

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

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

as in the San Tin area, particularly near the existing cross-boundary link in Lok Ma Chau, may also be considered. Notwithstanding the criteria set out in paragraphs 2.1(c) and (d) above, application of such nature will be assessed on its own merits, including its nature and scale of the proposed use and the local circumstances, and subject to satisfactory demonstration that the proposed use would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas, and each case will be considered on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
 - (a) port back-up sites and those types of open storage generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

**Similar S.16 Application for Temporary Open Storage
in the vicinity of the Site within the “Agriculture” zone
in the Fu Tei Au and Sha Ling Area**

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-FTA/195	Proposed Temporary Warehouse and Open Storage of Containers for a Period of 3 Years	6.3.2020	R1-R4

Rejection Reasons

- R1 The proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone, which was intended 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 for a departure from the planning intention, even on a temporary basis.
- R2 The proposed development did not comply with the Town Planning Board Guidelines No. 13E for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ in that no previous planning approval had been granted at the Site and there were adverse departmental comments and local objection on the application.
- R3 The applicant failed to demonstrate that the proposed development would not generate adverse traffic impact on the surrounding areas.
- R4 The approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land is granted to the Site;
- she noted that no structure is proposed in the application; and
- detailed advisory comments are appended in **Appendix V**.

2. Drainage

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

- no objection in principle to the application from public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- the applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the existing streamcourse;
- detailed advisory comments on the drainage proposal are appended in **Appendix V**; and
- the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed use.

3. Fire Safety

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

- no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction;
- having considered the nature of open storage, the following approval condition should be added:

“the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS”

The applicant is required to submit a valid fire certificate (FS251) to his department for the above approval condition and is advised to note his advisory comments appended at **Appendix V**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- *no objection to the application;*
- *the applicant is advised to follow the relevant mitigation measures and requirements in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (the COP) to minimize any potential environmental nuisances; and*
- *no environmental complaint concerning the Site was received in the past three years.*

5. New Development

Comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD):

- *it is noted that the proposed temporary open storage of construction materials and machineries on a three-year basis and associated filling of land (the subject development) is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To which was already commenced on 29.10.2021. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.*

4. 6. Other Departments

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

- ~~(a) ——— *Project Manager (North), North Development Office, Civil Engineering and Development Department;*~~
- ~~(b)~~ (a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- ~~(e)~~ (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- ~~(d)~~ (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- ~~(e)~~ (d) District Officer (North), Home Affairs Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the applicant should comply with all the land filling requirement imposed by relevant Government departments. Government Land should not be disturbed unless with prior approval;
- (b) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between Man Kam To and the application site (the Site) is not managed by the Transport Department. The applicant should seek comments from the responsible party;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the access roads adjacent to the Site are not maintained by HyD;
- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should adopt good site practice so as to avoid adverse impact to the watercourse nearby;
- (e) 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 should seek approval from relevant authority for any proposed tree works within the crown spread/tree protection zone of existing trees prior to commencement of the works;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department (EPD) should be followed to minimise potential environmental nuisance to the surrounding area;
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and are duly certified by an Authorized Person; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) that:
 - (i) the Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed use;
 - (ii) all the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction;
 - (iii) to minimise the possible adverse environmental impacts on the existing streamcourse during the design and construction;
 - (iv) to note the following comments/requirements on the submitted drainage proposal:

- the detailed arrangement of storage tank should be provided in later stage of the development for his comments;
- for Figure 2 in **Appendix I**, please clarify if all the surface runoff from the U-channels will be diverted to the storage tank and then discharge to the streamcourse. The discharge details from the storage tank should be provided;
- in case of the failure of the pump, please consider constructing a connection between the storage tank and the adjoining watercourse at the invert level of the storage tank with a penstock;
- to minimise the flooding risk due to blockage of the drainage channels within the Site, please consider providing direct openings with grating at the roof of the storage tank for effective drainage; and
- the storage tank and the associated drainage system should be ready before commencement of any construction works that might induce drainage impacts;

(h) to note the comments of the Director of Fire Services (D of FS) that:

- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the applicant should note that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; the location of the proposed FSIs to be installed should be clearly marked on the layout plans; attached good practice guidelines (**Attachment 1**) for open storage should be adhered to; and
- (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; *and*

(i) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulation (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of B(P)R;
- (ii) the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority (BA) under regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) before any new building works (including containers/open sheds as temporary buildings, demolition, land filling and drainage, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained under the Buildings Ordinance (BO). Otherwise they are unauthorized buildings works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (iv) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with the BD's 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 UBWs on the Site under the BO;

- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of the B(P)R;
- (vi) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with disability as per the requirements under the regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- (vii) the applicant's attention is drawn to the provision under regulation 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
- (viii) detailed checking under the BO will be carried out at building plan submission stage- ; ***and***
- (j) ***to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department that the proposed development is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To which was already commenced on 29.10.2021. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.***

Good Practice Guidelines for Open Storage Sites

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

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

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

To : Secretary, Town Planning Board

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

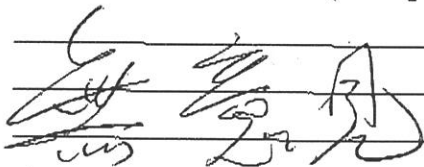
By Fax : 2877 0245 or 2522 8426

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-FTA/251

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

簽署 Signature



日期 Date 2024.8.27

From:
Sent: 2024-09-12 星期四 01:46:09
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-FTA/251 DD 87 Kong Nga Po

Dear TPB Members,

240 withdrawn. Previous objections applicable and upheld.

The application should be rejected.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 25 March 2024 2:05 AM HKT
Subject: Re: A/NE-FTA/240 DD 87 Kong Nga Po

Dear TPB Members,

This application should not be streamlined as there are significant issues with regard to the impact filling in the land will have on the natural drainage ecosystem.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 26 January 2024 2:34 AM HKT
Subject: A/NE-FTA/240 DD 87 Kong Nga Po

A/NE-FTA/240

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

Site area: About 1,763sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials and Machineries / 2 Vehicle Parking
/ **Filling of Land**

Dear TPB Members,

Strong Objections. No previous approval. Applicant states that the site is formed, clearly due to illegal land use.

Kong Nga Po is gradually being converted into a wasteland covered in haphazard mounds of construction materials. There is no indication of any orderly planning and evaluation of the combined impact on both the environment and the quality of the land.

Why has the government not ensured that its mega construction projects do not include sturdy multi floor warehouses where participants in the construction industry can rent space to store their materials?

Instead it encourages approval of applications like this to crease new brownfield nodes.

Mary Mulvihill

From:
Sent: 2024-09-13 星期五 22:36:47
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on seven planning applications
Attachment: 240913 s16 HT 22c.pdf; 240913 s16 LFS 530.pdf; 240913 s16 HTF 1178.pdf; 240913 s16 FTA 251.pdf; 240913 s16 TLS 65.pdf; 240913 s16 MKT 40 & MUP 207.pdf

Dear Sir/ Madam,

Attached please see our comments regarding SEVEN applications. There are SIX pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme

Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

13th September, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials and Machineries for a
Period of 3 Years and Associated Filling of Land
(A/NE-FTA/251)**

1. We refer to the captioned.
2. We would like the Board to investigate the current site status with relevant authorities and also to investigate whether there is ongoing enforcement case covering the application site first before making a decision.
3. We object to this application as it is unlikely to be in line with the planning intention of the Agriculture zone. We urge the Board to reject this application.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

2024年 8月 1 日

此文件在
只會在收到
申請的日期。

16 AUG 2024

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

Appendix I of RNTPC
Paper No. A/NE-FTA/251

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - F7A/251
	Date Received 收到日期	16 AUG 2024

- 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)

Ying Shing (Hopewell) Engineering Company Limited 英盛(合和) 工程有限公司

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)

GD Management Limited 浩龍實業管理有限公司

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 356 (Part) in D.D. 87, Hung Lung Hang, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,763 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 N/A sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	..... N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Fu Tei Au & Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 'AGR'
(f) Current use(s) 現時用途	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 at26/07/2024..... (DD/MM/YYYY), this application involves a total of1..... “current land owner(s)”[#].
根據土地註冊處截至2024..... 年07..... 月26..... 日的記錄，這宗申請共牽涉1..... 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of1..... “current land owner(s)”[#].
已取得1..... 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)
1	Lot 356 in D.D. 87, Hung Lung Hang, New Territories	25/07/2024

(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 _____ (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 _____ (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 Open Storage of Construction Materials and Machineries For a Period of 3 Year and Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
--	---

(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 1.763 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... N/A
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約

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

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	..... 1
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	..... 1
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 The operation hours are from 9 a.m. to 6p.m., from Mondays to Saturdays only. There will be no operation on Sundays and public holidays.																																							
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kong Nga Po Road via Local Track																																					
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																																					
(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	<input type="checkbox"/> Please provide details 請提供詳情																																					
	No 否	<input checked="" type="checkbox"/>																																					
(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	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1.763 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																																					
	No 否	<input type="checkbox"/>																																					
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	_____			_____		
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Please refer to 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

.....
Jeffrey Lam

..... 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



on behalf of
代表

..... GD Management Limited 浩龍實業管理有限公司

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

Date 日期

..... 02/08/2024 (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

1. 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。

2. 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。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 356 (Part) in D.D. 87, Hung Lung Hang, New Territories
Site area 地盤面積	1,763 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Fu Tei Au & Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18
Zoning 地帶	Agriculture 'AGR'
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途／發展	Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of Three Years and Filling of Land

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	0 % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	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) _____ _____		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Location, Road Access Plan, Site Formation Plan, Swept Path Analysis		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage Proposal		
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

