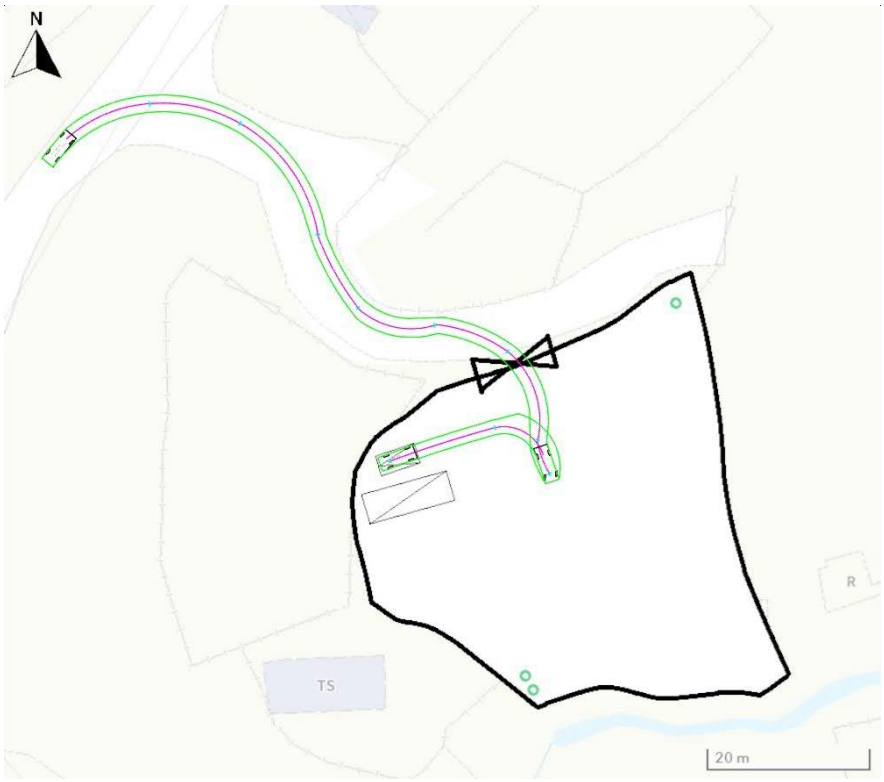
Swept Path Analysis: MGV Entering the Application Site



Swept Path Analysis: MGV Exiting from the Application Site



Swept Path Analysis: Private Car Entering the Application Site



Swept Path Analysis: Private Car Exiting from the Application Site



Appendix 2

Implemented Traffic Measures on Site

1



"5KM/H" signs erected on both sides of the site access.

2



"5KM/H" signs erected on both sides of the site access.

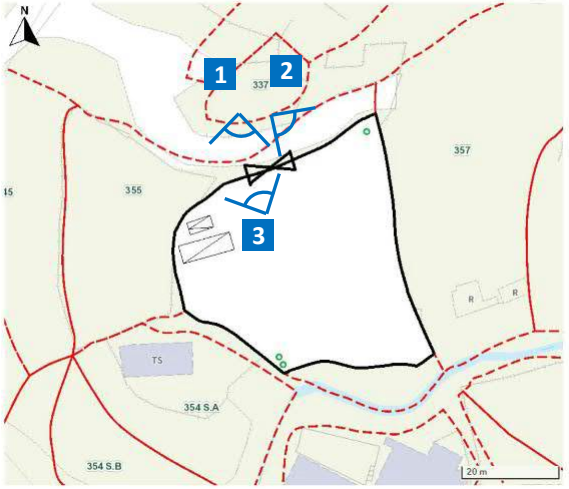
3





"TS460" sign is erected within the application site near the site access to remind the drivers.

View Plan



Compliance of Approval Condition (d) of Approved Planning Application No. A/NE-FTA/251 *Photographic Records For Implementation Of Traffic Management Measures*	**Date:** Jun 2026

Appendix 3

Accepted Drainage Proposal

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輋路一號
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	ADCL/POT_10845/2004
本署檔號	Our Reference	( ) in TPB/A/NE-FTA/251
電話號碼	Tel. No. :	2158 6220
傳真機號碼	Fax No. :	2691 2806

By Email
[redacted]

10 March 2026

Aikon Development Consultancy Limited
[redacted]

Dear Sir/Madam,

Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lot 356 (Part) in D.D. 87, Kong Nga Po, Sheung Shui (Compliance with Approval Condition (a) for Planning Application No. A/NE-FTA/251)

I refer to your submission dated 6.2.2026 for compliance with approval condition (a) in relation to the submission of a drainage proposal to the satisfaction of the Director of Drainage Services (D of DS) or of the Town Planning Board under the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. WANG Xing, Samuel; Tel. No.: 3965 8925) has been consulted and considered that approval condition (a) has been complied with. Her advisory comments are attached at **Appendix I**. Please proceed to implement the drainage proposal for compliance with approval condition (b).

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

Yours faithfully,

(Rico TSANG)
for Director of Planning

Appendix I

Comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. WANG Xing, Samuel; Tel. No.: 3965 8925):

1. The "existing 600mm U-channel" to which the applicant proposed to discharge the storm water from the application site (the Site) is **not** maintained by her office. Consent from the owner/maintenance party, current users and the District Lands Officer/North, Lands Department (DLO/N, LandsD) should be sought for the proposed drainage connection. Moreover, regular maintenance should be carried out by the applicant to avoid blockage of drain.

2. No works including landfilling and hard paving works which may induce adverse drainage impact should be carried out until completion of the proposed drainage facilities.

3. The applicant shall take all precautionary measures to prevent any disturbance, damage and pollution from the proposed use to any parts of the existing drainage features, especially the existing watercourse to the south in the vicinity of the Site. In the event of any damage to the existing drainage features, the applicant shall be held responsible for the cost of all necessary repair works, compensation and any other consequences arising there from. The applicant shall place all the proposed works at least 3m away from the top of the bank of existing watercourse to the south at all the time.

4. The applicant is required to construct and maintain the proposed drainage works properly and rectify the drainage systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the systems. For works undertaken outside the lot boundary, prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners should be sought.

5. The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the Site at any time during or after the works.

6. The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his/her completed drainage works, if necessary.

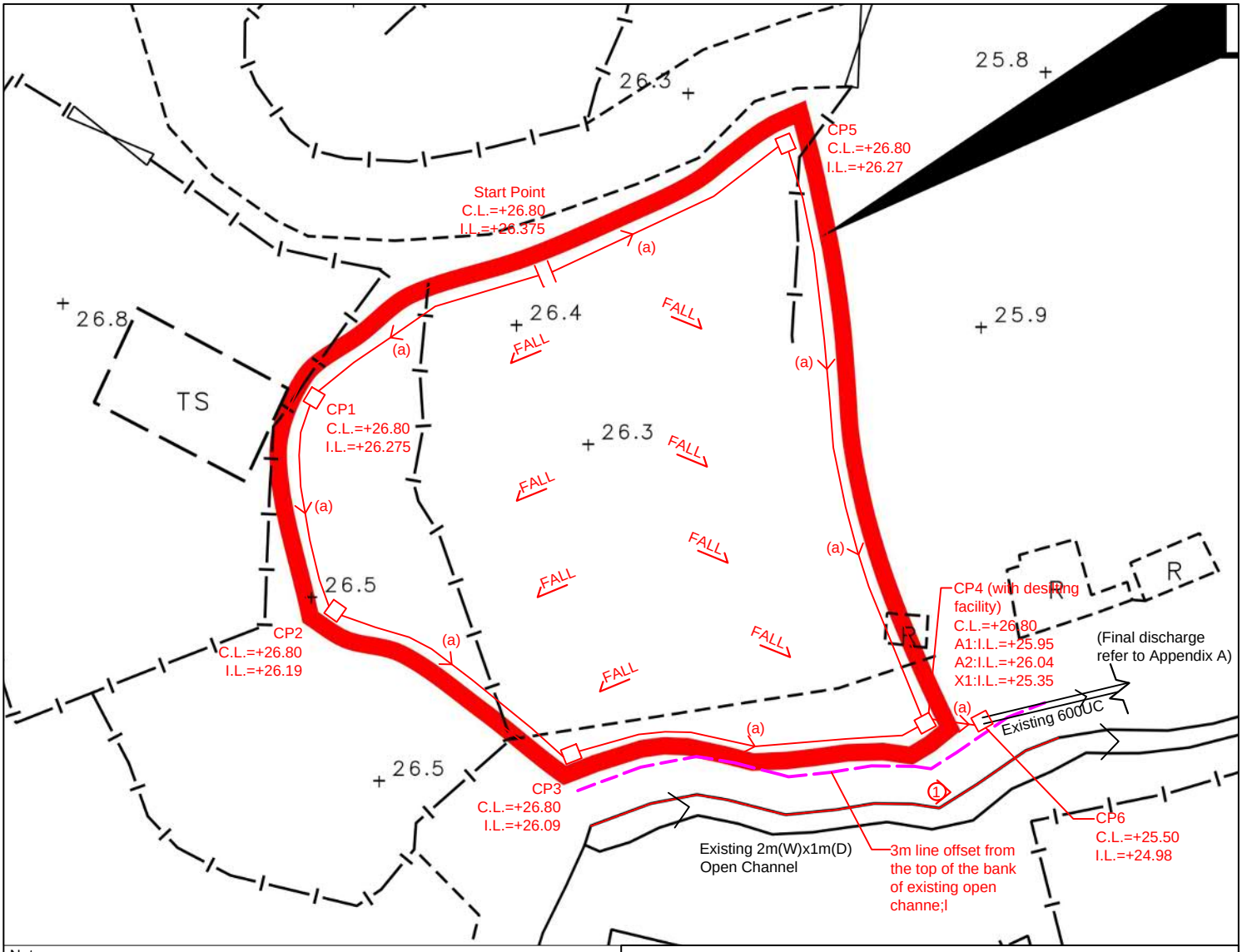
7. The applicant should also be advised that the limited desk-top checking by the Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his/her obligations to ensure that:

   (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and

   (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his/her lot and all upstream catchments.

Response to Comment Table

Comments from DSD	Response
The discharge path from CP4 directly to the existing streamcourse to the south is still indicated in the drainage plan, please review and clarify whether all surface runoff shall be discharged to the existing 600UC to the east.	The discharge path is revised, it should be discharged to the existing 600UC to the east

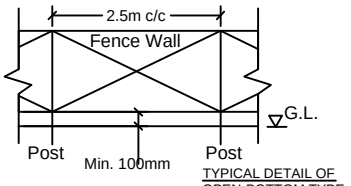


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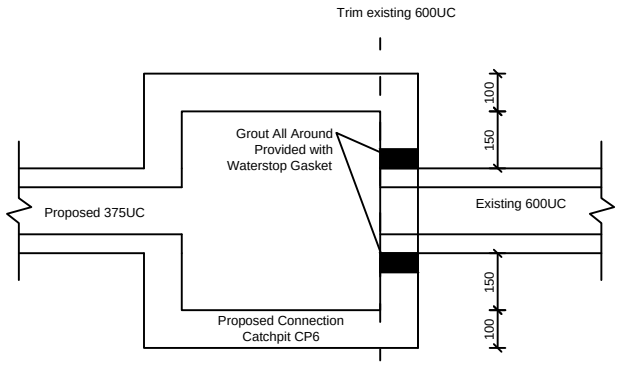
1. Catchpits (CP4) with desilting facility shall follow CEDD standard drawing No. C2406I.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. Fence Wall to be erected (if any) shall be Open-bottom type.

