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

2303172 6/12 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-HLH/71
	Date Received 收到日期	22 DEC 2023

1. 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。

2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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。

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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 Ltd 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）	Lots 369. 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	☑Site area 地盤面積 2,145 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 450 sq.m 平方米☑About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	Nil sq.m 平方米 ☐About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Lung Hang Outline Zoning Plan (OZP) No. S/NE-HLH/11
(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 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☐ is the sole "current land owner"#& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」#& (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"#& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」#& (請夾附業權證明文件)。

☑ is not a "current land owner"#.
並不是「現行土地擁有人」#。

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

5. Statement on Owner's Consent/Notification
就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

☐ has notified ..... "current land owner(s)"#
已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

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

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

☑ published notices in local newspapers on 15/12/2023 (DD/MM/YYYY)&
於 15/12/2023 (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 13/12/2023 (DD/MM/YYYY)&
於 13/12/2023 (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	Proposed Temporary Open Storage of Construction Machineries with Warehouse for a Period of Three Years 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)
(b) Effective period of permission applied for 申請的許可有效期	☑ year(s) 年 ……3……
	☐ month(s) 個月 ……

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	……1,695……sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	……450……sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	……1……
Proposed domestic floor area 擬議住用樓面面積	……N/A……sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	……450……sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	……450……sq.m ☑About 約

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

1 Temporary Structure for offices, 450m2, 1 Storey, Not more than 7m High

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	☑ 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
			☐ 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）
		No 否	☐

(e) Impacts of Development Proposal 擬議發展計劃的影響

(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

(i)	Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情 ....
		No 否	☑
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☑ Filling of land 填土 Area of filling 填土面積 .....2,145..... sq.m 平方米 ☑About 約 Depth of filling 填土厚度 .....0.2..... m 米 ☑About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
		No 否	☐

(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐	No 不會 ☑
		On traffic 對交通	Yes 會 ☐	No 不會 ☑
		On water supply 對供水	Yes 會 ☐	No 不會 ☑
		On drainage 對排水	Yes 會 ☐	No 不會 ☑
		On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
		Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
		Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
		Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
		Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
		Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑
		_____ _____		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) ....

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

7. Justifications 理由

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

Please 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 23/11/2023 ..... (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	Lots 369. in D.D. 87, Hung Lung Hang, New Territories
Site area 地盤面積	2,145 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Hung Lung Hang Outline Zoning Plan (OZP) No. S/NE-HLH/11
Zoning 地帶	Agriculture 'AGR'
Type of Application 申請類別	☑ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☑ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Machineries with Warehouse 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 ☐ About 約 ☐ Not more than 不多於	N/A ☐About 約 ☐Not more than 不多於
		Non-domestic 非住用	450 ☑ About 約 ☐ Not more than 不多於	0.21 ☑About 約 ☐Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	N/A	
		Non-domestic 非住用	1	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 ☐ (Not more than 不多於)	
			N/A Storeys(s) 層 ☐ (Not more than 不多於)	
		Non-domestic 非住用	m 米 ☐ (Not more than 不多於)	
			1 Storeys(s) 層 ☑ (Not more than 不多於)	
(iv)	Site coverage 上蓋面積	21.0 % ☑ 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	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) _____ _____		
		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 中型貨車位	1	
		Heavy Goods Vehicle Spaces 重型貨車車位		
		Others (Please Specify) 其他 (請列明) _____ _____		

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

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 MACHINERIES WITH WAREHOUSE FOR A PERIOD OF THREE YEARS AND FILLING OF LAND IN "AGRICULTURE" ZONE

LOT 369 IN D.D. 87, HUNG LUNG HANG, NEW TERRITORIES

PLANNING STATEMENT

Applicant:

Ying Shing (Hopewell) Engineering Ltd

Table of Contents

APPENDICES

EXECUTIVE SUMMARY

- The Applicant seeks to apply for planning permission under Section 16 of the Town Planning Ordinance (Cap. 131) to use Lot 369 in D.D. 87, Hung Lung Hang, New Territories (the Site) for Proposed Temporary Open Storage of Construction Machineries with Warehouse for a Period of Three Years and Filling of Land
- The Site falls within an area zoned as "Agriculture" on the Approved Hung Lung Hang Outline Zoning Plan No. S/NE-HLH/11
- The Site consists of an area of 2,145m^2. 1 single –storey structure with the height of not more than 7m and a total floor area of about 450m^2 are proposed at the Site for tools and offices. The remaining area is for open storage and maneuvering space. 1 parking space for private cars and 1 loading and unloading bay for medium goods vehicles will be provided within the site.
- The site is accessible from Kong Nga Po Road via a local track. The operation hours of the Site are from 09:00 to 18:00 from Mondays to Saturdays only. There will be no operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
    - the Site is mainly used for storage of construction machineries to facilitate construction projects in the North District. The proposed temporary use is intended to meet pressing demand for open storages for the construction industry. After the announcement of the Northern Metropolis Action Agenda 2023, more demand is expected;
    - the Site is largely formed and accessible via roads;
    - the proposed use Is a temporary in nature, which would not jeopardize long term planning intention of "AGR" zone;
    - There are open storage uses in the vicinity of the Site. The proposed use is not incompatible with the adjoining land uses;
    - No significant adverse landscape, traffic, environmental, and drainage impacts are anticipated; and
    - The Site is classified as "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);
- Details of development parameters are as follows:

Application Site Area	2,145m^2 (about)
Covered Area	450m^2 (about)
Uncovered Area	1,695m^2 (about)
Plot Ratio	0.21
Site Coverage	21.0%
Number of Structure	1
Building Height	Not more than 7m
Total GFA Domestic GFA Non-Domestic GFA	450m^2 (about) Not Applicable 450m^2 (about)

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 Machineries with Warehouse for a period of 3 Years and Filling of Land** (hereinafter referred to as "the proposed use") at Lot 369 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 2,145m^2. 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 2 below shows the locations of the Application Site, comprising of 1 private lot (i.e. Lot 369 in D.D. 87)

2.1.2 The Application Site is located at Hung Lung Hang in the North District, New Territories. It is approximately 2.6 km north of Sheung Shui MTR Station; 1.4km southeast of Man Kam To Immigration Control Point; 1.4km east of Man Kam To Road; and 1.9km west of Ping Che Road.

2.2 Accessibility

2.2.1 The Site is accessible from Kong Nga Po Road via a local access

2.2.2 Location plan of the Application site is shown in Plan I.

2.3 Existing Site Condition

2.3.1 The Application Site covers a total site area of about 2,145m^2. It is generally flat 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 Hung Lung Hang OZP No. S/NE-HLH/11. 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 Similar Application

3.4.1 There are 5 similar applications (no. A/NE-HLH/51, 54, 55, 59, 60, and 64) within the same "AGR" zone in the vicinity of the application site in the Hung Lung Hang area that were approved with conditions between August 2021 and June 2023.

Table 1 Similar Approved Applications

Application No.	Uses/Development	Date of Consideration
A/NE-HLH/51	Proposed Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	27.8.2021
A/NE-HLH/54	Temporary Open Storage of Construction machinery and Materials for a Period of 3 Years	26.8.2022
A/NE-HLH/55	Temporary Open Storage of Construction machinery and Materials for a Period of 3 Years	26.8.2022
A/NE-HLH/59	Temporary Open Storage of Construction machinery and Materials for a Period of 3 Years	03.02.2023
A/NE-HLH/60	Temporary Open Storage of Construction machinery and Materials for a Period of 3 Years	09.06.2023
A/NE-HLH/64	Temporary Open Storage of Construction machinery and Materials for a Period of 3 Years	22.09.2023

3.5 Land Status

3.5.1 The Application site consists of 1 private lot, i.e. Lot 369 in D.D. 87 of Old Schedule Agricultural Lot held under the Block Government Lease (**Plan 2**).

3.6 Maximize Utilization of Valuable Land Resources

3.6.1 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 Machineries with Warehouse and Filing of Land.

4.1.1 The proposed development intends to be a temporary open storage of construction machineries with warehouse 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 2,145m^2 (about). Details of development parameters are shown below:

Table 2: Development Parameters of the Proposed Development Application Site Area	2,145m^2 (about)
Covered Area	450m^2 (about)
Uncovered Area	1,695m^2 (about)
Plot Ratio	0.21
Site Coverage	About 21.0%
Number of Structure	1
Building Height	Not more than 7m
Total GFA Domestic GFA Non-Domestic GFA	450m^2 (about) Not Applicable 450m^2 (about)

4.2.2 One temporary structure of one story (not more than) 4m in height is proposed at the Site for storage and offices with a total GFA 450m^2 (about) (**Plan 3**).

Table 3: Proposed office

Structure	Use	Covered Area	GFA	Building Height
B1	Tools and Office	450 m^2	450 m^2	7m (about)(1-Storey)

4.3 Operation Arrangement

4.3.1 The proposed temporary structure is intended for office and storage of tools. And the proposed open storage is mainly used for storage of construction 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**). There is one 12m wide ingress/egress point, sufficient for 2-way traffic, 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 along with a 15m diameter manoeuvring circle 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 Site to the public road.

4.4.7 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

5. CONCLUSION

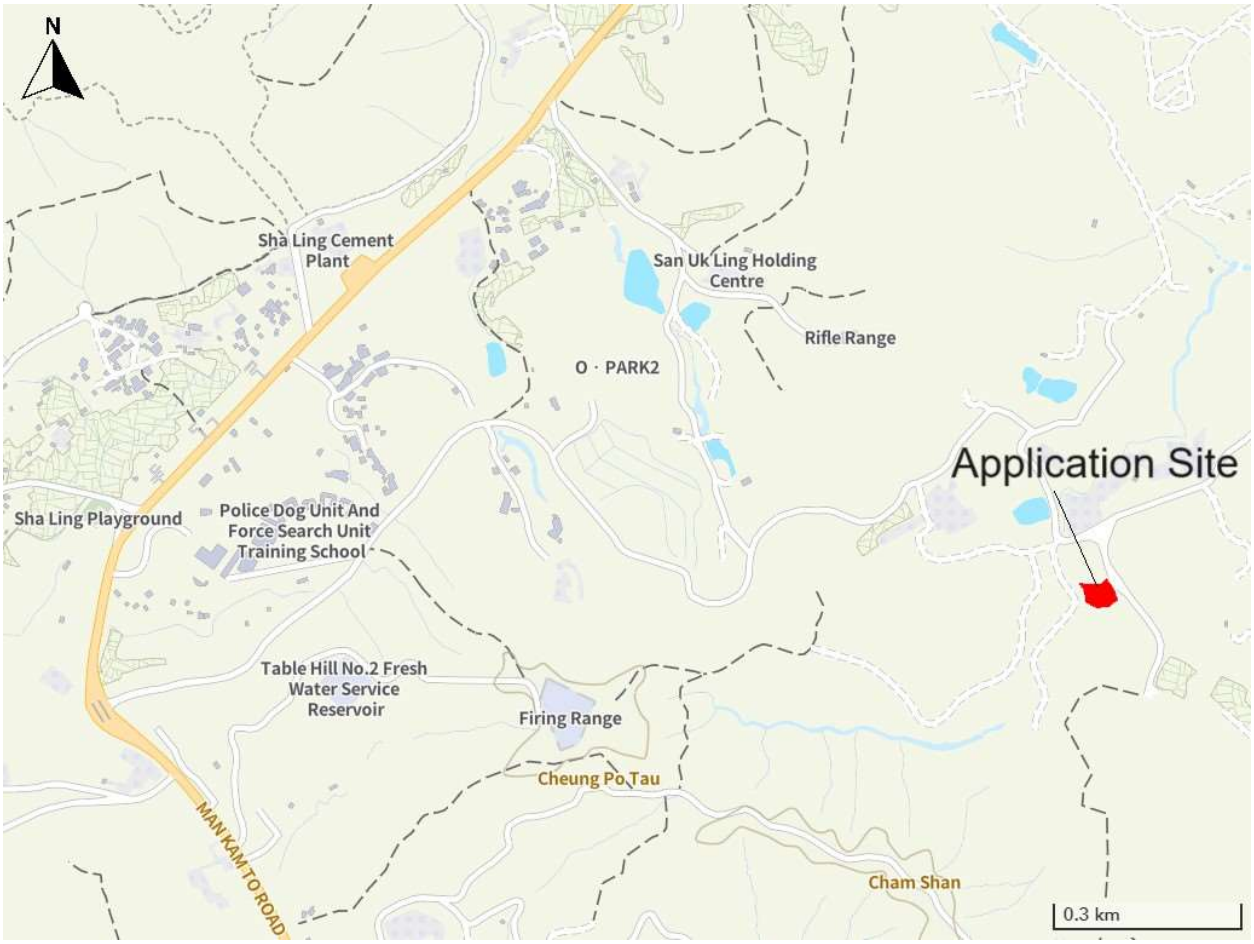
5.1 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage and access proposals to mitigate any adverse impact arising from the proposed development. The applicant will implement the accepted proposals after planning approval has been granted by the Board.

5.2 The Site falls within area zoned as "AGR" zone on the Approved Hung Lung Hang OZP No. S/NE-HLH/11. 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.

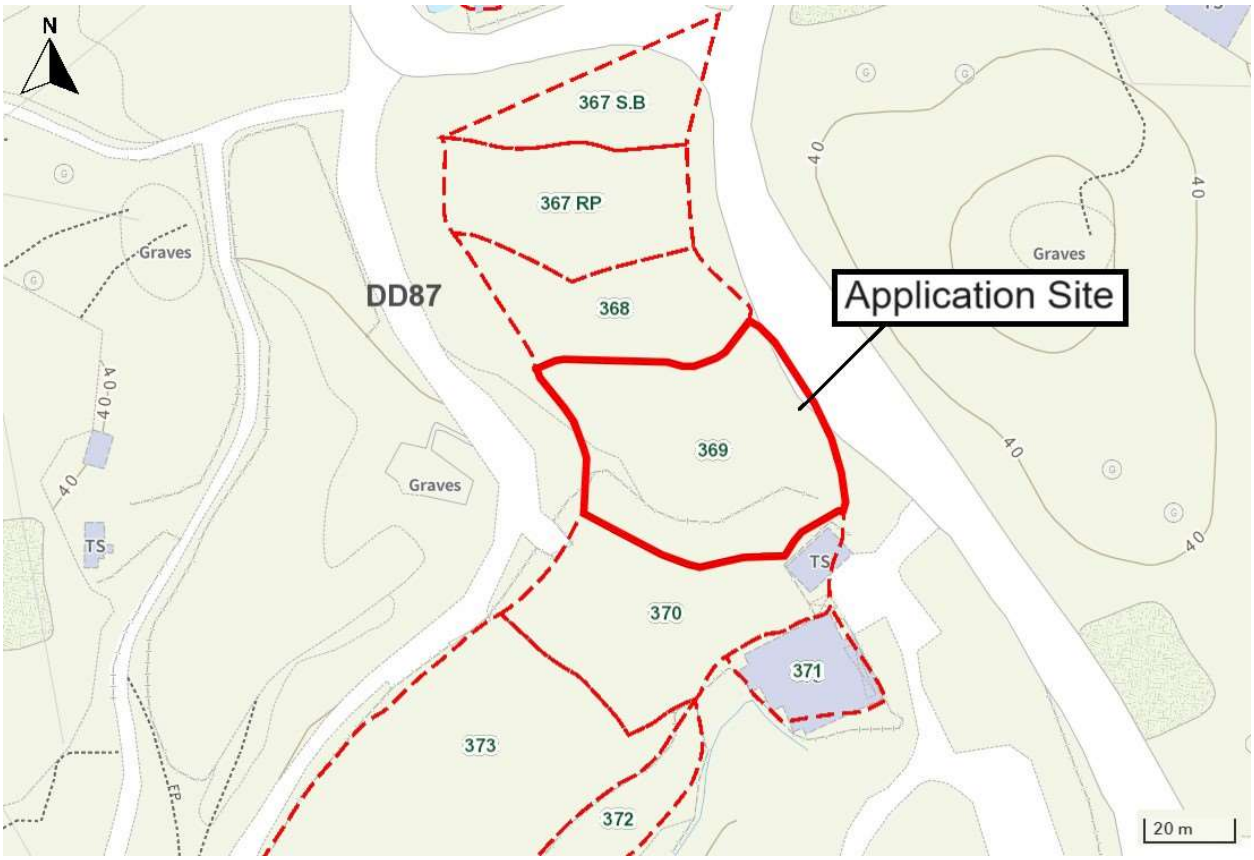
5.3 The application site is located in the heart of the Boundary Commerce and Industry Zone of the Northern Metropolis and is in line with direction of the Northern Metropolis Action Agenda 2023.

5.4 The proposed development is considered not incompatible with the surrounding area which is rural in character intermixed with workshops, open storage yards, and woodlands. In addition, the proposed development intends to provide valuable open storage and warehouse space needed for the continued development in the North District area.

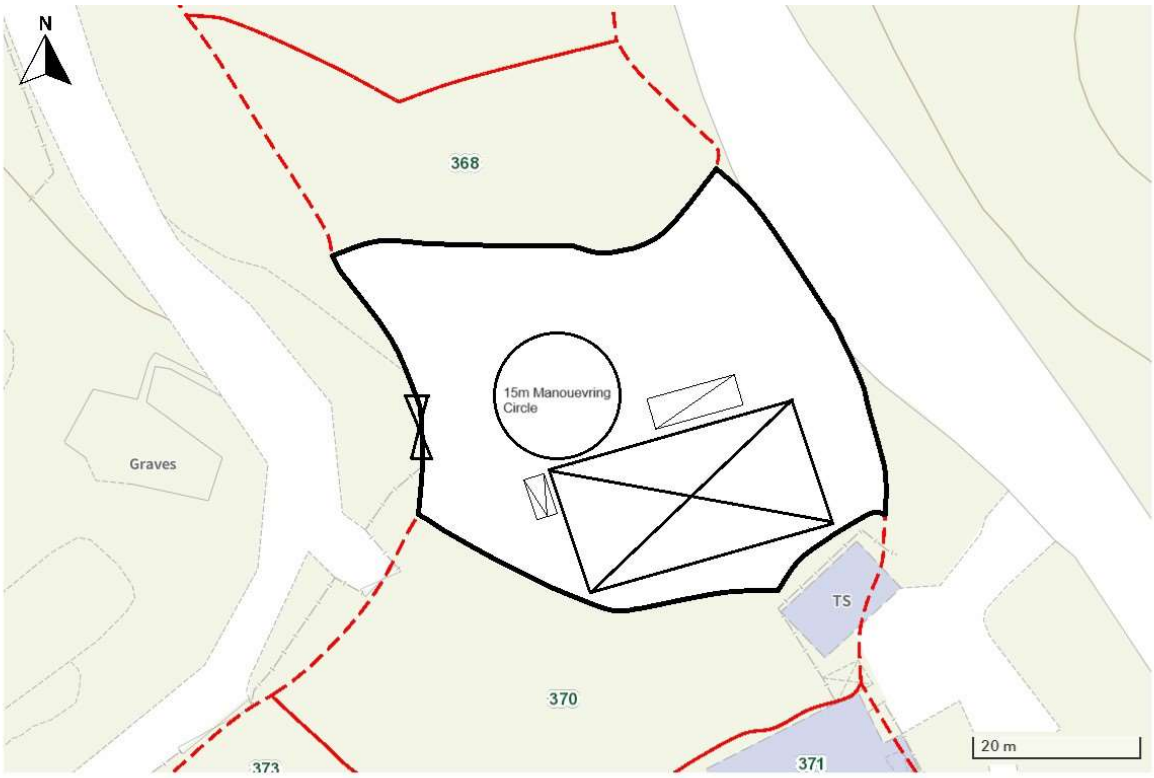
5.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Open Storage and Warehouse of Construction Machineries with Warehouse for a Period of 3 Years and Filling of Land'.