PROPOSED TEMPORARY OPEN STORAGE OF CONTRUCTION MTERIALS AND MACHINERIES FOR A PERIOD
OF THREE YEARS AND FILLING OF LAND IN “AGRICULTURE” ZONE

LOT 356 (PART) IN D.D. 87, HUNG LUNG HANG, NEW TERRITORIES

PLANNING STATEMENT

Applicant:

Ying Shing (Hopewell) Engineering Company Ltd

Table of Contents

1. INTRODUCTION	2
1.1 Background	2
1.2 Structure of the Planning Statement	2
2. SITE CONTEXT	2
2.1 Site Location	2
2.2 Accessibility	2
2.3 Existing Site Condition	2
2.4 Surrounding Area	3
3. PLANNING CONTEXT	3
3.1 Zoning of the Application Site	3
3.2 Planning Intention	3
3.3 Similar Application	4
3.4 Land Status	4
3.5 Maximize Utilization of Valuable Land Resources	4
4. DEVELOPMENT PROPOSAL	4
4.1 Proposed Temporary Open Storage of Construction Machineries with Ancillary Facilities	4
4.2 Development Details	4
4.3 Operation Arrangement	4
4.4 Minimal Traffic Impact	4
4.5 Minimal Drainage Impact	5
4.6 Minimal Landscape Impact	5
4.7 Minimal Environmental Impact	5
5. Conclusion	6

APPENDICES

Plan 1 Application Site Location
Plan 2 Proposed Site Layout
Plan 3 Road Access Plan
Plan 4 Site Formation Plan

1. INTRODUCTION

1.1 Background

- 1.1.1 Pursuant to the section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application for **Temporary Open Storage of Construction Materials and Machineries for a period of 3 Years and Filling of Land** (hereinafter referred to as “the proposed use”) at Lot 356 (Part) in D.D. 87, Hung Lung Hang, New Territories (hereinafter referred to “the Application Site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The Site has a total area of approximately 1,763m². Its location is shown on **Plan 1**.
- 1.1.2 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement. Set of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government departments and members of the Board.

1.2 Structure of the Planning Statement

- 1.2.1 In support of the current application, the Planning Statement is divided into Five chapters for the consideration for the Board.
- 1.2.2 Chapter 1 is the introduction above outlining the purpose of the application. Chapter 2 gives background details of the Application Site in terms of current site conditions and surrounding land-use characteristics. Chapter 3 provides an overview on the planning context of the Application Site. Chapter 4 discusses the development proposal and development considerations. And Chapter 5 concludes this subject planning application.

2. SITE CONTEXT

2.1 Site Location

- 2.1.1 Plan 1 below shows the locations of the Application Site, comprising of 1 private lot (i.e. Lot 356 (Part) in D.D. 87)

2.2 Accessibility

- 2.2.1 The Site is accessible from Kong Nga Po Road via a local access
- 2.2.2 The width of the vehicular access leading to the site 7.3m
- 2.2.3 Location plan of the Application site is shown in Plan 1.

2.3 Existing Site Condition

- 2.3.1 The Application Site covers a total site area of about 1,763m². It is currently vacant, generally flat, hard-paved land and partially fenced.

2.4 Surrounding Area

- 2.4.1 The surrounding area of the Application site is generally of rural landscape character. It is sitting in an intermix of open storage warehouses, workshops, woodlands, and vacant land. These temporary uses extend along the existing local track towards Kong Nga Po Road. Domestic structures are not found in the vicinity.
- 2.4.2 The proposed use is considered not entirely incompatible with the surrounding environment.

3. PLANNING CONTEXT

3.1 Zoning of the Application Site

- 3.1.1 The Application Site falls within an area zoned as “AGR” on the Approved Fu Tei Au & Sha Ling OZP No. S/NE-FTA/18. The planning intention of this zone is primarily to retain and safeguard good quality agricultural land/farm/ fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 3.1.2 Although the applied use is not entirely in line with the planning intention of “AGR” zones, the applied use is considered not incompatible with surrounding land use which is dominated by open storage and workshop uses, with nearby woodlands.
- 3.1.3 The Application Site falls wholly within “AGR” zone. Since the application is only on a temporary basis, it will not frustrate the long-term planning intention of the “AGR” zone.

3.2 Planning Intention

- 3.2.1 The proposed use- Open storage and of construction materials and machineries is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject “AGR” zone. However, according to the Notes of the OZP, the TPB may grant planning permission for temporary use or development of any land or building not exceeding a period of three years within “AGR” zone.
- 3.2.2 Furthermore, the site falls within Category 2 area under the TPB PG No. 13G, that is 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 which are regarded as “existing uses” under the Town Planning Ordinance and/or subject of previous planning approvals.”
- 3.2.3 The application site is located in the heart of the Boundary Commerce and Industry Zone of the Northern Metropolis as proposed in the Northern Metropolis Action Agenda 2023. According to the plan, “Emerging industries have development potential in the area include food technology, green/ environmental industry and advanced construction industry, etc.” The proposed use is in line with direction of the above Action Agenda.

3.3 Previous Application

- 3.3.1 There is no previous approved S. 16 application in respect of the Application Site.

3.4 Land Status

- 3.4.1 The Application site consists of 1 private lot, i.e. Lot 356 in D.D. 87 of Old Schedule Agricultural Lot held under the Block Government Lease.

3.5 Maximize Utilization of Valuable Land Resources

- 3.5.1 The proposed development provides an interim solution to maximize land utilization of the application site and allow more efficient use of scarce land resources rather than leaving the site idle and deteriorate.

4. DEVELOPMENT PROPOSAL

4.1 Proposed Temporary Open Storage and Warehouse of Construction Materials and Machineries.

- 4.1.1 The proposed development intends to be a temporary open storage of construction materials and machineries for a period of 3 years and filling of land. It is mainly to support the developments in the North District.

4.2 Development Details

- 4.2.1 The Site occupied an area of 1,763m² (about). Details of development parameters are shown below:

Table 2: Development Parameters of the Proposed Development Application Site Area	1,763m ² (about)
Covered Area	Not Applicable
Uncovered Area	1,763m ² (about)

4.3 Operation Arrangement

- 4.3.1 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 a.m. to 6p.m., from Mondays to Saturdays only. There will be no operation on Sundays and public holidays. As the Site is for 'open storage' use with no storefront, no visitors are anticipated at the Site.

4.4 Minimal Traffic Impact

- 4.4.1 The Site is accessible from Kong Nga Po Road via a local access (**Plan 4**). A 7.3m wide ingress/egress point is proposed at the application site. 1 Parking space for private car and 1 loading/ unloading space for medium goods vehicle will be provided at the site.
- 4.4.2 The estimated average traffic generation is one private car and one medium good vehicle per day.
- 4.4.3 As the proposed development is primarily for storage, there will be no visitors at the site.
- 4.4.4 Minimal traffic impact is anticipated from the estimated average traffic generation.

- 4.4.5 “TS460” and “5KM/H” signs are proposed at the site ingress/egress to ensure pedestrian safety.
- 4.4.6 Sufficient space is provided for vehicles to smoothly maneuver to and from the local track. A swept path analysis is included in the application to demonstrate the maneuvering of vehicles into and out of the parking and loading/unloading spaces
- 4.4.7 No vehicles will be allowed to queue back to or reverse onto/from the Site to the public road.
- 4.4.8 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 maneuvering within the site, and departing vehicles will wait inside the site and give way to vehicles entering the site
- 4.4.9 1 Parking space for private vehicles is provided for staff, and 1 Loading/Unloading space is provided for Medium Goods Vehicle; details of parking and L/UL spaces are shown at Table 3 below:

Table 5: Parking and L/UL Provisions

Type of Parking Space:	
Private Car Parking Space for Staff - 2.5m (W) x 5m (L)	1
Type of L/UL Space	
L/UL Space for Medium Goods Vehicle - 3.5m (W) x 11m (L)	1

4.5 Minimal Drainage Impact

- 4.5.1 A drainage proposal is submitted, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development. The Applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/ the Board.

4.6 Minimal Landscape Impact

- 4.6.1 The proposed use would not involve felling of trees. No adverse landscape impact would be caused to the surroundings.