LEGEND

CP	Proposed CatchPit
(a)	Proposed 375UC (1:200) with Cast Iron Cover
	Existing 2m(W)x1m(D) Open Channel / Existing 600UC
1	Photo Viewspot



TYPICAL DETAIL OF OPEN-BOTTOM TYPE FENCE WALL



CONNECTION DETAILS

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Title: Drainage Proposal - LAYOUT

D01

Drawn by: DM

Date: 6−1−2026

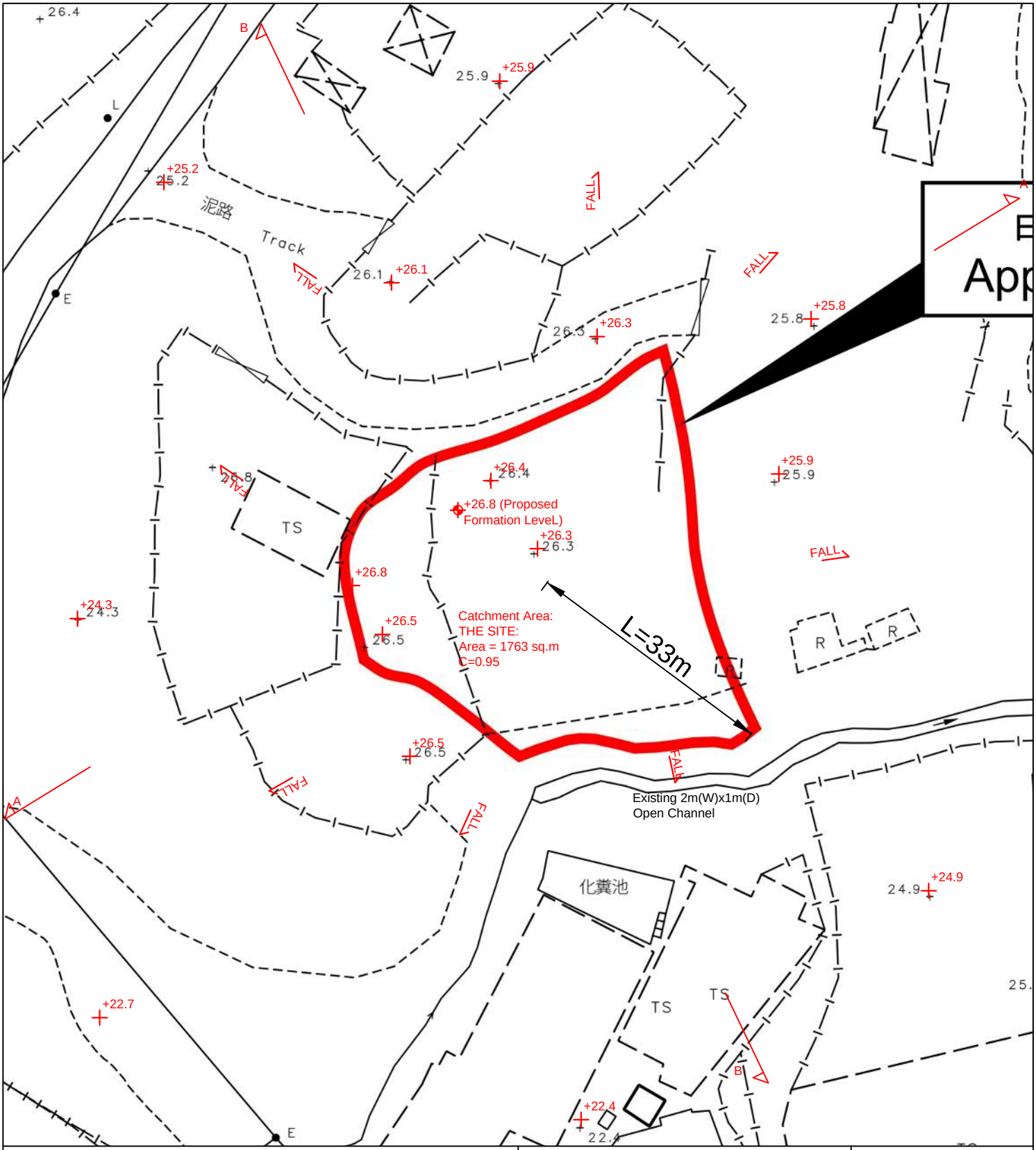
Check by: DM

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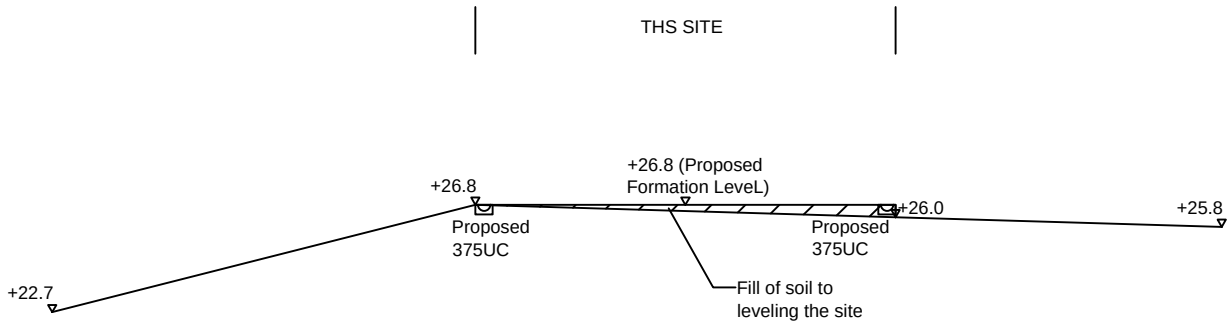
Project:

Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land at Lot 356 (Part) in D.D. 87, Kong Nga Po, Sheung Shui, New Territories

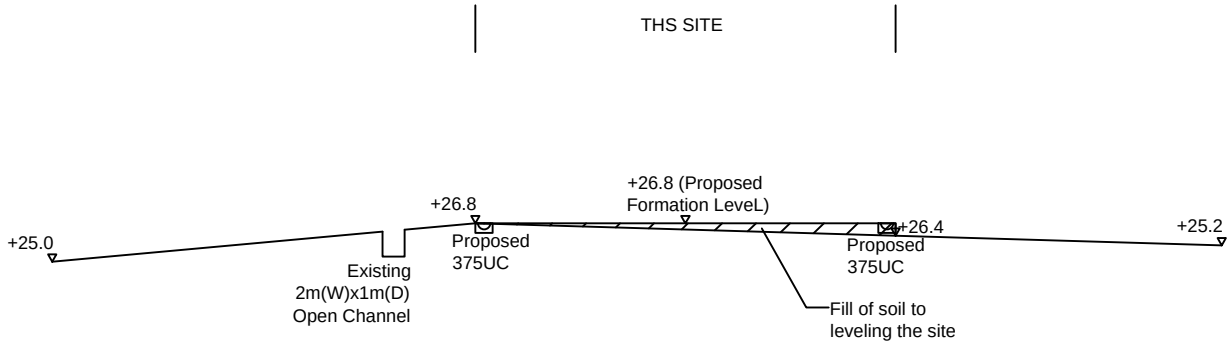
(Application No.: A/NE-FTA/251)



正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANT COMPANY	Title: Drainage Proposal - CATCHEMTN AREA PLAN	D02
	Drawn by: DM	Date: 31–7–2025
Project: **Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land at Lot 356 (Part) in D.D. 87, Kong Nga Po, Sheung Shui, New Territories** **(Application No.: A/NE-FTA/251)**	Check by: DM	Scale: ----



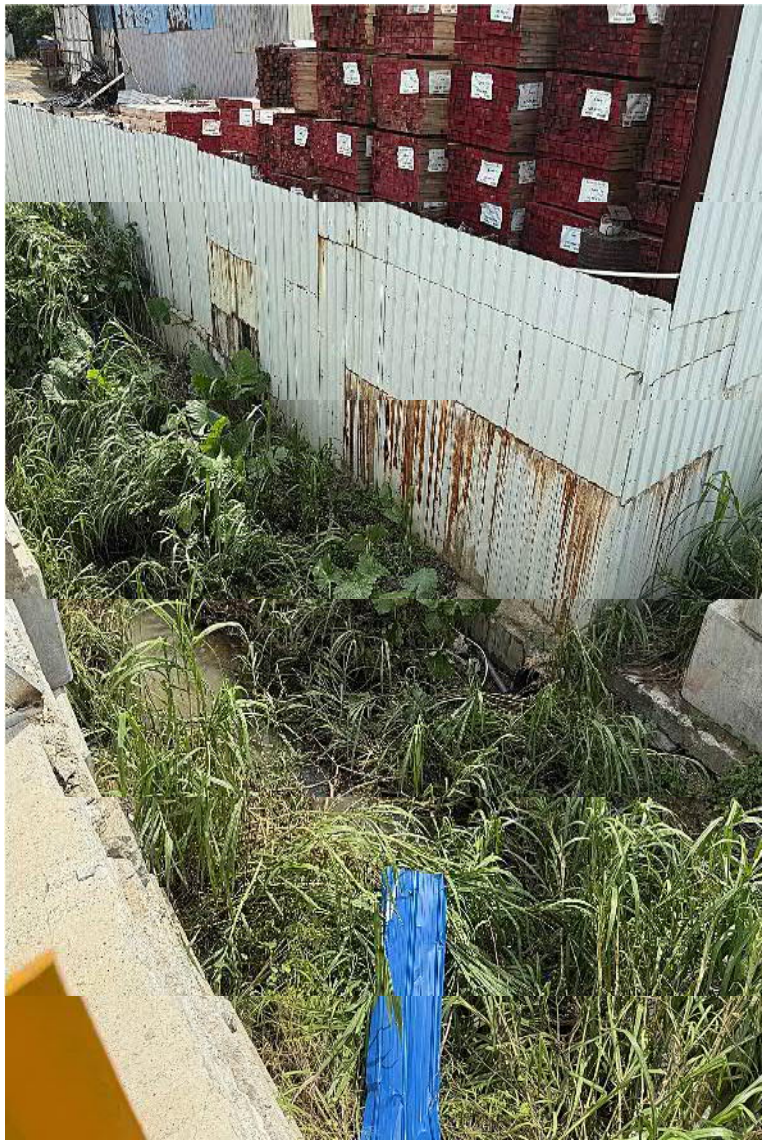
SECTION A-A



SECTION B-B

正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANT COMPANY	Title: Drainage Proposal - SECTIONS	D03
	Drawn by: DM	Date: 31–7–2025
Project: **Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land at Lot 356 (Part) in D.D. 87, Kong Nga Po, Sheung Shui, New Territories** **(Application No.: A/NE-FTA/251)**	Check by: DM	Scale: ––––

Photo 1



THE SITE,Area	=	1763	m^2	(C=	0.95	)
Catchment Area A1, Area	=	1700	m^2	(C=	0.95	) (Refer to Appendix A)
Catchment Area A2, Area	=	1410	m^2	(C=	0.95	) (Refer to Appendix A)
Catchment Area B2, Area	=	176	m^2	(C=	0.95	) (Refer to Appendix A)