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



Project:	Drawing Title:	Remarks:
Proposed Temporary Open Storage of Construction Machineries with Warehouse for a Period of 3 Years and Filling of Land	Lot Index Plan	
	Drawing No: Plan 2	



PARKING AND LOADING/ UNLOADING PROVISIONS

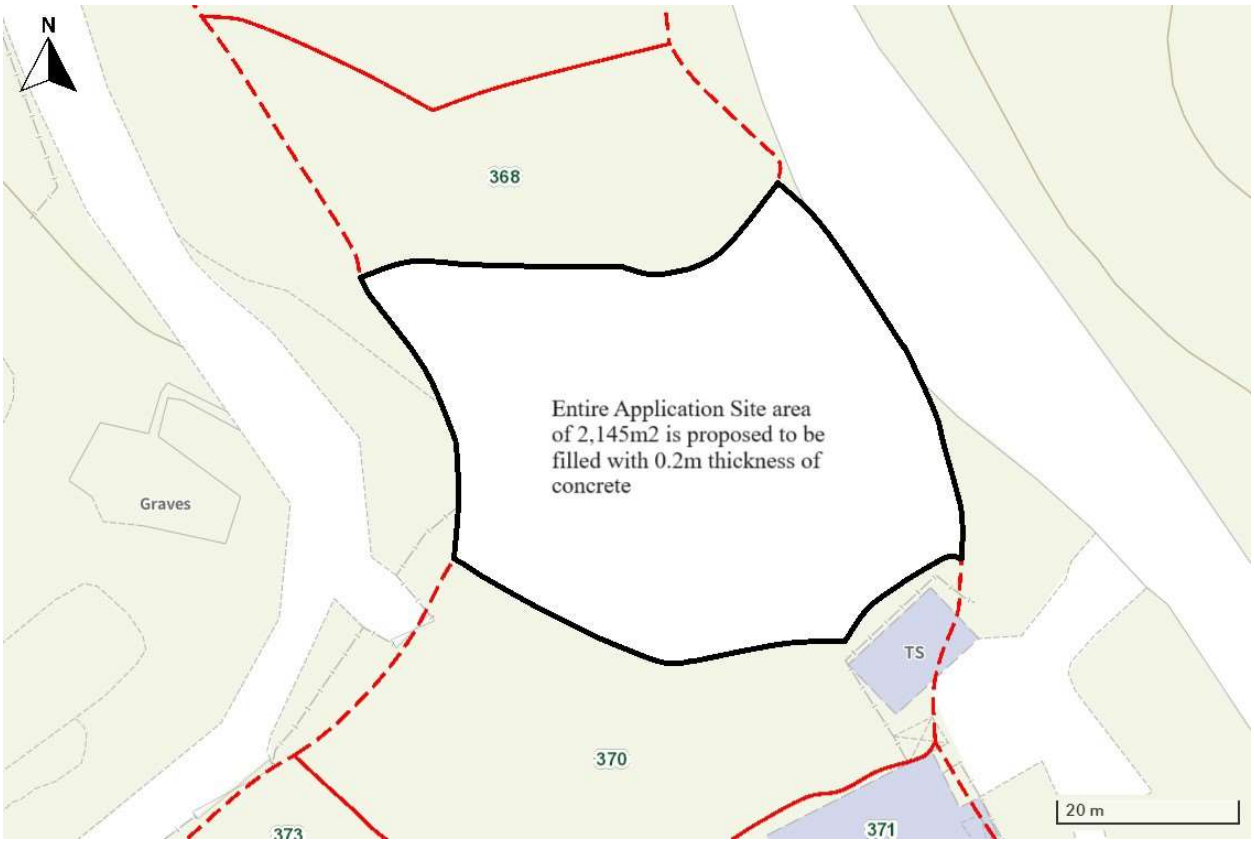
NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

Project:	Drawing Title:	Remarks:
Proposed Temporary Open Storage of Construction Machineries with Warehouse for a Period of 3 Years and Filling of Land	Proposed Layout Plan	
	Drawing No: Plan 3	

Project:	Drawing Title:	Remarks:
Proposed Temporary Open Storage of Construction Machineries with Warehouse for a Period of 3 Years and Filling of Land	Road Access Plan	
	Drawing No: Plan 4	



Project:	Drawing Title:	Remarks:
Proposed Temporary Open Storage of Construction Machineries with Warehouse for a Period of 3 Years and Filling of Land	Site Formation Plan	
	Drawing No: Plan 5	

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 2,145m^2.

1.1.2 There is a natural open stream directly to the northeast of the application site, and an underground drainage direction to the west of the application site. The application site is currently vacant.

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

1.2.1 The application site is mostly paved, an area of approximately 2,145m^2. The paved area will have a gradient sloping from southeast to northwest from about +29.7mPD to +29.5mPD.

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 calculation in Annex 1.3 hereunder, 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 It is noted that the land to the South of the application site commands a higher level whereas the land to the north and west command a lower level. There is existing drainage abutting to the east and south of the site. As such, no external catchment is identified.

1.3.2 The intercepted stormwater will then be discharged to the existing open streamcourse to the Northwest of the Site via a proposed 300mm surface U-channel.

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 passing through and generated at the application site.

2.1.2 The intercepted stormwater will then be discharged to the existing natural stream to the northwest of the application site as shown in Figure 1.

2.1.3 The flow capacities of the proposed U-channel are calculated using the Chart for the Rapid Design of Channels. Runoff from corresponding Site Catchments (calculated based on a return period of 50 years), the capacity estimation are included below.

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 and the external catchment. A sand trap is proposed at the terminal catchpit.

2.1.5 All the proposed drainage facilities, including the section of surface 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.

2.1.6 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/North District and the registered land owner for any drainage works outside the application site or outside the jurisdiction of the applicant.

2.1.7 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.

2.1.8 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at the site boundary is detailed hereunder:

a) Soil excavation at the site periphery, although at minimal scale, is inevitably for the provision of surface U-channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
b) No levelling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstruct the flow of the surface runoff from adjacent areas.
c) Some holes will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff to and from adjacent areas.

3 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 2,145 m^2;
II. Approximately 2,145 m^2 is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95.

Difference in Land Datum	=	29.7m –29.5m = 0.2m
L	=	71.6m
Average fall	=	0.28m in 100m

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

$$\text{Time of Concentration } (t_c) = 0.14465[L/(H^{0.2} \times A^{0.1})]$$

t_c = $0.14465[71.6/(0.28^{0.2}\times 2{,}145^{0.1})]$

t_c = 6.20 minutes

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≤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	1004.5	1112.2	1157.7	1178.6	1167.6
b	17.24	18.86	19.04	18.49	16.76
c	0.644	0.614	0.597	0.582	0.561

i = $1167.6/[6.2+16.76]^{0.561}$

i = 201.2mm/hr

By Rational Method, Q = $0.95\times$ 201.2mm/hr × 2,145/3600

Q = 114l/s = $0.114 m^3/s$ = 6,835 l/min

In accordance with the Chart of the Rapid Design of Channels in "Geotechnical Manual for Slopes", 450mm surface U-channel in 1:100 gradient is considered adequate to dissipate all the stormwater accrued by the application site. The intercepted stormwater will then be discharged to the existing natural stream to the north of the application site as shown in Figure 2.

3.2 Checking the Capacity of the Natural Stream

Manning Equation

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

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

L = 2.5m

D = 1.8m

R = [2.5×1.8]/[2×1.8+2.5]

R = 0.738m

n = 0.035 $s/m^{1/3}$

(Table 13 of Stormwater Drainage Manual)

V = $[0.738^{2/3}]\times[0.01^{0.5}]/0.035$

V = 2.33m/sec

Maximum Capacity Q_{Max} = V × A

A = L × D

A = 2.5 × 1.8

A	=	$4.5m^2$
Q_{Max}	=	$2.33m/sec \times 4.5m^2$
Q_{Max}	=	$10.5m^3/sec$
$10.5m^3/sec$	>	$0.114m^3/sec$
Q_{Max}	>	Q

The runoff estimation is only a small fraction of the existing streamcourse's capacity

4 Conclusion

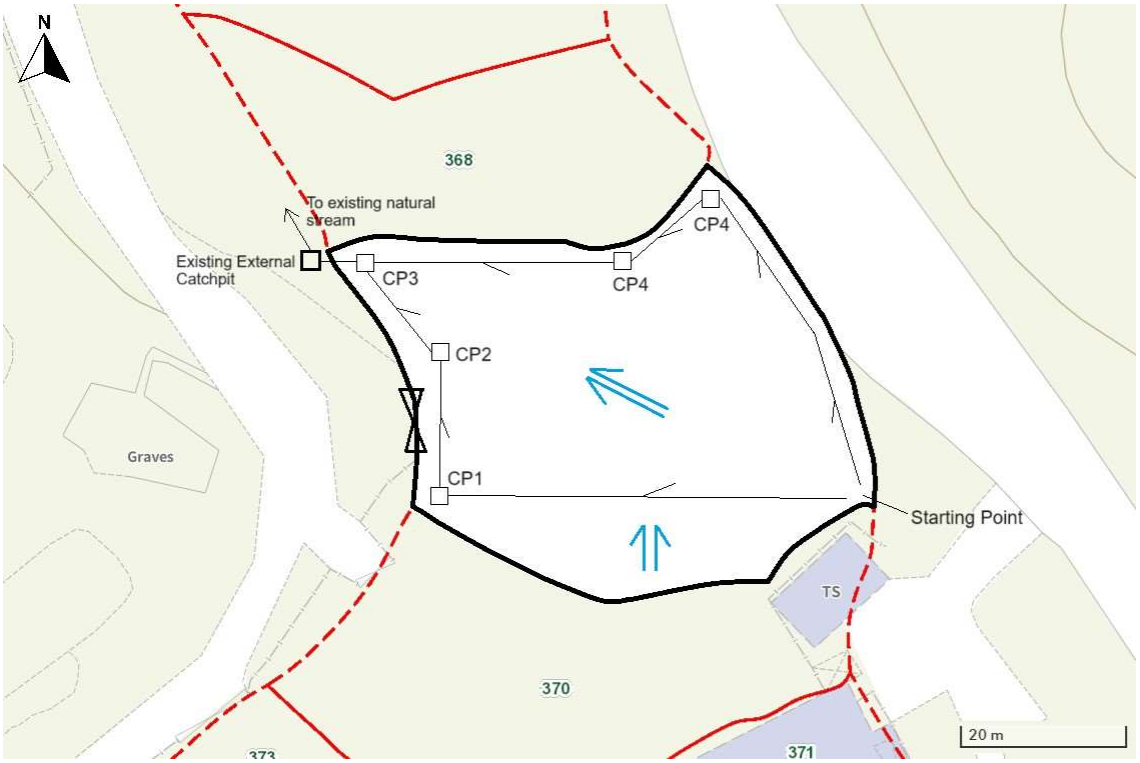
4.1 The applicant will be responsible for the construction and ongoing maintenance of the drainage facilities.

4.2 Potential drainage impacts that may arise from the Site after construction of the Proposed Development have been assessed. Thus, existing stormwater system will have sufficient capacity to receive stormwater runoff from the Proposed Development and surrounding catchments.

4.3 Adequate measures are provided at the resources of the applicant to prevent the site from being eroded and flooded

4.4 External catchment is taken into account such that flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development.

Figure 1 Drainage Plan



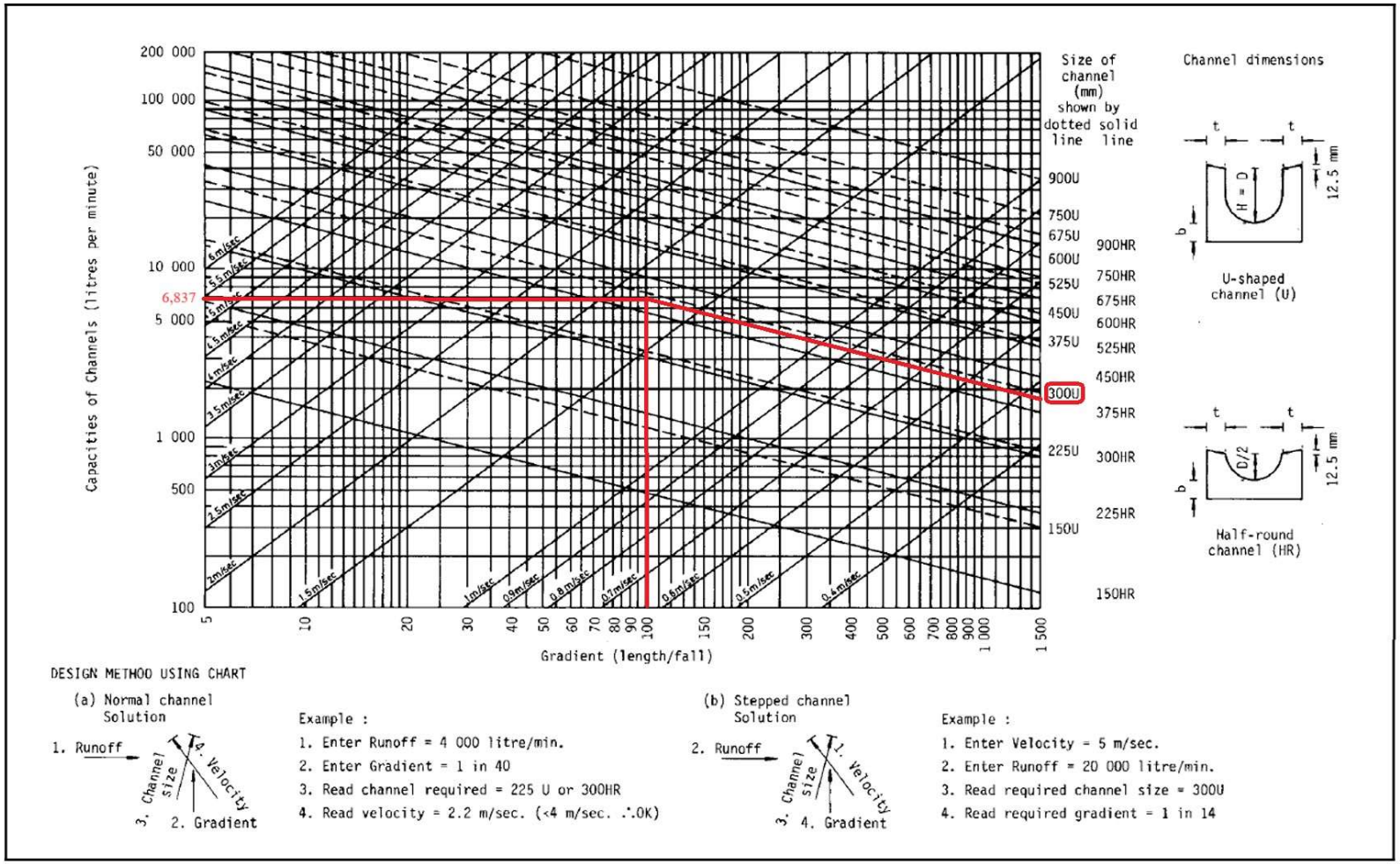


Figure 2

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

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

Carman Chui Ying CHEUNG/PLAND

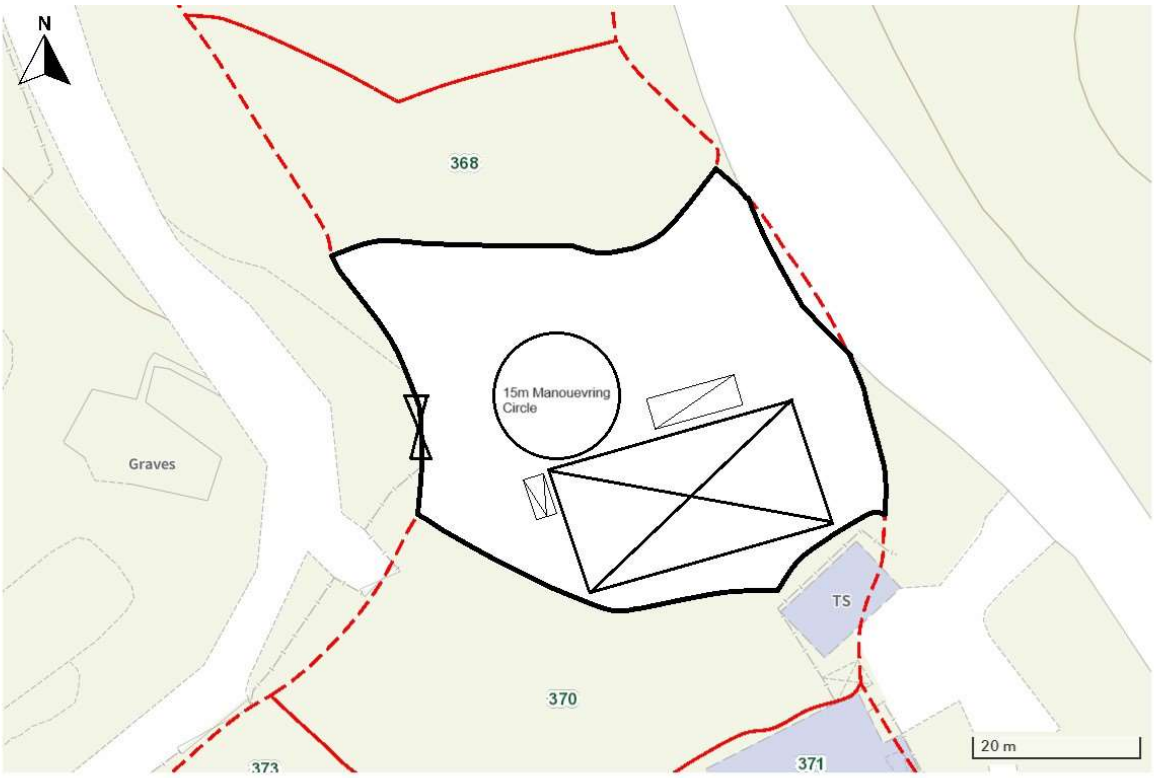
寄件者: Jeffrey Lam < >
寄件日期: 2024年01月22日星期一 0:32
收件者: Carman Chui Ying CHEUNG/PLAND
主旨: A/NE-HLH/71
附件: HLH71 Planning Statement revised Site Plan.pdf

類別: Internet Email

Dear Carmen,

Please find attached revised Site plan for application A/NE-HLH/71. If you have any questions, please do not hesitate to contact me. Thanks

Jeffrey Lam



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
- STRUCTURE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

Project:	Drawing Title:	Remarks:
Proposed Temporary Open Storage of Construction Machineries with Warehouse for a Period of 3 Years and Filling of Land	Proposed Layout Plan	
	Drawing No: Plan 3	

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

Carman Chui Ying CHEUNG/PLAND

寄件者:	Jeffrey Lam < >
寄件日期:	2024年01月30日星期二 16:31
收件者:	Carman Chui Ying CHEUNG/PLAND
副本:	Johnny Chung Yin LAM/PLAND; Katie Yuet Yee LEUNG/PLAND
主旨:	Re: A/NE-HLH/71
附件:	FI 01-30 Appendix III Swept Path Analysis.pdf; FI 01-30 Appendix II Catchpit Drawings.pdf; FI 01-30 Revised Drainage Proposal.pdf; FI 01-30 Appendix I Photos of Surrounding Area.pdf; FI 01-30 Response to Comments.pdf
類別:	Internet Email

Please disregard the previous email at 3:16pm on 30/1/2024. Attached is the revised FI to address the DSD and Transport Department's concerns.