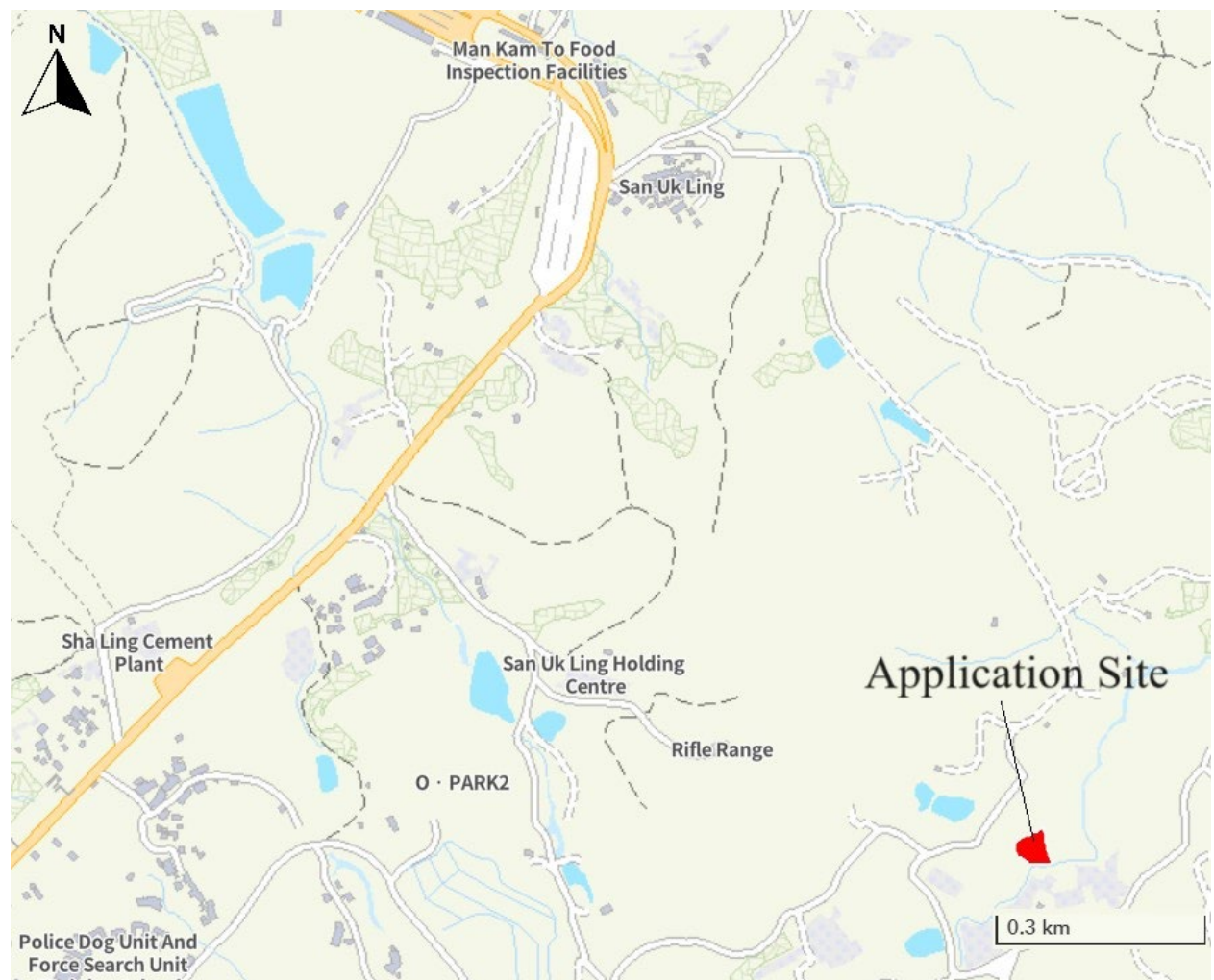
4.7 Minimal Environmental Impact

- 4.7.1 No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. The machineries will only be stored at the Site and no operation of the machineries will be conducted.
- 4.7.2 The applicant will strictly follow the ‘Code of Practice on handling the Environmental Aspects of Temporary Uses and Open Storage Site’ issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the

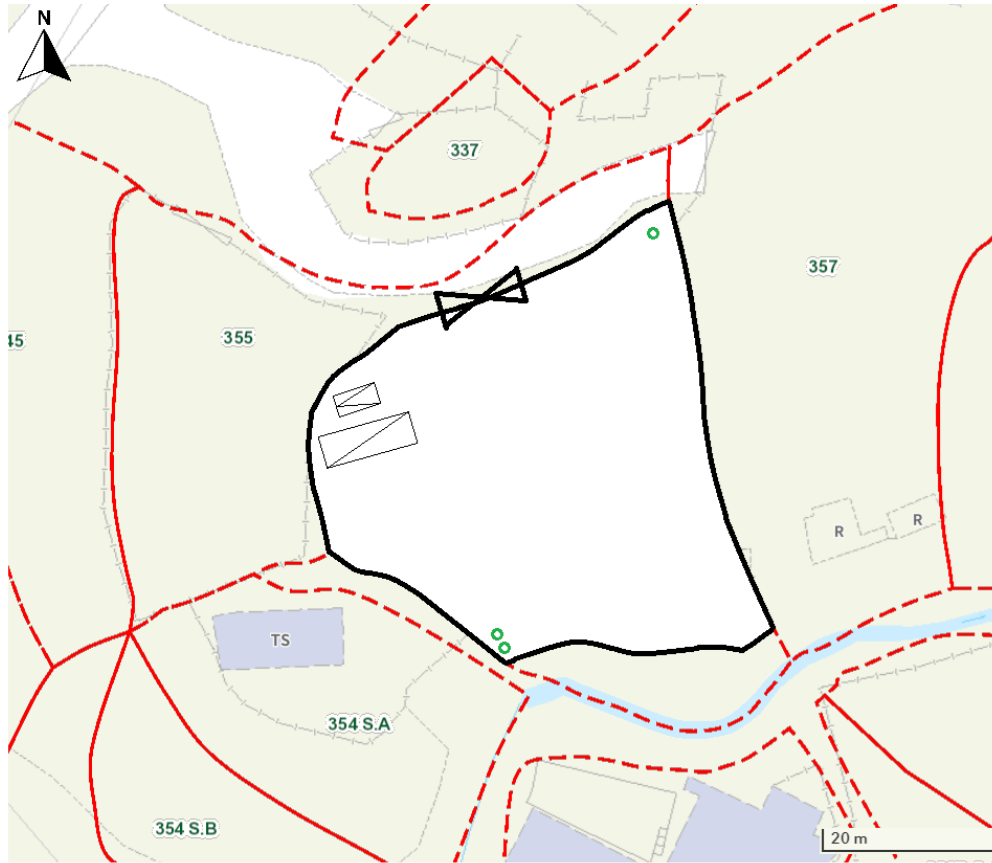
- surrounding area. The Applicant will strictly comply with all environmental protection/ pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period
- 4.7.3 The application site is surrounded by open storage and warehouses with the nearest sensitive receivers approximately more than 100m away to the North of the site. Vehicular access to the site will come from the West side of the site and will not pass by the sensitive receivers in the area, thus no environmental nuisance is anticipated.
- 4.7.4 Since the construction of the Kong Nga Po Police Training Facilities, approximately 250m west of the application site, and the reclassification of the area to “Category 2” Area according to the Town Planning Board Guidelines for application for open storage and port bank-up uses under section 16 of Town Planning Ordinance (TPB PG-No. 13G), the surrounding area has become more industrialized, with heavy vehicles passing through the area. Considering the traffic direction and the recent developments in the area, and the expected traffic generation of 1 medium goods vehicle per day to the site, the application should not cause much environmental nuisance and no significant adverse environmental impact is anticipated.

1. CONCLUSION

- 1.1 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage and access proposals to mitigate any adverse impact arising from the proposed development. The applicant will implement the accepted proposals after planning approval has been granted by the Board.
- 1.2 The Site falls within area zoned as “AGR” zone on the Approved Fu Tei Au & Sha Ling OZP No. S/NE-FTA/18. Although the proposed development is not entirely in line with planning intention of the “AGR”, the application is only on a temporary basis, it would not frustrate the long-term planning intention of the “AGR” zone.
- 1.3 Furthermore, the site falls within Category 2 area under the TPB PG No. 13G, that is 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 which are regarded as “existing uses” under the Town Planning Ordinance and/or subject of previous planning approvals.”
- 1.4 The application site is located in the heart of the Boundary Commerce and Industry Zone of the Northern Metropolis and is in line with direction of the Northern Metropolis Action Agenda 2023.
- 1.5 The proposed development is considered not incompatible with the surrounding area which is rural in character intermixed with workshops, open storage yards, and woodlands
- 1.6 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘Proposed Temporary Open Storage and Warehouse of Construction Materials and Machineries for a Period of 3 Years and Filling of Land’.



Project: Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years and Filling of Land	Drawing Title: Application Site Location	Remarks:
	Drawing No: Plan 1	



PARKING AND LOADING/ UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
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

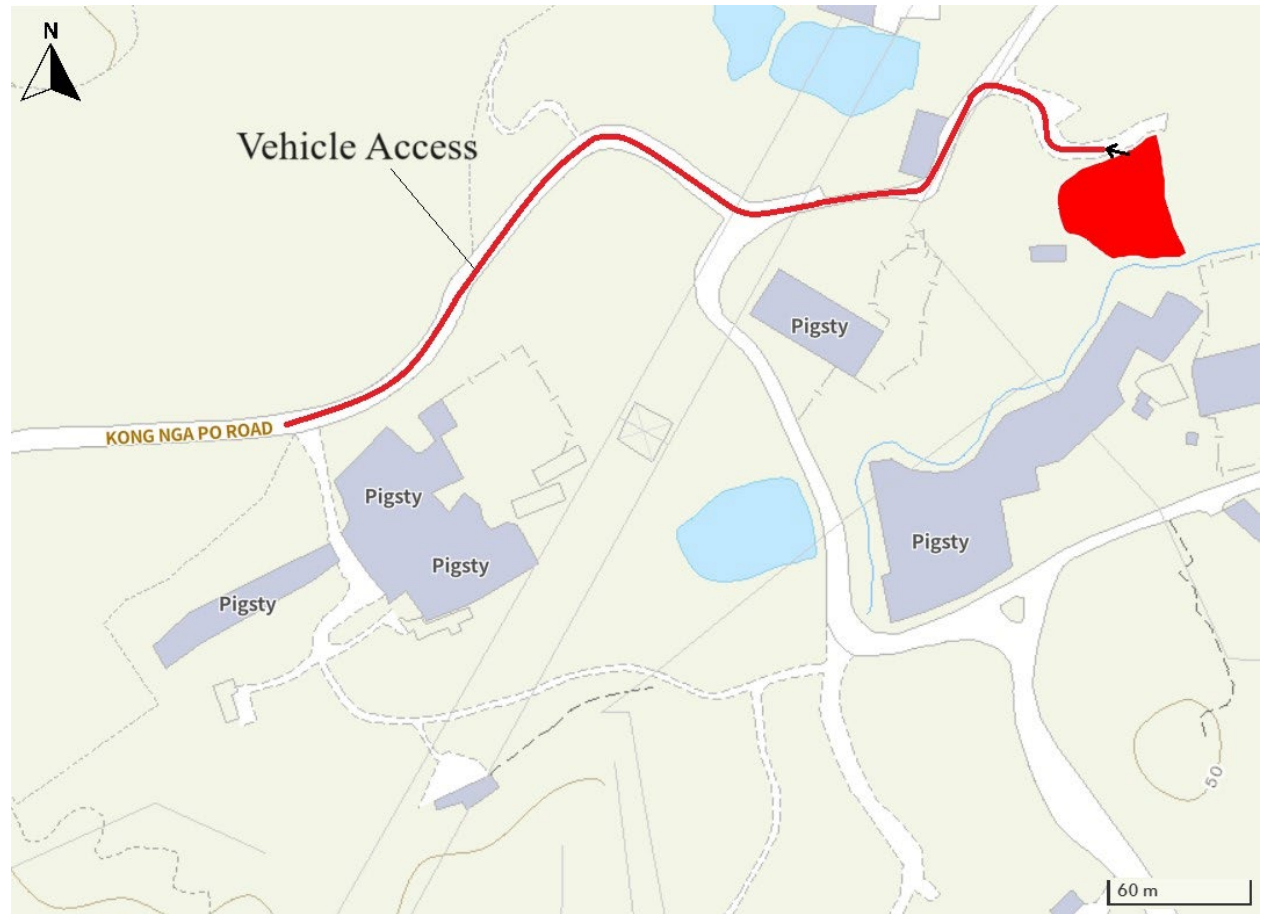
	APPLICATION SITE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS
	EXISTING TREES