Calculation of Design Runoff of the Proposed Development,

For the design of drains inside the site,

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

$A = 1763\ m^2$

$= 1763$

$= 0.001763\ km^2$

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

$= 0.14465*33/1^{0.2}*1763^{0.1}$

$= 2.261$ min

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

$= 1.111*474.6/(2.261+2.90)^{0.371}$

$= 285.0$ mm/hr

Therefore, $Q1 = 0.278*0.95*285.0*0.001763$

$= 0.1327\ m^3/sec$

$= \underline{7962}$ lit/min

Provide 375UC (1:200) is OK

For checking Existing 600UC,

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

$A = 1700+1410+176\ m^2$

$= 1700+1410+176$

$= 3286\ m^2$

$= 0.003286\ km^2$

$t = 5.00$ min

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

$= 1.111*474.6/(5.00+2.90)^{0.371}$

$= 243.9$ mm/hr

Therefore, $Q2 = 0.278*0.95*243.9*0.003286+Q1$

$= 0.3444\ m^3/sec$

$= \underline{20661}$ lit/min

Existing 600UC (1:250) is OK

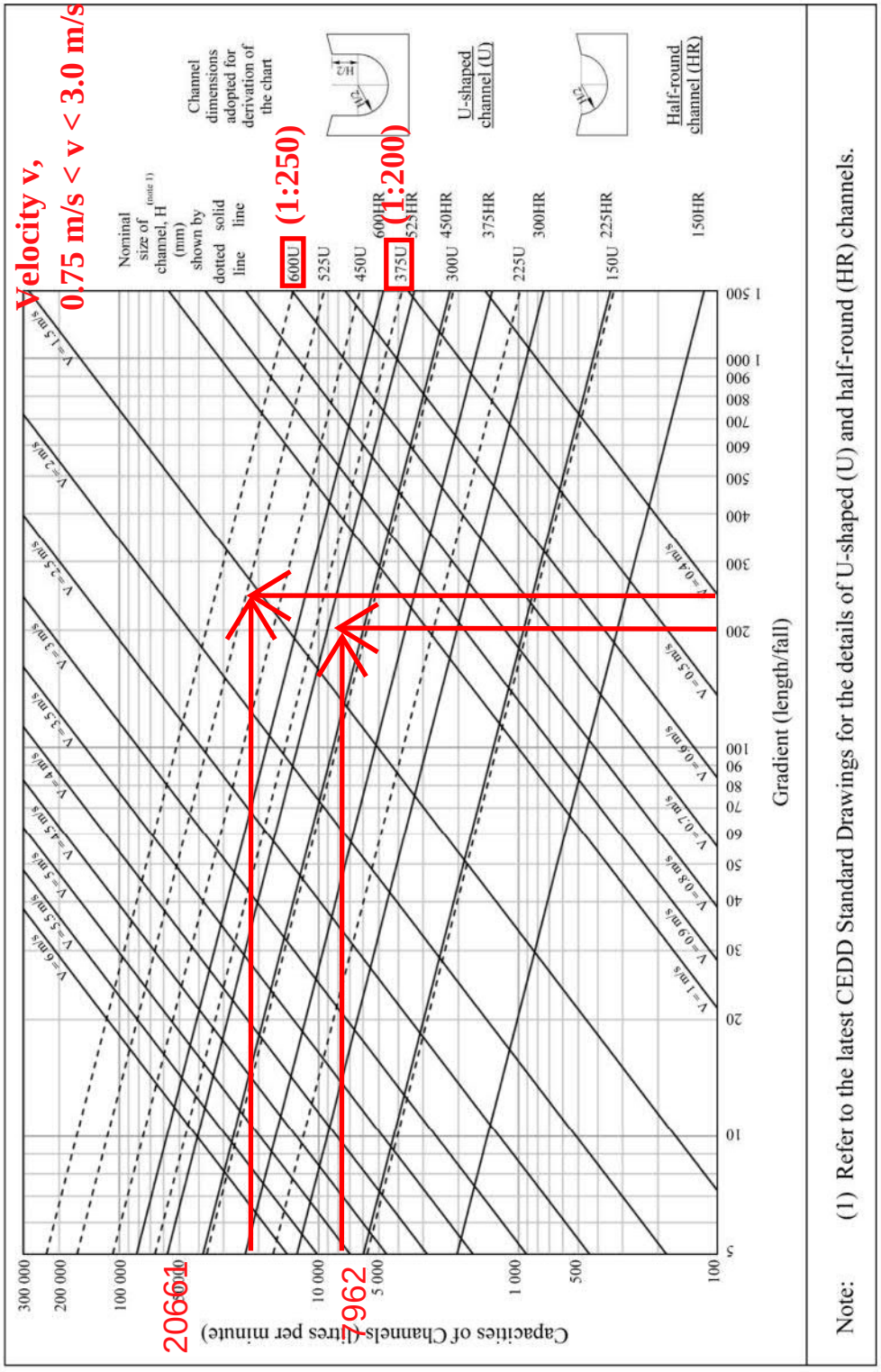
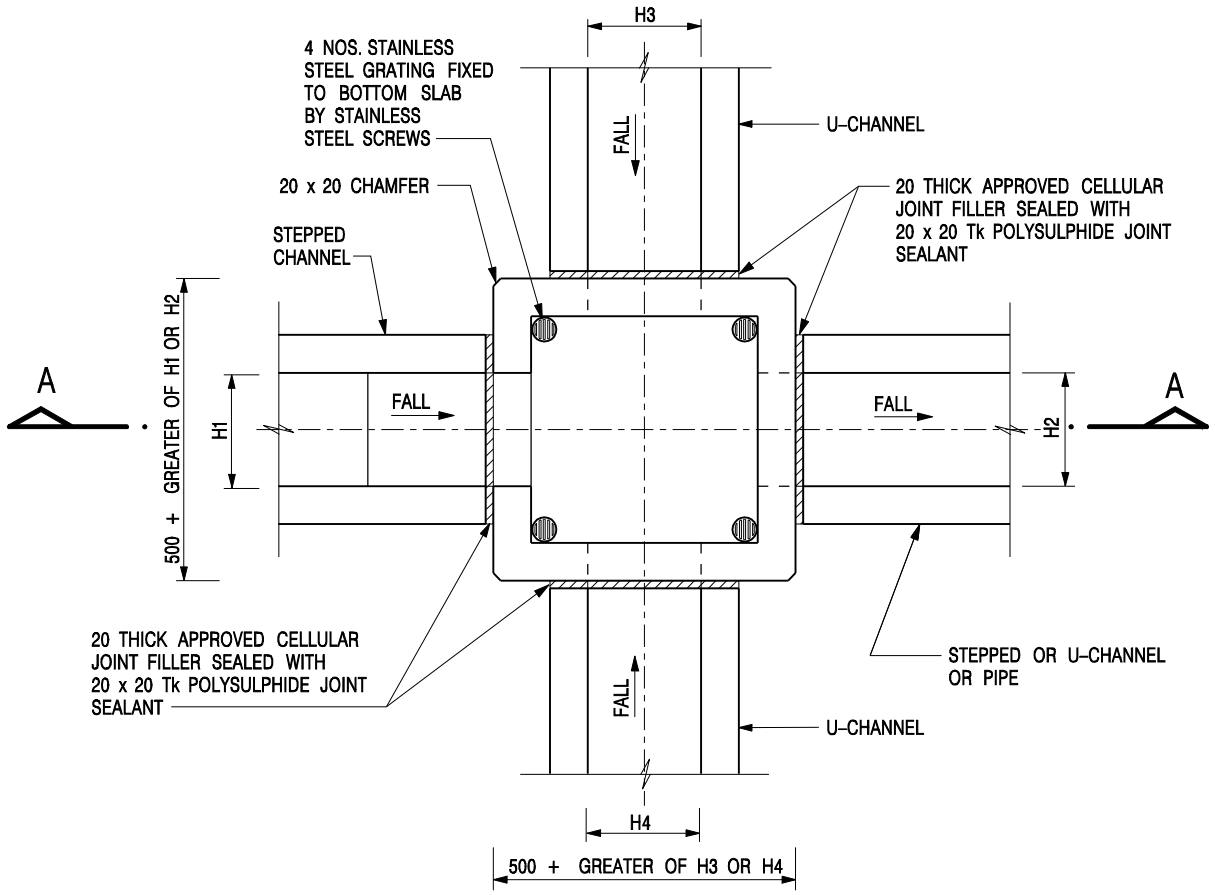
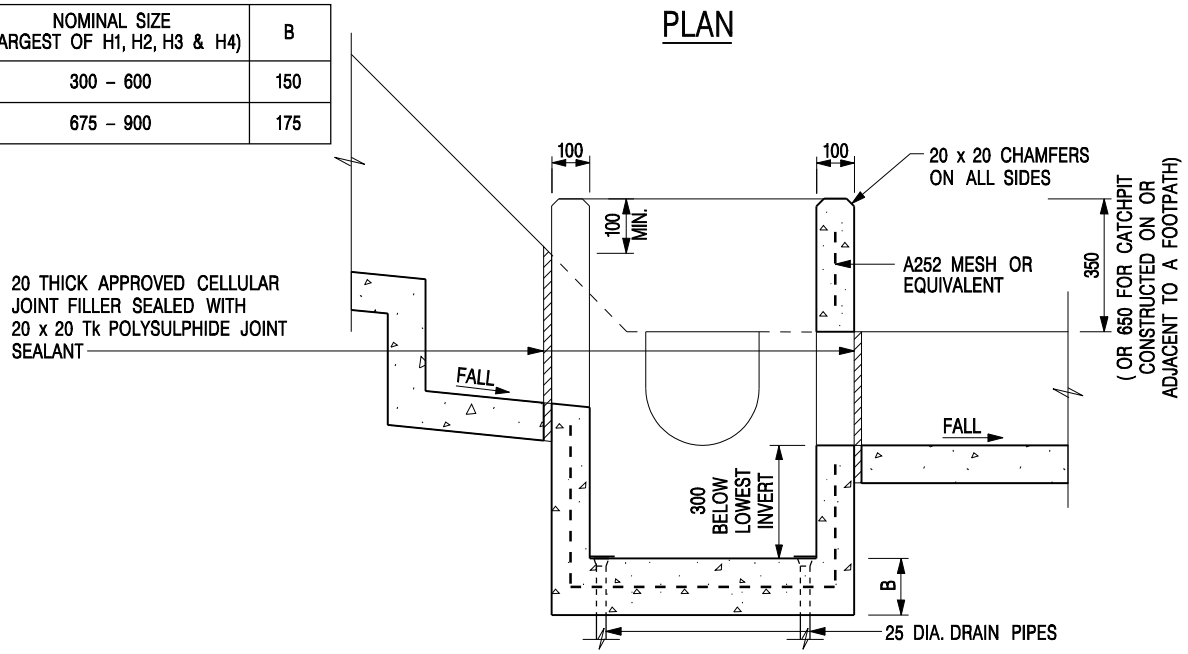


Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



PLAN

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



SECTION A – A

NOTES:

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

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

CATCHPIT WITH TRAP

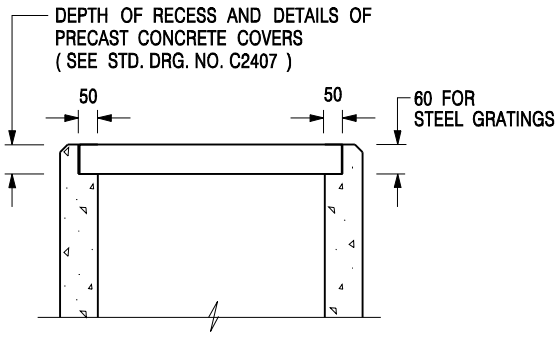
(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

REF.	REVISION	SIGNATURE	DATE
A	MINOR AMENDMENT.	Original Signed	04.2016
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

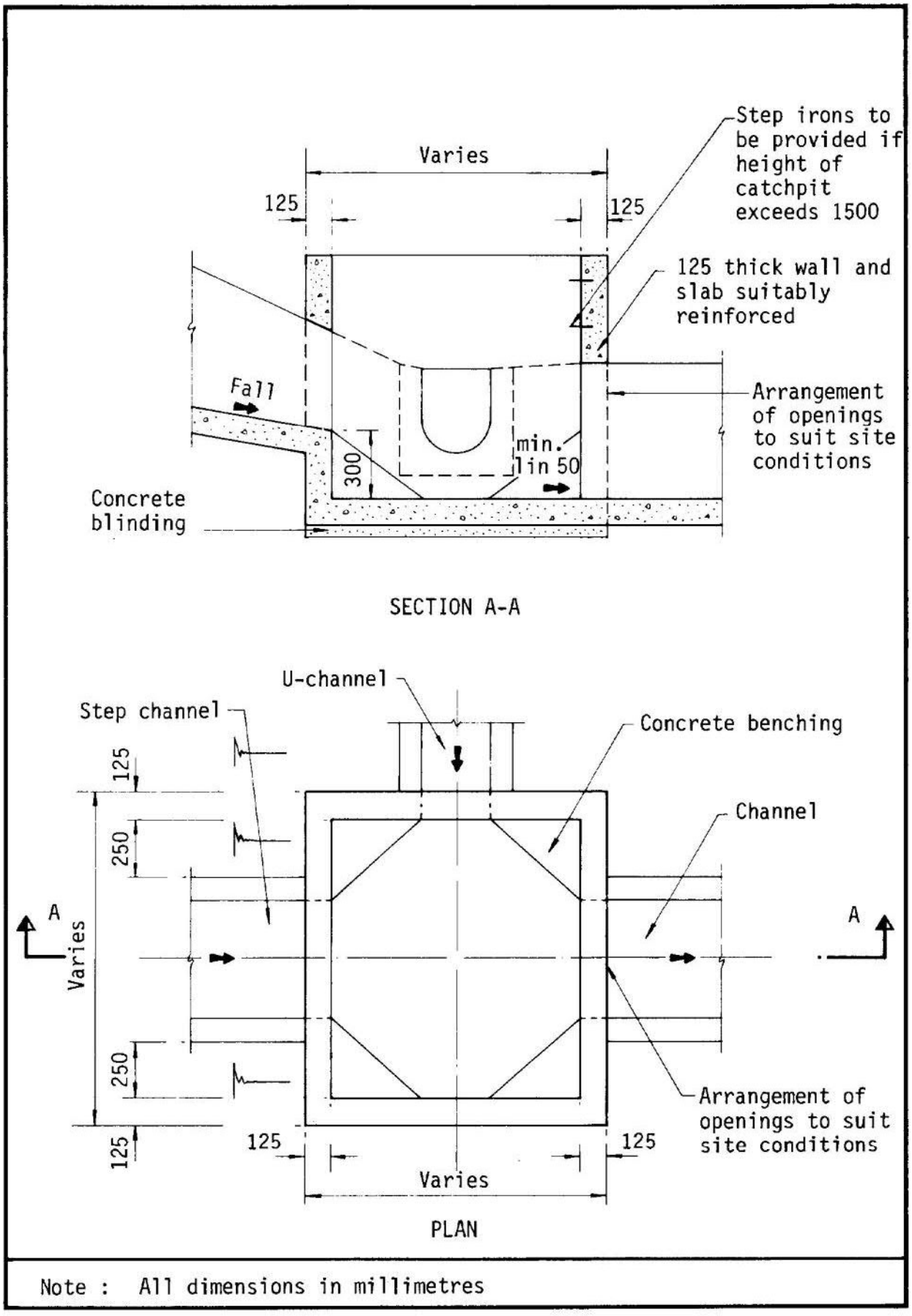
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

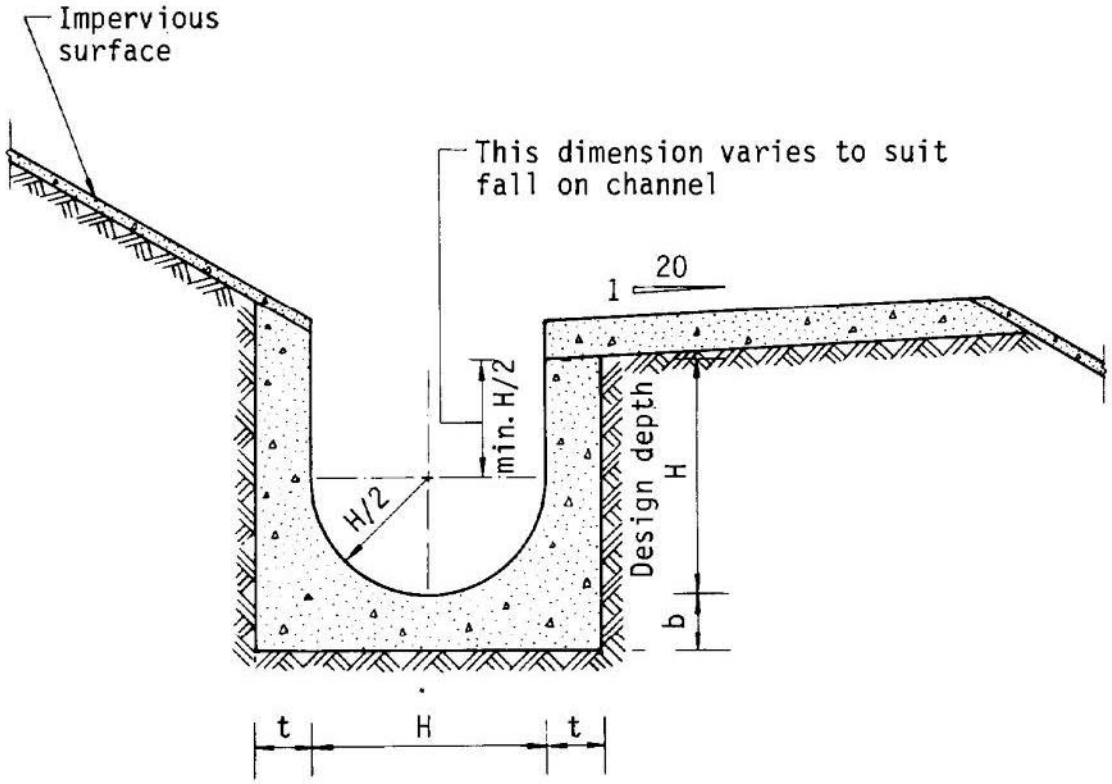
DATE JAN 1991

DRAWING NO. C2406 /2A



Note : All dimensions in millimetres

Figure 8.10 - Typical Details of Catchpits



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

Figure 8.11 - Typical U-channel Details

Appendix A

Drainage Proposal for the Existing 600UC to be Connected

Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 357 (Part) and 359 (Part) in D.D.87, Hung Lung Hang, N.T.

Drainage Proposal

August 24

Table of Content

1. Introduction 1
1.1 Background 1
1.2 The Site 1
2. Development Proposal 2
2.1 The Proposed Development 2
3. Assessment Criteria 2
4. Proposed Drainage System 5
5. Conclusion 5

List of Table

Table 1 - Key Development Parameters 2
Table 2– Design Return Periods under SDM 2

List of Figure

Figure 1 – Site Location Plan

Figure 2 - Existing Drainage Plan

Figure 3 – Proposed Drainage System

Figure 4 – Catchment Plan

List of Appendix

Appendix A – Channel Design Calculations

Appendix B - Development Layout Plan

Appendix C – Reference Drawings

1. Introduction

1.1 Background

1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 357 (Part) and 359 (Part) in D.D. 87, Hung Lung Hang, New Territories (the Site) for 'Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'

1.1.2 This Drainage Proposal aim to support the development in drainage aspect.

1.2 The Site

1.2.1 The Site has a total area of about 3,110 m^2. The site is partially cover by vegetation and partially paved. The site location plan is shown in **Figure 1**.

1.2.2 The existing site ground level is around +25.5 to +25.9 mPD. The site is proposed to all paved with not more than 200mm hard pavement from +25.7 to +26.1 mPD.

1.2.3 An existing channel is running from southwest to northeast by the side of the site. Existing Drainage Plan are shown in **Figure 2** for reference.

1.2.4 Proposed Development Layout plan is shown in **Appendix B** for reference.

2. Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 3,110 m^2. The indicative development schedule is summarized in **Table 1** below for technical assessment purpose. The catchment plan is shown in **Figure 4**.

Proposed Development	
Total Site Area (m^2)	3,110
Paved Area (m^2) Assume all proposed site area as paved area for assessment purpose	3,110

Table 1 - Key Development Parameters

3. Assessment Criteria

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

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

Table 2– Design Return Periods under SDM

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

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

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

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

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

a	=	454.9
b	=	3.44
c	=	0.412

(Corrigendum_No.1_2024)

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

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

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

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

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

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

Where,

V = velocity of the pipe flow (m/s)
S_f = hydraulic gradient
n = manning's coefficient
R = hydraulic radius (m)

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

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

where,

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

4. Proposed Drainage System

4.1. Proposed UChannel

4.1.1 Proposed U-channels are designed for collection of runoff within and near the Development Site. Please refer to the **Figure 4** for proposed catchment plan. The U-channels are proposed to be connected to existing stream at the east. The design calculations of proposed UChannels are shown in **Appendix A**.

4.1.2 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**.

4.1.3 Further to the discussion with DSD, the following improvement works are proposed.

i. additional 2m width channel at critical section of the existing channel.

ii. additional 600mm width channel along the site boundary at south (connection to 2m channel at item i)..

iii. additional 600mm width channel along the site boundary at the east (connection to 2m channel at item i).

4.1.4 The increase in capacity due to the proposed 2m width and 600mm channel are shown in **Appendix A**. The proposed channels alignment are shown in **Figure 3**.