Attached you will find the below information
1. Response to Comments
2. Revised Drainage Proposal
3. Appendix I: Photos of Surrounding Area
4. Appendix II: Swept Path Analysis
5. Appendix III: Details of the catchpit with cover and catchpit with sand trap

On Tue, Jan 30, 2024 at 3:16 PM Jeffrey Lam <_____> wrote:

> Dear Carman,
>
> Please find attached FI to address the DSD and Transport Department's concerns.
>
> Attached you will find the below information
> 1. Response to Comments
> 2. Revised Drainage Proposal
> 3. Appendix I: Photos of Surrounding Area
> 4. Appendix II: Swept Path Analysis
> 5. Appendix III: Details of the catchpit with cover and catchpit with sand trap
>
> Thank you

On Tue, Jan 30, 2024 at 9:14 AM Carman Chui Ying CHEUNG/PLAND <ccycheung@pland.gov.hk> wrote:

> Dear Jeffrey,
>
> Please also find the following comments from Transport Department (Mr Eric Tam, Tel.: 2399 2405):

Response to Comments

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

LOT 369 OF D.D. 87, HUNG LUNG HANG, NEW TERRITORIES

Departmental Comments	Applicant's Response
Comments from Drainage Services Department a) The application site is in the vicinity of an existing streamcourse to the "west" of the application site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction.	We will ensure that all the proposed works in the vicinity of the streamcourse will not create any adverse drainage impacts, both during and after construction. During the construction of the proposed work, proper shoring and sandbags will be installed to ensure the streamcourse will not be adversely affected. All debris from the excavation and construction will be stockpiled away from the streamcourse. We will ensure that all proposed works will be placed at least 3m away from the top of the bank of the streamcourse.
b) Photos should be submitted clearly showing the current condition of the area around the site, the existing drainage/flowpaths around the site, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan.	Attached in Appendix 1 are the photos and a plan of the location of the camera and the direction of the photos.
c) Section 1.3 of drainage proposal refers. With land to the south being at higher ground level, please review the potential overland flow to the site and the related external catchment area to be considered under the drainage design.	Please find revised drainage plan with proposed peripheral channels outside of the site boundaries to intercept and discharge runoff from the external catchments.
d) Surface channel with grating covers should be provided along the site boundary.	Noted, surface channel with grating covers will be provided along the site boundary as shown in the revised drainage plan.

e) The cover levels of proposed channels should be flush with the existing adjoining ground level.	Noted
f) A catchpit with covers should be provided where there is a change of direction of channel/drain. The details of the catchpit with covers shall be provided.	Noted, Locations of proposed catchpits are detailed on the drainage, and details of a standard catchpit with covers proposed are attached in Appendix II
g) Catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided.	Noted. Details of the catchpit with sand trap are attached in Appendix II
h) The applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. He should also ensure that the flow from this site will not overload the existing drainage system. Please provide further substantiation on the assumptions made on the checking of capacity of the natural stream.	The proposed drainage system will discharge into an existing external catchpit, which, using two 0.7m diameter pipes, discharges into a 1.9m wide x 1.6m deep drain before discharging into a 2.5m wide x 1.6m deep watercourse. The capacity of downstream drainage and watercourse is calculated in the attached drainage proposal, the capacity of the natural stream is calculated based on the watercourse is a canal with rough stony beds, weeds on earth beds in bad condition, with n= 0.04. Conditions of the watercourse is shown in photos 016 and 017.
i) Where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided at the walls/ kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary.	Please find revised drainage plan with peripheral channels at the walls and kerbs to intercept and discharge existing overland flow passing through the site
j) 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 existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.	Noted, All run-off falling onto and passing through the site will be intercepted and discharged via the proposed drainage system in the proposed drainage plan. We will employ proper mitigation measures, as mentioned above, to ensure that all proposed works will not adversely affect the free flow condition of existing drains, channels, and watercourses on or in the vicinity of the subject site at any time during or after the works.
k) For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.	Noted.

l) The applicant should make good all the adjacent affected areas upon the completion of the drainage works.	Noted
m) The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works	Noted
n) The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required.	Noted
2. 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 development.	Noted
<u>Comments from Transport Department</u> i) The applicant should advise the width of the vehicular access leading to the site;	The width of the vehicular access leading to the site is about 8.6m wide
ii) The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;	Please find attached in Appendix III swept path analysis.
iii) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	The applicant will install “TS460” and “5KM/H” signs at the site access to alert drivers to slow down and be aware of pedestrians.
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.	Noted

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 2,118m^2.

1.1.2 There is an existing channel directly to the northwest of the application site leading to an open stream, and an underground drainage to the east of the application site which leads to an open watercourse to the northeast.

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

1.2.1 The application site is mostly paved, an area of approximately 2,118m^2. The paved area will have a gradient sloping from southeast to northwest from about +29.7mPD to +29.5mPD.

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 and 4 hereunder, a 300mm surface U-channel will be capable to drain the surface runoff accrued at the subject site and a 375mm surface U-channel will be capable to drain the surface runoff from the external catchment that may potentially flow overland to the 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 2,118m^2, 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 discharged to the existing open streamcourse to the Northwest of the Site via a proposed 300mm surface U-channel.

1.3.3 It is noted that the land to the East and South of the application site commands a higher level whereas the land to the north and west command a lower level. The external catchment area is estimated to be approximately 2,425m^2

1.3.4 A proposed peripheral 375mm surface U-channel outside of the boundary of the application site is proposed to intercept the external catchment run-off from the East and South of the site, and to be discharged into an existing catchpit as indicated in the drainage plan.

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, and a 375mm surface U-channel which is made of concreate along the outer peripheral site boundary is adequate to intercept potential overland flow to the site from the external catchment.

2.1.2 The intercepted stormwater from the site will then be discharged to the existing drainage to the northwest of the application site as shown in Figure 1, and eventually discharges into an natural watercourse to the north. The intercepted stormwater from the external catchment will be discharged into an existing catchpit to the Southwest of the site.

2.1.3 The flow capacities of the proposed U-channel are calculated using the Chart for the Rapid Design of Channels. Runoff from corresponding Site Catchments (calculated based on a return period of 50 years), the capacity estimation are included below.

2.1.4 The first set of 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 The second set of calculations below shows that the proposed 375mm U-channel has adequate capacity to cater for the surface runoff generated at the external catchments of the application site.

2.1.6 A final set of calculations checks and confirms that the downstream drainage and subsequent watercourse has the capacity for the surface runoff generated at the application site and external catchment.

2.1.7 All the proposed drainage facilities, including the section of surface 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.

2.1.8 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/North District and the registered land owner for any drainage works outside the application site or outside the jurisdiction of the applicant.

2.1.9 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 2,118 m^2;

II. Approximately 2,118 m^2 is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95.

Difference in Land Datum	=	29.7m –29.5m = 0.2m
L	=	71.6m
Average fall	=	0.28m in 100m

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

Time of Concentration (t_c) = $0.14465[L/(H^{0.2}\times A^{0.1})]$

t_c = $0.14465[71.6/(0.28^{0.2}\times 2{,}118^{0.1})]$

t_c = 6.22 minutes

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≤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	1004.5	1112.2	1157.7	1178.6	1167.6
b	17.24	18.86	19.04	18.49	16.76
c	0.644	0.614	0.597	0.582	0.561

i = $1167.6/[6.22+16.76]^{0.561}$

i = 201.2mm/hr

By Rational Method, Q = 0.95× 201.2mm/hr × 2,118/3600

Q = 112l/s = $0.112m^3/s$ = 6,747 l/min

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. The intercepted stormwater will then be discharged to the existing natural stream to the north of the application site as shown in Figure 2.

4 Calculation 2: Drainage Calculation for the Proposed Peripheral Channel for the External Catchment to the South

4.1 Runoff Estimation

4.1.1 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 external catchment area is about 2,425 m^2;
II. Approximately 2,261 m^2 is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95, and approximately 164m^2 is steep grassland, and therefore the value of run-off co-efficient (k) is take as 0.25.

Difference in Land Datum	=	40m –29.5m = 10.5m
L	=	107.8m
Average fall	=	9.74m in 100m

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

Time of Concentration (t_c)	=	$0.14465[L/(H^{0.2}\times A^{0.1})]$
t_c	=	$0.14465[107.8/(9.74^{0.2}\times 2{,}425^{0.1})]$
t_c	=	4.54 minutes

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≤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	1004.5	1112.2	1157.7	1178.6	1167.6
b	17.24	18.86	19.04	18.49	16.76
c	0.644	0.614	0.597	0.582	0.561

i	=	$1167.6/[4.54+16.76]^{0.561}$
i	=	209.9mm/hr

By Rational Method, Q	=	0.95× 209.9mm/hr × 2,261/3600
		+0.2× 209.9mm/hr × 164/3600
Q	=	127l/s = 0.127m^3/s = 7,631 l/min

In accordance with the Chart of the Rapid Design of Channels in "Geotechnical Manual for Slopes", 375mm surface U-channel in 1:100 gradient is considered adequate to dissipate all the stormwater accrued by the external catchment. The intercepted stormwater will then be discharged to the existing catchpit to the West of the external catchment area as shown in Figure 1.

5 Checking the Capacity of the 2 Existing Drainage Pipes

Manning Equation

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

Hydraulic Mean Depth (HMD) = 0.291 × D
HMD = 0.291 × 0.7
HMD = 0.204
n = 0.013 s/m$^{1/3}$
for good uncoated cast iron pipe
(Table 13 of Stormwater Drainage Manual)
V = [$0.204^{2/3}$]×[$0.01^{0.5}$]/0.013
V = 2.67m/sec

Maximum Capacity Q_{Max} = V × A

A = $2 \times \pi R^2$
A = $2 \times \pi 0.35^2$
A = 0.769m^2
Q_{Max} = 2.67m/sec × 0.769m^2
Q_{Max} = 2.05m^3/sec
2.05m^3/sec > (0.114+0.093)m^3/sec
2.05m^3/sec > 0.207m^3/sec
Q_{Max} > Q

The runoff estimation is only a small fraction of the existing drainage channel's capacity

6 Checking the Capacity of the 2 Existing Drainage Channel

Manning Equation

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

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

L = 1.9m
D = 1.6m
R = [1.9×1.6]/[2×1.6+1.9]
R = 0.596m
n = 0.014 s/m$^{1/3}$ for concrete lined channels
(Table 13 of Stormwater Drainage Manual)
V = [$0.596^{2/3}$]×[$0.01^{0.5}$]/0.014
V = 5.06m/sec

Maximum Capacity Q_{Max} = V × A

A = L × D
A = 1.9 × 1.6
A = 3.04m^2
Q_{Max} = 5.06m/sec × 3.04m^2
Q_{Max} = 15.4m^3/sec
15.4m^3/sec > (0.112+0.127)m^3/sec

$15.4m^3/sec$ > $0.239m^3/sec$

Q_{Max} > Q

The runoff estimation is only a small fraction of the existing drainage channel's capacity

7 Checking the Capacity of the Natural Watercourse

Manning Equation

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

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

L = 2.5m

D = 1.6m

R = [2.5×1.6]/[2×1.6+2.5]

R = 0.702m

n = 0.04 $s/m^{1/3}$ for canal with rough stony beds, weed on earth banks in bad condition (Table 13 of Stormwater Drainage Manual)

V = $[0.702^{2/3}]\times[0.01^{0.5}]/0.04$

V = 1.97m/sec

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

A = L × D

A = 2.5 × 1.6

A = $4m^2$

Q_{Max} = $1.97m/sec \times 4m^2$

Q_{Max} = $7.90m^3/sec$

$7.90m^3/sec$ > $(0.112+0.127)m^3/sec$

$7.90m^3/sec$ > $0.239m^3/sec$

Q_{Max} > Q

The runoff estimation is only a small fraction of the existing natural watercourse's capacity

8 Conclusion

8.1 The applicant will be responsible for the construction and ongoing maintenance of the drainage facilities.

8.2 Potential drainage impacts that may arise from the Site after construction of the Proposed Development have been assessed. Thus, existing stormwater system will have sufficient capacity to receive stormwater runoff from the Proposed Development and surrounding catchments.

8.3 Adequate measures are provided at the resources of the applicant to prevent the site from being eroded and flooded

8.4 External catchment is taken into account such that flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development.

Figure 1 Catchment Areas and Flowpath

Figure 2 Drainage Plan

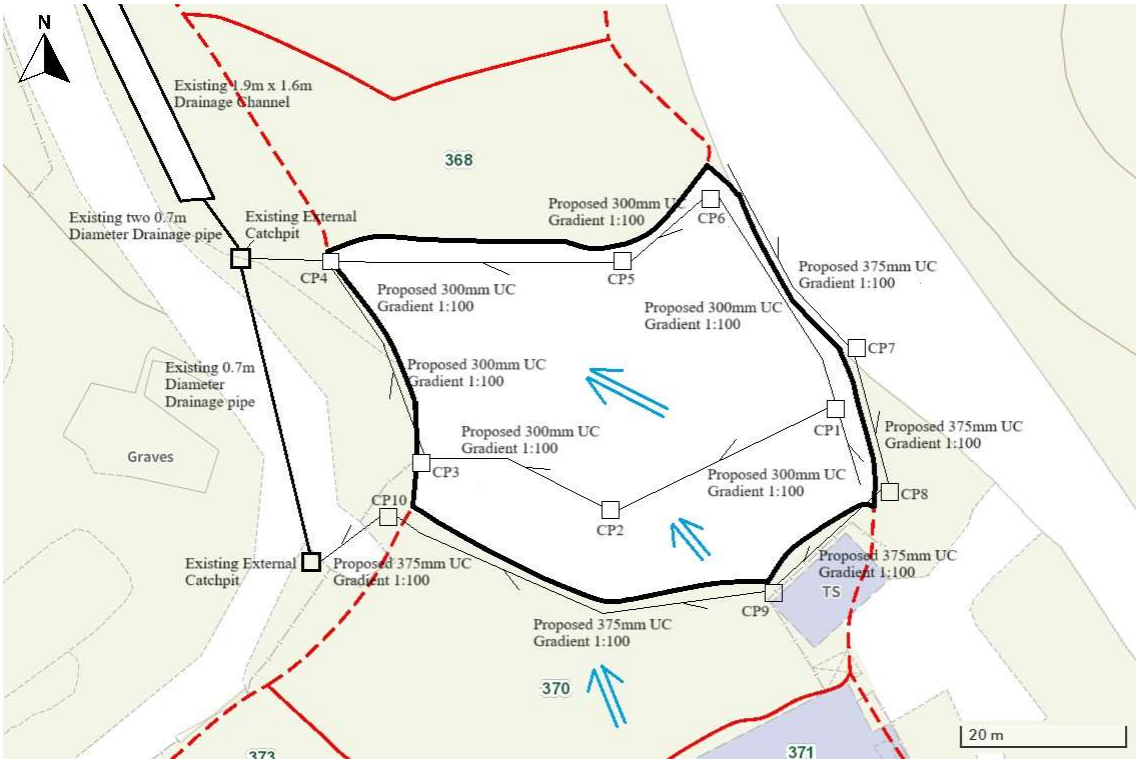


Figure 3 Chart for the Rapid Designs of Channels (Application Site)

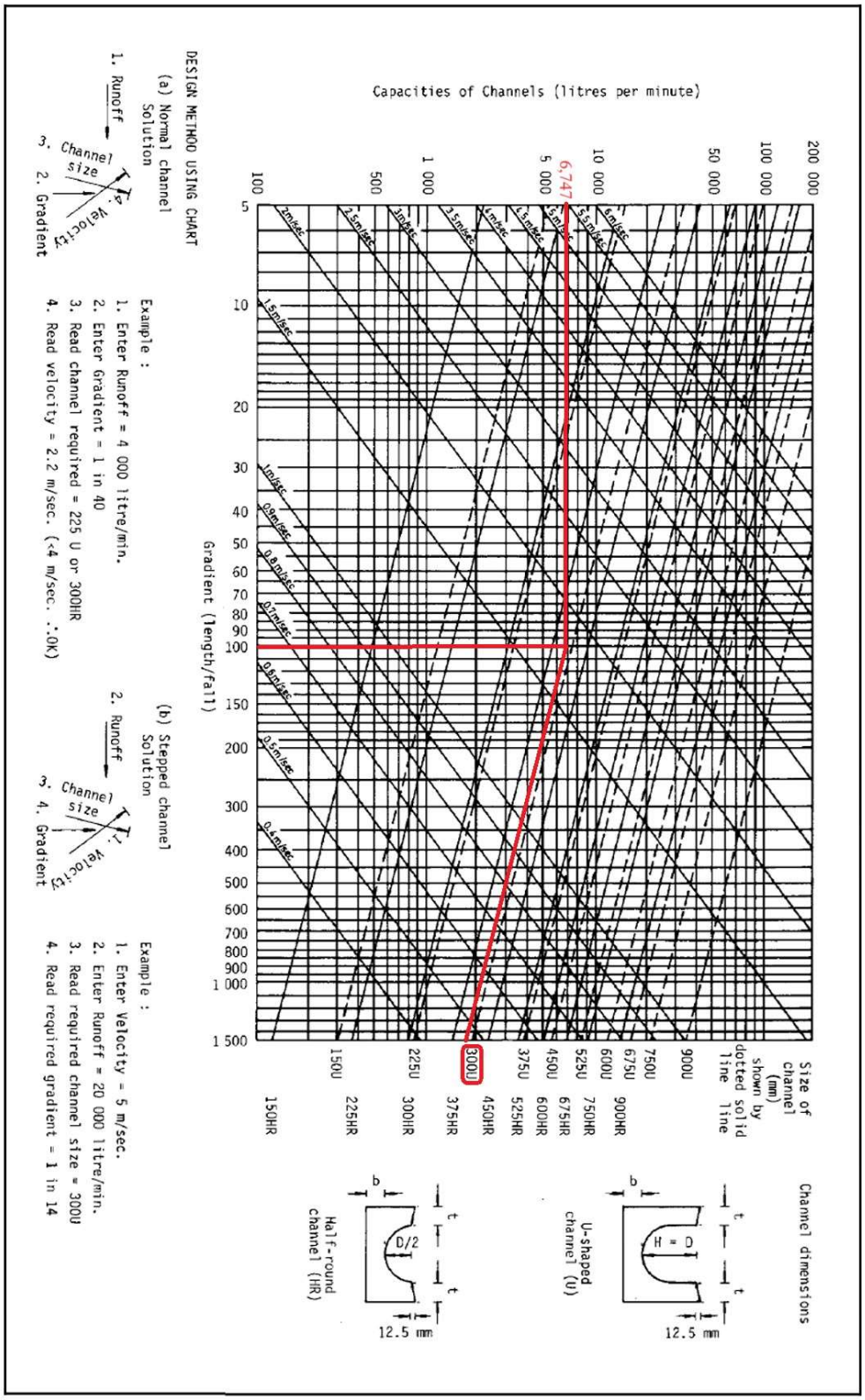


Chart for the Rapid Design of Channels in the Geotechnical Manual for Slopes (Second Edition) (GCO, 1984)

Figure 4 Chart for the Rapid Designs of Channels (External Catchment)

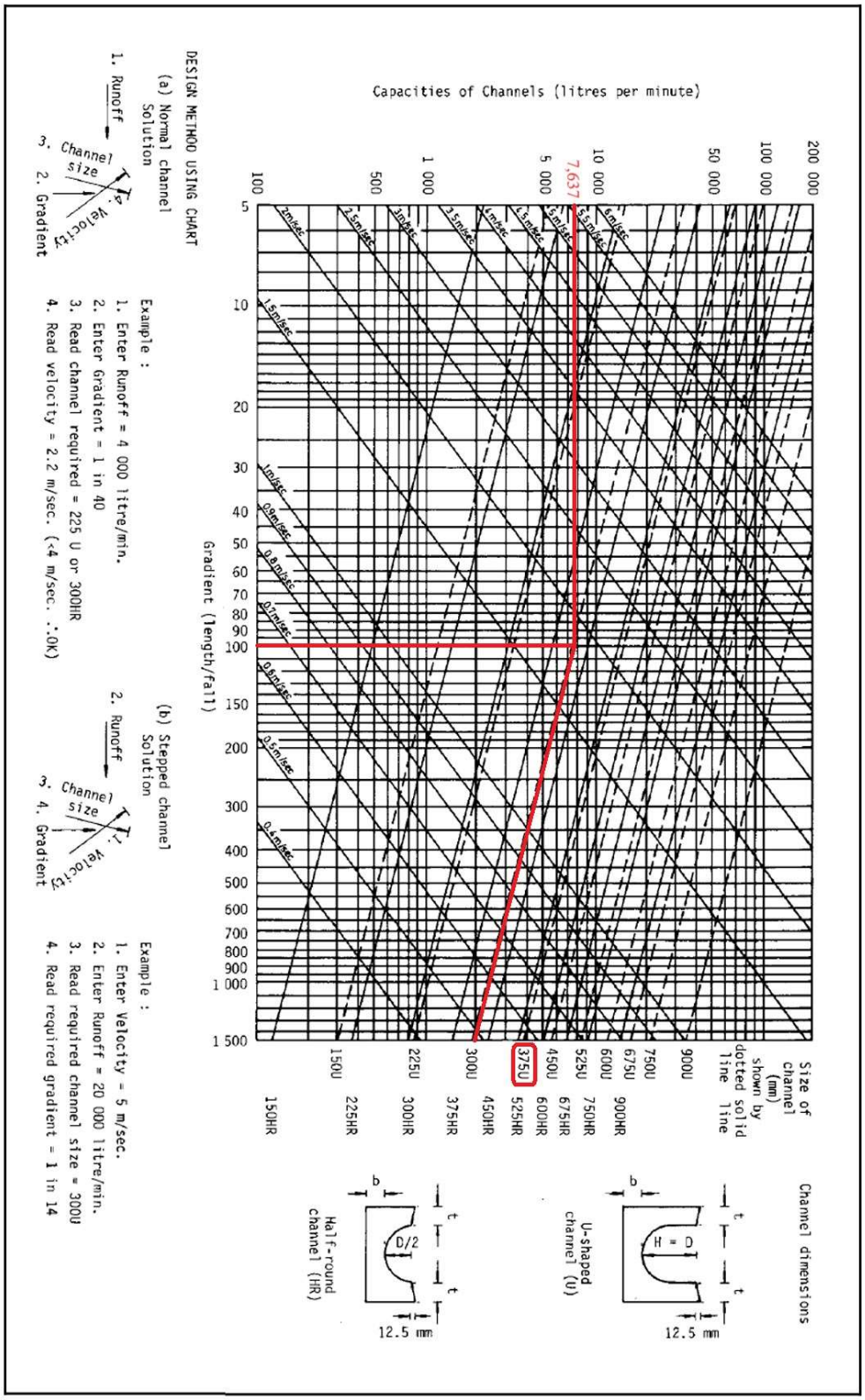


Chart for the Rapid Design of Channels in the Geotechnical Manual for Slopes (Second Edition) (GCO, 1984)