Project:
Proposed Temporary Open
Storage of Construction Materials
and Machineries for a Period of 3
Years and Filling of Land

Drawing Title:
Proposed Layout Plan

Drawing No:
Plan 2

Remarks:

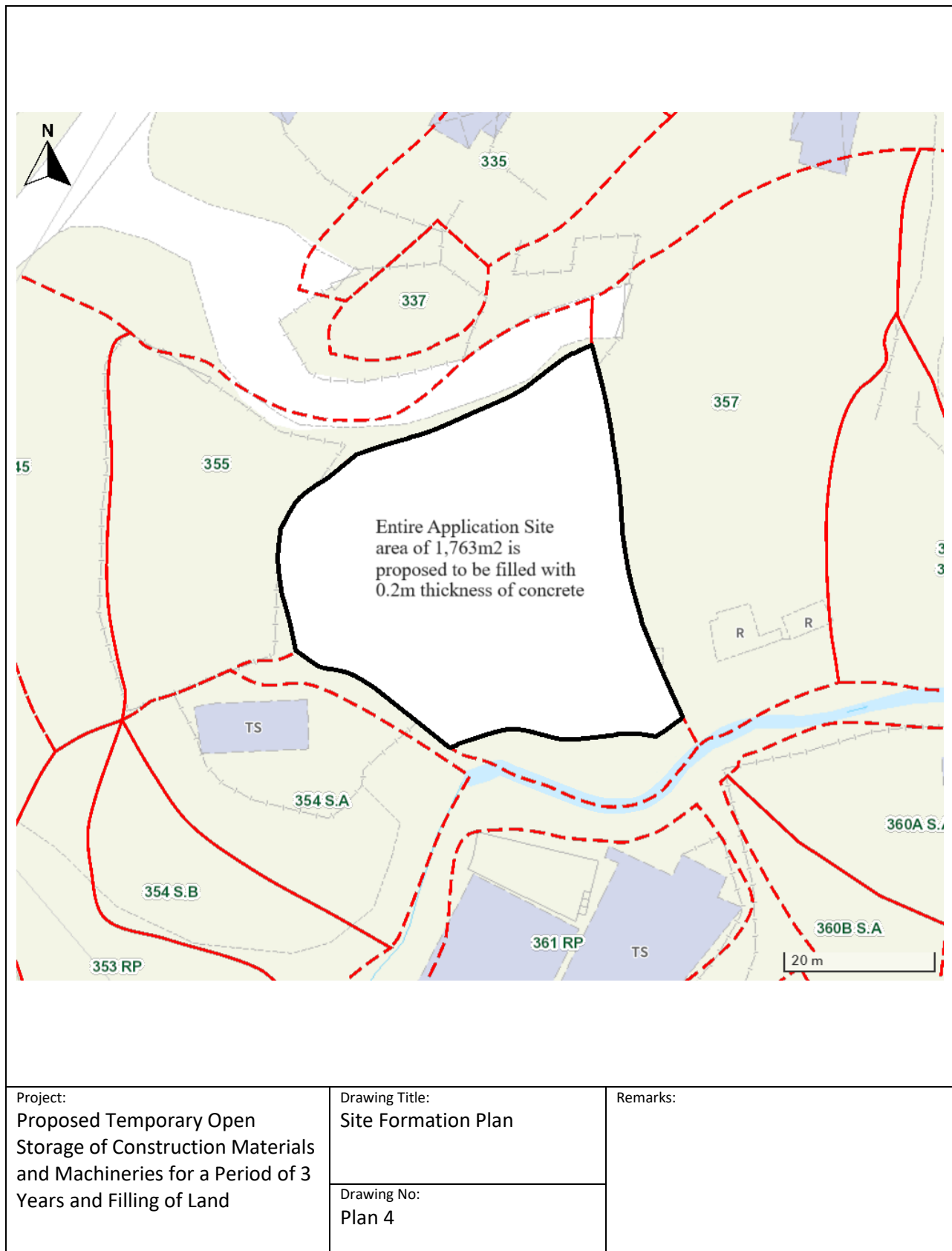


Project:
Proposed Temporary Open
Storage of Construction Materials
and Machineries for a Period of 3
Years and Filling of Land

Drawing Title:
Road Access Plan

Drawing No:
Plan 3

Remarks:



1. Drainage Proposal

1.1 Site Particulars

- 1.1.1 The application site is abutting a local vehicular access leading to Kong Nga Po Road. possesses an area of approximately 1,763m².
- 1.1.2 There is an existing streamcourse to the South of the application site, and works have been done to widen the streamcourse and concrete blocks were place along the streamcourse to ensure capacity and flooding susceptibility of the adjoining areas would not be adversely affected. Photos of current condition of the streamcourse are shown in Figures 4.1 to 4.4.
- 1.1.3 Calculations have been made to check the capacity of the current conditions of the streamcourse.

1.2 Level and gradient of the subject site & proposed surface channel

- 1.2.1 The application site is mostly flat grassland, an area of approximately 1,763m². The proposed development is paved area will have a gradient sloping from North to South from about +26.6mPD to +26.5mPD.
- 1.2.2 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculations in Paragraph 3 hereunder, a 300mm surface U-channel will be capable to drain the surface runoff accrued at the subject site.

1.3 Catchment area of the proposed drainage provision at the subject site.

- 1.3.1 For the internal catchment, with an area of approximately 1,763m², a 300mm surface U-Channel along the site peripheral is proposed to intercept the run-off of the site.
- 1.3.2 The intercepted stormwater from the site will then be drained into a water storage tank. The stored water will then be pumped to the existing open streamcourse to the South of the Site.
- 1.3.3 It is noted that the land to the North, South, and East command a lower level. Although a portion of the land towards the South Western border commands a slightly higher, the majority of the land to the West commands a lower level. It is also noted that the land to the West is occupied by an open storage site that is completely fenced off with corrugated metal. Therefore, we assume overland flow from adjacent land to be minimal.

2 Runoff Estimation and Proposed Drainage Facilities

2.1 Proposed Drainage Facilities

- 2.1.1 Subject to the below calculations, it is determined that 300mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water generated at the application site.
- 2.1.2 The intercepted stormwater from the site will then be discharged to a proposed water storage tank. The stored water will then be pumped into the existing streamcourse to the South of the application site as shown in Figure 1, at a rate less than the runoff before the development.
- 2.1.3 The flow capacities of the proposed U-channel are calculated using the Chart for the Rapid Design of Channels.
- 2.1.4 The calculations below shows that the proposed 300mm U-channel has adequate capacity to cater for the surface runoff generated at the application site.
- 2.1.5 In order to reduce the drainage impact on the existing natural stream, an underground storage tank is proposed to store the additional runoff due to the proposed development. A water tank s proposed to temporary store the runoff from the site.

- 2.1.6 The discharge from the proposed site will not be greater than the existing site including the external catchment. please refer to the calculation shown in Section 4. The total volume of the water tank is designed to be at least 316 m³ (Volume) with at least 10% buffer to cater for emergency situation, for a minimum volume of 347.6m³. The water tank will be at least 2m (Depth) x 173.8m² (Area)
- 2.1.7 Since Rational Method is not based on a total storm duration, but rather a period of rain that produces the peak runoff rate. The method cannot compute the runoff volumes unless the total storm duration is assumed. Therefore, 4 hours storm duration is proposed for the size design of the on-site water storage tank.
- 2.1.8 The surface runoff will be drained into the storage tank from the Catchpit with Sandtrap (CP2) via surface 300mm U-channel. Screens will be installed to prevent large debris from falling into the water storage tank.
- 2.1.9 A water pump will be used to pump water from the storage tank into the nearby streamcourse at a rate of less than 0.008m³/s, the peak runoff rate before the propose development.
- 2.1.10 The final design of the storage tank will be confirmed during the detailed design stage after the planning application. The detailed design of the storage tank should be incorporated in the later "Drainage Proposal" and submitted to DSD for review.
- 2.1.11 A next set of calculations checks and confirms that the downstream watercourse has the capacity for the surface runoff generated at the application site and external catchment.
- 2.1.12 All the proposed drainage facilities, including the section of stepped channel proposed in between the subject site to the streamcourse will be provided and maintained at the applicant's own expense. Also, surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 2.1.13 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.