4.1.5 The reference standard drawings of drains are shown in **Appendix C**.

5. Conclusion

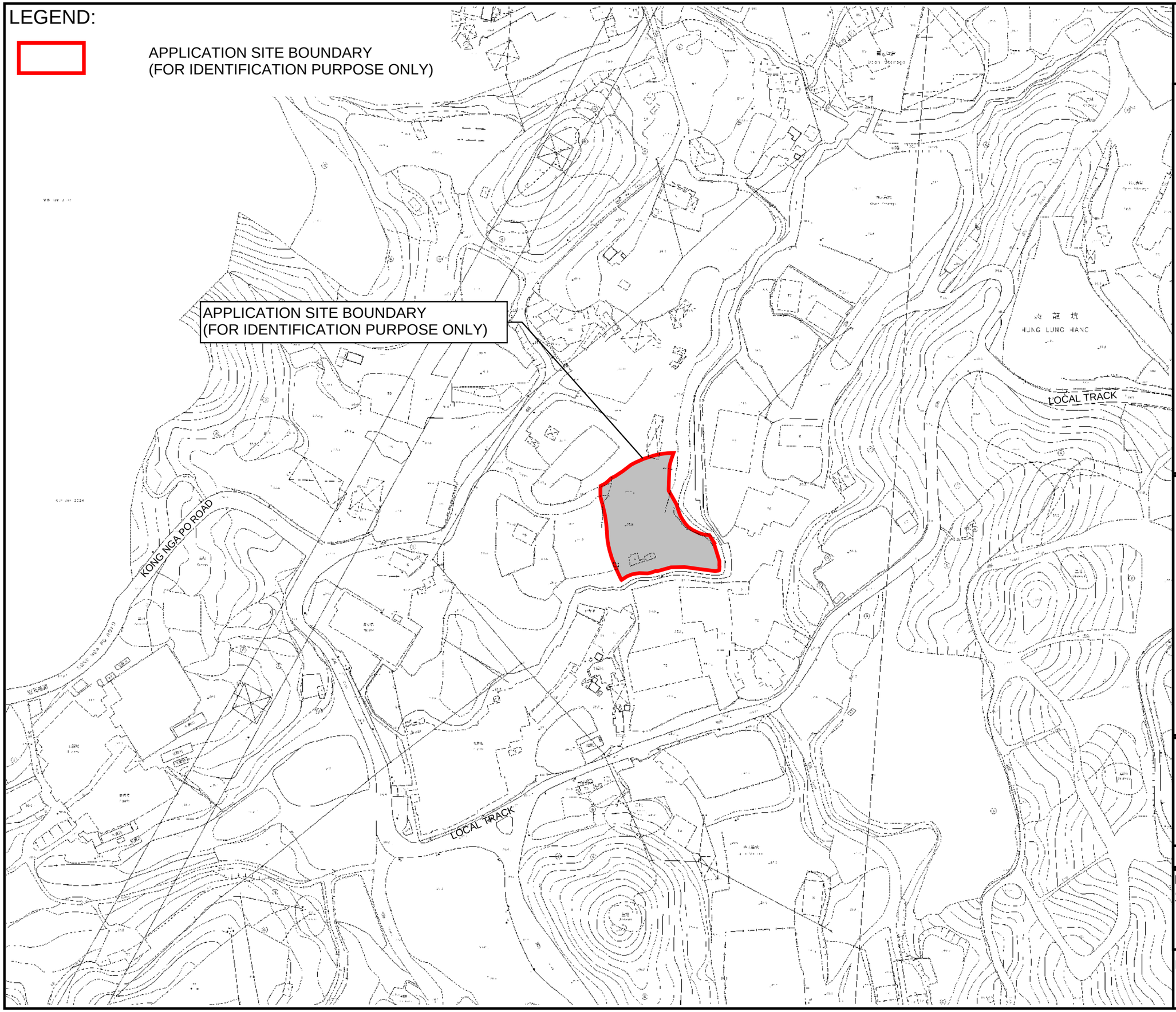
5.1.1 Drainage study has been conducted for the Proposed Development. With implementation of proposed drainage system, no significant drainage impact is anticipated.

- End of Text -

FIGURES

LEGEND:

APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)

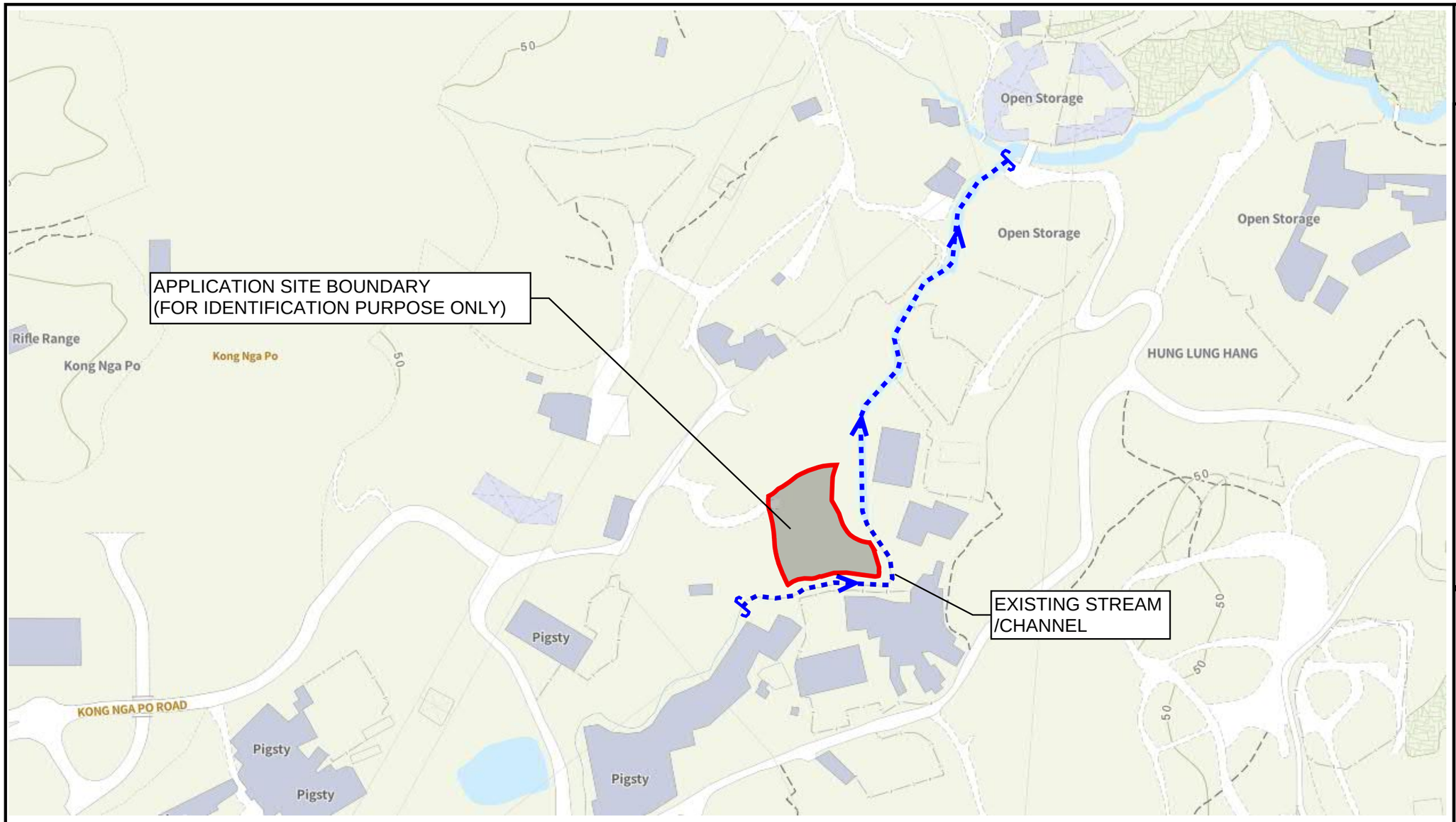


PROJECT:
Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 357 (Part) and 359 (Part) in D.D.87, Hung Lung Hang, N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
SITE LOCATION PLAN

DRAWING NUMBER
FIGURE 1



LEGEND:

Combined Manhole	Tapping Point (Sewer)	Tapping Point (Storm)
Overflow (Combined)	Sewer Terminal Manhole	Storm Water Terminal Manhole
Pipe (Combined)	Catchpit	Tunnel Protection Zone (100m / 200m)
Interface Valve Chamber	Inlet	Tunnel Protection Zone (General Range)
Sewer Manhole	Storm Water Manhole	Tunnel / Box Culvert (Sewer)
Oil / Petrol Interceptor	Outlet	Tunnel / Box Culvert (Storm)
Overflow (Sewer)	Pipe (Storm)	EXISTING STREAM/CHANNEL
Pipe (Sewer)	Sand Trap	

PROJECT:
Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 357 (Part) and 359 (Part) in D.D.87, Hung Lung Hang, N.T.

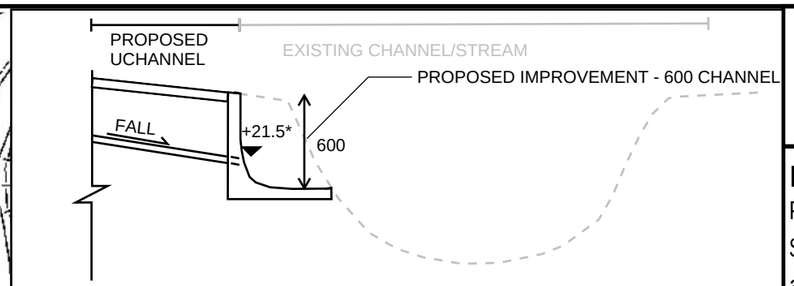
REV	DESCRIPTION	DATE

DRAWING TITLE
EXISTING DRAINAGE PLAN

DRAWING NUMBER
FIGURE 2

LEGEND:

- APPLICATION SITE BOUNDARY (FOR IDENTIFICATION PURPOSE ONLY)
- PROPOSED CATCHPIT
- PROPOSED UCHANNEL
- PROPOSED UCHANNEL 2m FOR IMPROVEMENT WORKS
- PROPOSED UCHANNEL 600mm FOR IMPROVEMENT WORKS



CONNECTION DETAIL A

*CONNECTION LEVEL TO BE VERTIFY ON SITE

PROPOSED IMPROVEMENT - 600 CHANNEL

CONNECTION DETAIL A

CP2.2
CL +25.7
IL +24.34

IL +21.5

UC3

UC2

CP2.1
CL +25.7
IL +24.53

IL +24.49

PROPOSED 2m WIDTH CHANNEL BESIDE THE EXISTING CHANNEL

UC1

CONNECT TO THE IL OF THE EIXSTING CHANNEL

UC2

CONNCETION TO 2m Channel

CP1.2
CL +25.5
IL +24.74

UC1

CL +25.5
IL +24.72

CP1.1
CL +25.5
IL +24.82

UC1

CL +25.5
IL +24.75

APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)

IL +24.98

IL +25.05

IL +24.98

PROPOSED IMPROVEMENT - 600 CHANNEL
(ALONG AND OUTSIDE BOUNDARY LINE)

UCHANNEL TYPE
UCHANNEL 1 (UC1) - 375mm, MIN. 1 IN 250
UCHANNEL 2 (UC2) - 450mm, MIN. 1 IN 250
UCHANNEL 3 (UC3) - 525mm, MIN. 1 IN 250

NOTES:

1. INVERT LEVEL OF CONNECTION POINT SHOULD BE VERIFIED ON SITE BEFORE CONSTRUCTION.

PROJECT:

Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 357 (Part) and 359 (Part) in D.D.87, Hung Lung Hang, N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
PROPOSED DRAINAGE SYSTEM

DRAWING NUMBER
FIGURE 3

LEGEND:

APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)

FALL

ZONE A2
1,410 m²

ZONE A1
1,700 m²

ZONE B1
2,291 m²
(ASSUME 80% UNPAVED)

ZONE B2
176 m²
(ASSUME 100% UNPAVED)