Appendix I: Photos of the Surrounding area

Plan indicating the location of the camera and the angle of the photo:

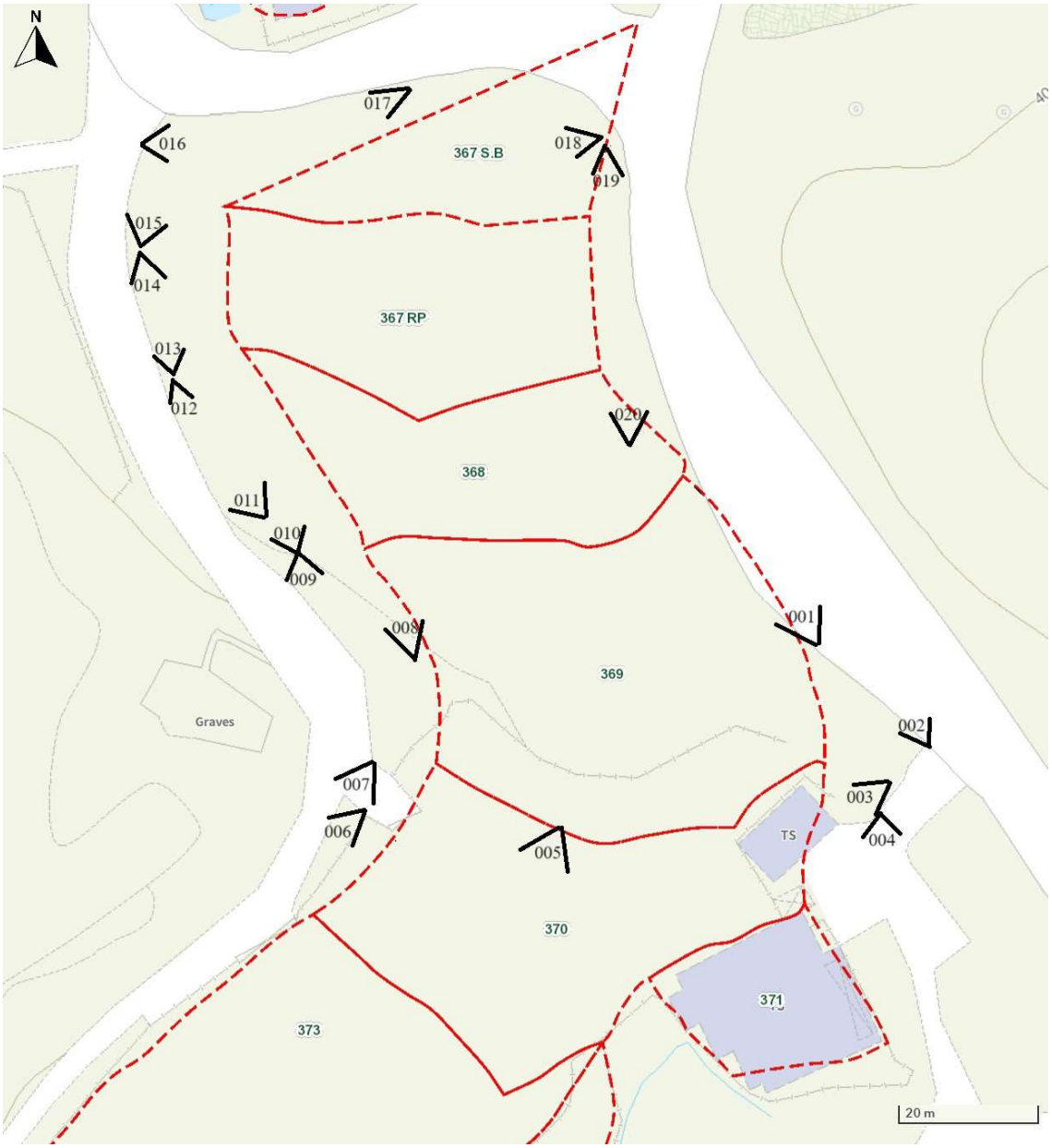


Photo 001

Photo 002

Photo 003

Photo 004

Photo 005

Photo 006

Photo 007

Photo 008

Photo 009

Photo 010

Photo 011

Photo 012-1

Photo 012-2

Photo 013-1

Photo 013-2

Photo 014-1

Photo 014-2

Photo 015

Photo 016

Photo 017

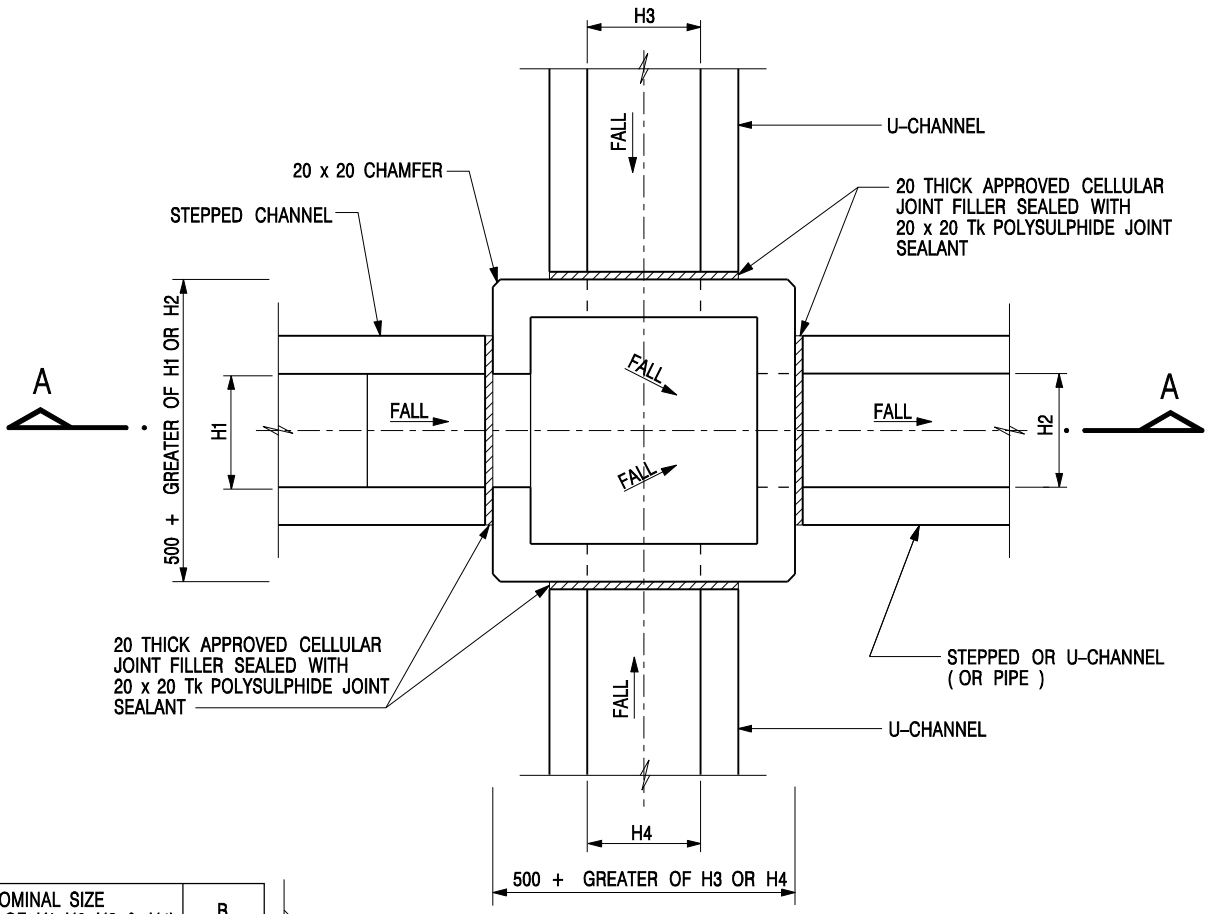
Photo 018

Photo 019

Photo 020

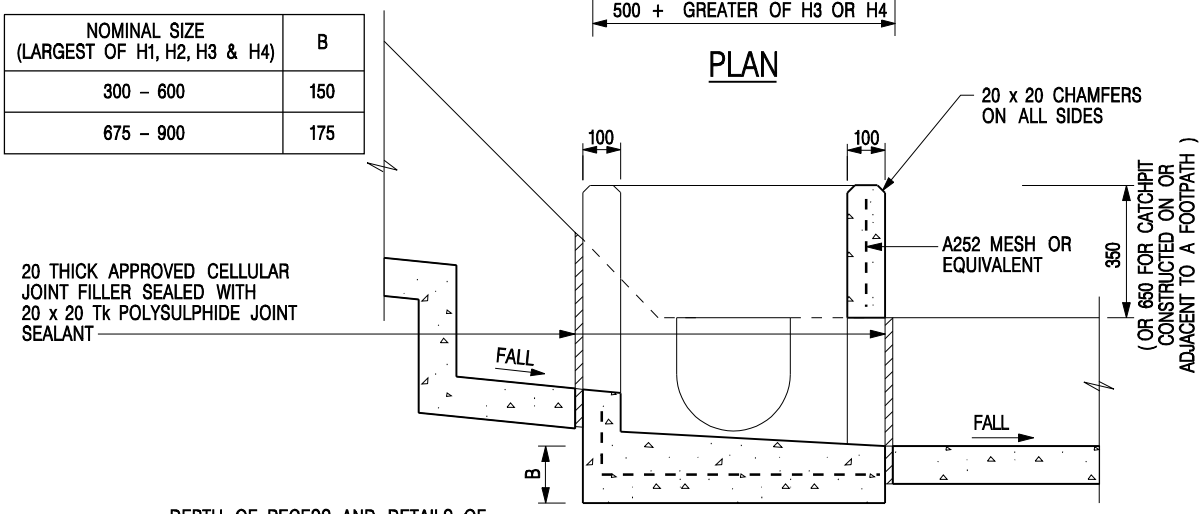
Appendix II: Typical Standard Drawings of Catchpit with Cover and Catchpit with Sand Trap

(Extracted from CEDD, for reference only)

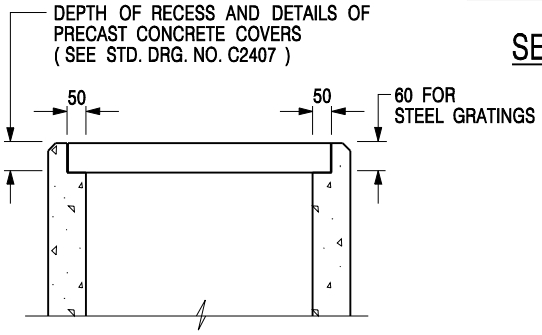


PLAN

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 5 FOR OTHER NOTES.

ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

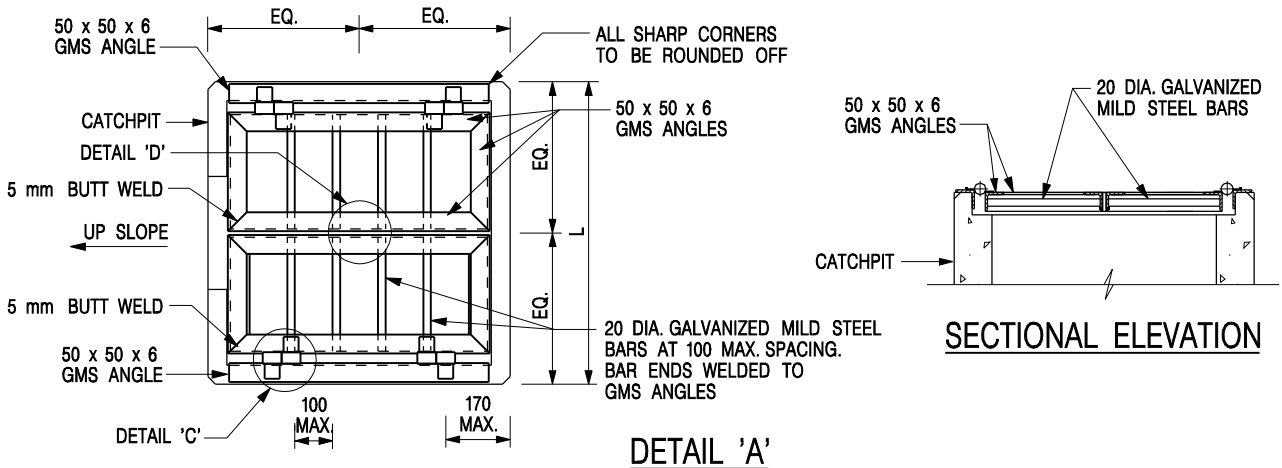
(SHEET 1 OF 5)

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE	1 : 20	DRAWING NO.
DATE	JAN 1991	C2405 /1

卓越工程 建設香港

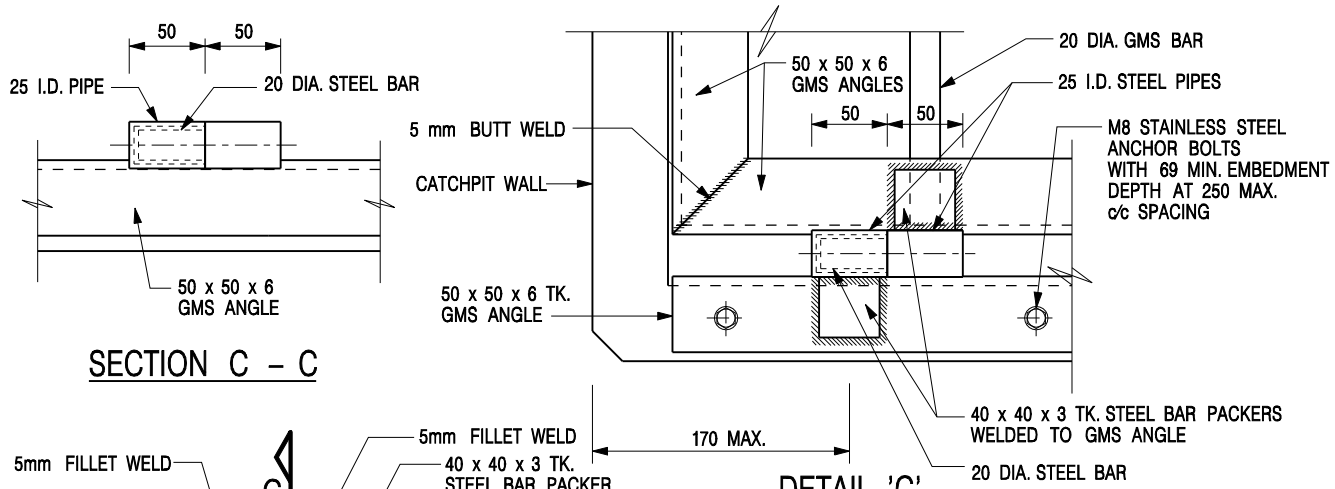
We Engineer Hong Kong's Development



DETAIL 'A'

(DETAILS OF DOUBLE SIDE OPENING STEEL GRATING FOR L>900mm)

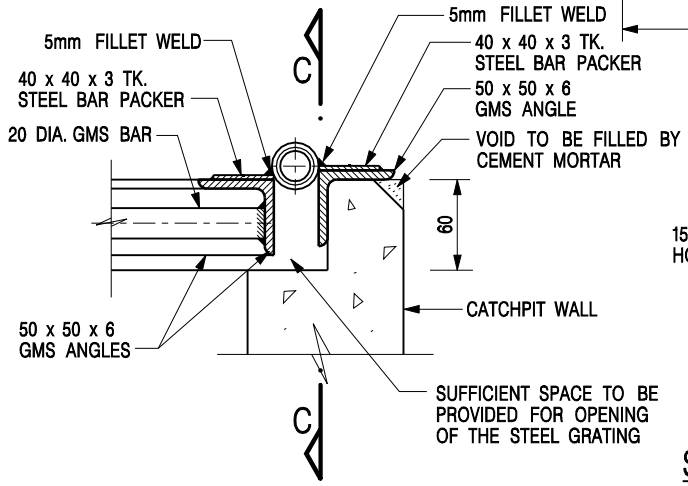
SCALE 1 : 20



DETAIL 'C'

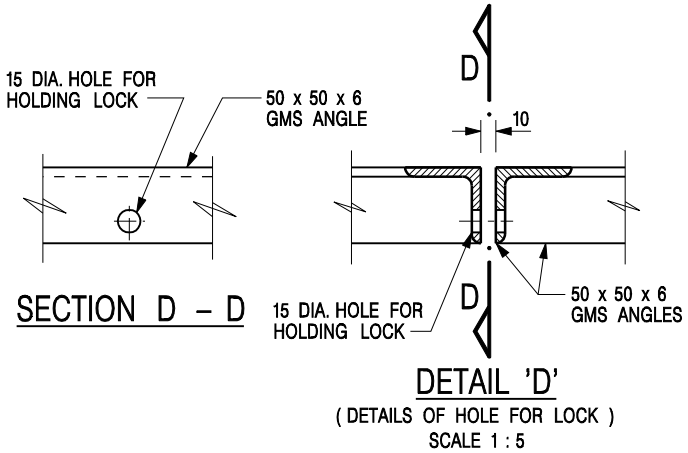
(DETAILS OF HINGE)

SCALE 1 : 5



SECTIONAL ELEVATION

(DETAIL 'C')



DETAIL 'D'

(DETAILS OF HOLE FOR LOCK)

SCALE 1 : 5

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

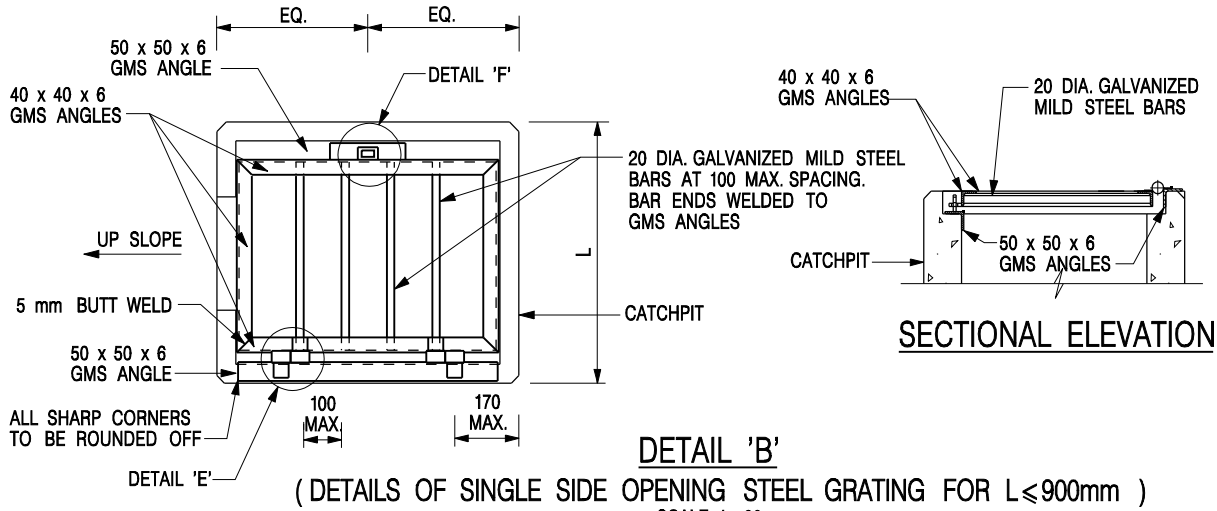
(SHEET 2 OF 5)