3 Calculation 1: Drainage Calculation for the proposed Provision of Drainage Facilities at the Application Site

3.1 Runoff Estimation

- 3.1.1 Rational method is adopted for estimating the designed run-off

$$Q=0.278 C \times I \times A$$

Table 1: Runoff Coefficients

Surface Characteristics	Runoff Coefficient
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Grassland (Heavy Soil)	
Flat	0.13-0.25
Steep	0.25-0.35
Grassland (Sandy Soil)	
Flat	0.05-0.15
Steep	0.15-0.2

Assuming that:

- I. The total catchment area from the application site is about 1,763 m²;
- II. Approximately 1,763 m² is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95.

$$\begin{aligned}\text{Difference in Land Datum} &= 26.6\text{m} - 26.5\text{m} = 0.1\text{m} \\ L &= 50.6\text{m} \\ \text{Average fall} &= 0.2\text{m in } 100\text{m}\end{aligned}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and management” published by the Drainage Services Department (DSD),

$$\begin{aligned}\text{Time of Concentration (t}_c\text{)} &= 0.14465[L/(H^{0.2} \times A^{0.1})] \\ t_c &= 0.14465[50.6/(0.2^{0.2} \times 1,763^{0.1})] \\ t_c &= 4.78 \text{ minutes}\end{aligned}$$

The rainfall intensity i is determined by using the Gumbel Solution:

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

Where i = Extreme mean intensity in mm/hr
 td = Duration in minutes ($td \leq 240$)
 a, b, c = Storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of North District Area

Return Period T(years)	2	5	10	20	50
a	439.1	448.1	454.9	462.3	474.6
b	4.10	3.67	3.44	3.21	2.90
c	0.484	0.437	0.412	0.392	0.371

$$\begin{aligned}i &= 474.6/[4.78+2.90]^{0.371} \\ i &= 222.7\text{mm/hr} \\ \text{By Rational Method, } Q &= 0.95 \times 222.7\text{mm/hr} \times 1,763/3600 \\ Q &= 104\text{l/s} = 0.104\text{m}^3/\text{s} = 6,218 \text{ l/min}\end{aligned}$$

In accordance with the Chart of the Rapid Design of Channels in “Geotechnical Manual for Slopes”, 300mm surface U-channel in 1:100 gradient is considered adequate to dissipate all the stormwater accrued by the application site, as shown in Figure 2. The intercepted stormwater will then be discharged to the existing natural stream to the South of the application site by 375mm stepped channel, as shown in Figure 1. A 375mm stepped channel, with $\alpha = 45$ degrees, is considered adequate to dissipate all the stormwater accrued by the application site as shown in Figure 3

4 Calculation 1a: On-site Storage Tank Calculations

4.1 Since Rational Method is not based on a total storm duration, but rather a period of rain that produces the peak runoff rate. The method cannot compute the runoff volumes unless the total storm duration is assumed. Therefore, 4 hours storm duration is proposed to be used as to design the size of on-site storage tank. This duration is sufficient to cover the effective life of

many rainstorms (Royal Observatory, 1981). With reference to the IDF relationship of North District Area stated in Table 2d of the Stormwater Drainage Manual CORRIGENDUM No. 1/2024 (DSD, 2024), the rainfall intensity of 63.9mm/hr was adopted, which is based on 4 hours rainfall duration for 50 years return period

- 4.2 The existing site is primarily flat grassland, and the proposed development is mostly paved concrete. Thus, the runoff coefficients of 0.25 and 0.95 were adopted for the Site before and after the proposed development, respectively.
- 4.3 The abovementioned parameter and the estimated runoff volume of the Site before and after the proposed development under 50 return periods is summarised and calculated in the below Table 3.

Table 3

Scenario Under 50 Years Return Period	Area, m ²	Runoff Coefficient	Rainfall Intensity, mm/hr	Peak Runoff Rate m ³ /s	Duration, hours	Estimated Runoff Volume, m ³
Before Development	1,763	0.25	63.9	0.008	4	113
After Development		0.95		0.030	4	428
Incremental Runoff						316

- 4.4 The total volume of the water tank is designed to be at least 316 m³ (Volume) with at least **10% buffer** to cater for emergency situation, for a minimum volume of **347.6m³**.
- 4.5 A water pump will be used to pump water from the storage tank into the nearby streamcourse at a rate of less than 0.008m³/s, the peak runoff rate before the propose development. Thus, there is no additional flooding risk caused by the proposed development.

5 Checking the Capacity of the Streamcourse in Current Conditions

Manning Equation

$$V = \frac{R^{\frac{2}{3}} \times S_f^{0.5}}{n}$$

$$R = \frac{L \times D}{2D + L}$$

$$L = 2.6\text{m}$$

$$D = 0.9\text{m}$$

$$R = [2.6 \times 0.9] / [2 \times 0.9 + 2.6]$$

$$R = 0.53\text{m}$$

$$n = 0.014 \text{ s/m}^{1/3}$$

(Table 13 of Stormwater Drainage Manual, concrete lined channels)

$$V = [0.53^{2/3}] \times [0.01^{0.5}] / 0.014$$

$$V = 4.69\text{m/sec}$$

$$\text{Maximum Capacity } Q_{\text{Max}} = V \times A$$

$$A = L \times D$$

$$A = 2.6 \times 0.9$$

$$\begin{array}{rcl}
 A & = & 2.34\text{m}^2 \\
 Q_{\text{Max}} & = & 4.69\text{m/sec} \times 2.34\text{m}^2 \\
 Q_{\text{Max}} & = & 10.97\text{m}^3/\text{sec} \\
 10.97\text{m}^3/\text{sec} & > & 0.008\text{m}^3/\text{sec} \\
 Q_{\text{Max}} & > & Q
 \end{array}$$

The streamcourse has sufficient capacity to receive runoff from the site.

6 Conclusion

- 6.1 All proposed works will be at least 3m away from the top of the bank of the existing streamcourse. All proposed works in the vicinity of the streamcourse will not create any adverse drainage impacts, both during and after construction.
- 6.2 The applicant has assessed the potential drainage impact due to the proposed hard paving works and with the proposal of the underground stormwater storage tank with pump system, there will be no net increase of runoff. Thus, there is no additional flooding risk caused by the proposed development.
- 6.3 Flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development
- 6.4 The applicant will be responsible for the construction and ongoing maintenance of the drainage facilities.
- 6.5 Adequate measures are provided at the resources of the applicant to prevent the site from being eroded and flooded