PROJECT:
Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 357 (Part) and 359 (Part) in D.D.87, Hung Lung Hang, N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
CATCHMENT PLAN

DRAWING NUMBER
FIGURE 4

Appendix

Appendix A - Channel Design Calculation

(n = 0.016)

U Channel 1 (Zone A1 + B2)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	1700 + 176 x 0		1700	(m2)
Unpaved Area	176 x 1 =		176	(m2)
Total Equivalent Area	1700 x 0.95 + 176 x 0.35 =		1677	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 1677 x 189 / 1000000 =		0.088	m3/s

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

U Channel				
Channel Size			375	(mm)
Gradient		1 in	250	
Area	π x 0.38^2 /8 + 0.38 x 0.38/2 =		0.126	(m2)
Wetted Perimeter	π x 0.38 / 2 + 0.38/2 x 2 =		0.964	(m)
R	0.126 / 0.964 =		0.208	(m)
Velocity $v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$			1.02	m/s
Capacity			0.127	m3/s

Utilization 0.088 / 0.127 = **69.07** % OK (less than 90%, for 10% siltation allowance)

U Channel 2 (Zone A2 + B1)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	1410 + 2291 x 0.2 =		1868	(m2)
Unpaved Area	176 + 2291 x 0.8 =		2009	(m2)
Total Equivalent Area	1868 x 0.95 + 2009 x 0.35 =		2478	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 2009 x 189 / 1000000 =		0.130	m3/s

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

U Channel				
Channel Size			450	(mm)
Gradient		1 in	250	
Area	π x 0.45^2 /8 + 0.45 x 0.45/2 =		0.181	(m2)
Wetted Perimeter	π x 0.45 / 2 + 0.45/2 x 2 =		1.157	(m)
R	0.181 / 1.157 =		0.156	(m)
Velocity $v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$			1.15	m/s
Capacity			0.207	m3/s

Utilization 0.13 / 0.207 = **62.77** % OK (less than 90%, for 10% siltation allowance)

U Channel 3 (Zone [A1 + B2] + [A2 + B1])

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	1700 + 1868 =		3568	(m2)
Unpaved Area	176 + 2009 =		2185	(m2)
Total Equivalent Area	3568 x 0.95 + 2185 x 0.35 =		4154	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 4154 x 189 / 1000000 =		0.218	m3/s

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

U Channel				
Channel Size			525	(mm)
Gradient		1 in	250	
Area	π x 0.53^2 /8 + 0.53 x 0.53/2 =		0.246	(m2)
Wetted Perimeter	π x 0.53 / 2 + 0.53/2 x 2 =		1.350	(m)
R	0.246 / 1.35 =		0.182	(m)
Velocity $v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$			1.27	m/s
Capacity			0.313	m3/s

Utilization 0.218 / 0.313 = **69.77** % OK (less than 90%, for 10% siltation allowance)

2m Channel (Checking Capacity for Additional 2m width Channel at critical section of Existing Channel)

U Channel				
Channel Size			2000	(mm)
Gradient		1 in	250	
Area	π x 2^2 /8 + 2 x 2/2 =		3.571	(m2)
Wetted Perimeter	π x 2 / 2 + 2/2 x 2 =		5.142	(m)
R	3.571 / 5.142 =		0.694	(m)
Velocity			3.10	m/s
Capacity			11.069	m3/s

>> flow from site (0.218 m3/s)

600mm Channel at Connection Point along Existing Channel/Stream

U Channel				
Channel Size			600	(mm)
Gradient		1 in	250	
Area	π x 0.6^2 /8 + 0.6 x 0.6/2 =		0.321	(m2)
Wetted Perimeter	π x 0.6 / 2 + 0.6/2 x 2 =		1.542	(m)
R	0.321 / 1.542 =		0.208	(m)
Velocity			1.39	m/s
Capacity			0.446	m3/s

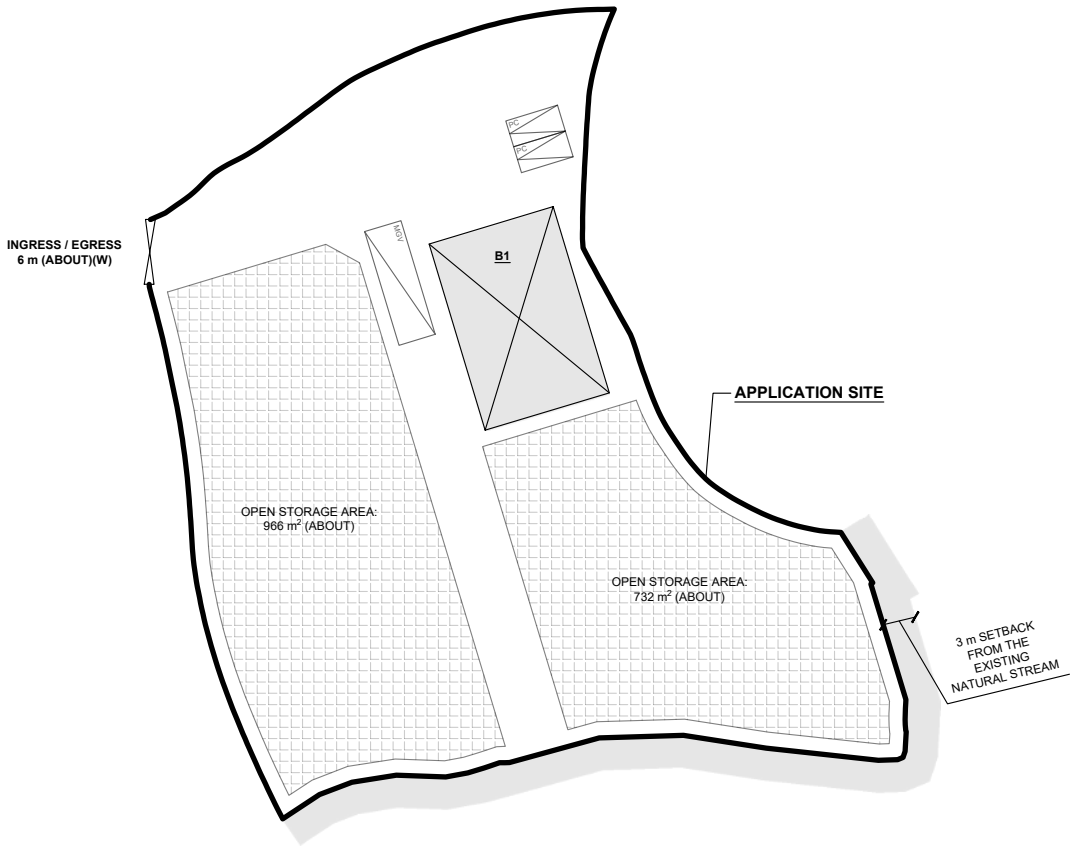
>> flow from site (0.218 m3/s)

Appendix B - Proposed Development Layout Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,110 m^2	(ABOUT)
COVERED AREA	: 216 m^2	(ABOUT)
UNCOVERED AREA	: 2,894 m^2	(ABOUT)
PLOT RATIO	: 0.07	(ABOUT)
SITE COVERAGE	: 7 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 216 m^2	(ABOUT)
TOTAL GFA	: 216 m^2	(ABOUT)
BUILDING HEIGHT	: 5 m	(ABOUT)
NO. OF STOREY	: 1	

S		AREA		HEIGHT
B1	STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY, SITE OFFICE AND WASHROOM	216 m^2 (ABOUT)	216 m^2 (ABOUT)	5 m (ABOUT)(1-STOREY)
	TOTAL	**216 m^2 (ABOUT)**	**216 m^2 (ABOUT)**	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) X 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (MEDIUM GOODS VEHICLE)
- INGRESS / EGRESS

W — E
S

PLANNING CONSULTANT

R-Riches Property Consultants Ltd.

PROJECT

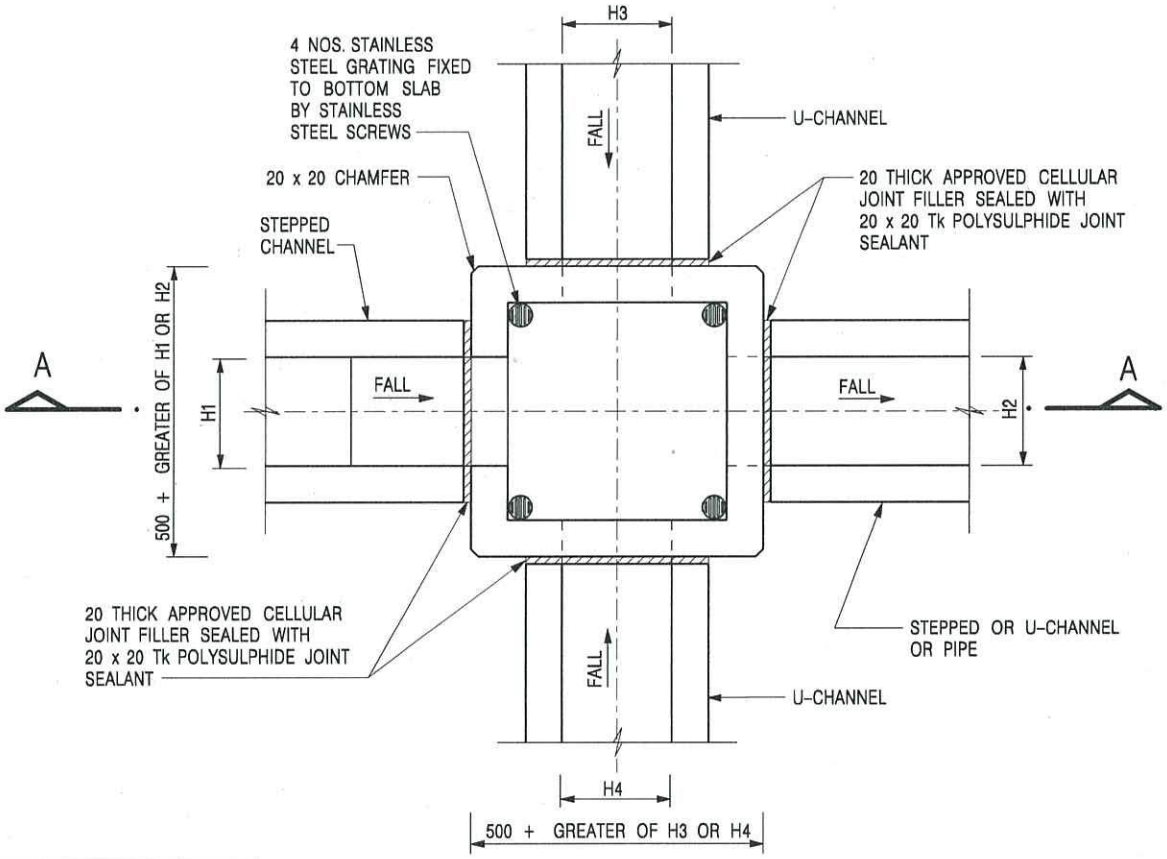
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOTS 357 (PART) AND 359 (PART) IN D.D. 87, HUNG LUNG HANG, NEW TERRITORIES

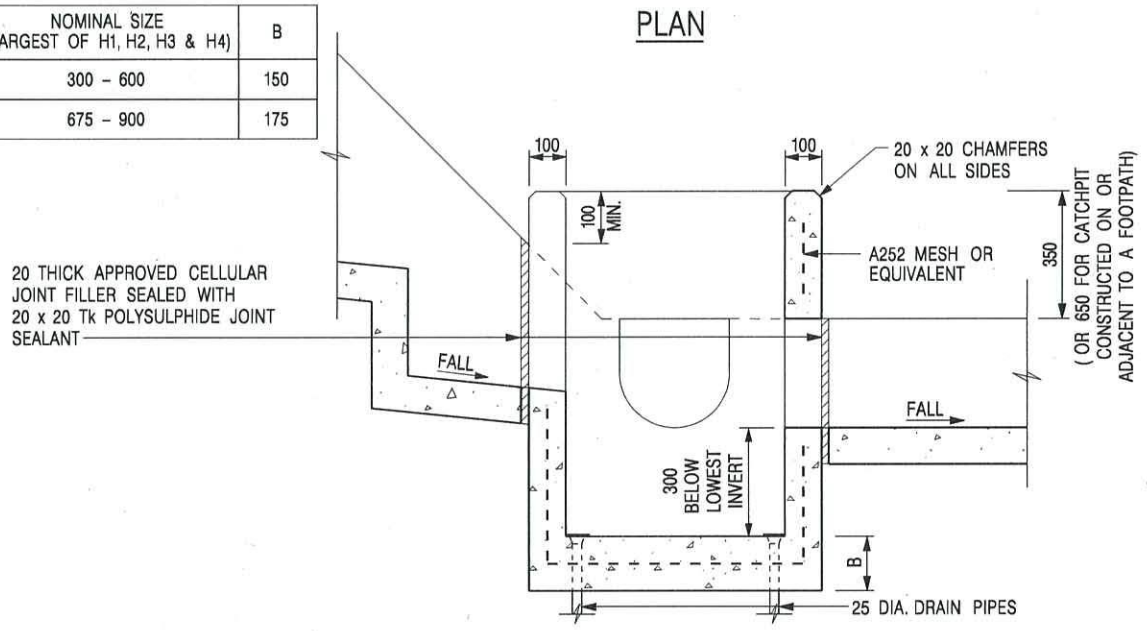
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DRAWN BY: MN	DATE: 16.5.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	LAYOUT PLAN
DWG NO.	PLAN 5
VER.	001

Appendix C - Reference Drawings



PLAN

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



SECTION A – A

NOTES:

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

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

CATCHPIT WITH TRAP

(SHEET 1 OF 2)

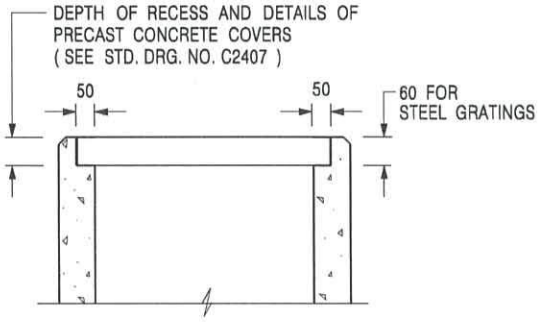
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1

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ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

REF.	REVISION	SIGNATURE	DATE
A	MINOR AMENDMENT.	Original Signed	04.2016
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

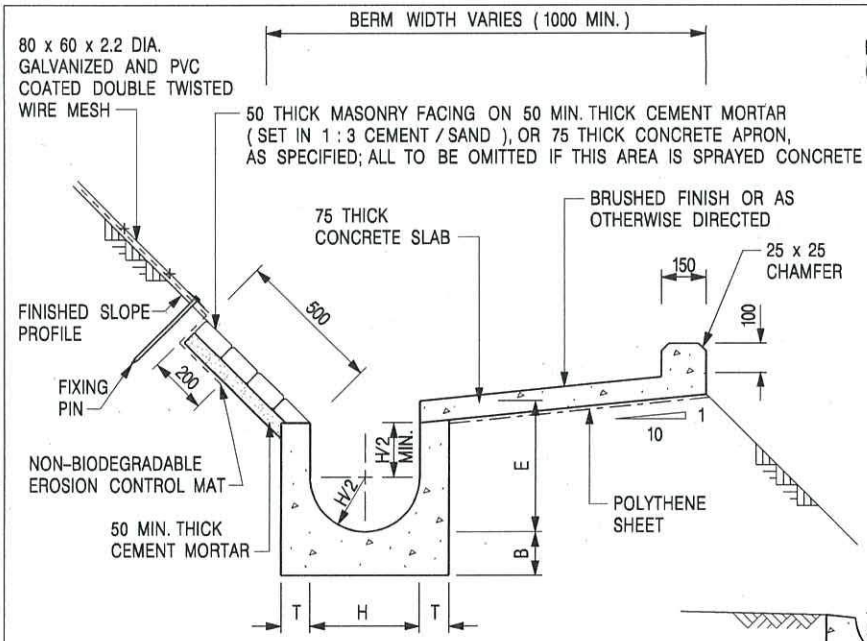
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DATE JAN 1991

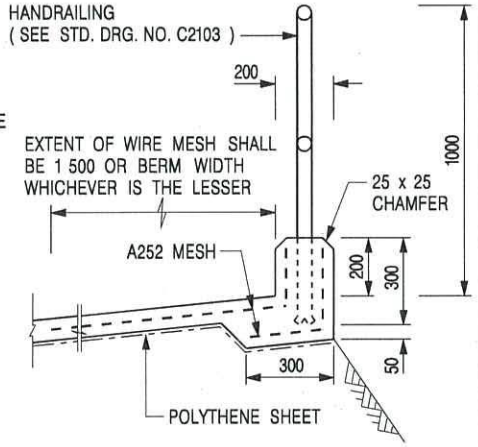
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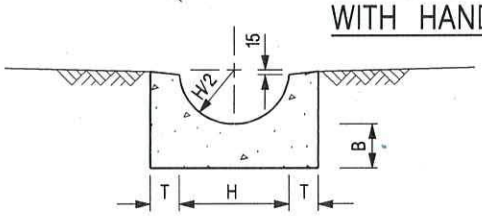
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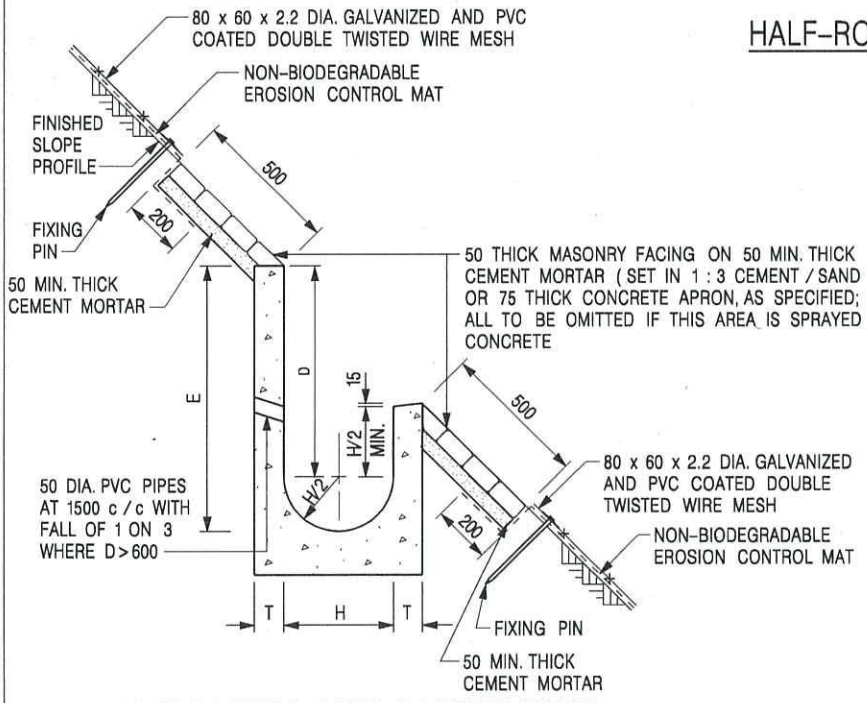
U-CHANNELS CONSTRUCTED ON BERM



DETAILS OF BERM WITH HANDRAILING



HALF-ROUND CHANNEL



U-CHANNELS NOT CONSTRUCTED ON BERM

NOTES:

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

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

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

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

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

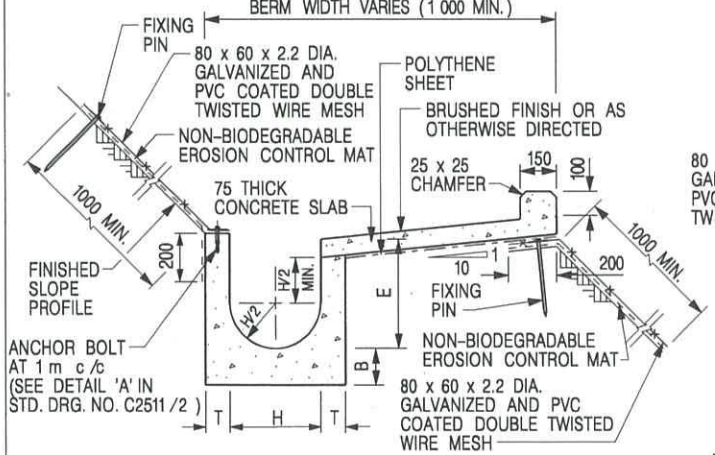
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DATE JAN 1991

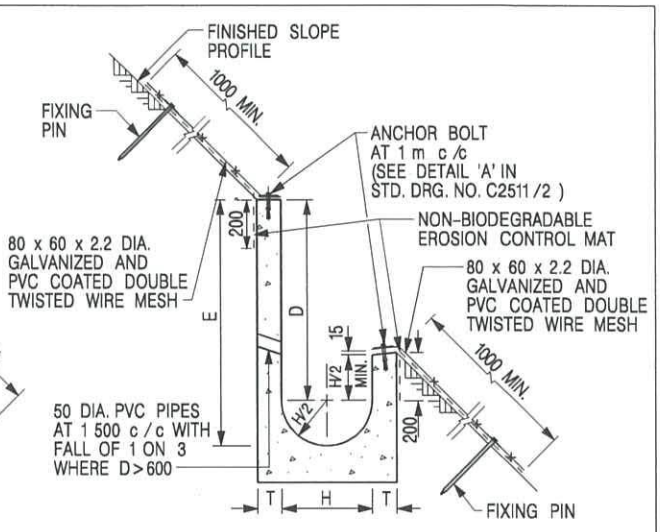
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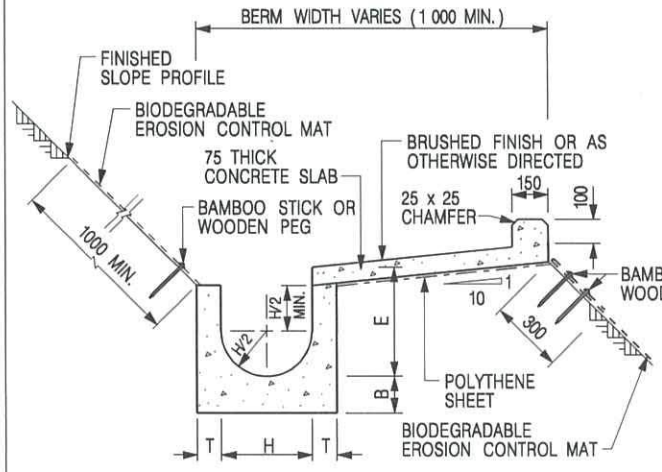
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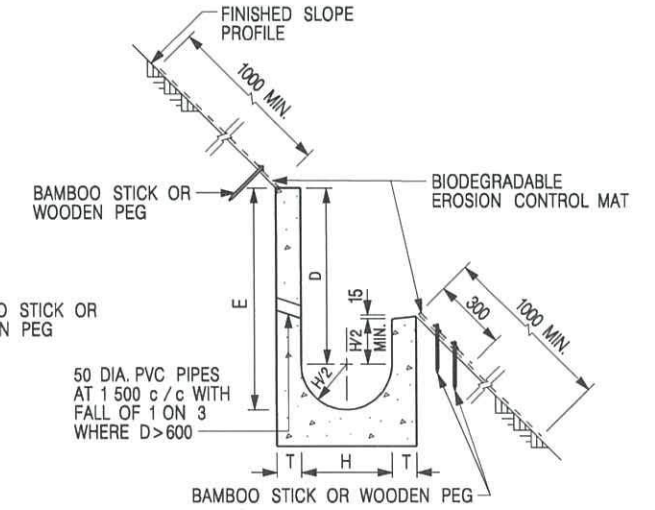
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



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



U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT



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

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
10. THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

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

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

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

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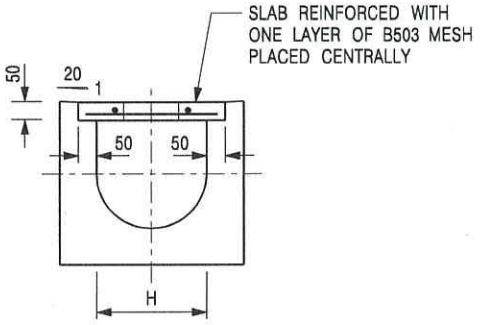
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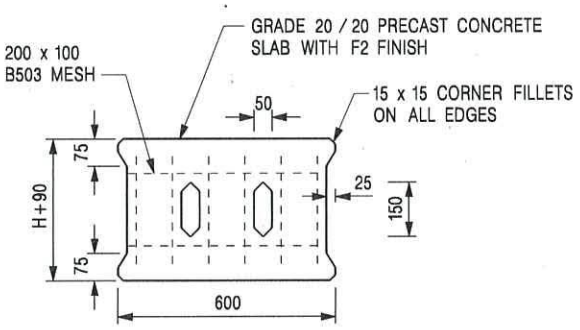
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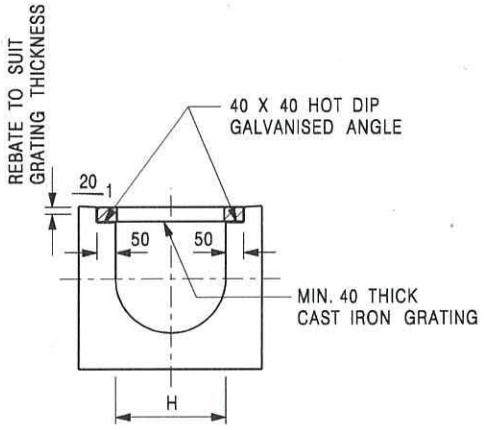
TYPICAL SECTION



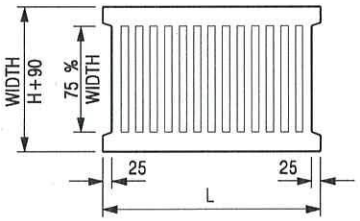
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

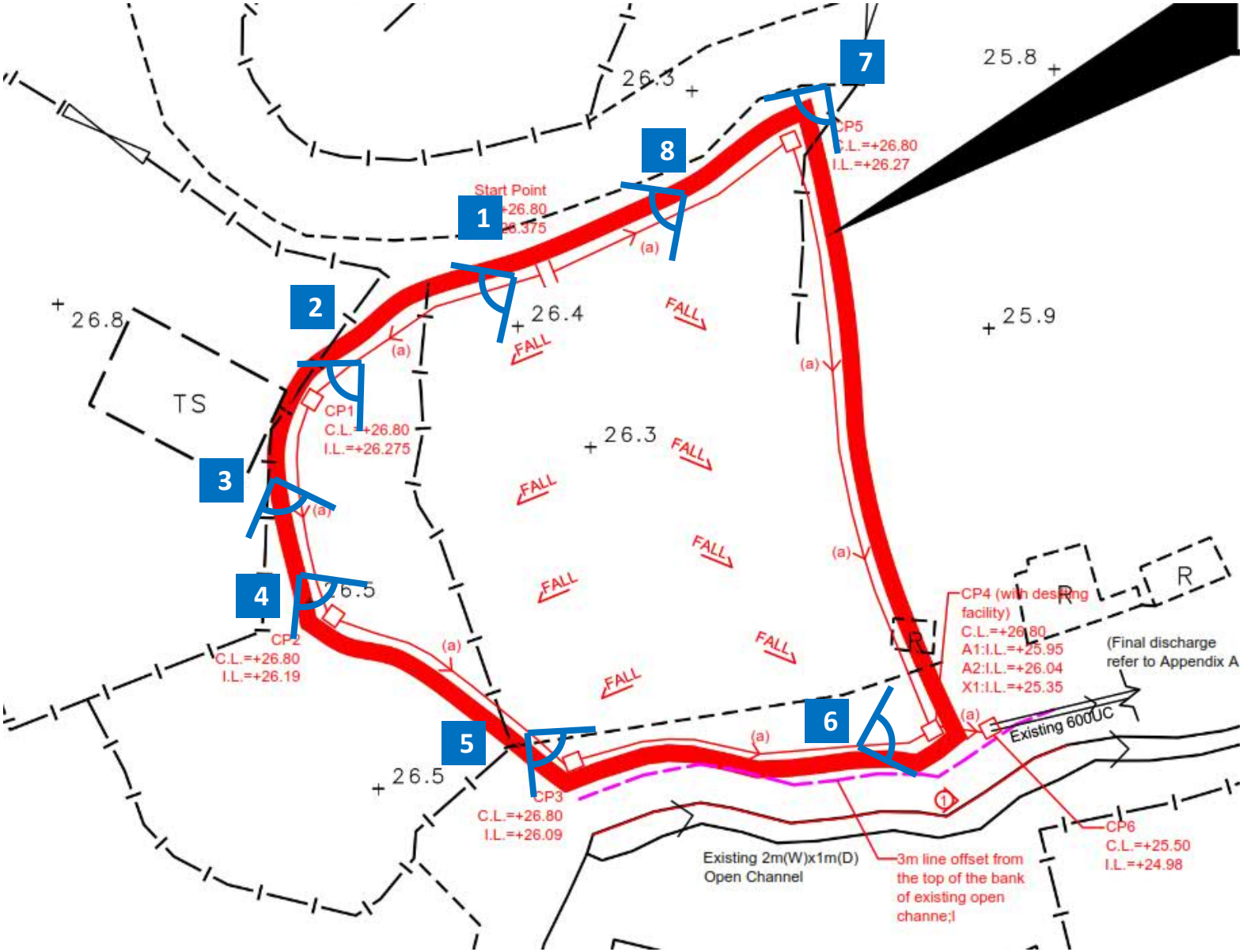
SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2412E

Appendix 4

Condition Record of the Implemented Drainage Facilities

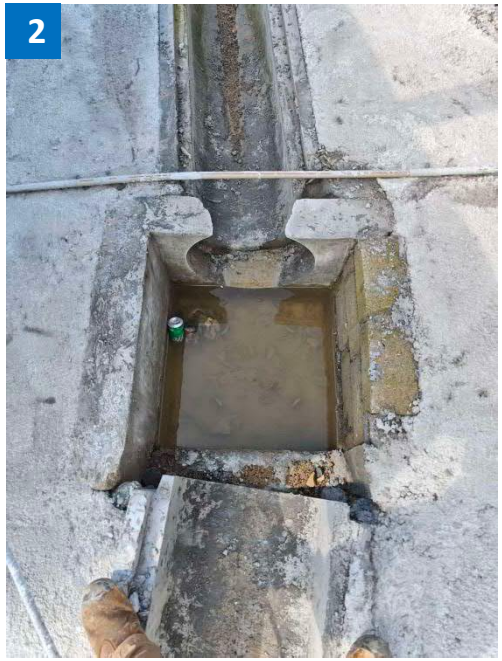


Compliance of Approval Condition (b) of Approved Planning Application No. A/NE-FTA/251 *Photographic Records For Implementation of the Drainage Proposal (dated 21.6.2026)*	**Date:** Jun 2026

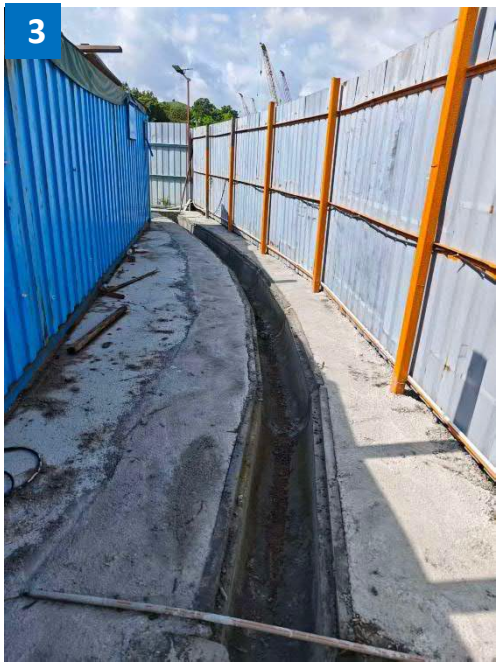
1



2



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4



Compliance of Approval Condition (b) of Approved Planning Application No. A/NE-FTA/251 *Photographic Records For Implementation of the Drainage Proposal (dated 21.6.2026)*	**Date:** Jun 2026

5



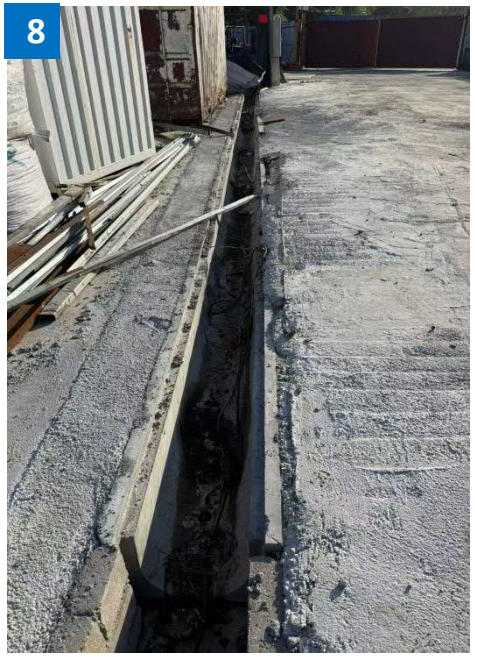
6



7



8



Compliance of Approval Condition (b) of Approved Planning Application No. A/NE-FTA/251 *Photographic Records For Implementation of the Drainage Proposal (dated 21.6.2026)*	**Date:** Jun 2026