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE AS SHOWN

DATE JAN 1991

DRAWING NO. C2405 /2

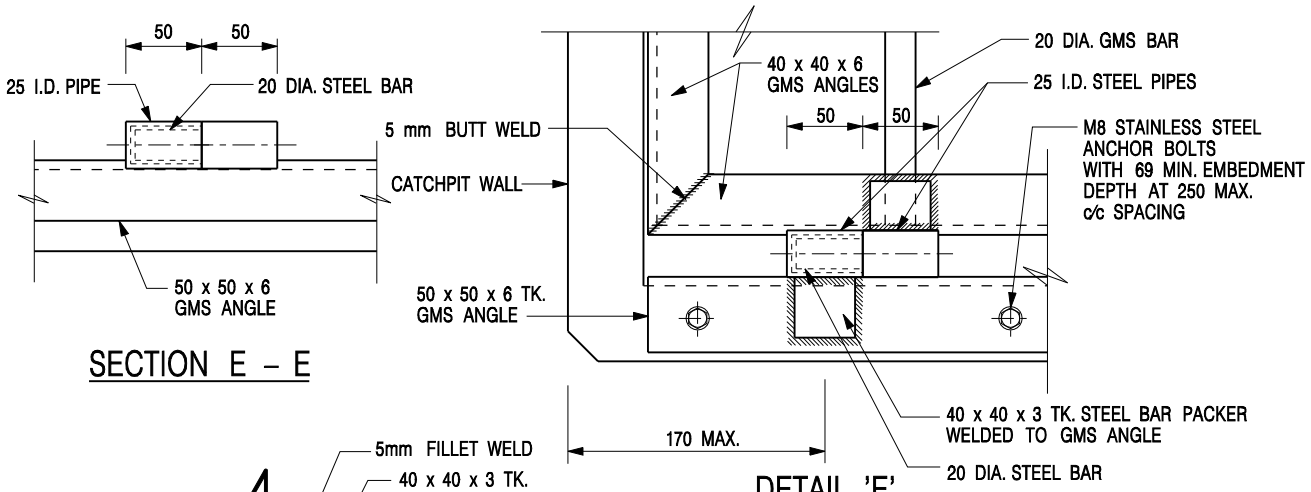


SECTIONAL ELEVATION

DETAIL 'B'

(DETAILS OF SINGLE SIDE OPENING STEEL GRATING FOR L≤900mm)

SCALE 1 : 20



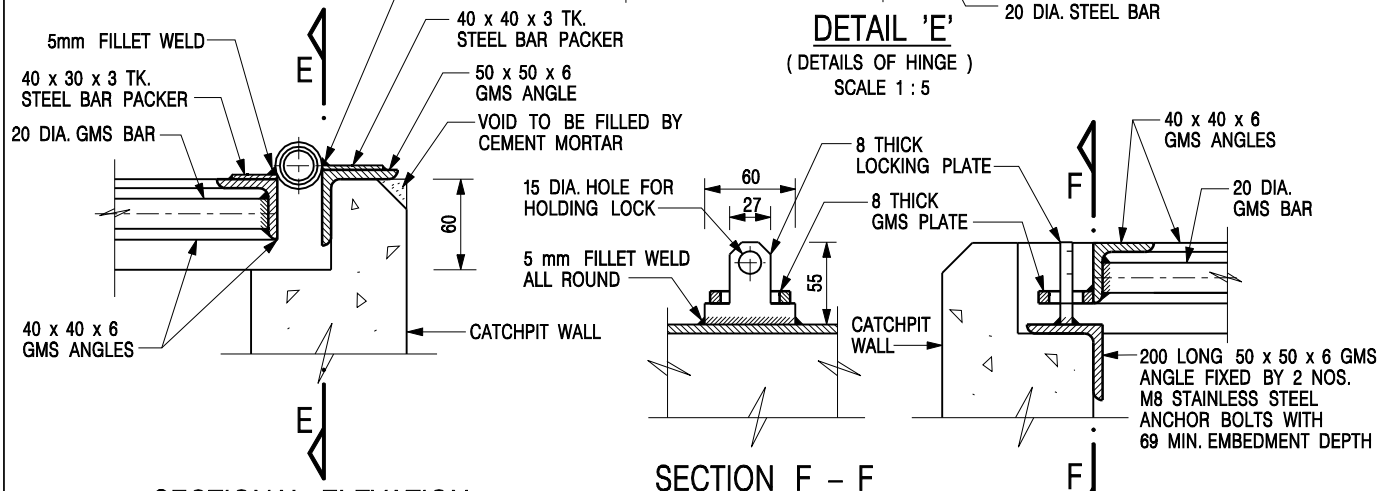
SECTION E – E

170 MAX.

DETAIL 'E'

(DETAILS OF HINGE)

SCALE 1 : 5



SECTIONAL ELEVATION

(DETAIL 'E')

SECTION F – F

DETAIL 'F'

(DETAILS OF LOCKING PLATE)

SCALE 1 : 5

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

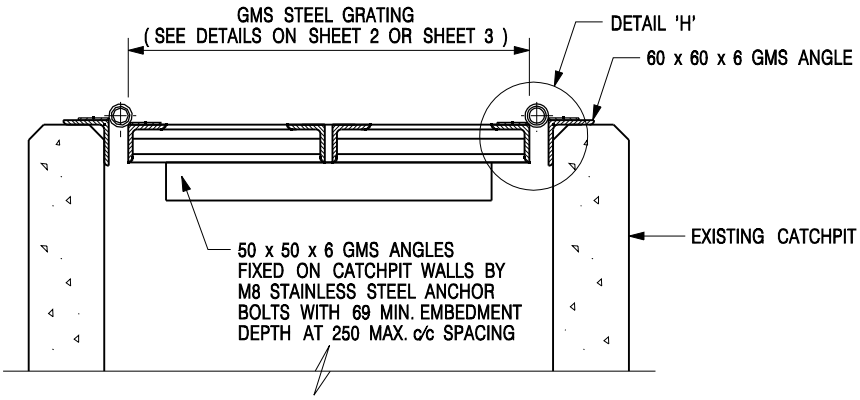
REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

(SHEET 3 OF 5)

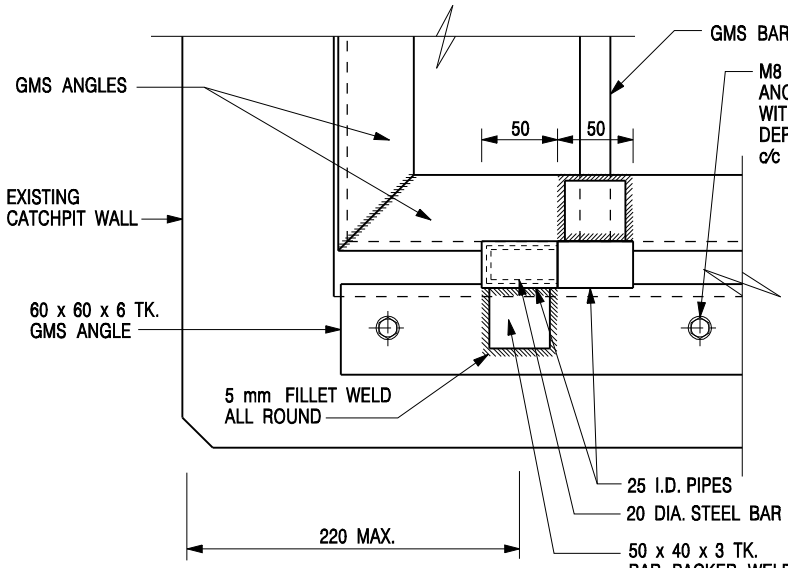
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE	AS SHOWN	DRAWING NO.
DATE	JAN 1991	C2405 /3



DETAIL 'G' – DETAILS OF STEEL GRATING CONSTRUCTED ON EXISTING CATCHPIT

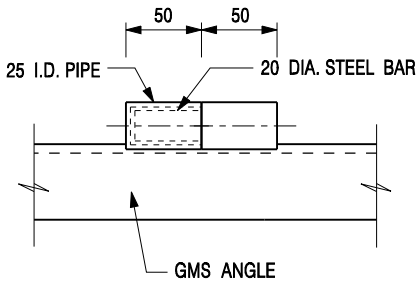
SCALE 1 : 10



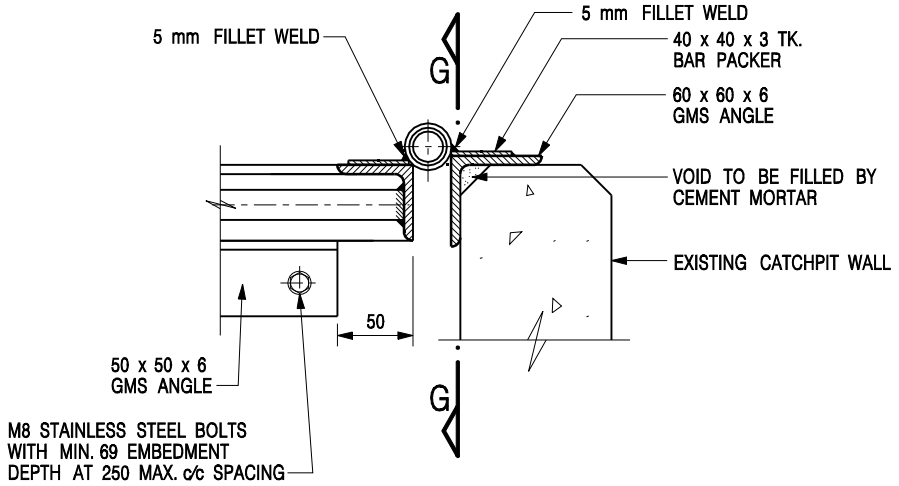
DETAIL 'H'

(DETAILS OF HINGE)

SCALE 1 : 5



SECTION G – G



SECTIONAL ELEVATION

(DETAIL 'H')

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

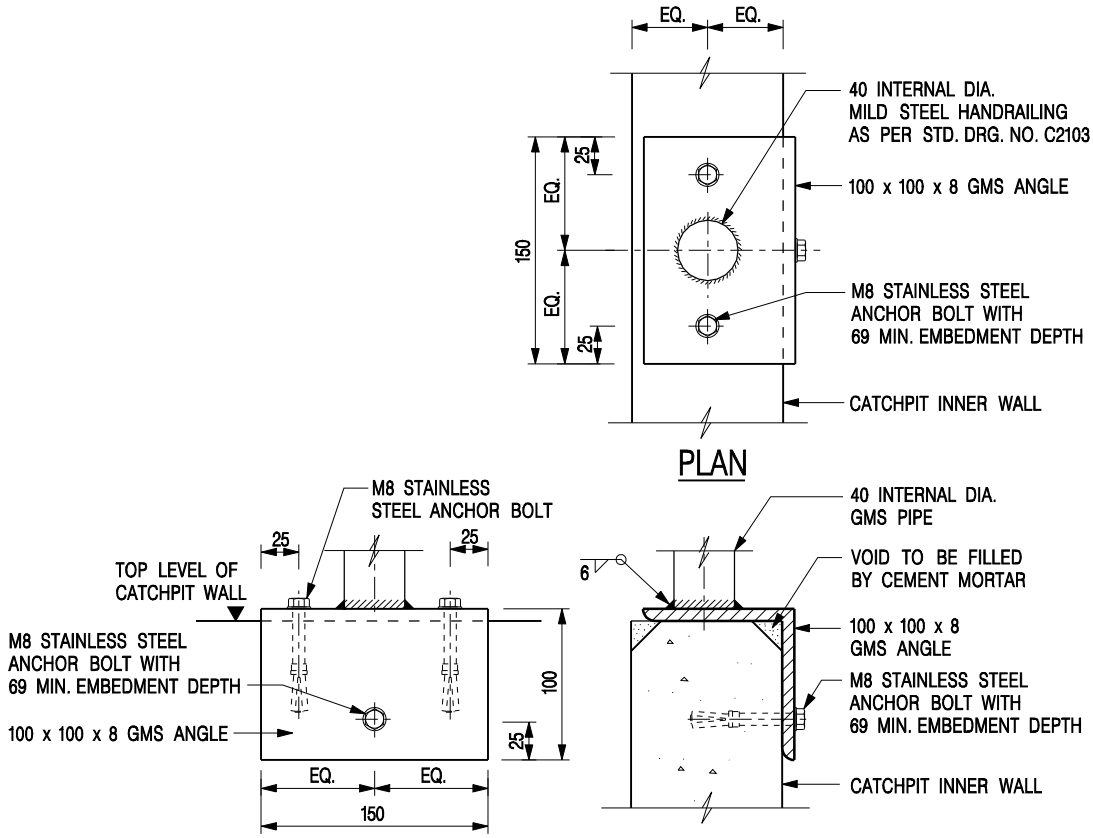
REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

(SHEET 4 OF 5)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE	AS SHOWN	DRAWING NO.
DATE	JAN 1991	C2405 /4



DETAIL 'J' – FIXING DETAILS FOR HANDRAILING ON TOP OF CATCHPIT WALL

SCALE 1 : 5

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. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAILS ON SHEET 2 OR SHEET 3) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
7. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON SHEET 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.
8. 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 mm c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
9. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON SHEET 4.
10. ALL STEEL ANGLES SHALL COMPLY WITH BS EN 10025 AND BS EN 10056.
11. UNLESS OTHERWISE SPECIFIED, ALL WELDS SHALL BE 5 mm CONTINUOUS FILLET WELDS.
12. ALL WELDS SHALL BE CHIPPED, GROUND SMOOTH, BRUSHED TO REMOVE SLAG PRIOR TO HOT-DIP GALVANIZATION.
13. ALL STEELWORK SHALL BE HOT-DIP GALVANIZED TO BS EN ISO 1461. ALL EXPOSED STEELWORK SURFACES SHALL BE TREATED AND PAINTED IN ACCORDANCE WITH THE GENERAL SPECIFICATION.
14. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

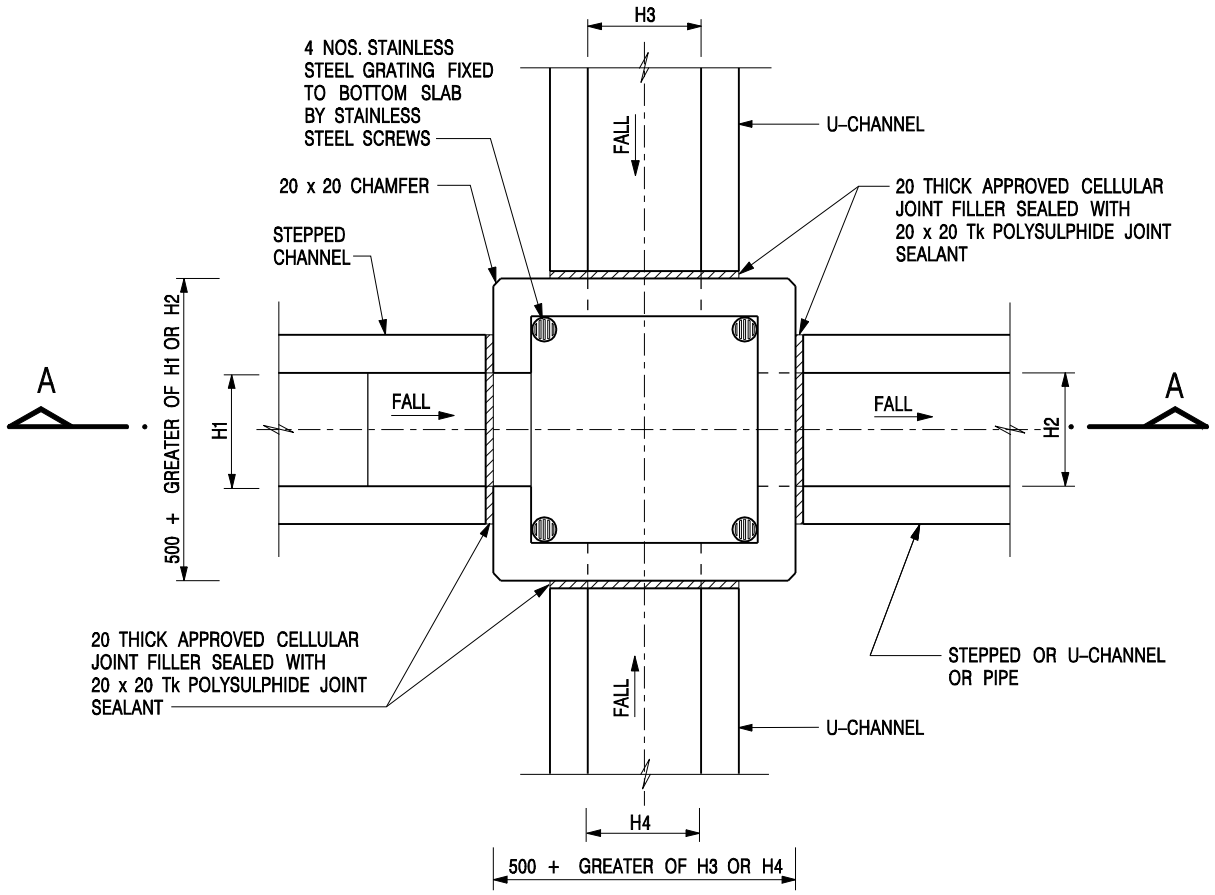
(SHEET 5 OF 5)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE AS SHOWN

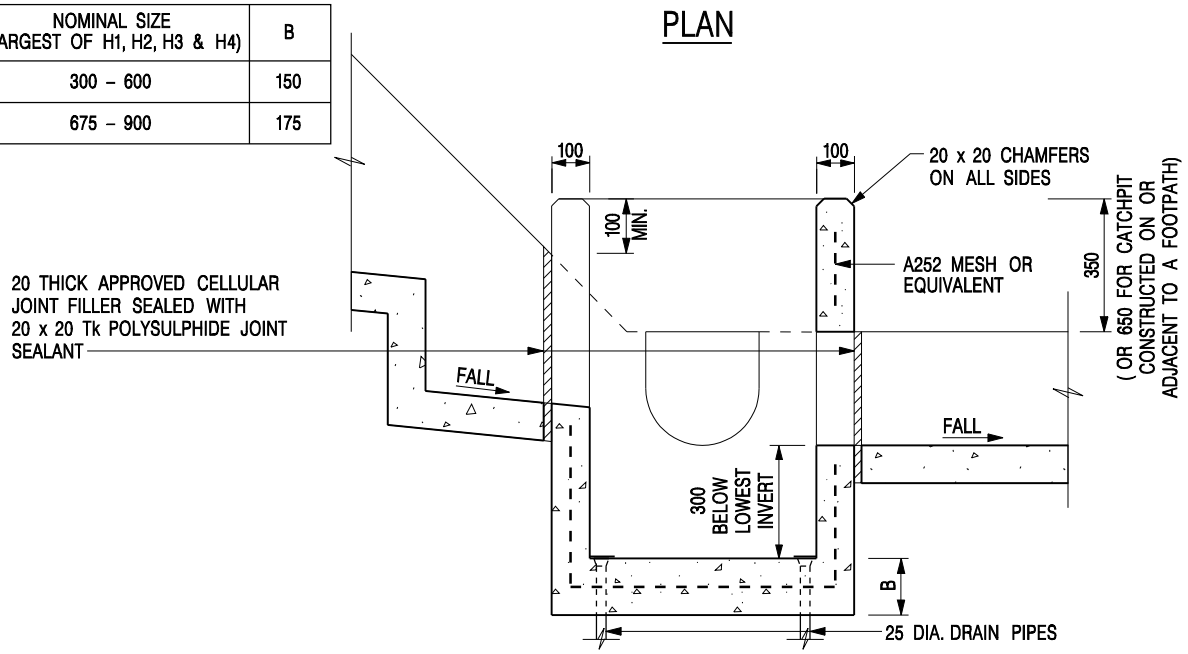
DATE JAN 1991

DRAWING NO. C2405 /5



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

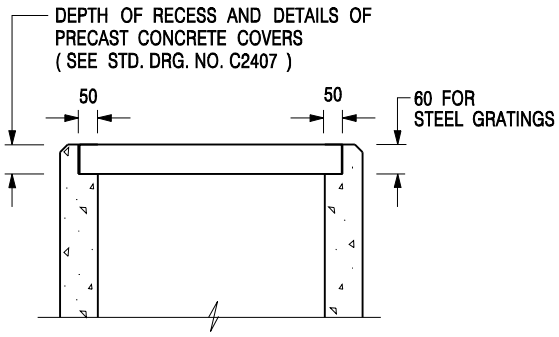
(SHEET 1 OF 2)