Figure 1 Drainage Plan

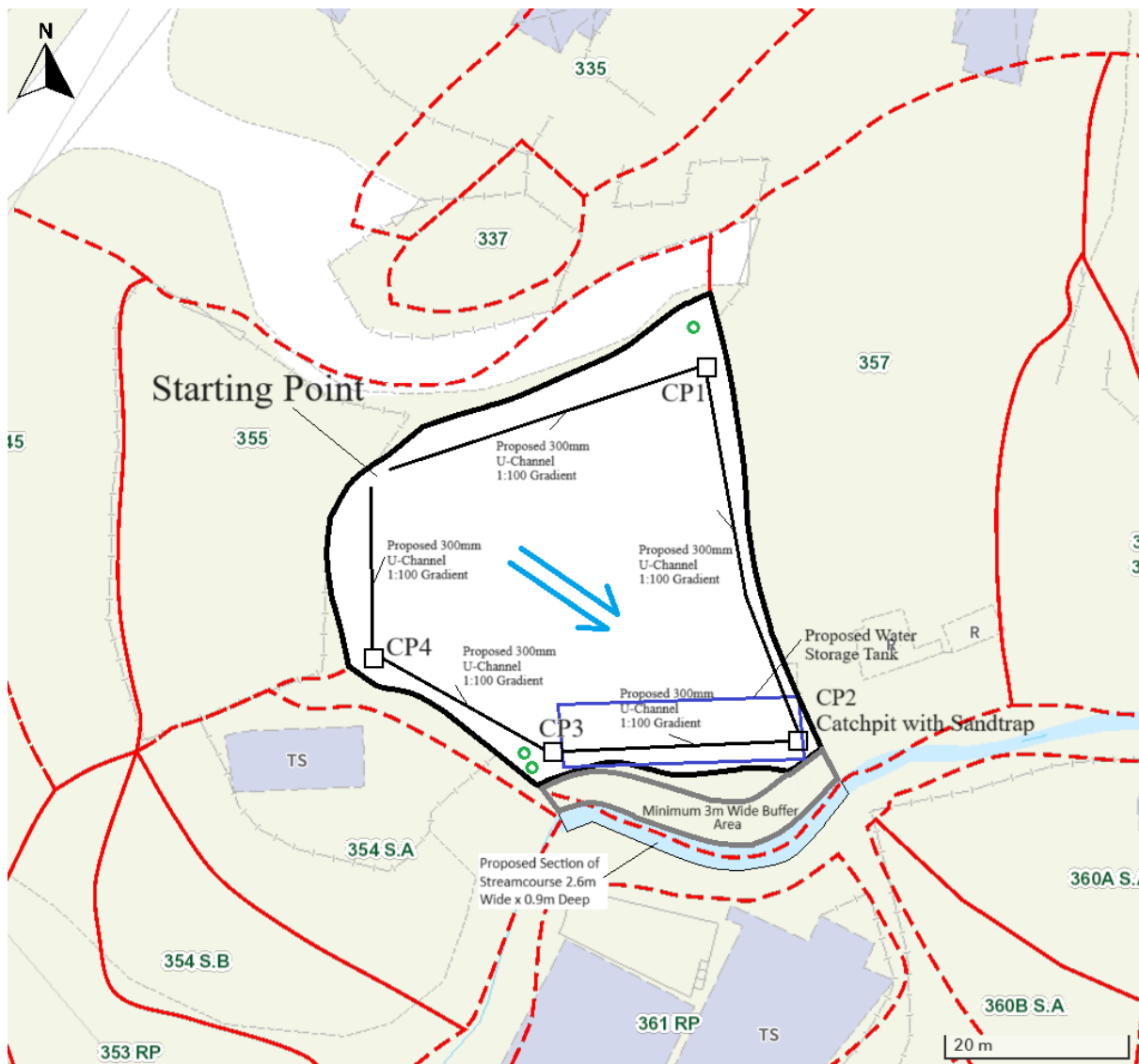


Figure 2 Cross Section of Streamcourse and Buffer Area

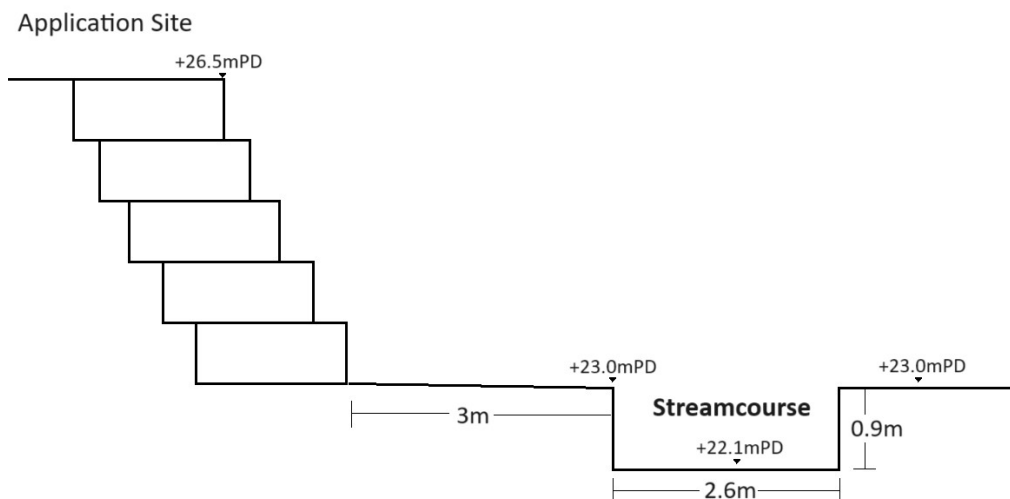


Figure 3 Chart for the Rapid Designs of Channels (Application Site)

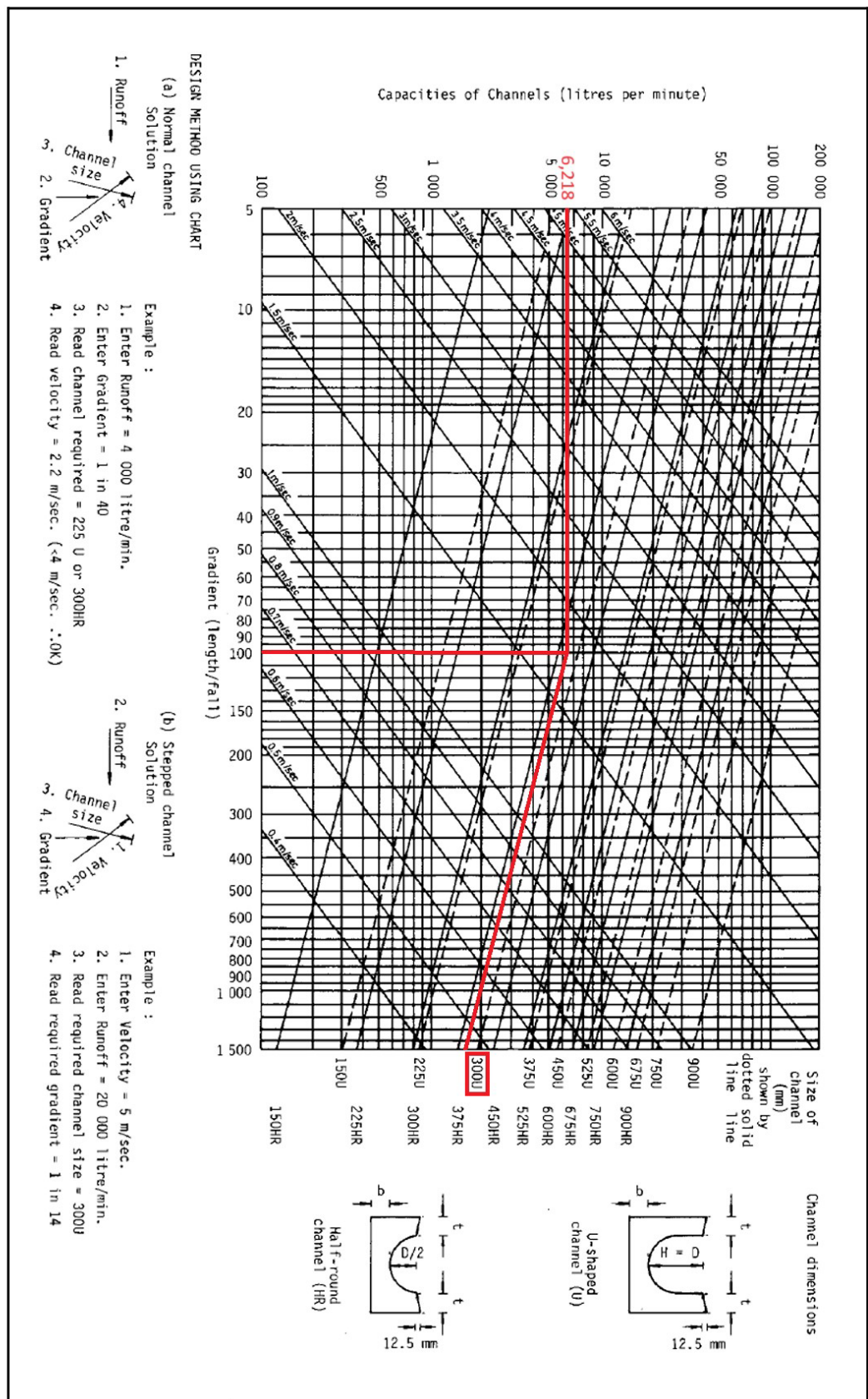


Chart for the Rapid Design of Channels in the Geotechnical Manual for Slopes (Second Edition) (GCO, 1984)

Figure 4.1



Figure 4.2



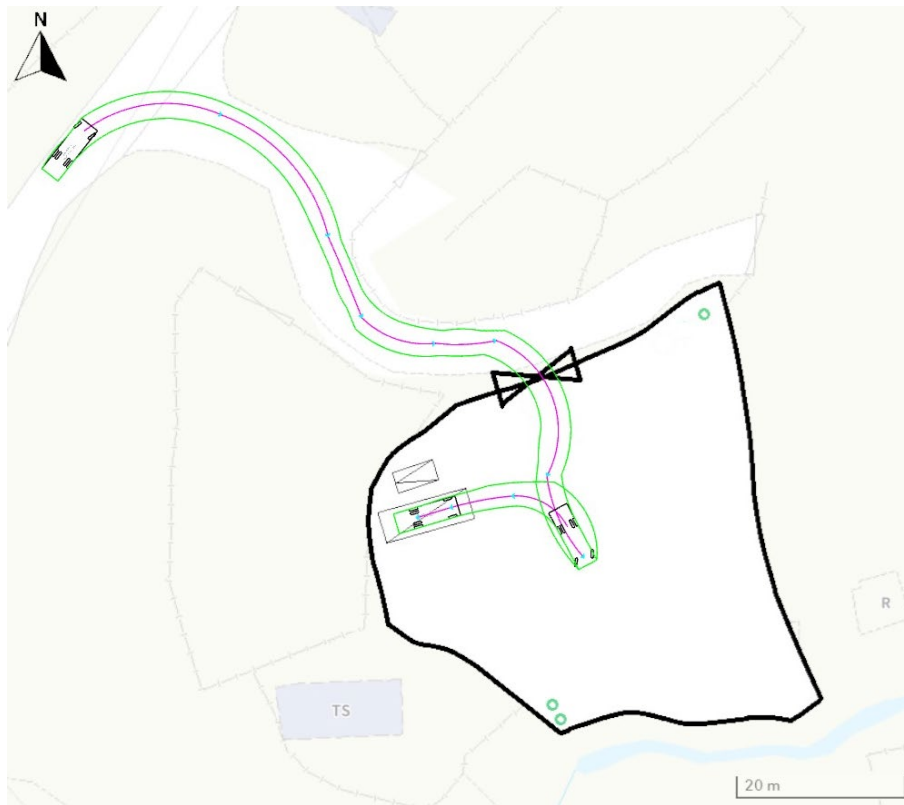
Figure 4.3



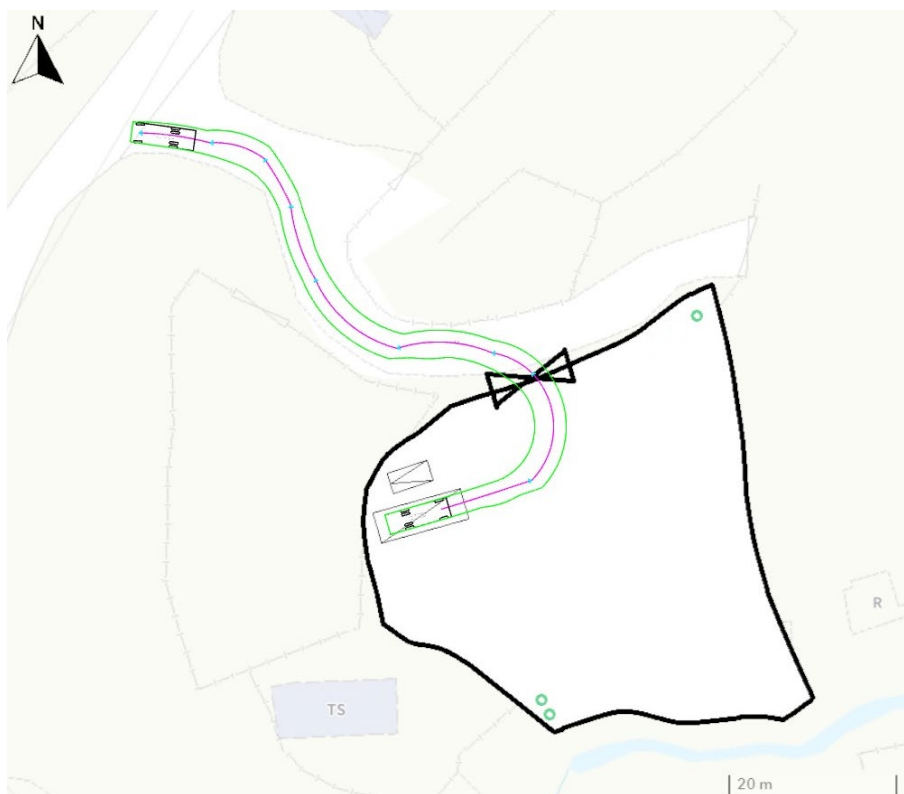
Figure 4.4



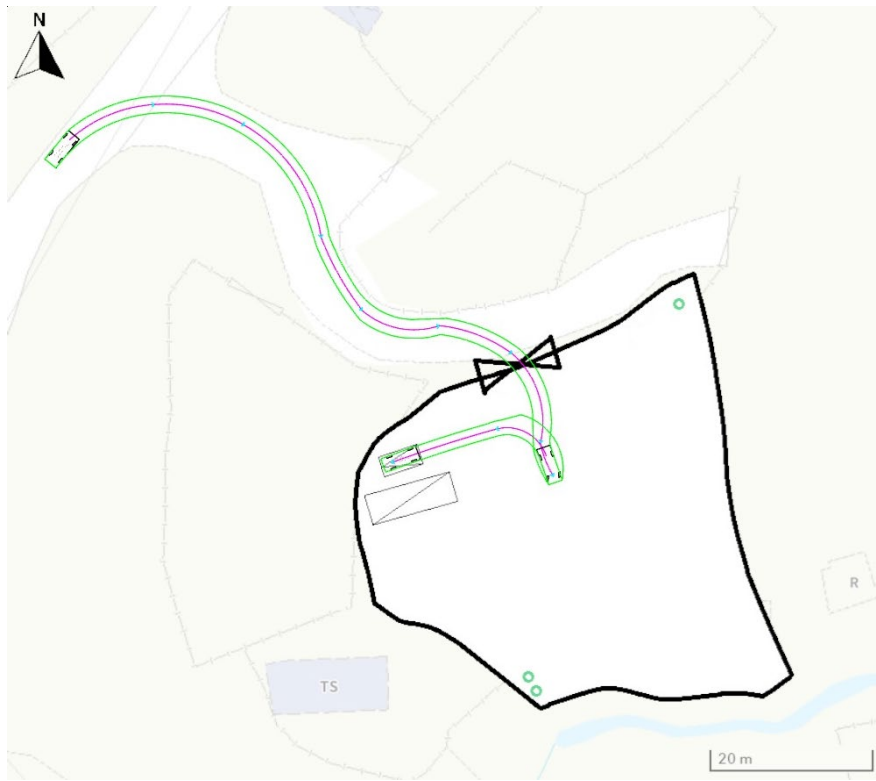
Swept Path Analysis: MGV Entering the Application Site



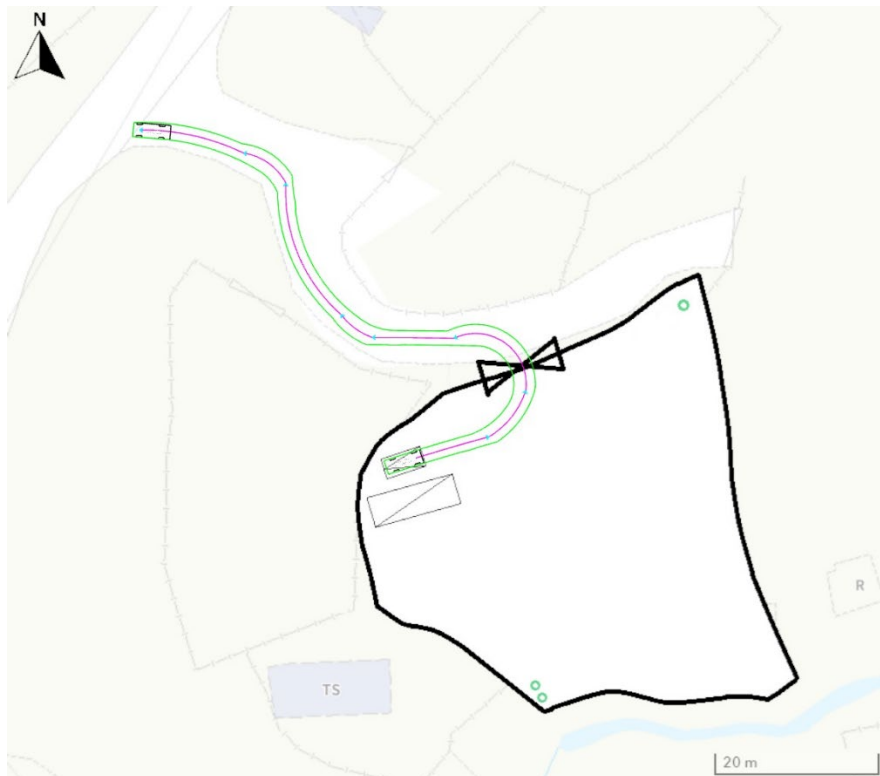
Swept Path Analysis: MGV Exiting from the Application Site



Swept Path Analysis: Private Car Entering the Application Site



Swept Path Analysis: Private Car Exiting from the Application Site



Appendix I: Tree Survey

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, Diameter at Breast Height (DBH), general and health conditions. The tree survey was conducted on 29th January, 2024. Plants with DBH less than 95mm were not recorded in the survey

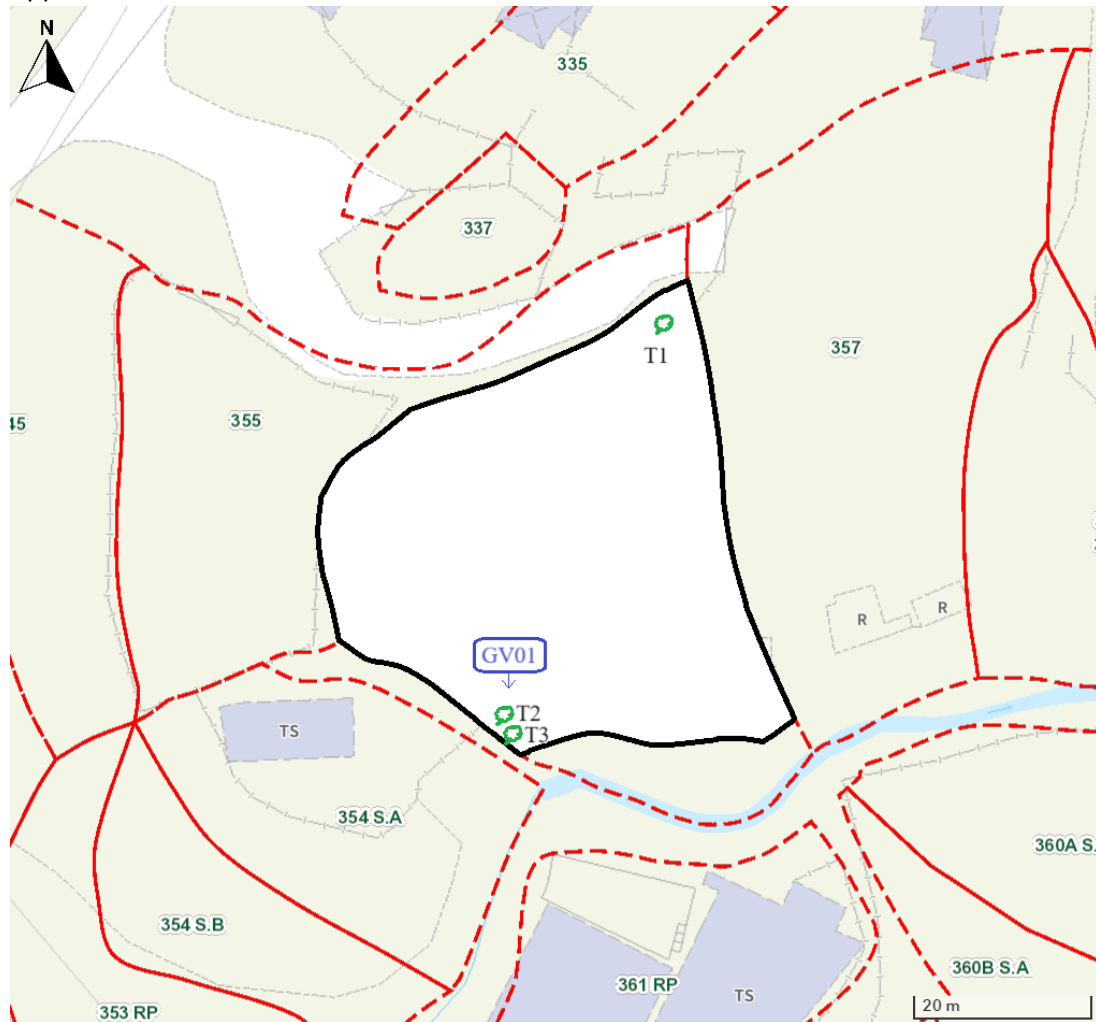
2. Summary of Existing Trees

The surveyed site is located at Lot 356 in D.D. 87, Fu Tei Au, New Territories.

At the time of inspection on 29th January, 2024, 3 nos. tree were found within the Site. No dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I



Legend

-  Surveyed Tree
-  General View

Appendix II

Tree	Species	DBH	General Condition	Health Condition
T1	Senna Siamea	330	Common tree, leaning, covered with vines	Fair
T2	Senna Siamea	660	Common tree, on a slope, main trunk on it's side, with 4 stem growing from it, wounded	Poor
T3	Macaranga tanarius	130	Invasive, undesirable species	Fair

Figure 1: Tree T1



Figure 2: Tree T2



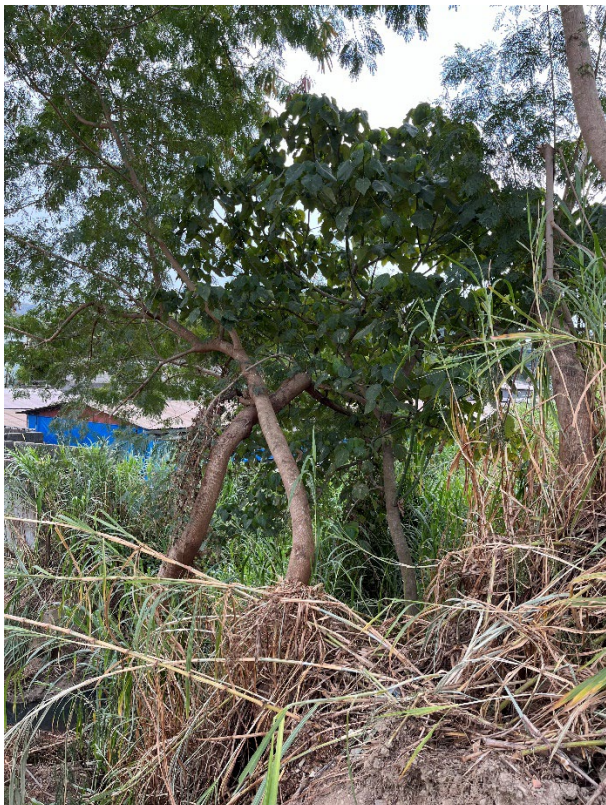
Figure 2a: Tree T2



Figure 3: Tree T3



Figure 4 General View 01



Response to Comments

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF THREE YEARS IN "AGRICULTURE" ZONE
LOT 356 OF D.D. 87, FU TEI AU, NEW TERRITORIES

Departmental Comments	Applicant's Response
<p><u>Landscape Observations / Comments</u></p> <p>- According to Appendix I – Tree Survey, 3 nos. of trees are identified within the site. In Para. 4.6.1 of the Planning Statement, "<i>The proposed use would not involve felling of trees</i>", however, the entire application site area is proposed to be filled with 0.2m thickness of concrete as shown in Site Formation Plan (Plan 4). Since tree information, proposed tree treatment and landscape treatment/ mitigation measures are not provided, potential impact on the landscape resources cannot be reasonably ascertained.</p>	<p>The 3 nos. of trees identified are located at the site boundaries, and will not affect the operations of the site. We propose that the filling of land to be around the trees, and allow a 1m buffer area around the trees to ensure the trees will not be disturbed.</p>

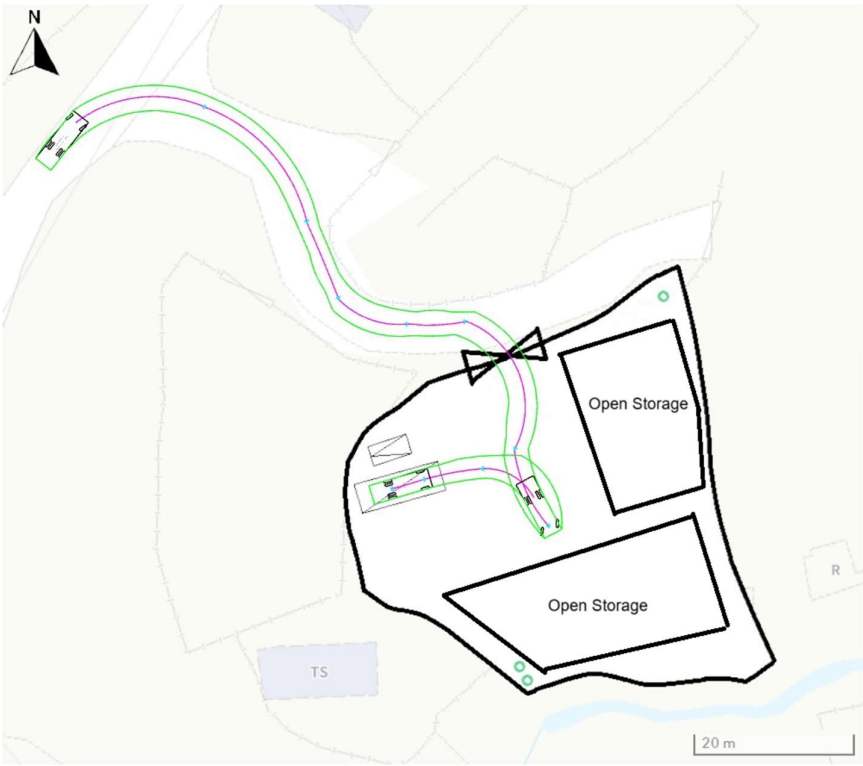
Response to Comments

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF THREE YEARS IN "AGRICULTURE" ZONE

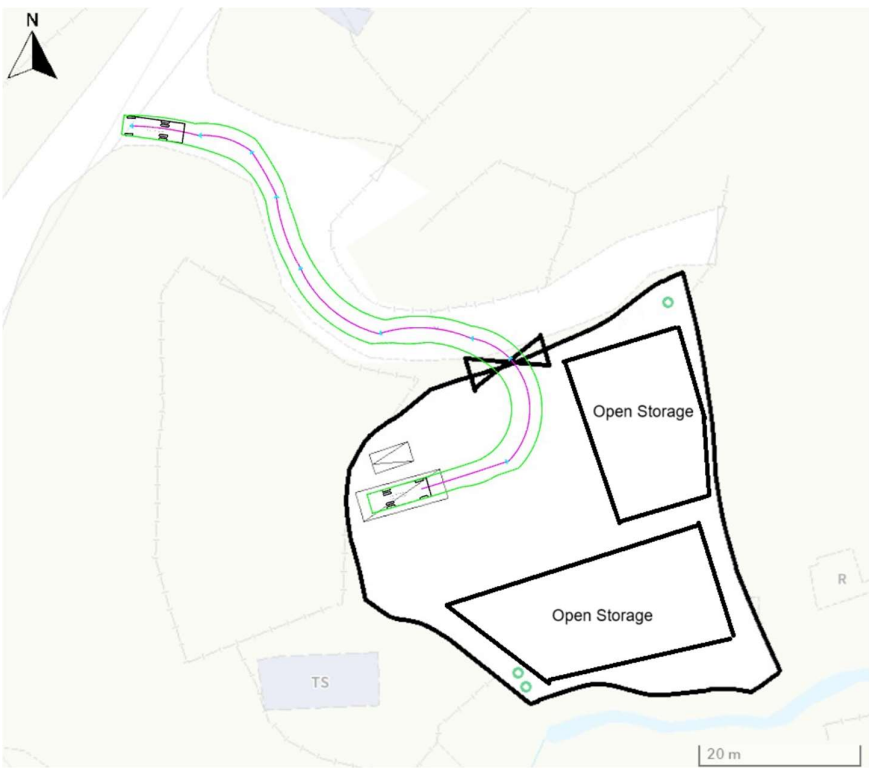
LOT 356 OF D.D. 87, FU TEI AU, NEW TERRITORIES

Departmental Comments	Applicant's Response
<p><u>Comments from the Commissioner for Transport</u></p> <p>Please note our comments on the subject application below from a traffic engineering point of view:</p> <p>(i) The applicant should advise and substantiate the traffic generation from and attraction to the site and the traffic impact to the nearby road links and junctions;</p> <p>(ii) The figures that show the swept path analysis should have contained other information such as the area for the open storage, ancillary facilities etc. on the same figures.</p> <p>(iii) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and</p> <p>(iv) The proposed vehicular access between Man Kam To Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.</p>	<p>The estimated average traffic generation is one private car and one medium good vehicle per day, from Mondays through Saturday only. There will be no operation on Sundays and public holidays. As the site operations is only for open storage with no visitors, traffic to the site will be minimal, and impact to the nearby road links and junctions is negligible.</p> <p>Noted. Please find attached revised swept path analysis with areas noted for open storage. There will be no ancillary facilities proposed.</p> <p>The applicant will install "TS460" and "5KM/H" signs at the site access to alert drivers to slow down and be aware of pedestrians.</p> <p>Noted</p>

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