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

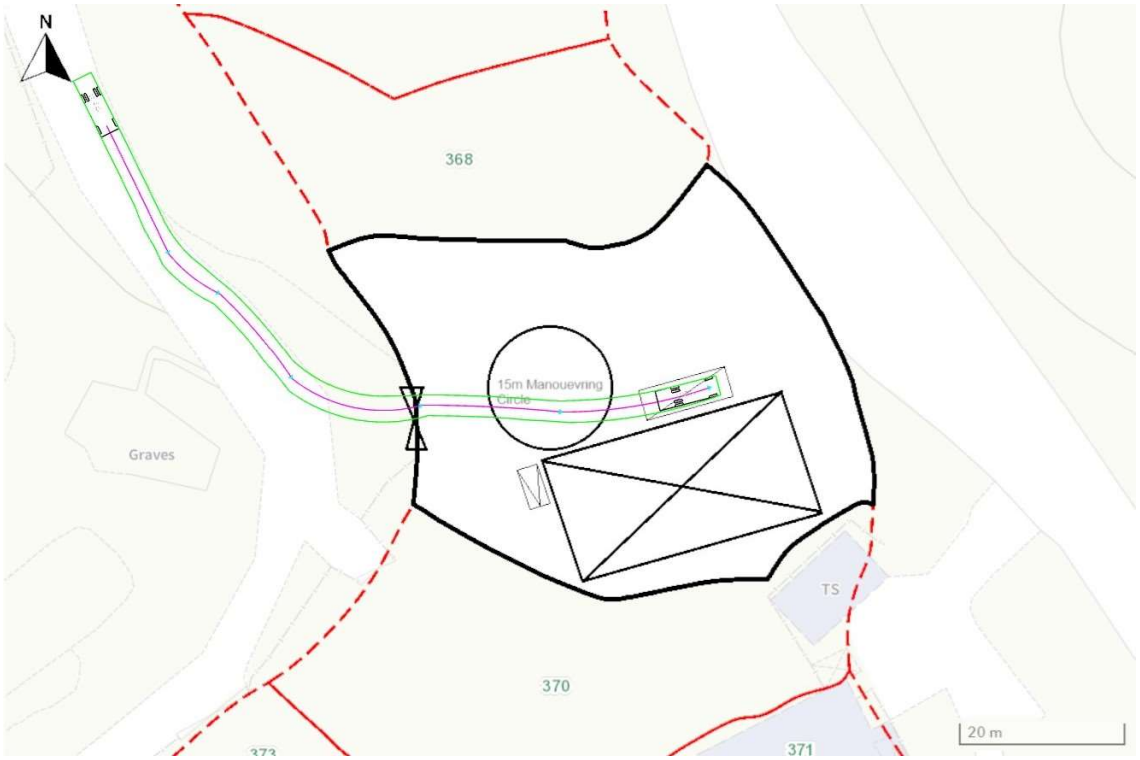
SCALE 1 : 20

DATE JAN 1991

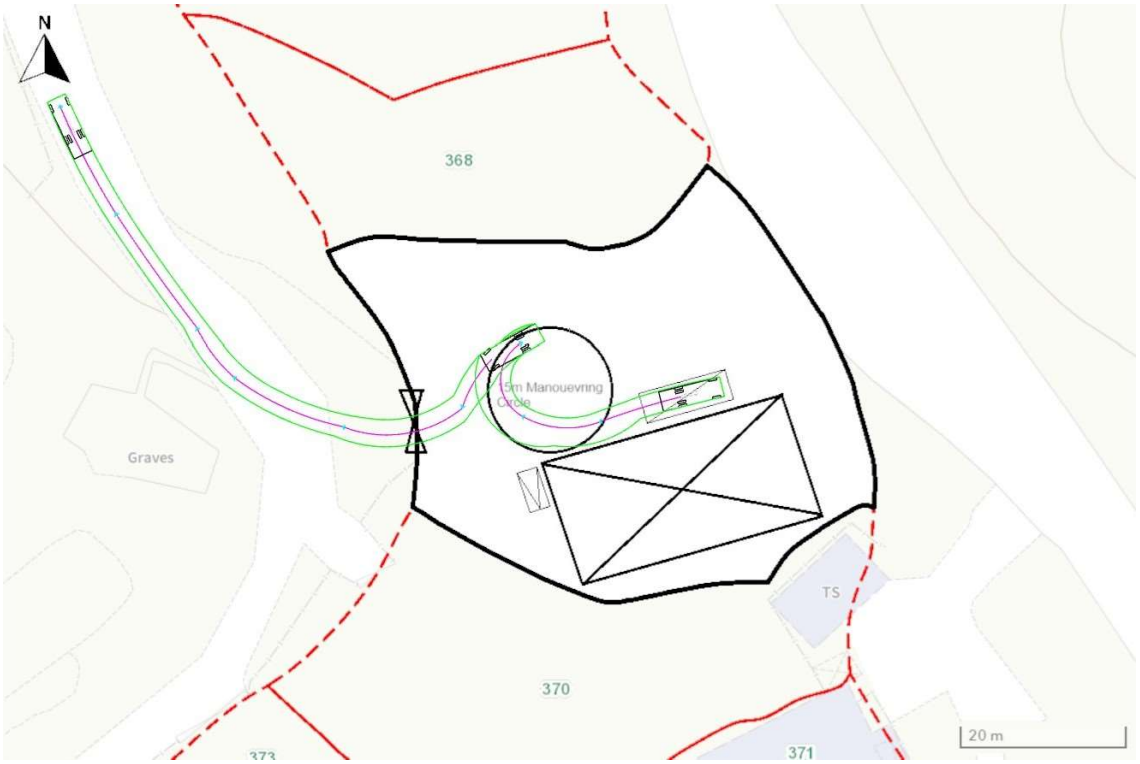
DRAWING NO. C2406 /2A

Appendix III: Swept Path Analysis

Swept Path: In



Swept Path: Out



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

Carman Chui Ying CHEUNG/PLAND

寄件者: Jeffrey Lam < >
寄件日期: 2024年02月02日星期五 11:39
收件者: Carman Chui Ying CHEUNG/PLAND
主旨: A/NE-HLH/71
附件: A9287421 - 恐龍坑Lot369DD87_FE(2024.2.2)_563.pdf; 369_FE Layout Pdf.pdf

類別: Internet Email

Dear Carman,

I would like to submit the Fire Service Installation information for application A/NE-HLH/71

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
(Regulation 9(1))
（第九條(1)款）

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

FSD Ref.: TPB Application No.: A/NE-HLH/71
消防處檔號

A 9287421

Name of Client : 顧客姓名 **Ying Shing (Hopewell) Engineering Co. Ltd.**

Name of Building : 樓宇名稱

Street No./Town Lot : 門牌號數/市地段 Lots 369 in D.D. 87

Street/Road/Estate Name : 街道/屋苑名稱

Block : 座

District : 分區 Hung Lung Hang

Area : 地區 ☐HK 香港 ☐K 九龍 ☑NT 新界

Type of Building 樓宇類型：☐Industrial工業 ☐Commercial商業 ☐Domestic住宅 ☐Composite綜合 ☑Licensed premises持牌處所 ☐Institutional社團

Part 1 Annual Inspection ONLY 第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			Nil		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	Portable Fire Extinguisher	G/F.	To Provided for installations : 5.0kg. CO^2 Gas type F.E. x 6nos. 4.0kg. Dry Powder type F.E. x 4nos.	Conforms with FSD Requirements	02 / 02 / 2024 02 / 02 / 2024

Part 3 第三部 Defects 損壞事項

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			Nil	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature : 受權人簽署

Name : 姓名

FSD/RC No. : 消防處註冊號碼

Company Name : 公司名稱 Technic Engineers Company

Telephone : 聯絡電話

Date : 日期 03 February 2024

For FSD use only:

☐ Inspected

☐ Key-in

☐ Verified

F.S. 251 (Rev. 1/2016)

Code 編碼	Type of FSI 裝置類型
1	Audio/Visual Advisory System 聲響/視象警報系統
2	Automatic Actuating Device 自動啟動裝置
3	Automatic Fixed Installation other than Water 不含水的滅火劑自動固定裝置
4	Automatic Fixed Installation using Water 用水作滅火劑的自動固定裝置
5	Deluge System 集水花灑系統
6	Drencher System 水簾系統
7	Dry Riser System 乾喉系統
8	Dust Detection System 塵埃偵測系統
9	Dynamic Smoke Extraction System 機械式排煙系統
10	Emergency Generator 應急發電機
11	Emergency Lighting 應急照明系統
12	Exit Sign 出口指示牌
13	Fire Alarm System (MFA) 火警警報系統
14	Fire Control Centre 消防控制中心
15	Fire Detection System 火警偵測系統
16	Fire Hydrant/Hose Reel System 消防栓/喉轆系統
17	Fire Shutter 防火捲閘
18	Reserved 保留
19	Fixed Automatically Operated Approved Appliance 認可的自動操作固定器具
20	Fixed Foam System 固定泡沫系統
21	Gas Detection System 氣體偵測系統
22	Gas Extraction System 氣體排放系統
23	Hose Reel 消防喉轆
24	Portable Fire Extinguisher 手提滅火筒
25	Portable Hand-operated Approved Appliance 認可的人手操作手提器具
26	Pressurization of Staircase 樓梯增壓
27	Ring Main System with Fixed Pump(s) 裝有固定水泵的環狀水管系統
28	Sprinkler System 花灑系統
29	Static Smoke Extraction System 靜態式排煙系統
30	Supply Tank 供水缸
31	Ventilation/Air Conditioning Control System 通風/空氣調節控制系統
32	Water Spray System 噴水系統
33	Water Supply 供水
34	Street Fire Hydrant System 街道消防栓系統
35	Others 其他_____

申請編號：A/NE-HLH/71

位置：新界恐龍坑丈量約份第 87 約地段第 369 號

備註：臨時露天存放建築機械連貨倉及附屬填土工程 [面積：約2145sq.m平方米]
私家車車位x1個,上落客貨車車位及中型貨車車位x1個,
所以按處所設置手提滅火筒裝置。

CO2 5.0kg. CO2 Type Fire Extinguisher x 6 Nos. (倉範圍)

DP 4.0kg. Dry Powder Type Fire Extinguisher x 4 Nos. (車位範圍)

本摘要圖於2023年12月27日擬備，
所根據的資料為測量圖編號
3-NW-22A、22B、22C及22D
EXTRACT PLAN PREPARED ON 27.12.2023
BASED ON SURVEY SHEET No.
3-NW-22A, 22B, 22C & 22D

平面圖 SITE PLAN

圖目：消防設備佈局

31/01/2024

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/NE-HLH/71

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

Carman Chui Ying CHEUNG/PLAND

寄件者:	Jeffrey Lam < >
寄件日期:	2024年03月11日星期一 3:59
收件者:	Carman Chui Ying CHEUNG/PLAND
副本:	Johnny Chung Yin LAM/PLAND; Katie Yuet Yee LEUNG/PLAND
主旨:	Re: A/NE-HLH/71
附件:	FI 03-11 Checking capacity of pipe.pdf; FI 03-11 Response to Comments.pdf; FI 03-11 Revised Drainage Proposal Section 6.pdf
類別:	Internet Email

Dear Carman,

Please find attached FI to address comments from DSD. Thank you

1. Response to Comments
2. Calculations for checking capacity of 0.7m diameter pipe
3. Revised Page 5 of the Drainage proposal with updates to section 6

On Wed, Mar 6, 2024 at 5:01 PM Carman Chui Ying CHEUNG/PLAND <ccycheung@pland.gov.hk> wrote:

> Dear Jeffrey,
>
> Please find the following comments from Drainage Services Department (Mr Samuel Wang, Tel.: 2300 1135) for the captioned application:
>
> "1. Please check and advise if the existing 0.7m diameter pipe has adequate capacity and in satisfactory condition to cater for the additional discharge from the site and associated external catchment area. Also, please advise the existing upstream catchment area of the existing 0.7m dia. drainage pipe.
>
> 2. Please indicate the invert levels and catchpit types in the drainage proposal. Especially please specify the catchpits with sand trap.
>
> 3. Section 6 of drainage proposal refers. Two existing drainage channel are mentioned while only one is indicated in the Figure 2, please clarify.
>
> 4. Please provide photos of the existing catchpits proposed for connection to the west of the proposed development.
>
> 5. The "existing catchpit, pipe and channel" to which the applicant proposed to discharge the storm water from the subject site is **not** maintained by this office. Consent from the owner/maintenance party, current

Response to Comments

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

LOT 369 OF D.D. 87, HUNG LUNG HANG, NEW TERRITORIES

Departmental Comments	Applicant's Response
<u>Comments from Drainage Services Department</u> 1. Please check and advise if the existing 0.7m diameter pipe has adequate capacity and in satisfactory condition to cater for the additional discharge from the site and associated external catchment area. Also, please advise the existing upstream catchment area of the existing 0.7m dia. Drainage pipe	Please find attached calculations that shows the existing 0.7m diameter pipe has adequate capacity and in satisfactory condition to cater to the existing upstream catchment area as well as the additional discharge from the site and associated external catchment area.
2. Please indicate the invert levels and catchpit types in the drainage proposal. Especially please specify the catchpits with sand trap	Please find below revised Drainage plan with Invert levels and catchpit types, Figure 1.
3. Section 6 of the drainage proposal refers. Two existing drainage channel are mentioned while only one is indicated in the Figure 2, please clarify	There is only One existing drainage channel, please find the revised section 6 of the drainage proposal.
4. Please provide photos of the existing catchpits proposed for connection to the west of the proposed development.	Please find attached photos of the existing catchpits proposed for connection to the west of the proposed development, Figures 2-4
5. The "existing catchpit, pipe and channel" to which the applicant proposed to discharge the storm water from the subject site is not maintained by this office. Consent from the owner/maintenance party, current users and DO/N should be sought for the proposed drainage connection. Moreover, regular maintenance should be carried out by the applicant to avoid blockage of drain.	Noted. The applicant will seek consent from the responsible parties for the proposed drainage connection, and the applicant will perform regular maintenance to avoid blockage of the drain. In particular, the sand traps will be cleared regularly.

Figure 1 Revised Drainage Plan

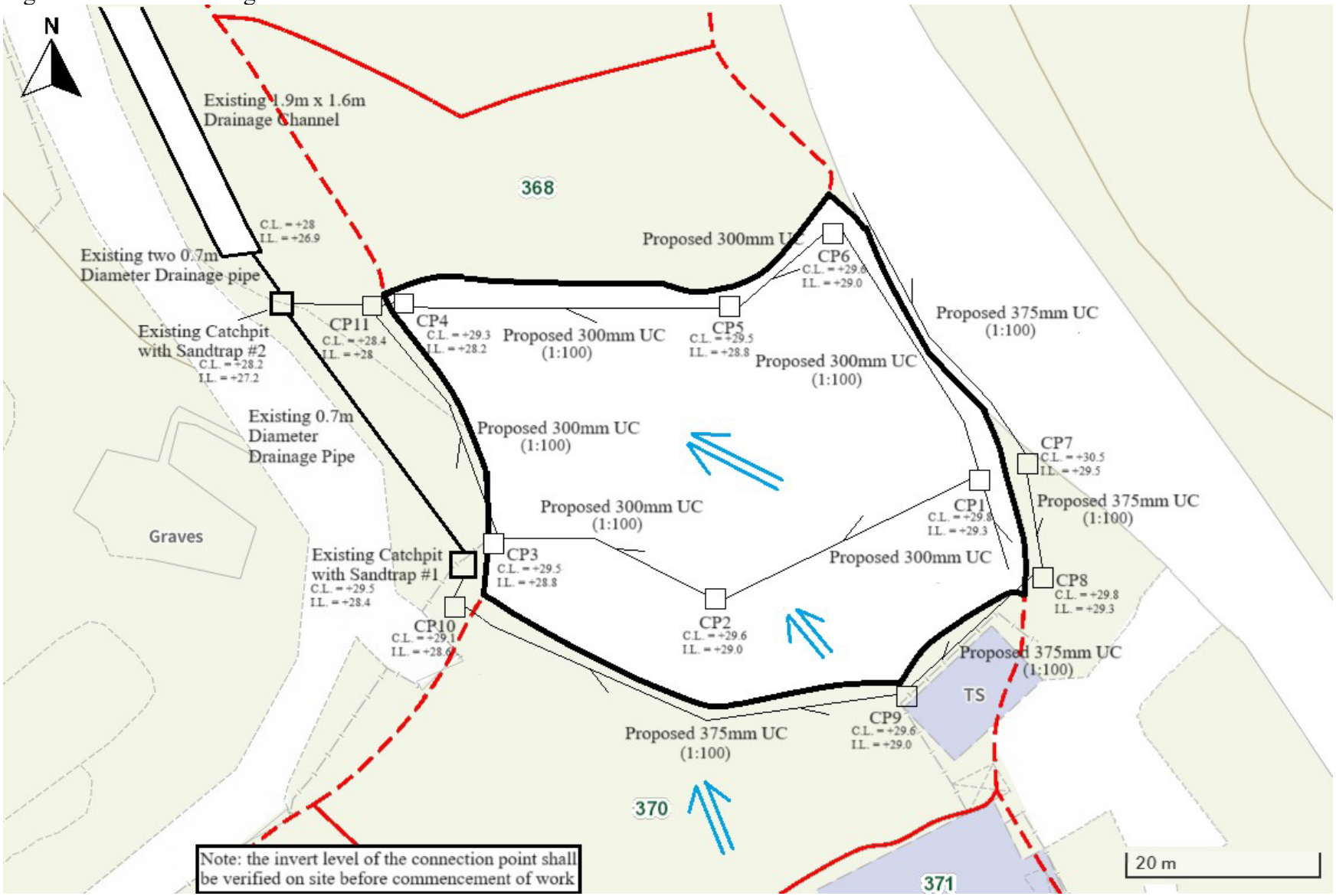


Figure 2. Existing Catchpit with Sand trap #1

Figure 3. Existing Catchpit with Sand trap #2

Figure 4. Existing Catchpit with Sand Trap #2

1 Runoff Calculation of Existing Catchment

1.1 Runoff Estimation

1.1.1 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 existing catchment area is about 16,931m^2;

II. Approximately 4,9191 m^2 is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95, and approximately 12,012m^2 is steep grassland, and therefore the value of run-off co-efficient (k) is take as 0.25.

III. The areas of the existing catchment are shown in Figure 1.

Difference in Land Datum = 71.2m –29.1m = 42.1m
L = 179.7m
Average fall = 23.4m in 100m

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

Time of Concentration (t_c) = $0.14465[L/(H^{0.2}\times A^{0.1})]$
t_c = $0.14465[179.7/(23.4^{0.2}\times 16{,}931^{0.1})]$
t_c = 5.23 minutes

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≤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	1004.5	1112.2	1157.7	1178.6	1167.6
b	17.24	18.86	19.04	18.49	16.76
c	0.644	0.614	0.597	0.582	0.561

$i = 1167.6/[5.23+16.76]^{0.561}$

$i = 206.2\text{mm/hr}$

By Rational Method, $Q = 0.25\times 206.2\text{mm/hr} \times 12{,}012/3600 + 0.95\times 206.2\text{mm/hr} \times 4{,}919/3600$

$Q = 440\text{l/s} = 0.440\text{m}^3\text{/s} = 26{,}385\ \text{l/min}$

2 Runoff Calculation of Additional Discharge from The Site and External Catchment to 0.7m Diameter Pipe

2.1 Runoff Estimation

2.1.1 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 internal catchment discharged into the Existing External Catchpit with Sandtrap #2, and thus does not pass through the 0.7m diameter pipe and will not be counted in this estimation

II. Only the external catchment area from the site will be discharged into the 0.7m Diameter pipe and will thus be counted

III. The total external catchment area is about 2,425 m^2, as shown in Figure 2;

IV. Approximately 2,261 m^2 is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95, and approximately 164m^2 is steep grassland, and therefore the value of run-off co-efficient (k) is take as 0.25.

Difference in Land Datum = 40m –29.5m = 10.5m

L = 107.8m

Average fall = 9.74m in 100m

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

Time of Concentration (t_c) $= 0.14465[L/(H^{0.2}\times A^{0.1})]$

$t_c = 0.14465[107.8/(9.74^{0.2}\times 2{,}425^{0.1})]$

$t_c = 4.54$ minutes

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≤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	1004.5	1112.2	1157.7	1178.6	1167.6
b	17.24	18.86	19.04	18.49	16.76
c	0.644	0.614	0.597	0.582	0.561

i = $1167.6/[4.54+16.76]^{0.561}$
i = 209.9mm/hr

By Rational Method, Q = 0.95× 209.9mm/hr × 2,261/3600
+0.2× 209.9mm/hr × 164/3600
Q = 127l/s = 0.127m^3/s = 7,631 l/min

3 Checking the Capacity of the Existing 0.7m Diameter Drainage Pipes

Manning Equation

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

Hydraulic Mean Depth (HMD) = 0.291 × D
HMD = 0.291 × 0.7
HMD = 0.204
n = 0.013 s/$m^{1/3}$
for good uncoated cast iron pipe
(Table 13 of Stormwater Drainage Manual)
V = $[0.204^{2/3}]\times[0.01^{0.5}]/0.013$
V = 2.67m/sec

Maximum Capacity Q_{Max} = V × A

A = πR^2
A = $\pi 0.35^2$
A = 0.385m^2
Q_{Max} = 2.67m/sec × 0.385m^2
Q_{Max} = 1.03m^3/sec
1.03m^3/sec > (0.440+0.127)m^3/sec
1.03m^3/sec > 0.567m^3/sec
Q_{Max} > Q

4 Conclusion

Based on the Above calculations, the existing pipe has more than sufficient capacity, 1.03m^3/sec, to cater the existing catchment, 0.44m^3/sec, as well as the additional discharge from the proposed application, 0.127m^3/sec.

Figure 1 Existing Catchment Area

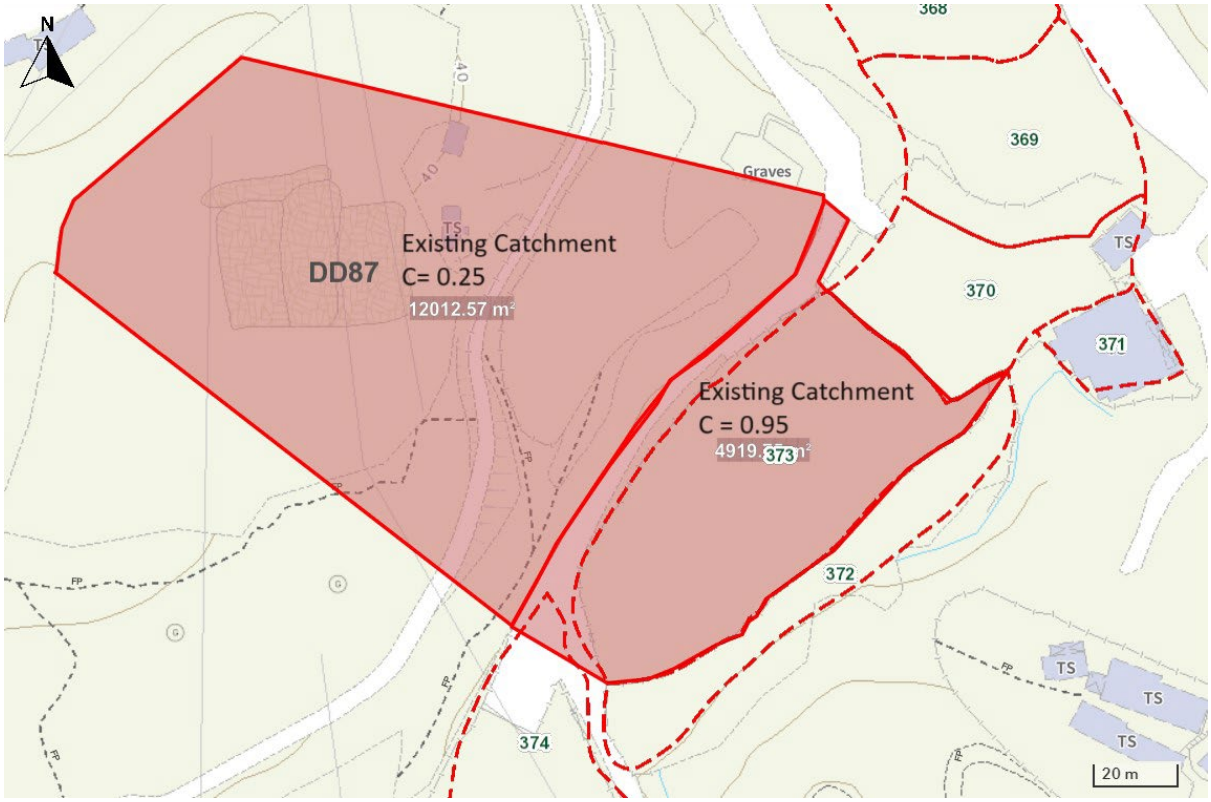


Figure 2 External Catchment Area

5 Checking the Capacity of the 2 Existing Drainage Pipes

Manning Equation

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

Hydraulic Mean Depth (HMD) = 0.291 × D
HMD = 0.291 × 0.7
HMD = 0.204
n = 0.013 s/m$^{1/3}$ for good uncoated cast iron pipe (Table 13 of Stormwater Drainage Manual)
V = [$0.204^{2/3}$]×[$0.01^{0.5}$]/0.013
V = 2.67m/sec

Maximum Capacity Q_{Max} = V × A

A = $2 \times \pi R^2$
A = $2 \times \pi 0.35^2$
A = 0.769m^2
Q_{Max} = 2.67m/sec × 0.769m^2
Q_{Max} = 2.05m^3/sec
2.05m^3/sec > (0.114+0.093)m^3/sec
2.05m^3/sec > 0.207m^3/sec
Q_{Max} > Q

The runoff estimation is only a small fraction of the existing drainage channel's capacity

6 Checking the Capacity of the Existing Drainage Channel

Manning Equation

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

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

L = 1.9m
D = 1.6m
R = [1.9×1.6]/[2×1.6+1.9]
R = 0.596m
n = 0.014 s/m$^{1/3}$ for concrete lined channels (Table 13 of Stormwater Drainage Manual)
V = [$0.596^{2/3}$]×[$0.01^{0.5}$]/0.014
V = 5.06m/sec

Maximum Capacity Q_{Max} = V × A

A = L × D
A = 1.9 × 1.6
A = 3.04m^2
Q_{Max} = 5.06m/sec × 3.04m^2
Q_{Max} = 15.4m^3/sec
15.4m^3/sec > (0.112+0.127)m^3/sec

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Carman Chui Ying CHEUNG/PLAND

寄件者: Jeffrey Lam < >
寄件日期: 2024年04月11日星期四 0:19
收件者: Carman Chui Ying CHEUNG/PLAND
副本: Johnny Chung Yin LAM/PLAND; Katie Yuet Yee LEUNG/PLAND
主旨: Re: A/NE-HLH/71
附件: Response to Comments 4.pdf; Drainage Proposal- Consolidated.pdf

類別: Internet Email

Dear Carman,

Please find attached FI to address departmental concerns. Attached please find the following documents
1. Response to Comments #4
2. Consolidated Drainage Proposal

On Tue, Apr 9, 2024 at 9:03 AM Carman Chui Ying CHEUNG/PLAND <ccycheung@pland.gov.hk> wrote:

> Dear Jeffrey,
>
> Please find the comments from DSD for your follow up:
>
> For the drainage proposal, please request the applicant to provide grillages at the existing catchpits with sand trap for screening debris. The applicant shall consolidate the RtC and drainage proposal in last rounds of FI.
>
> Regards
>
> Carman CHEUNG
>
> TP/N2, Sha Tin, Tai Po & North District Planning Office,
>
> PlanD
>
> Tel.:2158 6229

Response to Comments

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

LOT 369 OF D.D. 87, HUNG LUNG HANG, NEW TERRITORIES

Departmental Comments	Applicant's Response
<u>Comments from Drainage Services Department</u> 1. For the drainage proposal, please request the applicant to provide grillages at the existing catchpits with sand trap for screening debris.	Noted. Existing catchpit with sand trap #1 currently has a metal cover with a small opening that is covered with grillage, as shown in Figure 1 below. Grillages with 5cm mesh screen opening size will be provided by the applicant at existing catchpit with sand trap #2 for screening debris.
2. The applicant shall consolidate the RtC and drainage proposal in last rounds of FI.	Please find attached Consolidated Drainage plan with all the calculations from the last round of FI

Figure 1. Existing catchpit with sand trap #1

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 2,118m^2.

1.1.2 There is an existing drainage system directly to the west of the application site extending north to an open stream to the northwest of the site, and an underground drainage to the east of the application site which leads to an open watercourse to the northeast.

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

1.2.1 The application site is mostly paved, an area of approximately 2,118m^2. The paved area will have a gradient sloping from southeast to northwest from about +29.7mPD to +29.5mPD.

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 and 4 hereunder, a 300mm surface U-channel will be capable to drain the surface runoff accrued at the subject site and a 375mm surface U-channel will be capable to drain the surface runoff from the external catchment that may potentially flow overland to the 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 2,118m^2, 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 discharged to the existing drainage facilities and eventually to the open streamcourse to the Northwest of the Site via a proposed 300mm surface U-channel.

1.3.3 It is noted that the land to the East and South of the application site commands a higher level whereas the land to the north and west command a lower level. The external catchment area is estimated to be approximately 2,425m^2

1.3.4 The Internal and External Catchment Areas are shown in Figure 1.

1.3.5 A proposed peripheral 375mm surface U-channel outside of the boundary of the application site is proposed to intercept the external catchment run-off from the East and South of the site, and to be discharged into an existing catchpit as indicated in the drainage plan.

1.3.6 The existing drainage system to the west of the application site currently intercepts the run-off from an existing catchment, an area of approximately 16,931m^2, to the south and west of the application site.

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, and a 375mm surface U-channel which is made of concreate along the outer peripheral site boundary is adequate to intercept potential overland flow to the site from the external catchment.

2.1.2 The intercepted stormwater from the site will then be discharged to the existing drainage to the northwest of the application site as shown in Figure 3, and eventually discharges into an natural watercourse to the north. The intercepted stormwater from the external catchment will be discharged into an existing catchpit to the Southwest of the site.

2.1.3 The flow capacities of the proposed U-channel are calculated using the Chart for the Rapid Design of Channels. Runoff from corresponding Site Catchments (calculated based on a return period of 50 years), the capacity estimation are included below.

2.1.4 The first set of 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 The second set of calculations below shows that the proposed 375mm U-channel has adequate capacity to cater for the surface runoff generated at the external catchments of the application site.

2.1.6 A final set of calculations checks and confirms that the downstream drainage and subsequent watercourse has the capacity for the surface runoff generated at the application site and external catchment. The calculations can be broken down into the following sections

- Calculations 4: Capacity of the first section of one 0.7m Drainage Pipe
- Calculations 5: Capacity of the second section of two 0.7m Drainage Pipes
- Calculations 6: Capacity of the Existing Drainage Channel
- Calculations 7: Capacity of the Natural Stream

2.1.7 All the proposed drainage facilities, including the section of surface 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.

2.1.8 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/North District and the registered land owner for any drainage works outside the application site or outside the jurisdiction of the applicant.

2.1.9 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 2,118 m^2;

II. Approximately 2,118 m^2 is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95.

Difference in Land Datum	=	29.7m –29.5m = 0.2m
L	=	71.6m
Average fall	=	0.28m in 100m

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

Time of Concentration (t_c)	=	$0.14465[L/(H^{0.2}\times A^{0.1})]$
t_c	=	$0.14465[71.6/(0.28^{0.2}\times 2{,}118^{0.1})]$
t_c	=	6.22 minutes

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≤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	1004.5	1112.2	1157.7	1178.6	1167.6
b	17.24	18.86	19.04	18.49	16.76
c	0.644	0.614	0.597	0.582	0.561

i	=	$1167.6/[6.22+16.76]^{0.561}$
i	=	201.2mm/hr

By Rational Method, Q	=	0.95× 201.2mm/hr × 2,118/3600
Q	=	112l/s = $0.112m^3/s$ = 6,747 l/min

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 4. The intercepted stormwater will then be discharged to the existing natural stream to the north of the application site as shown in Figure 3.

4 Calculation 2: Drainage Calculation for the Proposed Peripheral Channel for the External Catchment to the South

4.1 Runoff Estimation

4.1.1 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 external catchment area is about 2,425 m^2;

II. Approximately 2,261 m^2 is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95, and approximately 164m^2 is steep grassland, and therefore the value of run-off co-efficient (k) is take as 0.25.

Difference in Land Datum = 40m –29.5m = 10.5m
L = 107.8m
Average fall = 9.74m in 100m

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

Time of Concentration (t_c) = $0.14465[L/(H^{0.2}\times A^{0.1})]$
t_c = $0.14465[107.8/(9.74^{0.2}\times 2{,}425^{0.1})]$
t_c = 4.54 minutes

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≤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	1004.5	1112.2	1157.7	1178.6	1167.6
b	17.24	18.86	19.04	18.49	16.76
c	0.644	0.614	0.597	0.582	0.561

i = $1167.6/[4.54+16.76]^{0.561}$

i = 209.9mm/hr

By Rational Method, Q = 0.95× 209.9mm/hr × 2,261/3600
+0.2× 209.9mm/hr × 164/3600

Q = 127l/s = $0.127m^3/s$ = 7,631 l/min

In accordance with the Chart of the Rapid Design of Channels in "Geotechnical Manual for Slopes", 375mm surface U-channel in 1:100 gradient is considered adequate to dissipate all the stormwater accrued by the external catchment, as shown in Figure 5. The intercepted stormwater will then be discharged to the existing catchpit to the West of the external catchment area as shown in Figure 3.

5 Calculations 3: Runoff Calculation of Existing Catchment

5.1 Runoff Estimation

5.1.1 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:

III. The total existing catchment area is about $16,931m^2$;

IV. Approximately 4,9191 m^2 is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95, and approximately $12,012m^2$ is steep grassland, and therefore the value of run-off co-efficient (k) is take as 0.25.

Difference in Land Datum = 71.2m –29.1m = 42.1m

L = 179.7m

Average fall = 23.4m in 100m

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

Time of Concentration (t_c) = $0.14465[L/(H^{0.2}\times A^{0.1})]$

t_c = $0.14465[179.7/(23.4^{0.2}\times 16,931^{0.1})]$

t_c = 5.23 minutes

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≤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	1004.5	1112.2	1157.7	1178.6	1167.6
b	17.24	18.86	19.04	18.49	16.76
c	0.644	0.614	0.597	0.582	0.561

$i = 1167.6/[5.23+16.76]^{0.561}$
$i = 206.2\text{mm/hr}$

By Rational Method, $Q = 0.25\times 206.2\text{mm/hr} \times 12{,}012/3600 + 0.95\times 206.2\text{mm/hr} \times 4{,}919/3600$
$Q = 440\text{l/s} = 0.440\text{m}^3\text{/s} = 26{,}385\text{ l/min}$

6 Calculations 4: Capacity of the first section of one 0.7m Drainage Pipe

Manning Equation

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

Hydraulic Mean Depth (HMD) = 0.291 × D
HMD = 0.291 × 0.7
HMD = 0.204
n = 0.013 $\text{s/m}^{1/3}$ for good uncoated cast iron pipe (Table 13 of Stormwater Drainage Manual)
V = $[0.204^{2/3}]\times[0.01^{0.5}]/0.013$
V = 2.67m/sec

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

A = πR^2
A = $\pi 0.35^2$
A = 0.385m^2
$Q_{Max} = 2.67\text{m/sec} \times 0.385\text{m}^2$
$Q_{Max} = 1.03\text{m}^3\text{/sec}$
$1.03\text{m}^3\text{/sec}$ > Runoff from Existing + External Catchment
$1.03\text{m}^3\text{/sec} > (0.440+0.127)\text{m}^3\text{/sec}$
$1.03\text{m}^3\text{/sec} > 0.567\text{m}^3\text{/sec}$
$Q_{Max} > Q$

The runoff estimation is only a small fraction of the first section of the existing drainage pipe's capacity

7 Calculations 5: Capacity of the second section of two 0.7m Drainage Pipes

Manning Equation

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

Hydraulic Mean Depth (HMD)	=	0.291 × D
HMD	=	0.291 × 0.7
HMD	=	0.204
n	=	0.013 s/$m^{1/3}$
		for good uncoated cast iron pipe
		(Table 13 of Stormwater Drainage Manual)
V	=	[$0.204^{2/3}$]×[$0.01^{0.5}$]/0.013
V	=	2.67m/sec

Maximum Capacity Q_{Max} = V × A

A	=	$2 \times \pi R^2$
A	=	$2 \times \pi 0.35^2$
A	=	0.769m^2
Q_{Max}	=	2.67m/sec × 0.769m^2
Q_{Max}	=	2.05m^3/sec
2.05m^3/sec	>	Total Runoff from all catchments
2.05m^3/sec	>	(0.112+0.440+0.127)m^3/sec
2.05m^3/sec	>	0.679m^3/sec
Q_{Max}	>	Q

The runoff estimation is only a small fraction of the second section of the existing drainage pipes' capacity

8 Calculations 6: Capacity of the Existing Drainage Channel

Manning Equation

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

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

L	=	1.9m
D	=	1.6m
R	=	[1.9×1.6]/[2×1.6+1.9]
R	=	0.596m
n	=	0.014 s/$m^{1/3}$ for concrete lined channels
		(Table 13 of Stormwater Drainage Manual)
V	=	[$0.596^{2/3}$]×[$0.01^{0.5}$]/0.014
V	=	5.06m/sec

Maximum Capacity Q_{Max} = V × A

A	=	L × D
A	=	1.9 × 1.6
A	=	3.04m^2
Q_{Max}	=	5.06m/sec × 3.04m^2
Q_{Max}	=	15.4m^3/sec
15.4m^3/sec	>	Total Runoff from all catchments
15.4m^3/sec	>	(0.112+0.440+0.127)m^3/sec
15.4m^3/sec	>	0.679m^3/sec
Q_{Max}	>	Q

The runoff estimation is only a small fraction of the existing drainage channel's capacity

9 Calculations 7: Capacity of the Natural Watercourse

Manning Equation

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

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

L	=	2.5m
D	=	1.6m
R	=	[2.5×1.6]/[2×1.6+2.5]
R	=	0.702m
n	=	0.04 s/$m^{1/3}$ for canal with rough stony beds, weed on earth banks in bad condition (Table 13 of Stormwater Drainage Manual)
V	=	[$0.702^{2/3}$]×[$0.01^{0.5}$]/0.04
V	=	1.97m/sec

Maximum Capacity Q_{Max} = V × A

A	=	L × D
A	=	2.5 × 1.6
A	=	$4m^2$
Q_{Max}	=	1.97m/sec × $4m^2$
Q_{Max}	=	$7.90m^3$/sec
$7.90m^3$/sec	>	Total Runoff from all catchments
$7.90m^3$/sec	>	(0.112++0.440+0.127)m^3/sec
$7.90m^3$/sec	>	$0.679m^3$/sec
Q_{Max}	>	Q

The runoff estimation is only a small fraction of the existing natural watercourse's capacity

10 Conclusion

10.1 The applicant will be responsible for the construction and ongoing maintenance of the drainage facilities.

10.2 Potential drainage impacts that may arise from the Site after construction of the Proposed Development have been assessed. Thus, existing stormwater system will have sufficient capacity to receive stormwater runoff from the Proposed Development and surrounding catchments.

10.3 Adequate measures are provided at the resources of the applicant to prevent the site from being eroded and flooded

10.4 External catchments is taken into account such that flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development.

Figure 1 Catchment Areas and Flowpath

Figure 2

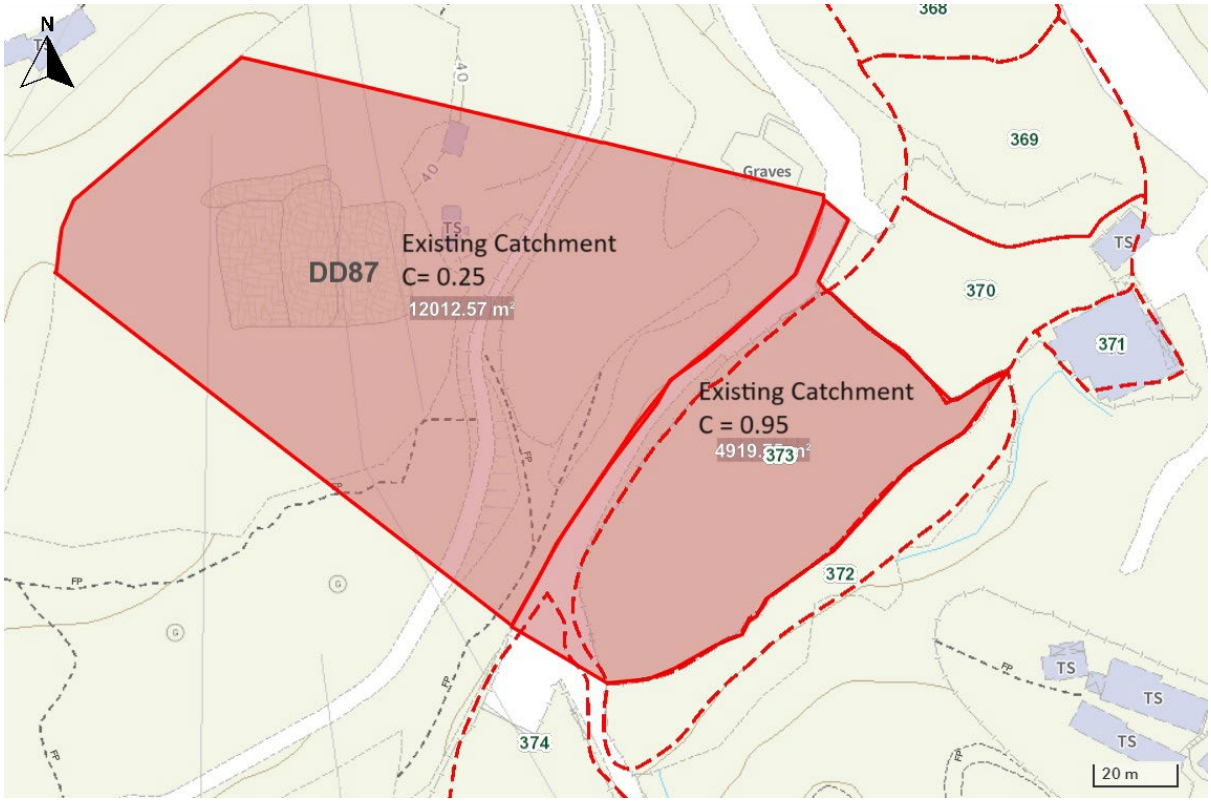

Figure 3 Drainage Plan

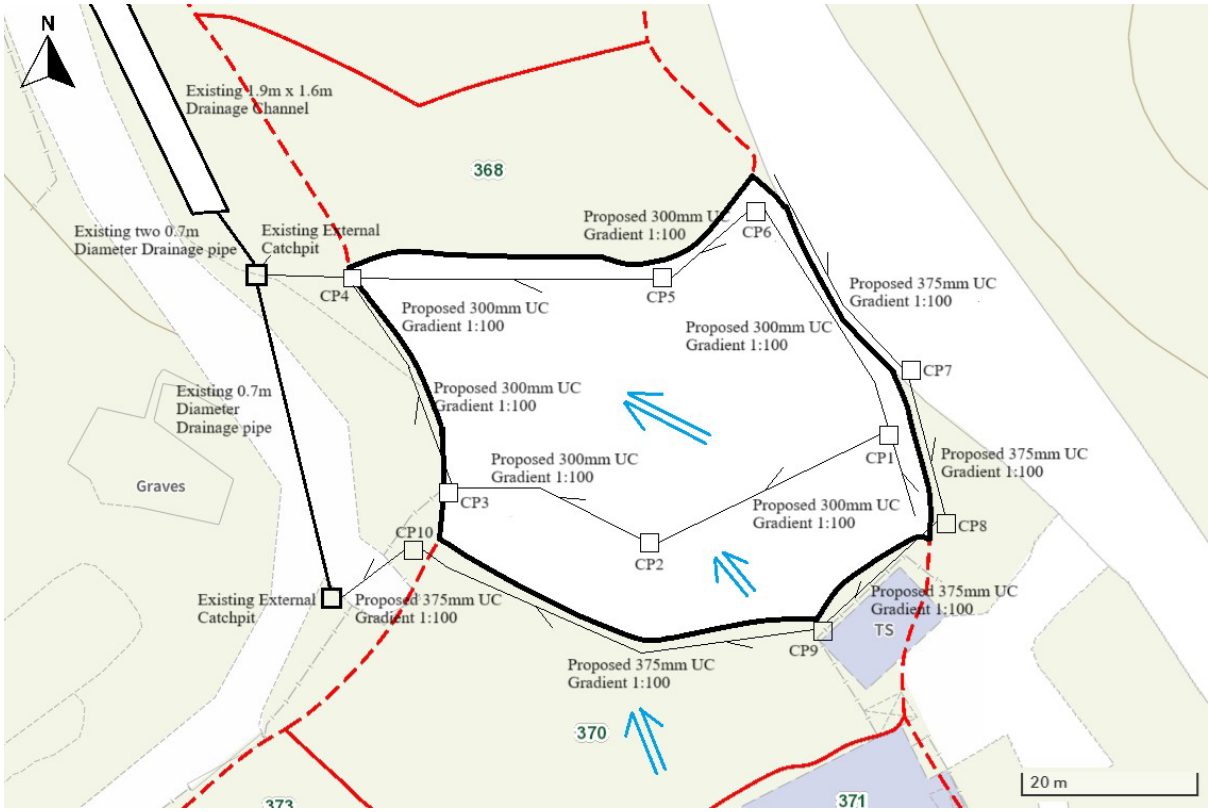

Figure 4 Chart for the Rapid Designs of Channels (Application Site)

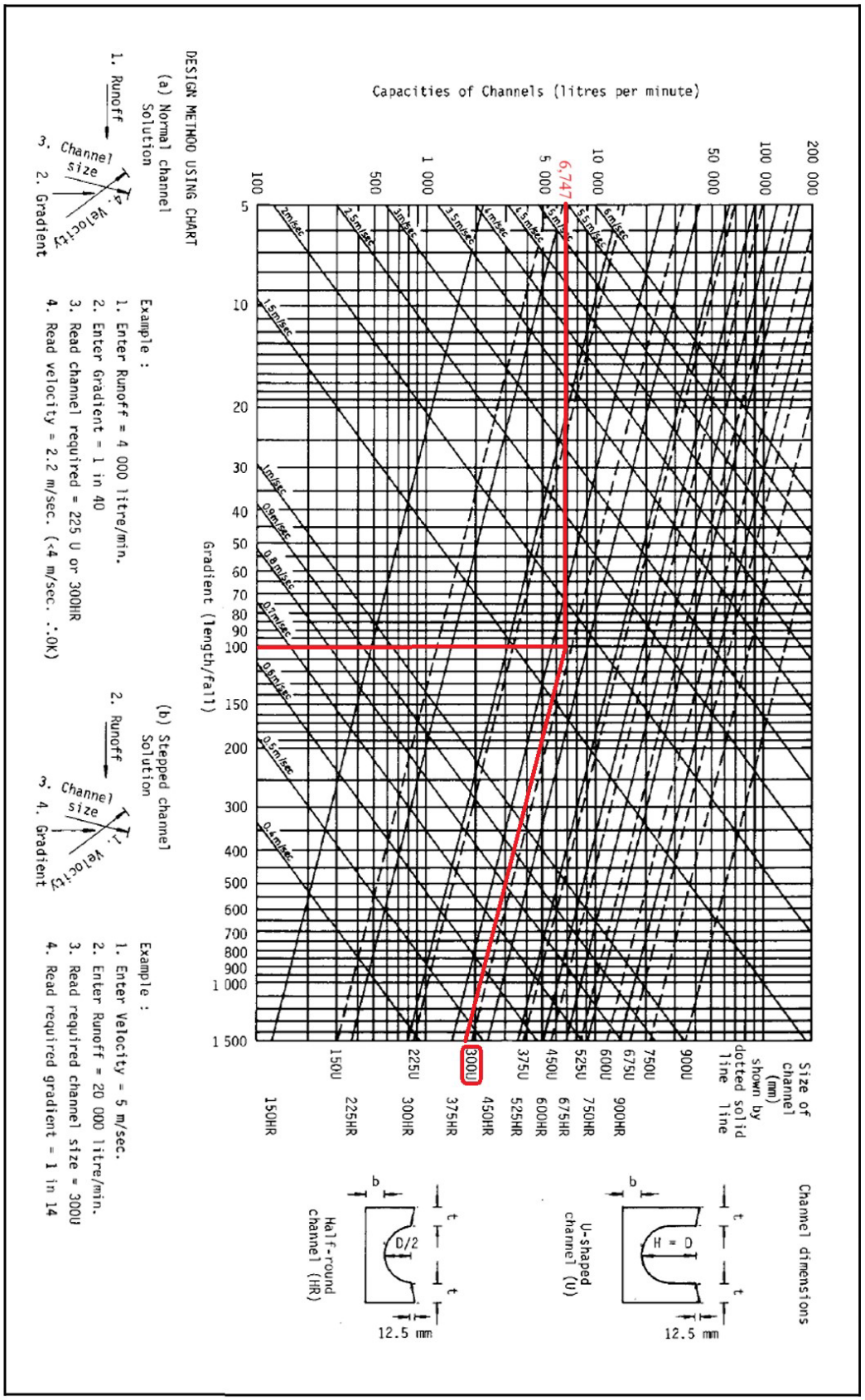

Chart for the Rapid Design of Channels in the Geotechnical Manual for Slopes (Second Edition) (GCO, 1984)

Figure 5 Chart for the Rapid Designs of Channels (External Catchment)

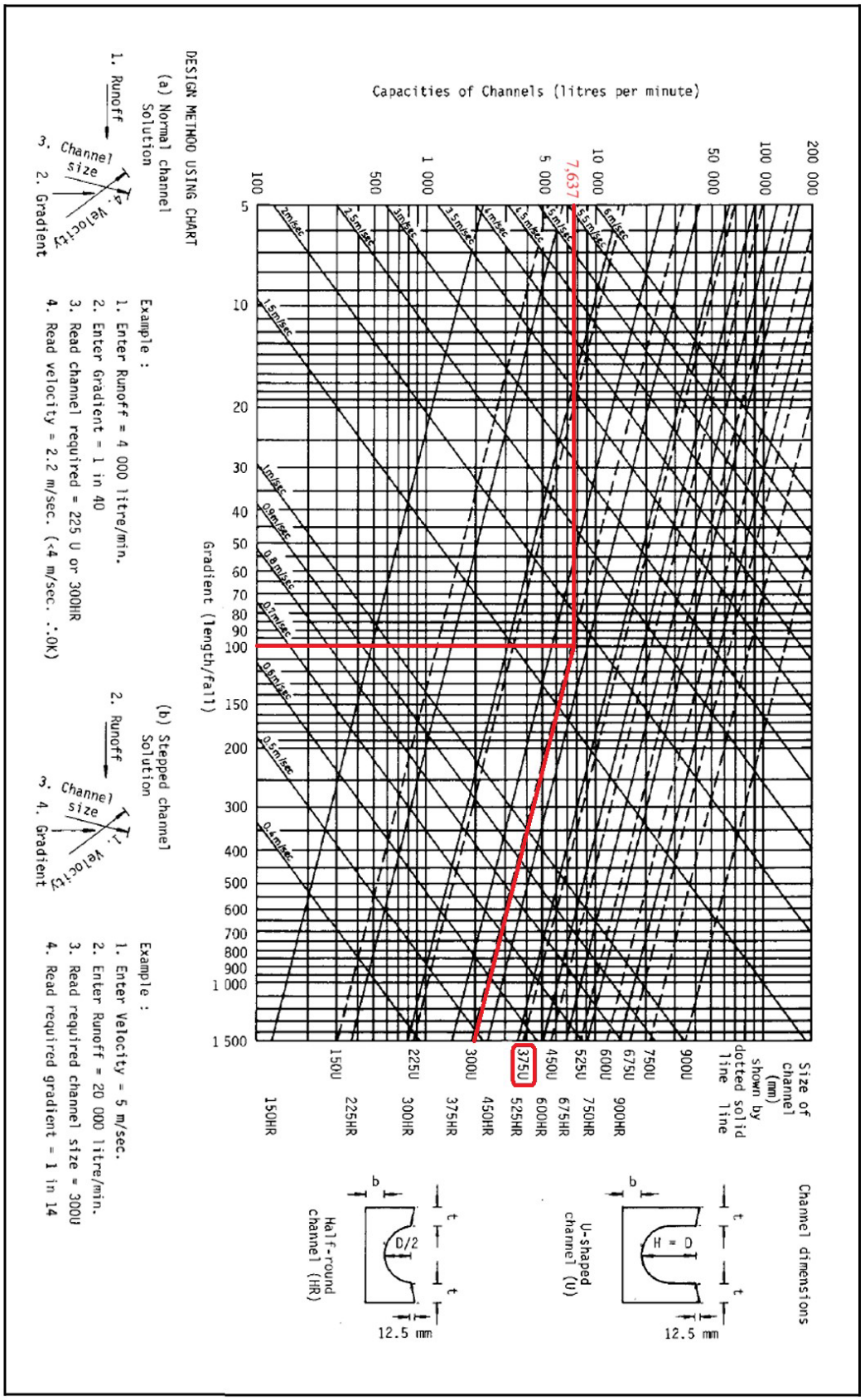

Chart for the Rapid Design of Channels in the Geotechnical Manual for Slopes (Second Edition) (GCO, 1984)

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 applicant 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 Applications for Temporary Open Storage within the "Agriculture" zone in the vicinity of the Site in the Hung Lung Hang Area

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-HLH/51	Proposed Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	27.8.2021 (Revoked on 27.5.2023)
A/NE-HLH/54	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	26.8.2022
A/NE-HLH/55	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	26.8.2022
A/NE-HLH/59	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	3.2.2023
A/NE-HLH/60	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	9.6.2023
A/NE-HLH/61	Proposed Temporary Open Storage with Ancillary Parking of Vehicles for a Period of 3 Years	24.11.2023
A/NE-HLH/64[*1]	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	22.9.2023 (revoked on 3.11.2023)
A/NE-HLH/66	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of Three Years	22.12.2023
A/NE-HLH/70[*1]	Temporary Open Storage of Construction Machinery and Materials for a Period of Three Years	19.4.2024

Remarks

[*1]: The application nos. A/NE-HLH/46, A/NE-HLH/64 and A/NE-HLH/70 involved the same site.

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-HLH/38[*2]	Temporary Open Storage of Construction Materials and Machinery, Office, Staff Rest Room and Store Room for a Period of 3 Years	3.1.2020	R1-R3
A/NE-HLH/39[*3]	Temporary Open Storage of Construction Materials for a Period of 3 Years	17.1.2020	R1-R3
A/NE-HLH/43[*2]	Temporary Open Storage of Construction Materials and Machinery, Office, Staff Rest Room and Store Room for a Period of 3 Years	26.6.2020	R1-R3
A/NE-HLH/44[*3]	Temporary Open Storage of Construction Materials for a Period of 2 Years	1.9.2020	R1-R3
A/NE-HLH/46[*1]	Proposed Temporary Open Storage of Construction Machineries and Ancillary Office for a Period of 3 Years	4.9.2020	R1-R3
A/NE-HLH/48[*2]	Temporary Open Storage of Construction Materials and Machinery, Office, Staff Rest Room and Store Room for a Period of 3 Years	18.12.2020	R1-R3

Remarks

[*1]: The application nos. A/NE-HLH/46, A/NE-HLH/64 and A/NE-HLH/70 involved the same site.

[*2]: The application nos. A/NE-HLH/38, A/NE-HLH/43 and A/NE-HLH/48 involved the same site.

[*3]: The application nos. A/NE-HLH/39 and A/NE-HLH/44 involved the same site.

Rejection Reasons

R1 The use under application was not in line with the planning intention of the "Agriculture" ("AGR") zone for the area which was primarily intended to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes and 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 application did not comply with the Town Planning Board Guidelines No. 13E/F in that there was no previous planning approval granted at the site; the proposed development was not compatible with the surrounding land uses which were predominantly rural in character; there were adverse departmental comments on the application; and the applicant had failed to demonstrate that the development would have no adverse environmental and

landscape impacts on the surrounding areas.

R3 The applicant failed to demonstrate that the development would not generate adverse traffic impacts on the surrounding areas.

Government Departments' General Comments

1. Land Administration

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

- she has no objection to the application;
- 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 (GL) is granted to the Site; and
- there are unauthorized structures on the private lot. The lot owner should immediately rectify the lease breaches and LandsD reserves the rights to take necessary lease enforcement action against the breaches without further notice.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- having reviewed the further information, she has no comment from traffic engineering viewpoint.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- he has no comment on the application; and
- the access road adjacent to the Site is not maintained by HyD.

3. Drainage

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

- he has no objection to the application from the public drainage viewpoint; and
- should the application be approved, conditions should be included to request the applicant to submit and implement the drainage proposal for the Site to ensure that it will not cause adverse impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- she has no objection to the application from the landscape planning perspective;
- the Site is located in an area of miscellaneous rural fringe landscapes landscape character comprising of open storages, temporary structures, vegetated areas, cluster of trees, and

woodlands to the further east and south within the "Green Belt" zone. The Site is hard paved with some temporary structures, machinery and construction materials. Some trees of common self-seeded and undesirable species are observed within the site; and

- significant adverse impact on the landscape character and the existing landscape resources within the Site arising from the proposed use is not anticipated.

5. Fire Safety

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

- he has reviewed the submitted valid fire certificate (FS 251) at **Appendix Ic**, he has no objection in-principle to the captioned application subject to fire service installations (FSIs) and water supplies for firefighting being provided to the satisfaction of his department; and

- the applicant is advised to note his advisory comments appended at **Appendix V.**

6. New Development

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

- it is noted that the Temporary Open Storage of Construction Machinery and Material on a 3-year basis (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. Please note that the P&E Study already commenced on 29.10.2021 for completion in about 3 years. 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.

7. District Officer's Comments

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- he has consulted the locals regarding the application. Five members of North District Councilors (NDC) have no comment on the application. Other 18 NDC members, the Chairman of Lung Shan Area Committee cum NDC and Ta Kwu Ling District Rural Committee do not reply to his office.

8. Other Departments

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

  - Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
  - Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD).

Recommended Advisory Clauses

(a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that 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. There are unauthorized structures on the private lot. The lot owner should immediately rectify the lease breaches and LandsD reserves the rights to take necessary lease enforcement action against the breaches without further notice. Upon approval of the application, the lot owner shall apply to LandsD for a Short Term Waiver (STW) to permit the structures erected/to be erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;

(b) to note the comments of Director of Environmental Protection that the applicant is advised to comply with all environmental protection/pollution ordinances, and to follow the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP in order to minimize any possible environmental nuisances;

(c) to note the comments of Commissioner for Transport that the proposed vehicular access between Kong Nga Po Road and the Site is not managed by Transport Department and the applicant should seek comments from the responsible party;

(d) to note the comments of Chief Engineer/Mainland North, Drainage Services Department (DSD) that the Site is in the vicinity of an existing streamcourse to the west of the Site . The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to his satisfaction. The Site is in area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed development. The applicant is advised to the following general requirements in the drainage proposal:

   (i) surface channel with grating covers should be provided along the Site boundary;

   (ii) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections, etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;

   (iii) the cover levels of proposed channels should be flush with the existing adjoining ground level;

   (iv) a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;

   (v) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;

(vi) the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He should also ensure that the flow from the Site will not overload the existing drainage system;

(vii) where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary;

(viii) 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 drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works;

(ix) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at their own expense;

(x) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;

(xi) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;

(xii) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on their completed drainage works; and

(xiii) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required;

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

(i) the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The applicant should also be advised on the following points:

1. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;

2. the location of proposed FSIs to be installed should be clearly marked on the layout plans;

3. attached good practice guidelines (**Attachment 1**) for open storage should be adhered to; and

(ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

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

(i) the Site shall be provided with means of obtaining access thereto from a street under the Regulation 5 of the Building (Planning) Regulations (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of the 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 are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are 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 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 UBW on the Site under the BO;

(v) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are 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 a 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 Regulations 5, 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of provision of sanitary fitments at workplace, disposal of foul water and surface water respectively;

(viii) the applicant's attention is also drawn to the headroom of the storey not be excessive, otherwise GFA of the storey will be considered double counting under Regulation 23(3)(a) of the B(P)R subject to justification;

(ix) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible lot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage;

(g) 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. Please note that the P&E Study already commenced on 29.10.2021 for completion in about 3 years. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence very 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; and

(h) to note the following comments of 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 and the applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the 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.

Attachment I

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-HLH/71

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

[illegible]

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

簽署 Signature [illegible] 日期 Date 2024.1.5

2

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi

A/NE-HLH/71 DD 87 Hung Lung Hang
18/01/2024 02:36

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

A/NE-HLH/71

Lot 369 in D. D. 87, Hung Lung Hang

Site area: About 2,145sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Machineries / Warehouse / 2 Vehicle Parking / Filling of Land

Dear TPB Members,

Strong Objections. The Applicant's justification is that there are already similar activities in the area.

The district is not part of the planned NT new town development projects. Expectations are that agricultural land outside the Northern Metropolis footprint would be retained for designated use and to ensure that HK can meet its pledge to reach 10% local production of vegetables by end of decade.

The applicant should be encouraged to unite with other logistic companies and develop together modern, state of the art logistic facilities. The translocation of brownfield sites to new districts does not meet the pledges to eliminate these activities.

Mary Mulvihill

3

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi

KFBG's comments on six planning applications
18/01/2024 21:20

From:
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

6 attachments

240118 s16 FTA 237.pdf 240118 s16 HLH 71.pdf 240118 s16 MUP 194.pdf 240118 s16 TKL 731c.pdf
240118 s16 HTF 1158.pdf 240118 s16 KTN 977.pdf

Dear Sir/ Madam,

Attached please see our comments regarding six 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

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

18th January, 2024. **By email only**

Dear Sir/ Madam,

Proposed Temporary Open Storage of Construction Machineries with Warehouse for a Period of 3 Years and Associated Filling of Land (A/NE-HLH/71)

1. We refer to the captioned.

2. We would like the Board to investigate the current site status with relevant authorities.

3. We object to this application as it is unlikely to be in line with the planning intention of the Agriculture (AGR) zone. We urge the Board to reject this application.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden