

This document is received on 27 JUL 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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

2301958

19/7 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/YL-HTF/1158
	Date Received 收到日期	27 JUL 2023

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

1. Name of Applicant 申請人姓名/名稱

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

Excel Link Development Limited 駿匯發展有限公司

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 505 RP (Part), 506 (Part), 507 (Part), 508, 509 (Part) and 510 (Part) in D.D. 128, Ha Tsuen, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 9,794 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 15,621 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" zone
(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 _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
18/7/2023 (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 18/7/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

位於鄉郊地區土地上及/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, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/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 Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years and Associated 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	<input checked="" type="checkbox"/> year(s) 年	3		
	<input type="checkbox"/> month(s) 個月			
(c) Development Schedule 發展細節表				
Proposed uncovered land area 擬議露天土地面積	1,903	sq.m	<input checked="" type="checkbox"/> About 約	
Proposed covered land area 擬議有上蓋土地面積	7,891	sq.m	<input checked="" type="checkbox"/> About 約	
Proposed number of buildings/structures 擬議建築物/構築物數目	5			
Proposed domestic floor area 擬議住用樓面面積	/	sq.m	<input type="checkbox"/> About 約	
Proposed non-domestic floor area 擬議非住用樓面面積	15,621	sq.m	<input checked="" type="checkbox"/> About 約	
Proposed gross floor area 擬議總樓面面積	15,621	sq.m	<input checked="" type="checkbox"/> About 約	
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)				
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS	7,700 m ² (ABOUT)	15,400 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR LOADING/UNLOADING	130 m ² (ABOUT)	130 m ² (ABOUT)	0.5 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	21 m ² (ABOUT)*	51 m ² (ABOUT)*	0 m (ABOUT)(2-STOREY)
B4	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	FIRE SERVICE PUMP ROOM	25 m ² (ABOUT)	25 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		7,891 m ² (ABOUT)	15,621 m ² (ABOUT)	
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	2 (PC)			
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	2 (LGV)			
Medium Goods Vehicle Spaces 中型貨車車位	1 (MGV)			
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 Monday to Saturday from 07:00 to 23:00, no operation on Sunday and public holiday			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Deep Bay Road via a local access <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 9,794 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

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


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

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

Michael WONG

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

R-Riches Property Consultants Limited



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

Date 日期

19/7/2023

(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 505 RP(Part), 506 (Part), 507 (Part), 508, 509 (Part) and 510 (Part) in D.D. 128, Ha Tsuen, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div> 9,794 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約) </div> </div>
Plan 圖則	Approved Ha Tsuen Fringe Outline Zoning Plan No.: S/YL-HTF/12
Zoning 地帶	"Agriculture" zone
Type of Application 申請類別	<div> <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div style="margin-top: 10px;"> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> </div>
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years and Associated 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	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	15,621 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 - 13 (about) m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	81 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 (PC)
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2 (LGV) 1 (MGV)

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Please refer to the planning statement.		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage Proposal		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS FOR A
PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN “AGRICULTURE” ZONE**

VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES

PLANNING STATEMENT

Applicant

Excel Link Development Limited

Consultancy Team

Planning Consultant:	R-riches Property Consultants Limited
Traffic Consultant:	Ozzo Technology (HK) Limited
Drainage Consultant:	Ching Wan Engineering Consultants Company

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EXECUTIVE SUMMARY

- The applicant seeks to apply for planning permission under Section 16 of the Town Planning Ordinance (Cap. 131) to use various lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories (the Site) for **'Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years and Associated Filling of Land'**.
- The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12. The Site consists of an area of 9,794 m² (about). 5 structures are proposed at the Site for warehouse for storage of miscellaneous goods, rain shelter for loading/unloading, fire service pump room, site office and washroom with total GFA of 15,621 m² (about), the remaining area is reserved for parking, loading/unloading spaces and circulation area.
- The Site is accessible from Deep Bay Road via a local access. The proposed development will operate on Monday to Saturday from 07:00 to 23:00. No operation on Sunday and public holiday.
- Justifications for the proposed development are as follows:
 - The applicant's original premises are affected by the development of Hung Shui Kiu/Ha Tsuen New Development Area
 - The applied use is the same as the applicant's original premises in Hung Shui Kiu
 - The proposed development is not incompatible with surrounding land use
 - No significant adverse impact is anticipated to the surrounding area
 - The proposed development is only on a temporary basis, it will not frustrate the long-term planning intention of the "AGR" zone
- Details of development parameters are as follows:

Application Site Area	9,794 m ² (about)
Covered Area	7,891 m ² (about)
Uncovered Area	1,903 m ² (about)
Plot Ratio	1.6 (about)
Site Coverage	81% (about)
Number of Structure	5
Total GFA	15,621 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	15,621 m ² (about)
Building Height	3 m – 13m (about)
No. of Storey	1 to 2

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗廈村丈量約份第 128 約多個地段的規劃申請，於上述地段作**擬議臨時貨倉存放雜貨（為期 3 年）及相關填土工程**。
- 申請地點所在的地區在《廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12》上劃為「農業」用途地帶。申請地盤面積為 9,794 平方米（約）。申請地點將設有 5 座構築物作貨倉存放雜物、上／落貨位避雨篷、辦公室、消防泵房及洗手間，構築物的總樓面面積合共為 15,621 平方米（約），其餘地方將預留作停車位、上／落貨位及流轉空間。
- 申請地點可從深灣路經一條地區道路前往。擬議發展的作業時間為星期一至六上午 7 時至下午 11 時。星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 申請人原來的經營處所受到政府洪水橋/廈村新發展區發展影響
 - 申請的用途與申請人先前於洪水橋的發展用途一致
 - 擬議發展與周邊的用途並非不協調
 - 擬議發展不會對周邊地區帶來重大負面影響
 - 擬議發展只屬臨時性質，則不會影響「農業」用途地帶的長遠規劃意向
- 擬議發展的詳情發展參數如下：

申請地盤面積：	9,794 平方米（約）
上蓋總面積：	7,891 平方米（約）
露天地方面積：	1,903 平方米（約）
地積比率：	1.6（約）
上蓋覆蓋率：	81%（約）
樓宇數目：	5 座
總樓面面積	15,621 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	15,621 平方米（約）
構築物高度：	3 米 – 13 米（約）
構築物層數：	1 至 2 層

1. INTRODUCTION

Background

- 1.1 R-riches Property Consultants Limited has been commissioned by *Excel Link Development Limited* (the applicant) to make submission on its behalf to the Town Planning Board (the Board) under the Section (S.) 16 of the *Town Planning Ordinance (Cap. 131)*(the Ordinance) in respect to *Lots 505 RP (Part), 506 (Part), 507 (Part), 508, 509 (Part) and 510 (Part) in D.D. 128, Ha Tsuen, Yuen Long, New Territories* (the Site)(**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for **‘Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years and Associated Filling of Land’** (proposed development). The Site currently falls within an area zoned as “Agriculture” zone (“AGR”) on the Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12 (**Plan 2**). According to the Notes of the OZP, the proposed use is subsumed under ‘warehouse (excluding dangerous goods godown), which is not a column one nor two use within the “AGR” zone. Therefore, planning permission is required to be obtained from the Board by the applicant to facilitate the proposed development at the Site.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 11 and Appendices I to IV**). 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.

2. JUSTIFICATIONS

Affected by the Implementation of Hung Shui Kiu/Ha Tsuen New Development Area

- 2.1 The current application is intended to facilitate the relocation of the affected business premises in Hung Shui Kiu (i.e. *Lots 515 RP (Part), 516 (Part), 517 (Part), 518 (Part), 519 (Part) and 520 (Part) in D.D. 125*) due to land resumption to pave way for the development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) (**Plans 4 to 6**).
- 2.2 The applicant has been operating their warehouse business since the approval of the S.16 planning application No. A/YL-HT/992 for 'warehouse' use in 2016 (**Plans 4 to 6**). The affected premises currently falls within an area zoned as "Other Specified Uses" annotated "Port Back-up, Storage and Workshop Uses" ("OU(PBU&SWU)"), "Other Specified Uses" annotated "Refuse Transfer Station" ("OU(RTS)") and "Other Specified Uses" annotated "Sewage Treatment Works" ("OU(STW)") on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 (**Plan 5**).
- 2.3 According to the implementation program of the development of HSK/HT NDA, the premises falls within sites under the *Second Phase Development (Plan 6)*. As land where the premises will be developed for various GIC and 'port back-up' uses upon completion of the HSK/HT NDA, the concerned parcel of land will be resumed and reverted to the Government in the future. Therefore, the applicant desperately needs to identify a suitable site for relocation to continue its business operation.

Applicant's Effort in Identifying Suitable Site for Relocation

- 2.4 Whilst the applicant has spent effort to relocate its premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership, accessibility or site area being too small/big (**Appendix I and Plan 7**). After a lengthy site search process, the Site was identified for relocation as it is the nearest to the applicant's original premises in HSK and easily accessible from Deep Bay Road via a local access.

Applied Use Is the Same as the Affected Business in Hung Shui Kiu

- 2.5 The proposed development involves of warehouse (for storage of miscellaneous goods) with ancillary office to support the daily operation of the Site. The applied use is the same as the affected business premises in Hung Shui Kiu (i.e. the application site of the approved S.16 planning application No. A/HSK/201). The Site area (i.e. 9,794 m²) and GFA (i.e. 15,621 m²) are also similar to the original premises in HSK (i.e. site area of 9,024 m² and GFA of 13,500 m²) (**Appendix II and Plans 4 to 6**).

The Proposed Development is Not Incompatible with Surrounding Land Use

- 2.6 Although the Site falls within area zoned as "AGR" on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12, majority of the Site is vacant with no agricultural activity. The surrounding areas of the Site are considered to be in semi-rural character, and are predominately occupied by temporary structures for warehouse and workshop uses, vacant land and ponds (**Plan 8**). The proposed uses are considered not incompatible with surrounding land use.
- 2.7 Although the proposed development is not in line with planning intention of the "AGR", the special background of the application should be considered on individual merit, approval of the current application would therefore not set an undesirable precedent for the "AGR" zone. As the application is only on a temporary basis, it will not frustrate the long-term planning intention of the "AGR" zone. Upon approval of the planning application, the applicant will make effort in complying with approval conditions related to fire service and drainage aspects, to minimize potential adverse impact arisen from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located approximately 10m south of Deep Bay Road; 2.4km west of the original premises; 2.6km south of Lau Fau Shan Road/Deep Bay Road roundabout; and 5km west of Tin Shui Wai MTR Station (**Plans 1 and 7**).

Accessibility

- 3.2 The Site is accessible from Deep Bay Road via a local access (**Plan 1**).

Existing Site Condition

- 3.3 The Site is generally flat, partially fenced off, partially hard-paved and covered by vegetation. It is currently occupied by several vacant temporary structures. The site levels of the Site varies from +4.2 mPD to +4.7 mPD (about)(**Plans 3 and 8**).

Surrounding Area

- 3.4 The Site is mainly surrounded by temporary structures for storage, workshop and agricultural use, vacant land covered by vegetation, hard-paving and woodland (**Plans 3 and 8**).
- 3.5 To its immediate north is Deep Bay Road, to its further north across Deep Bay Road are land covered by vegetation and ponds.
- 3.6 To its immediate east are the local access connecting the Site to Deep Bay Road. To its further east are vacant land covered by vegetation and some ponds.
- 3.7 To its immediate south are occupied by temporary structures for warehouse and workshop. To its further south are vacant land covered by vegetation and woodland.
- 3.8 To its immediate west is a local access. To its further west are occupied by temporary structure for workshop use, land covered by vegetation and some ponds.

4. PLANNING CONTEXT

Zoning of the Application Site

- 4.1 The Site falls within an area zoned as “AGR” on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12 (**Plan 2**). According to the Notes of the OZP, ‘warehouse’ use is not a column 1 nor column 2 use within the “AGR” zone, which requires permission from the Board.

Planning Intention

- 4.2 This planning intention of the subject “AGR” zone is *intended primarily to retain and safeguard good quality agricultural land/farm/fishponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

Filling of Land Restriction

- 4.3 According to the Remarks of the subject “AGR” zone, any ***filling of land***, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ha Tsuen Outline Zoning Plan No. S/YL-HT/6 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Previous Application

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

Similar Application

- 4.5 Although there is no similar approved application for ‘warehouse’ within the same “AGR” zone, the application site of the S.16 planning application No. A/YL-HTF/1133 for ‘Proposed Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years and Filling of Land and Ponds’ was approved by the Board on a temporary basis of 3 years on 10.6.2022. As the applied use is similar in nature, (i.e. storage use), approval of the current application would therefore not set undesirable precedent within the “AGR” zone.

Land Status

- 4.6 The Site falls solely on private lots, i.e. Lots 505 RP (Part), 506 (Part), 507 (Part), 508, 509 (Part) and 510 (Part) in D.D. 128 with total land area of 9,794 m² (about) of Old Schedule Lots held under the Block Government Lease (**Plan 7**). The subject private lots are currently owned by Tso Tong, individuals and company. The ownership details are provided at **Table 1** below:

Table 1: Land Ownership of the Site

Private Lot in D.D. 128		Ownership
1	Lot 505 RP	TANG Ying Hi TANG Ying Ip
2	Lot 506	TANG Pak Yiu
3	Lot 507	Tang Tiu Yuet Tso
4	Lot 508	Sum Kwan Villa Limited
5	Lot 509	Tang Tiu Yuet Tso
6	Lot 510	Sum Kwan Villa Limited

- 4.7 Since there is the restriction that no structure is allowed to be erected without the prior approval of the Government, the applicant will submit Short Term Waiver (STW) application to Lands Department to make way for erection of the proposed structures at the Site. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

- 5.1 The Site consists of an area of 9,794 m² (about), details of development parameters are shown at **Table 2** below.

Table 2: Development Parameters of the Proposed Development

Application Site Area	9,794 m ² (about)
Covered Area	7,891 m ² (about)
Uncovered Area	1,903 m ² (about)
Plot Ratio	1.6 (about)
Site Coverage	81% (about)
Number of Structure	5
Total GFA	15,621 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	15,621 m ² (about)
Building Height	3 m - 13m (about)
No. of Storey	1 - 2

- 5.2 A total of 5 structures are proposed at the Site for warehouse for storage of miscellaneous goods, rain shelter for loading/unloading (L/UL), fire service pump room, site office and washroom with total GFA of 15,621 m² (about), the remaining area is reserved for parking, L/UL spaces and circulation area (**Plan 10**). Details of structures are shown at **Table 3** below:

Table 3: Details of Proposed Structures

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Warehouse (for Storage of Miscellaneous Goods)	7,700 m ² (about)	15,400 m ² (about)	13 m (2-storey)
B2	Rain Shelter for L/UL	130 m ² (about)	130 m ² (about)	6.5 m (1-storey)
B3	Site Office	21 m ² (about)	51 m ² (about)	6 m (2-storey)
B4	Washroom	15 m ² (about)	15 m ² (about)	3 m (1-storey)
B5	Fire Service Pump Room	25 m ² (about)	25 m ² (about)	3.5 m (1-storey)
Total		7,891 m² (about)	15,621 m² (about)	-

Land Filling of the Site

- 5.3 The proposed filling of land (i.e. 9,794m², 100% of the Site) with not more than 0.2m in depth (new site level varies from +4.3mPD to +4.9mPD) would be used for site formation of structures, parking, L/UL space and circulation space (**Plan 10**). As the Site is currently of soiled ground, concrete site formation is required to provide a relatively flat surface for erection of structures and circulation purpose. Therefore, the land filling area is considered necessary and has been kept to minimal for the operation of the proposed development. The Site will be reinstated the Site after the planning approval period.

Operation Mode

- 5.4 The Site will be used as warehouse (excluding dangerous goods godown) for storage of miscellaneous goods, including food, apparel, footwear, electronic goods, etc.. The proposed development will operate on Monday to Saturday from 07:00 to 23:00. No operation on Sunday and public holiday. No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period.
- 5.5 It is estimated that the Site would be able to accommodate not more than 10 staff. The site office is proposed to provide indoor office space for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

No Adverse Traffic Impact

- 5.6 According to the Traffic Impact Assessment (TIA), the results indicate that the proposed development at the Site would not create adverse impact on the surrounding road network (**Appendix III**).
- 5.7 The Site is accessible from Deep Bay Road via a local access (**Plan 1**). One 10m (about) wide ingress/egress is provided at the northeastern part of the Site (**Plan 9**). Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 11**). Staff is deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicle to enhance pedestrian safety.
- 5.8 2 private car parking spaces, 2 light goods vehicle spaces and 1 medium goods vehicle L/UL space are provided at the Site, details of spaces are provided at **Table 4** below:

Table 4: Parking and L/UL Provisions

Type of Parking Space:	Number of Space
Private Car Parking Space for Staff - 2.5 m (W) X 5 m (L)	2
Type of L/UL Space:	Number of Space
L/UL Space for Light Goods Vehicle - 3.5 m (W) X 7 m (L)	2
L/UL Space for Medium Goods Vehicle - 3.5 m (W) X 11 m (L)	1

No Adverse Environmental Impact

- 5.9 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise 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.
- 5.10 During the construction stage, the applicant will follow the good practices stated in ProPECC PN 1/94 to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.11 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good practices under ProPECC PN 5/93 when designing on-site drainage system with the Site, i.e. the use of septic tank for sewage treatment. The applicant will submit and implement relevant proposals to the satisfaction of Director of Environmental Protection after planning permission has been obtained from the Board. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.
- 5.12 2.5m high solid metal wall with thickness of 5mm will be erected along the site boundary by the applicant. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

No Adverse Landscape Impact

- 5.13 No old and valuable tree or protected species has been identified at the Site. Due to the proposed structure and filling of concrete for site formation of structure and circulation area, all existing trees will be affected and none of the existing trees is proposed to be retained at the Site.

No Adverse Drainage Impact

- 5.14 The applicant submitted a drainage proposal to mitigate potential drainage impact generated from the proposed development (**Appendix IV**). The result of the drainage proposal indicates that no adverse drainage impact is anticipated by the proposed development.
- 5.15 The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

Fire Safety Aspect

- 5.16 The applicant will submit a fire service installation (FSIs) proposal after planning approval has been granted from the Board. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

6. CONCLUSION

- 6.1 The applicant has previously spent effort in identifying suitable site for relocation of their premises in Hung Shui Kiu to pave way for the development of HSK/HT NDA. Whilst the applicant has tried to relocate its premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable. Since the Site area, GFA and the proposed use of the Site are similar to the affected business premises in HSK, approval of the application could facilitate relocation prior to land resumption, thereby minimizing the impact on the HSK/HT NDA implementation program.
- 6.2 Although the proposed development is not a column one nor column two use within the "AGR" zone, the application is only on a temporary basis and it would not jeopardize the long-term planning intention of the "AGR" zone. Given that the application's special background is to facilitate the development of HSK/HT NDA, approval of the current application would not set an undesirable precedent within the "AGR" and should be considered on its own merits.
- 6.3 As the surrounding area is intermixed with temporary structures for storage, workshop and vacant land, the proposed development is considered not incompatible with the surrounding area. The applicant will also strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.4 The proposed development will unlikely to create significant adverse impact to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of a TIA and drainage proposal etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board (**Appendices III and IV**).
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years and Associated Filling of Land'**.

R-riches Property Consultants Limited
July 2023

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan showing the Zoning of the Application Site
Plan 3	Plan showing the Land Status of the Application Site
Plan 4	Plan showing the Land Status of the Applicant's Original Premises in Hung Shui Kiu
Plan 5	Plan Showing the Zoning of the Applicant's Original Premises in Hung Shui Kiu
Plan 6	Plan showing the Applicant's Original Premises in Hung Shui Kiu (Development Phasing of Hung Shui Kiu / Ha Tsuen NDA)
Plan 7	Plan showing the Location of Alternative Sites for Relocation
Plan 8	Aerial Photo of the Application Site
Plan 9	Layout Plan
Plan 10	Filling of Land Area of the Application Site
Plan 11	Swept Path Analysis

LOCATION OF THE APPLICATION SITE

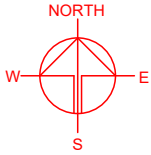
APPLICATION SITE AREA : 9,794 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM DEEP BAY ROAD VIA A LOCAL ACCESS

深灣
(深圳灣)
DEEP BAY
(SHENZHEN BAY)

深灣
(深圳灣)
DEEP BAY
(SHENZHEN BAY)



ACCESSIBLE FROM DEEP BAY
ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND
APPLICATION SITE

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

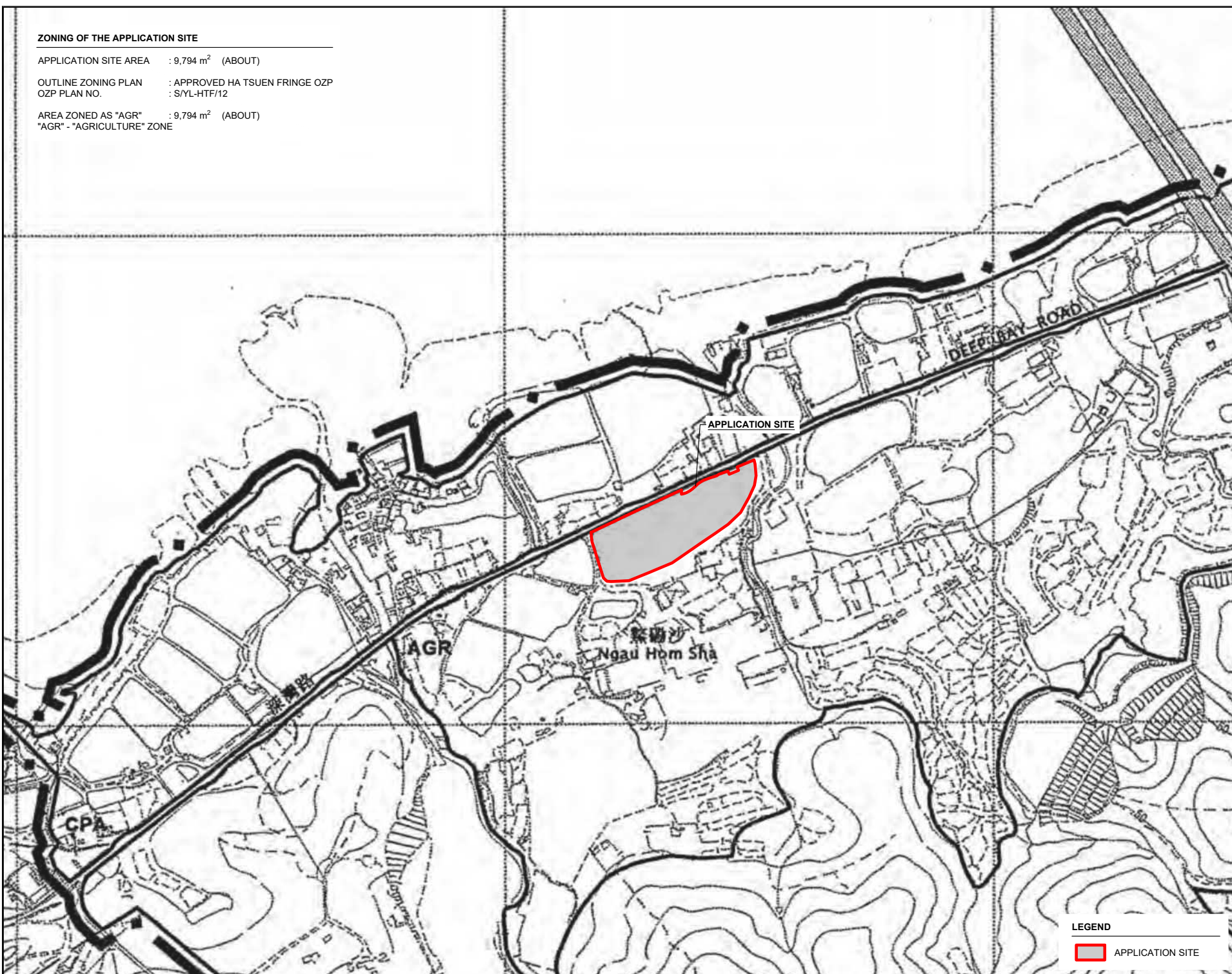
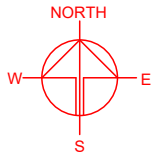
PROJECT
PROPOSED TEMPORARY
WAREHOUSE FOR STORAGE OF
MISCELLANEOUS GOODS FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 128, HA
TSUEN, YUEN LONG, NEW
TERRITORIES


SCALE 1 : 5000 @ A4	
DRAWN BY MN	DATE 17.2.2023
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LOCATION PLAN	
DWG NO. PLAN 1	VER. 001


ZONING OF THE APPLICATION SITE

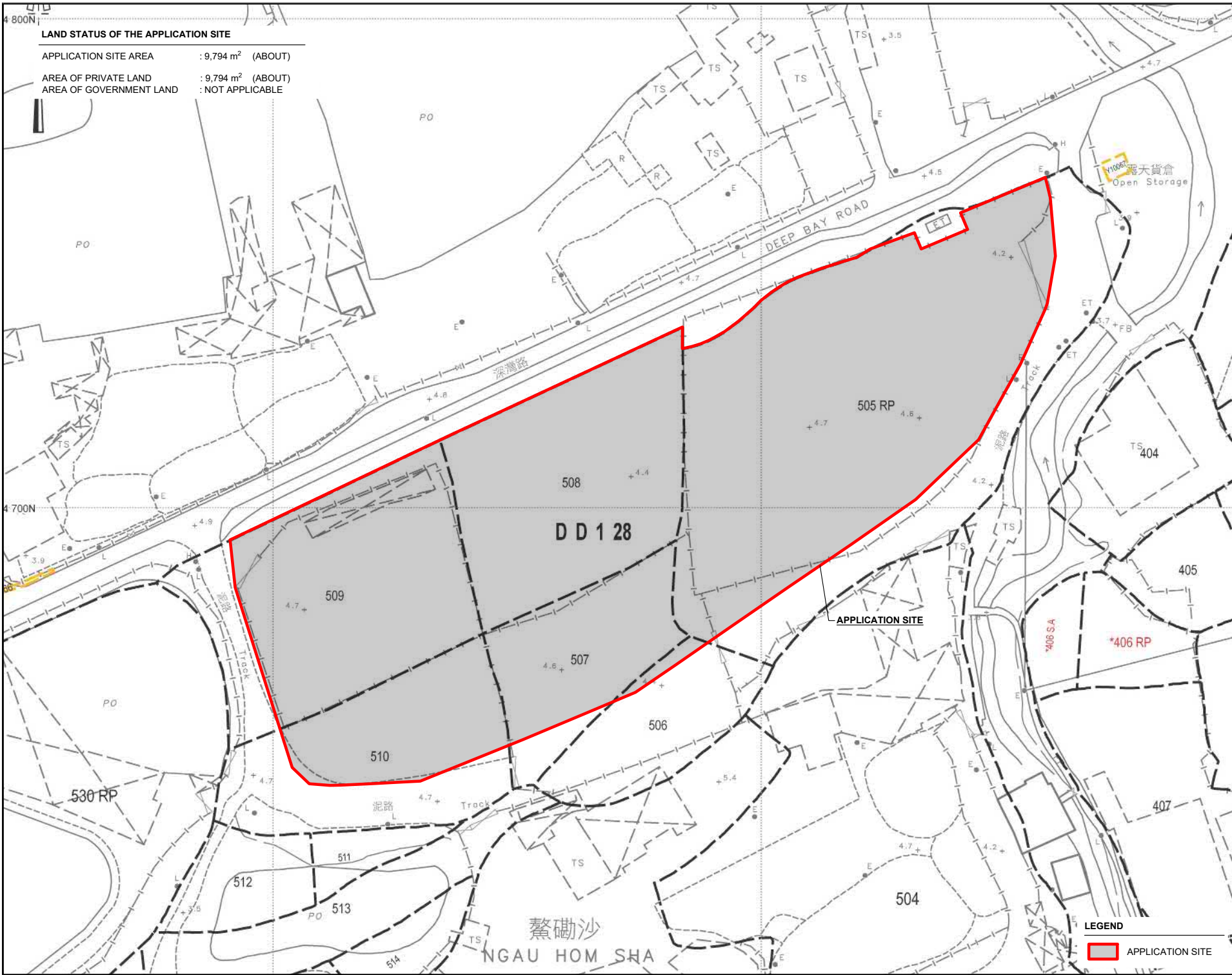
APPLICATION SITE AREA : 9,794 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED HA TSUEN FRINGE OZP
OZP PLAN NO. : S/YL-HTF/12
AREA ZONED AS "AGR" : 9,794 m² (ABOUT)
"AGR" - "AGRICULTURE" ZONE



LEGEND

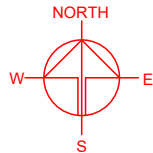
 APPLICATION SITE

PLANNING CONSULTANT	
	
PROJECT	
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	
SITE LOCATION	
VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 5000 @ A4	
DRAWN BY	DATE
MN	17.2.2023
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG NO.	VER.
PLAN 2	001



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 9,794 m² (ABOUT)
AREA OF PRIVATE LAND : 9,794 m² (ABOUT)
AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE FOR STORAGE OF
MISCELLANEOUS GOODS FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA
TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

17.2.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

LEGEND

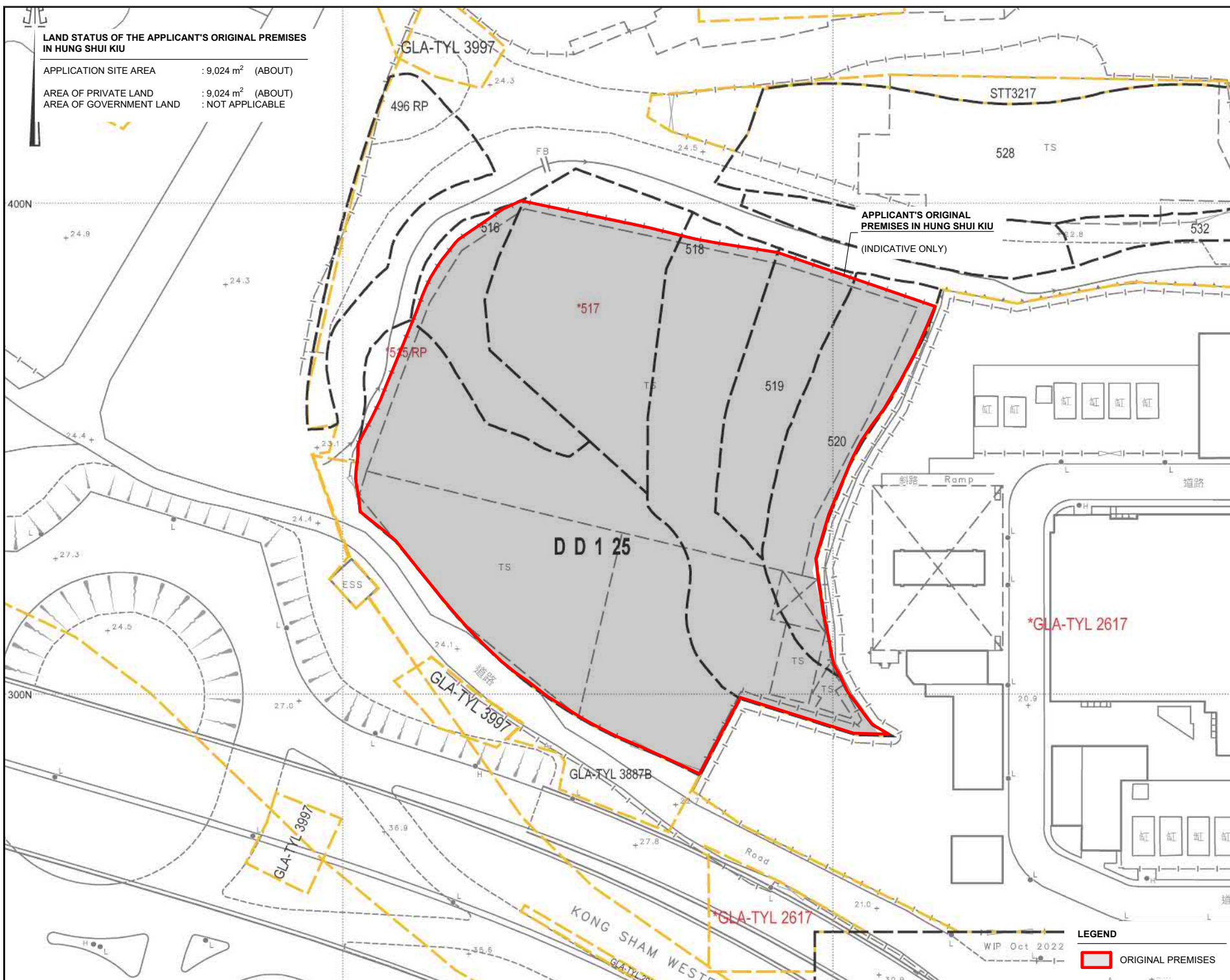
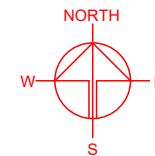
APPLICATION SITE

LAND STATUS OF THE APPLICANT'S ORIGINAL PREMISES
IN HUNG SHUI KIU

APPLICATION SITE AREA : 9,024 m² (ABOUT)

AREA OF PRIVATE LAND : 9,024 m² (ABOUT)

AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE FOR STORAGE OF
MISCELLANEOUS GOODS FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA
TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

17.2.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (LAND STATUS)

DWG NO.

PLAN 4

VER.

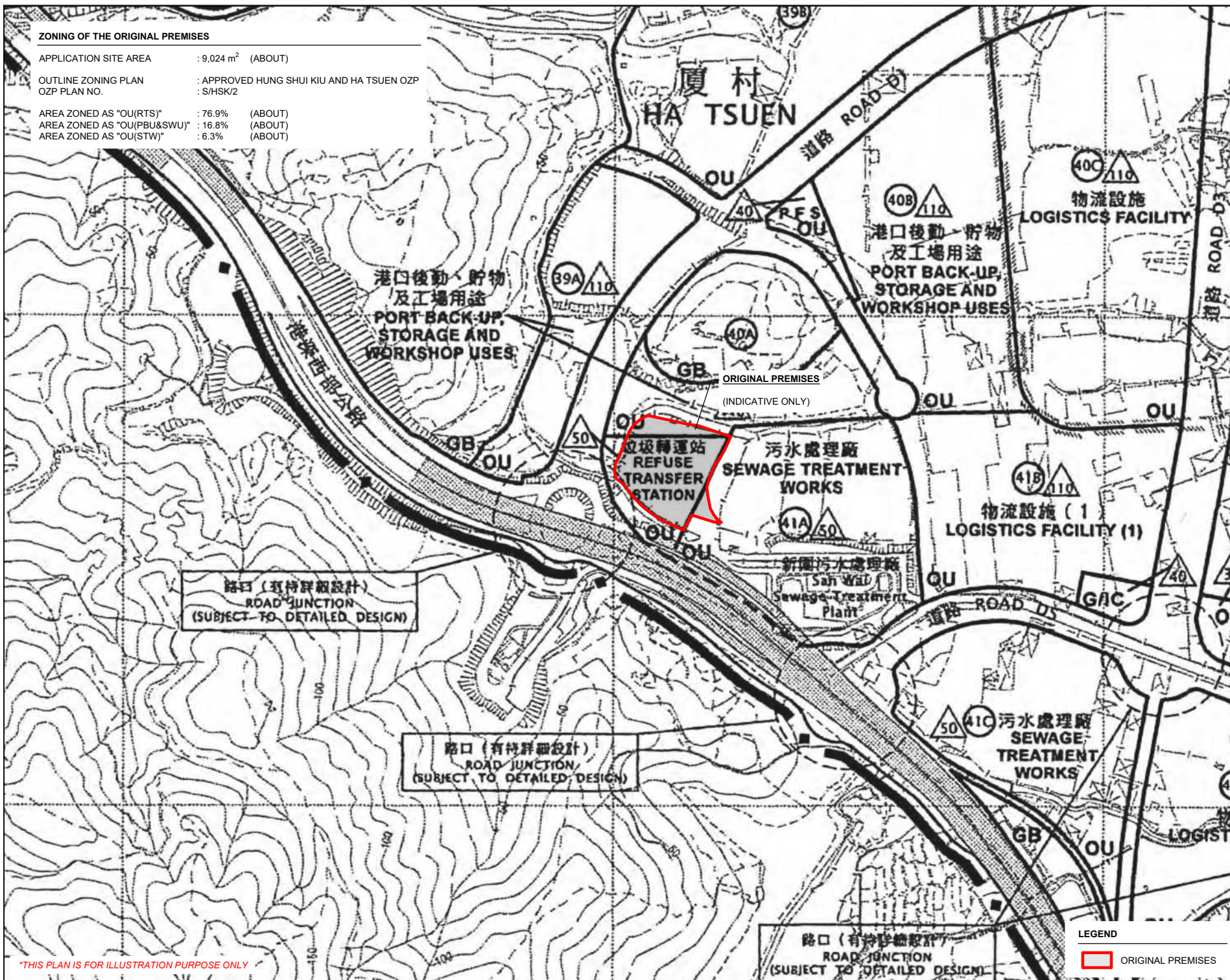
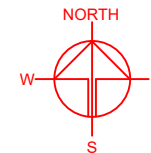
001

LEGEND

ORIGINAL PREMISES

ZONING OF THE ORIGINAL PREMISES

APPLICATION SITE AREA	: 9,024 m ²	(ABOUT)
OUTLINE ZONING PLAN	: APPROVED HUNG SHUI KIU AND HA TSUEN OZP	
OZP PLAN NO.	: S/HSK/2	
AREA ZONED AS "OU(RTS)"	: 76.9%	(ABOUT)
AREA ZONED AS "OU(PBU&SWU)"	: 16.8%	(ABOUT)
AREA ZONED AS "OU(STW)"	: 6.3%	(ABOUT)



*THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE FOR STORAGE OF
MISCELLANEOUS GOODS FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA
TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

17.2.2023

CHECKED BY

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DATE

21.7.2023

APPROVED BY

DATE

DWG. TITLE

OP (ZONING)

DWG NO.

PLAN 5

VER.

001

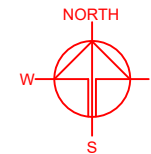
LEGEND

ORIGINAL PREMISES

PHASING OF DEVELOPMENT OF HUNG SHUI KIU / HA TUSEN NEW DEVELOPMENT AREA

APPLICATION SITE AREA : 9,024 m² (ABOUT)

PHASING OF DEVELOPMENT : SECOND PHASE DEVELOPMENT



ORIGINAL PREMISES
(INDICATIVE ONLY)

圖例 LEGEND

洪水橋 / 厦村新發展區界線
BOUNDARY OF HUNG SHUI KIU / HA TSUEN
NEW DEVELOPMENT AREA

第一期發展
FIRST PHASE DEVELOPMENT

第二期發展 *
SECOND PHASE DEVELOPMENT *

餘下發展 *
REMAINING PHASE DEVELOPMENT *

* 工程範圍會在詳細設計中再作檢討。
PROPOSED WORKS SCOPE WILL BE REVIEWED
IN THE DETAILED DESIGN.

LEGEND

ORIGINAL PREMISES

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE FOR STORAGE OF
MISCELLANEOUS GOODS FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA
TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY
MN 17.2.2023

CHECKED BY
OL 21.7.2023

APPROVED BY
DATE

DWG. TITLE
OP (HSK NDA IMP. PHASING)

DWG NO.
PLAN 6

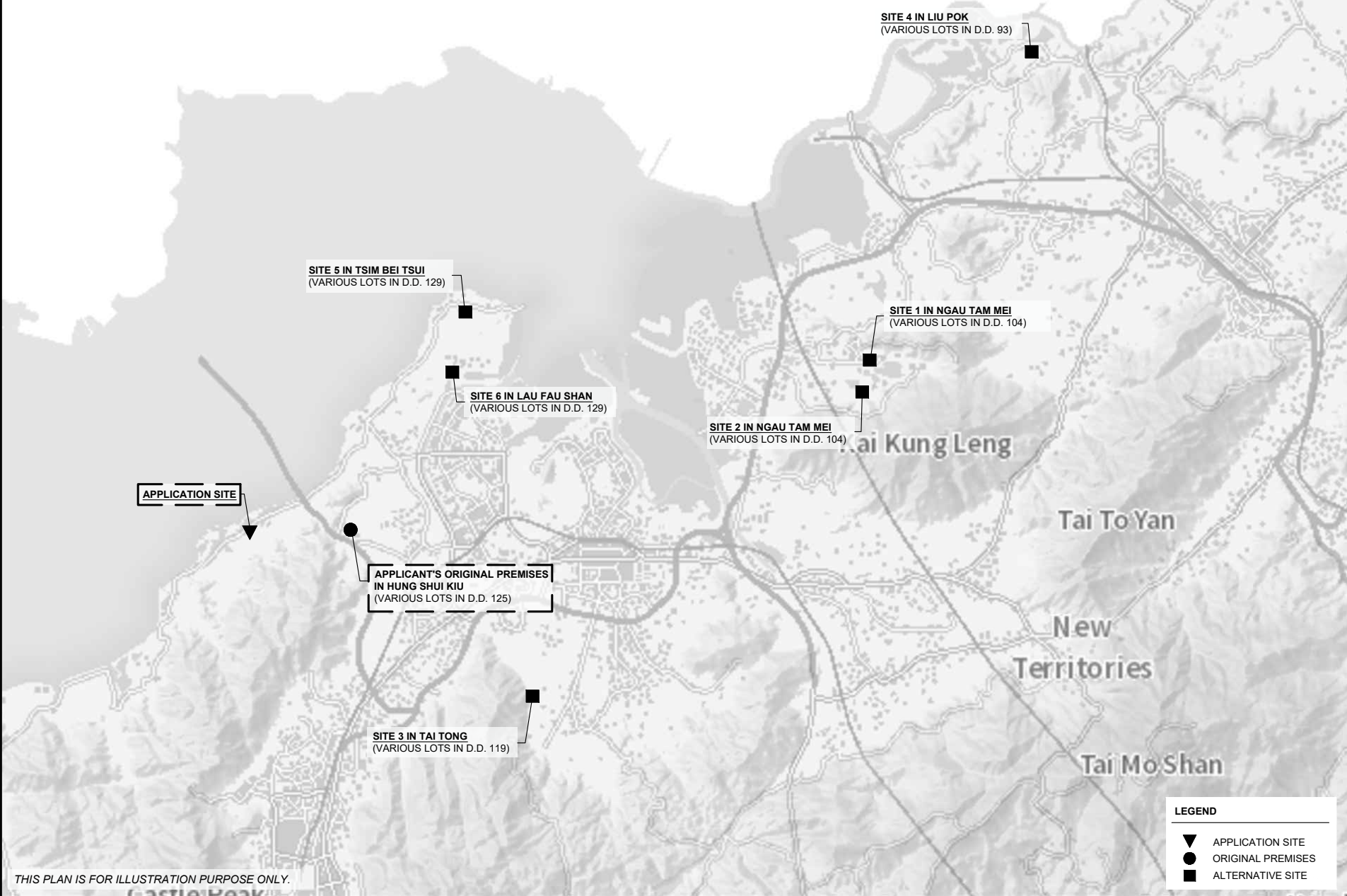
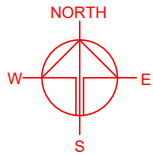
VER.
001

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 125, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE WITH ANCILLARY OFFICE AND CANTEN FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 99, CHAU TAU, NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY MN DATE 30.1.2023

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

ALTERNATIVE SITES

DWG NO. PLAN 7 VER. 001

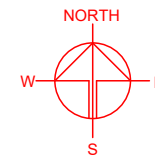
LEGEND

- ▼ APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITE

EXISTING CONDITION OF THE APPLICATION SITE

DATE OF AERIAL PHOTO : 8.3.2022
PHOTO NO. : E152765

APPLICATION SITE
(INDICATIVE ONLY)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE FOR STORAGE OF
MISCELLANEOUS GOODS FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA
TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY	DATE
MN	20.2.2023

CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
AERIAL PHOTO OF THE SITE

DWG NO. PLAN 8	VER. 001
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LEGEND

 APPLICATION SITE

SOURCE: LANDSD

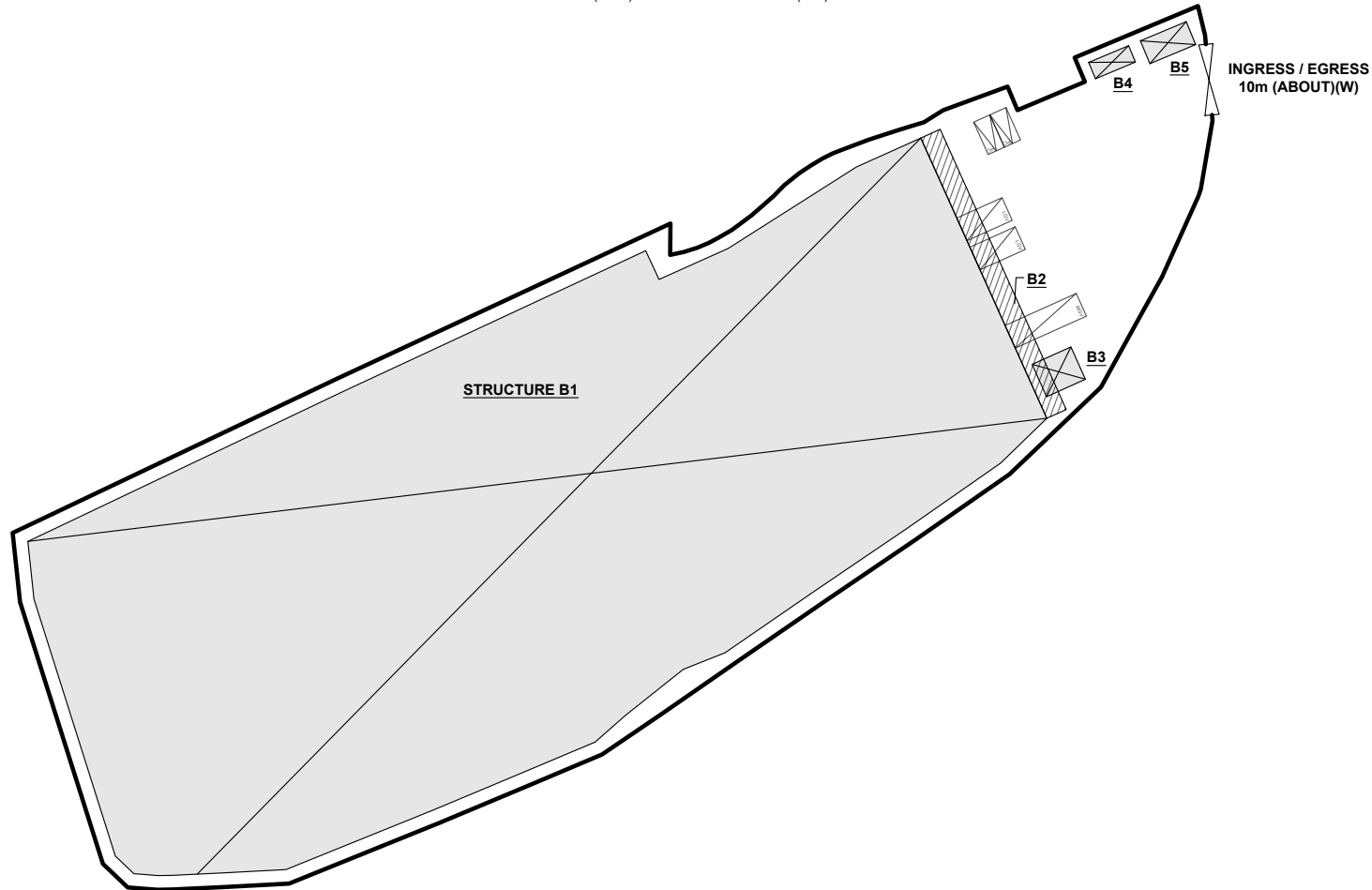
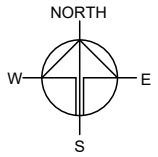
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 9,794 m ²	(ABOUT)
COVERED AREA	: 7,891 m ²	(ABOUT)
UNCOVERED AREA	: 1,903 m ²	(ABOUT)
PLOT RATIO	: 1.6	(ABOUT)
SITE COVERAGE	: 81 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 15,621 m ²	(ABOUT)
TOTAL GFA	: 15,621 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS	7,700 m ² (ABOUT)	15,400 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR LOADING/UNLOADING	130 m ² (ABOUT)	130 m ² (ABOUT)	6.5 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	21 m ² (ABOUT)*	51 m ² (ABOUT)#	6 m (ABOUT)(2-STOREY)
B4	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	FIRE SERVICE PUMP ROOM	25 m ² (ABOUT)	25 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		7,891 m ² (ABOUT)	15,621 m ² (ABOUT)	

#GFA OF STRUCTURE B3
G/F (21m²) + 1/F (30m² FOOTPRINT OF B3) = 51m²

*COVERED AREA OF STRUCTURE B3
STRUCTURE B3 IS PARTIALLY COVERED BY STRUCTURE B2,
*FOOTPRINT OF B3 (30m²) - AREA COVERED BY B2 (9m²) = 21m²



STRUCTURE B1

INGRESS / EGRESS
10m (ABOUT)(W)

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 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
	L/UL SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE FOR STORAGE OF
MISCELLANEOUS GOODS FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA
TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY
MN

DATE
3.3.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.
PLAN 9

VER.
003

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 9,794 m ²	(ABOUT)
COVERED BY STRUCTURE	: 7,891 m ²	(ABOUT)
LAND FILLING AREA	: 9,794 m ²	(ABOUT)
PROPOSED SITE LEVEL	: +4.3 mPD to 4.9 mPD	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES, PARKING, LOADING/UNLOADING AND CIRCULATION SPACES	

SITE FORMATION OF STRUCTURE

EXISTING SITE LEVEL	: +4.2 mPD (ABOUT)
PROPOSED SITE LEVEL	: +4.4 mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

SITE FORMATION OF STRUCTURE

EXISTING SITE LEVEL	: +4.7 mPD (ABOUT)
PROPOSED SITE LEVEL	: +4.9 mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

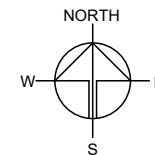
CIRCULATION SPACE

EXISTING SITE LEVEL	: +4.2 mPD (ABOUT)
PROPOSED SITE LEVEL	: +4.3 mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.1m

SITE FORMATION OF STRUCTURE

EXISTING SITE LEVEL	: +4.2 mPD (ABOUT)
PROPOSED SITE LEVEL	: +4.5 mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE FOR STORAGE OF
MISCELLANEOUS GOODS FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA
TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY MN DATE 3.3.2023

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

LAND FILLING AREA

DWG NO.
PLAN 10

VER.
002

LEGEND

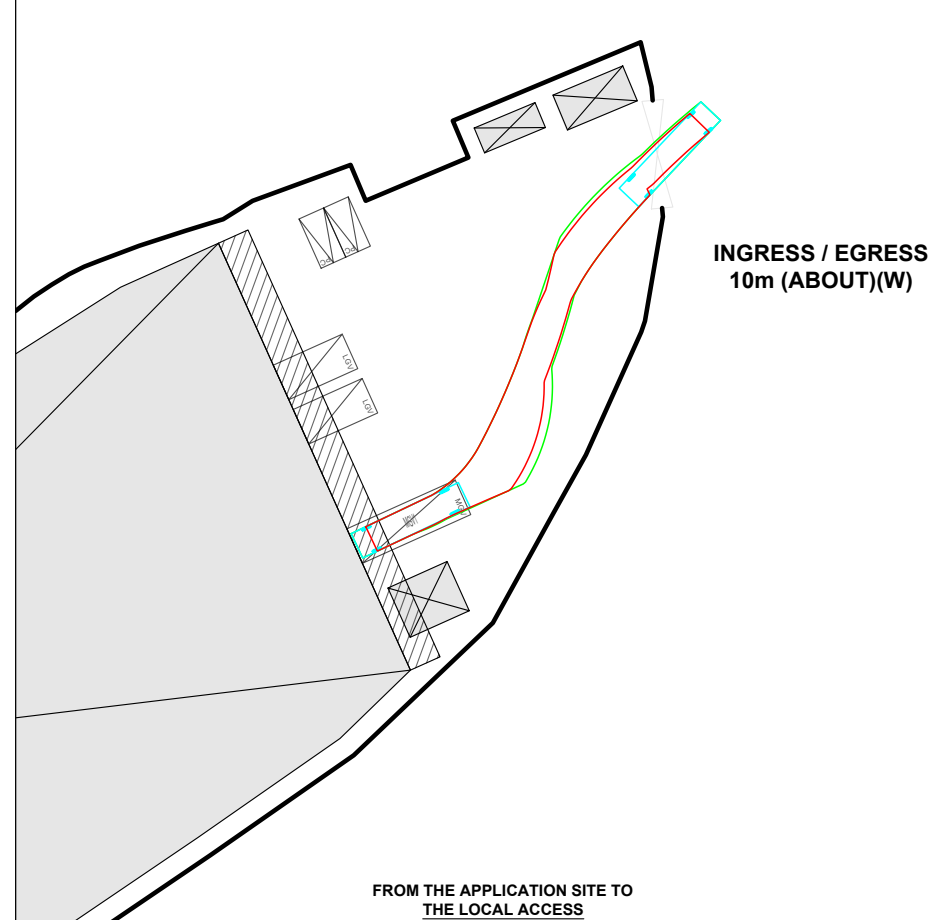
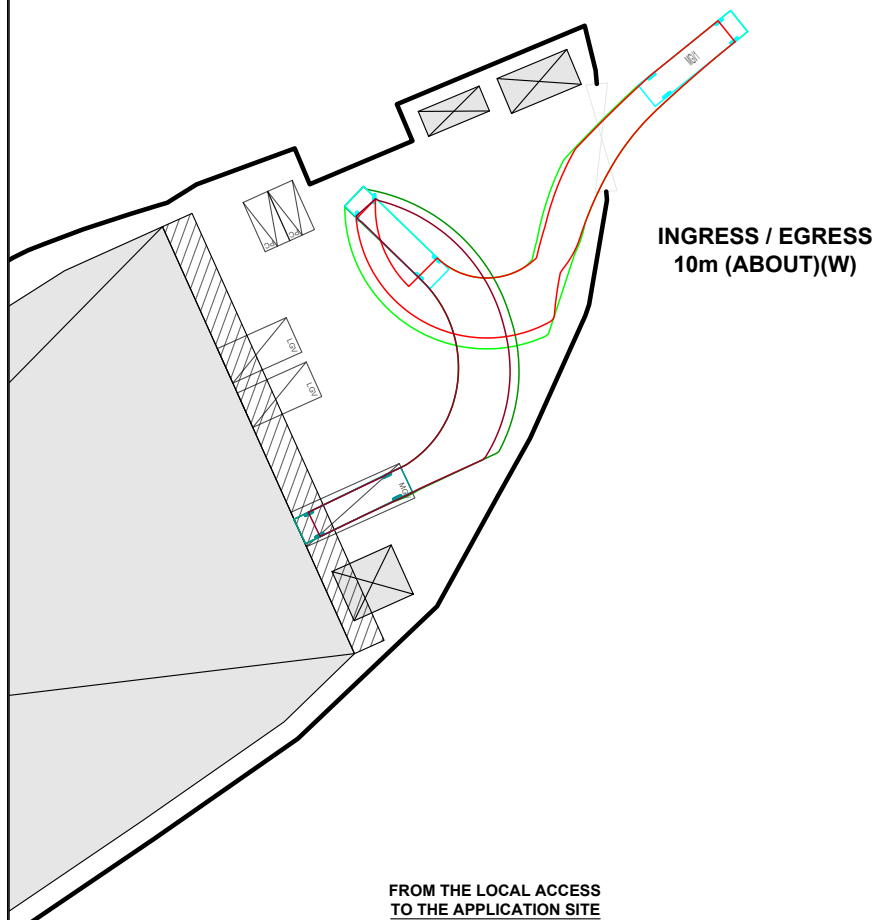
APPLICATION SITE

THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY.
EXACT SITE LEVEL IS SUBJECT TO DETAIL SURVEY.

SWEPT PATH ANALYSIS

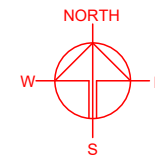
TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



LEGEND

- APPLICATION SITE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- MEDIUM GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
 WAREHOUSE FOR STORAGE OF
 MISCELLANEOUS GOODS FOR A
 PERIOD OF 3 YEARS AND
 ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA
 TSUEN, YUEN LONG, NEW
 TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY MN DATE 3.3.2023

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
 SWEPT PATH ANALYSIS

DWG NO. VER.
 PLAN 11 002

APPENDICES

Appendix I	Details of Alternative Sites for Relocation
Appendix II	Comparison Table - Original Premises and the Application Site
Appendix III	Traffic Impact Assessment
Appendix IV	Drainage Proposal

Appendix I
Details of Alternative Sites for Relocation

Appendix I - Alternative Sites for Relocation

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
1	<p>Various Lots in D.D. 104, Ngau Tam Mei, New Territories</p> <ul style="list-style-type: none"> The Site is accessible from Ngau Tam Mei Road via a local access. It is approximately 2km east of New Territories Circular Road and 1.4km east of Tsiu Keng Pang Uk. 	<p>The Site is currently occupied by temporary structures for agricultural uses and fishponds. It is fenced, generally flat and hard paved.</p> <p>The Site falls within an area zoned as "Green Belt" on the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12</p> <p>'Warehouse' use is not a column one nor two use within the "GB" zone.</p>	<p>The surrounding areas are predominated by residential and agricultural uses.</p> <ul style="list-style-type: none"> To its north are some temporary structures for residential use. To its east are area covered by vegetation and fishponds. To its south are area covered by vegetation and trees with some temporary structures for residential use. To its west is the vehicular access connecting to Ngau Tam Mei Road and area covered by vegetation and fishponds. 	<ul style="list-style-type: none"> The Site occupied an area of 4,946 m² (about), it is approximately 49% <u>smaller</u> than the original premises. No similar approved S.16 planning applications within the same "GB" zone. Not compatible with surrounding land use which is dominated by residential and agricultural uses. The Site is not directly connected to a proper road. After modification and subject to HyD/TD's approval, container vehicle should be able to access the Site. No public sewer in vicinity of the Site. The Site falls within <u>Category 4</u> areas under TPB PG No. 13F. <p><i>It is considered not suitable for relocation for the proposed development.</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
2	<p>Various Lots in D.D. 104, Ngau Tam Mei, New Territories</p> <ul style="list-style-type: none"> The Site is accessible from Ngau Tam Mei Road. It is approximately 120m south of Ngau Tam Mei Road and 300m northeast of Chun Shin Road. 	<p>The Site is currently vacant, partial occupied by temporary structures and the remaining area are covered by vegetation.</p> <p>The Site falls within an area zoned as "Green Belt" on the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12.</p> <p>'Warehouse' use is not a column one nor two use within the "GB" zone.</p>	<p>The surrounding areas are predominated by residential and agricultural uses.</p> <ul style="list-style-type: none"> To its north are the vehicular access connecting to Ngau Tam Mei Road and area occupied by temporary structures for residential use. To its east are some temporary structures for residential use and area covered by farmland and fishponds. To its south are area covered vegetation, trees and fishponds. To its west are area covered by vegetation and some temporary structures for residential use. 	<ul style="list-style-type: none"> The Site occupied an area of 2,090m² (about), it is approximately 79% <u>smaller</u> than the original premises. No similar approved S.16 planning applications within the same "GB" zone. Not compatible with surrounding land use which is dominated by residential and agricultural uses. The Site is not directly connected to a proper road. After modification and subject to HyD/TD's approval, container vehicle should be able to access the Site. No public sewer in vicinity of the Site. The Site falls within <u>Category 4</u> areas under TPB PG No. 13F. <p><i>It is considered not suitable for relocation for the proposed development.</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
3	<p>Various Lots in D.D. 119, Tai Tong, Yuen Long, New Territories</p> <ul style="list-style-type: none"> The Site is accessible from Kung Um Road via a local access. It is approximately 2km south of Yuen Long Highway and 450m west of Kung Um Road 	<p>The Site is currently located on a slope and covered by vegetation and woodland.</p> <p>The Site falls within an area zoned as "Green Belt" on the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14.</p> <p>'Warehouse' use is not a column one nor two use within the "GB" zone.</p>	<p>The surrounding areas are predominated by agricultural and warehouse and open storage uses.</p> <ul style="list-style-type: none"> To its north are the temporary structures used for open storage. To its east are some temporary structures for warehouse and an area zoned "Undetermined". To its south are area covered by vegetation, warehouse and unused land. To its west are a slope and a woodland. 	<ul style="list-style-type: none"> The Site occupied an area of 1,280m² (about), it is approximately 87% <u>smaller</u> than the original premises. No similar approved S.16 planning applications within the same "GB" zone. Not compatible with surrounding land use which is dominated by woodland and vegetation. The Site is not directly connected to a proper road. It is considered not suitable for container vehicle. No public sewer in vicinity of the Site. The Site falls within <u>Category 4</u> areas under TPB PG No. 13F. <p><i>It is considered not suitable for relocation for the proposed development.</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
4	<p>Various Lot in D.D. 93, Liu Pok, Yuen Long, New Territories</p> <ul style="list-style-type: none"> The Site is accessible from Liu Pok Road via a local access. It is approximately 800m west of Lo Wu Station and 2.5km north of Kung Tung North New Development Area. 	<p>The Site is currently vacant, unfenced, generally flat and majority of the Site is covered by vegetation and woodland.</p> <p>The Site partly falls within an area zoned as "Green Belt" and "Agriculture" on the Approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan No. S/NE-MLT/3.</p> <p>'Warehouse' use is not a column one nor two use within the "AGR" and "GB" zones.</p>	<p>The surrounding areas are predominated by agricultural and residential uses.</p> <ul style="list-style-type: none"> To its north are the area covered by vegetation and the frontier closed area. To its east are area covered by vegetation and graves. To its south are the local access connecting to Liu Pok Road and the low density village development, i.e. Liu Pok Tsuen To its west are area covered by vegetation, woodland and pond. 	<ul style="list-style-type: none"> The Site occupied an area of 3,730m² (about), it is approximately 38% <u>small</u> than the original premises. No similar approved S.16 planning applications within the same "GB" and "AGR" zone. Not incompatible with surrounding land use which is dominated by agricultural and residential uses. The Site is not directly connected to a proper road. After modification and subject to HyD/TD's approval, container vehicle should be able to access the Site. No public sewer in vicinity of the Site. The Site falls within <u>Category 3</u> (portion of the Site falls within "AGR" and <u>Category 4</u> (portion of the Site falls within "GB") areas under TPB PG No. 13F. The vehicular access leading to the Site is not capable to cater container vehicle. <p><i>It is considered not entirely suitable for relocation for the proposed development.</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
5	<p>Various Lots in D.D. 129, Tsim Bei Tsui, Yuen Long, New Territories</p> <ul style="list-style-type: none"> The Site is accessible from Deep Bay Road via a local access. It is approximately 200m south of Sha Kiu Tsuen and 1km East of Ramsar Convention 	<p>The Site is currently partially fenced and hard paved for open storage use, and partially covered by vegetation and woodland.</p> <p>The Site falls on an area zoned as "Green Belt" on the Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11.</p> <p>'Warehouse' use is not a column one nor two use within the "AGR" zone.</p>	<p>The surrounding areas are predominated by agricultural, residential, open storage and warehouse uses.</p> <ul style="list-style-type: none"> To its north are the vehicular access connecting the Site to Deep Bay Road and area covered by vegetation and woodland. To its east are occupied by temporary structures for warehouse and vehicle repair workshop uses. To its south are areas used as agricultural and graves. To its west are area covered by vegetation and woodland. 	<ul style="list-style-type: none"> The Site occupied an area of 4,086m² (about), it is 58% <u>smaller</u> than the original premises. No similar approved S.16 planning applications within the same "GB" zone. Not entirely incompatible with surrounding land use which is dominated by warehouse and agricultural uses. The Site is not directly connected to a proper road. After modification and subject to HyD/TD's approval, container vehicle should be able to access the Site. No public sewer in vicinity of the Site. The Site falls within <u>Category 4</u> areas under TPB PG No. 13F. <p><i>It is considered not suitable for relocation for the proposed development.</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
6	<p>Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories</p> <ul style="list-style-type: none"> The Site is accessible from Tin Yuet Road via a local access. It is approximately 1.4km north of Tin Shui Wai town centre and 1km south of Sha Kiu Tsuen 	<p>The Site is currently vacant, unfenced, generally flat and majority of the Site is covered by vegetation and trees.</p> <p>The Site falls on an area zoned as "Green Belt" on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11.</p> <p>'Warehouse' use is not a column one nor two use within the "GB" zone.</p>	<p>The surrounding areas are predominated by workshop and storage uses.</p> <ul style="list-style-type: none"> To its north are occupied by temporary structures for workshop and open storage uses. To its east are occupied by temporary structures for workshop and storage use and village houses of Leung Uk Tsuen. To its south are the local vehicular access connecting the Site to Tin Yuet Road. To its west are the temporary structures for warehouse and residential uses. 	<ul style="list-style-type: none"> The Site occupied an area of 2,784m² (about), it is 71% <u>smaller</u> than the original premises. No similar approved S.16 planning applications within the same "GB" zone. Not entirely incompatible with surrounding land use which is dominated by workshop and storage uses. The Site is not directly connected to a proper road. After modification and subject to HyD/TD's approval, container vehicle should be able to access the Site. No public sewer in vicinity of the Site. The Site falls within <u>Category 4</u> areas under TPB PG No. 13F. <p><i>It is considered not entirely suitable for relocation for the proposed development.</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
App. Site	<p>Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories</p> <ul style="list-style-type: none"> The Site is accessible from Deep Bay Road via a local access. It is approximately 6km north of Tuen Mun New Town and 3km west of Tin Shui Wai New Town. 	<p>The Site is generally flat, partially fenced off, hard paved and partially covered by vegetation.</p> <p>The Site falls within an area zoned as "Agriculture" on the Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12.</p> <p>'Warehouse' use is not a column one nor two use within the "AGR" zone.</p>	<p>The Site is mainly surrounded by vehicle park, open storage, temporary structures for storage and workshop uses; and vacant land covered by vegetation and hard paving.</p> <ul style="list-style-type: none"> To its immediate north are local access connecting Deep Bay Road to the Site, to its further north are land covered by vegetation and ponds. To its immediate east are area covered by pond. To its further east are vacant land covered by vegetation and woodland To its immediate south are vacant land covered by vegetation. To its further south are occupied by temporary structures for workshop and storage uses. To its immediate west are the area covered by pond. To its further west are occupied by temporary structure for workshop use. 	<ul style="list-style-type: none"> The Site occupied an area of 9,794 m² (about), it is <u>9% larger than</u> the original premises. Similar approved S.16 planning applications within the same "AGR" zone. The Site is partially covered by hard-paving and partially covered by vegetation. Not incompatible with surrounding land use which predominated by open storage, temporary structures for storage and workshop uses. No public sewer in vicinity of the Site. The Site falls within <u>Category 3</u> areas under TPB PG No. 13F. Deep Bay Road and the local access are capable to cater medium goods vehicle. <p><i>It is considered suitable for relocation for the proposed development.</i></p>

Appendix II

Comparison Table – Original Premises and the Application Site

Appendix II – Comparison table showing the differences between the proposed scheme and the approved scheme under S.16 Planning Application No. A/HSK/201

Development Parameters	Approved Application No. A/HSK/201 (a)	Current Application (b)	Difference (b)-(a)	
Site Area	9,024m ² (about)	9,794 m ² (about)	+770 m ²	+8.5%
Covered Area	6,780 m ² (about)	7,891 m ² (about)	+1,111 m ²	+16.4%
Uncovered Area	2,244 m ² (about)	1,903 m ² (about)	-341 m ²	-15.2%
Plot Ratio	1.5 (about)	1.6 (about)	+0.1	+6.7%
Site Coverage	75% (about)	81% (about)	+6%	+8%
No. of Structure	3	5	+2	
Gross Floor Area	13,500 m ² (about)	15,621 m ² (about)	+2,121 m ²	+15.7%
- Domestic	N/A	N/A		
- Non-Domestic	13,500 m ² (about)	15,621 m ² (about)	+2,121 m ²	+15.7%
Building Height	10 – 13 m (about)	3 – 13 m (about)	-	
No. of Storey	2	1 - 2	-	
Operation Hours	Monday to Saturday 07:00 – 23:00	Monday to Saturday 07:00 – 23:00	-	
No. of Private Car/Light Goods Vehicle Parking Space	Private Car / Light Goods Vehicle: 2	Private Car: 2	-	
No. of Loading/Unloading Space for Medium/Heavy Goods Vehicle and Container Vehicle	Medium / Heavy Goods Vehicle: 2 Container Vehicle: 2	Light Goods Vehicle: 2 Medium Goods Vehicle: 1	-	

Appendix III
Traffic Impact Assessment

Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories

**Final TIA Report
June 2023**

Section 16 Planning Application

Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories

**Final TIA Report
June 2023**

Contents Amendment Record

This report has been issued and amended as follows:

Revision	Description	Prepared / Date	Checked / Date	Approved / Date
0	Draft Report	15/06/2023 LL	16/06/2023 DP	19/06/2023 SC
0a	Draft Report	29/06/2023 LL	30/06/2023 DP	30/06/2023 SC
0b	Final Report	03/07/2023 LL	03/07/2023 DP	03/07/2023 SC

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Appendices

Appendix A Conceptual Layout Plan and Swept Path Analysis

Appendix B 2023 Junction Calculation Sheets

Appendix C 2026 Junction Calculation Sheets

1 INTRODUCTION

1.1 General

- 1.1.1 Ozzo Technology (HK) Limited was commissioned to undertake a Traffic Impact Assessment (TIA) Study in support of the S16 planning application for the Proposed Warehouse Development at Various Lots in DD128, Ha Tsuen, Yuen Long, New Territories ("Project Site").

1.2 Project Descriptions

- 1.2.1 The Project Site is located at the Ngau Hom Sha, situated at the south of Deep Bay Road.

1.3 Study Objectives

- 1.3.1 The main objectives of this Traffic Impact Assessment ("TIA") Study are to:
- (i) evaluate the existing vehicular traffic and transport conditions of the project site and to assess the traffic and transport implications of the development to the adjacent road network and pedestrian facilities for the operation of the Project Site;
 - (ii) identify any existing and potential traffic and transport problems and to recommend possible mitigation measures and advise any necessary traffic arrangement;
 - (iii) recommend traffic improvement measures for the Project Site, as necessary.

1.4 Report Structure

- 1.4.1 Following this introductory chapter, this report is arranged as follow:
- Chapter 2 describes the Project Site;
 - Chapter 3 summarizes the existing traffic conditions in the vicinity of the Project Site;
 - Chapter 4 describes the methodology for estimating the amount of visitor flows and vehicular traffic to be induced by the development;
 - Chapter 5 details the traffic forecast and the results of traffic impact assessment;
 - A summary of the findings and conclusion of this TIA study are given in Chapter 6.

2 DESCRIPTONS OF THE PROJECT SITE

2.1 Site Location and Study Area

- 2.1.1 **Figure 2-1** shows the location of the Project Site, located at Ngau Hom Sha and bounded by Deep Bay Road in the north.

2.2 Development Parameters for the Project Site

- 2.2.1 Based on the latest information, the Project Site involves a temporary warehouse development, with GFA of around 15,621m².

2.3 Parking and Loading/Unloading Facilities

- 2.3.1 **Table 2-1** summarizes the internal transport facilities to be provided in the Project Site. As there are no specific parking and loading/unloading requirements for temporary warehouse development in accordance to HKPSG, ancillary transport facilities are provided based on users' requirements to meet operational needs.

Table 2-1 Ancillary Transport Facilities Based on User's Requirement

Type of Ancillary Transport Facilities	Provision based on User's Requirement
Private Car Parking Space	2
Total Parking Facilities	2
L/UL Spaces for LGV	2
L/UL Spaces for MGW	1
Total L/UL Facilities	3

- 2.3.2 As presented by R-Riches Property Consultant's Limited, the conceptual layout plan of the Project Site and the associated swept path analysis are included in **Appendix A** for easy reference.

2.4 Vehicular and Pedestrian Access Arrangements

- 2.4.1 The vehicular access for the Project Site is located at the east, connecting to a short section of local access road before entering Deep Bay Road. Location of the ingress / egress point is also presented in **Figure 2-1**.

3 EXISTING TRAFFIC AND TRANSPORT CONDITIONS

3.1 Existing Road Network

- 3.1.1 As shown in **Figure 2-1**, the Project Site is located at Ngau Hom Sha bounded by Deep Bay Road in the north. Current condition for the connecting carriageways are described as follows:
- 3.1.2 Deep Bay Road is a single track rural road connecting Lau Fau Shan Road in the east and Nim Wan Road in the west. Acting as single carriageway with 1-lane-2 way operation, passing areas are generally identified along the carriageway, while serving a low volume of traffic.
- 3.1.3 Kai Pak Ling Road is a single track access road with 1-lane-2-way operation connecting Fung Kong Tsuen Road in the east and Deep Bay Road in the west. Similar to Deep Bay Road, passing areas are identified along the carriageway to facilitate smooth vehicular operation.
- 3.1.4 For section between Kai Pak Ling Road and the access road underneath Kong Sham Western Highway, an unnamed access road with a single track configuration is also identified connecting the abovesaid carriageways.

3.2 Traffic Surveys

- 3.2.1 To assess the existing traffic condition, vehicular traffic count surveys were conducted on 30 May 2023 (Tuesday) between 07:00 to 10:00 and 16:30 to 19:30. A summary of the types of surveys being undertaken and the survey locations are shown in **Figure 3-1** and **Table 3-1**.

Table 3-1 Summary of Comprehensive Surveys

Survey Type	Location	Figure	Survey Date	Data Collected
Vehicular Count Surveys	J1 to J3	Figure 3-1	2023-05-30 (Tuesday)	Manual count in 15 min intervals
	L1 to L3	Figure 3-1	2023-05-30 (Tuesday)	Manual count in 15 min intervals

3.3 Existing Vehicle Traffic Conditions

- 3.3.1 All vehicle flows recorded during the traffic surveys have been converted to passenger car unit (PCU) based on the PCU factors as indicated in Table 2.3.1.1 of Volume 2 of Transport Planning and Design Manual (TPDM) and shown in **Table 3-2**.

Table 3-2 Passenger Car Unit Conversion Factors

Vehicle Type	PCU Conversion Factor ⁽¹⁾
	Priority junction/ Roundabout
Car / Taxi	1.00
Public Light Bus / Minibus	1.50
Light Goods Vehicle	1.50
Medium/ Heavy Goods Vehicle	1.75
Bus / Coach	2.00

Notes: (1) Table 2.3.1.1, Chapter 2.3, Volume 2, TPDM-2021

3.3.2 By applying the above PCU factors, vehicular traffic flows in PCUs are calculated and the AM and PM peak hour is identified to occur at 08:15-09:15 and 16:00-17:00 for AM peak and PM peak respectively. **Figure 3-2** presents the 2023 observed Weekday AM and PM peak hour traffic flows on the road network in the vicinity of the Project Site.

3.3.3 Based on the existing traffic flows, the peak hour performance of the key junctions in the vicinity of the Project Site is assessed. The assessment results are indicated in **Table 3-3** and detailed junction calculation sheets are given in **Appendix B**.

Table 3-3 2023 Peak Hour Junction Capacity Assessment

Jn. ID.	Location ⁽¹⁾	Type	Capacity Index ⁽²⁾	2023 Weekday	
				AM Peak	PM Peak
J1	Kai Pak Ling Road / Unnamed Access Road	Priority	DFC	0.07	0.05
J2	Kong Sham Western Highway / Access Road underneath Kong Sham Western Highway	Priority	DFC	0.35	0.25

Notes:

(1) Refer to **Figure 3-1** for junction locations

(2) DFC = Design Flow to Capacity for priority junction

- 3.3.4 The results reveal that all the assessed key junctions are operated satisfactorily during the peak hours.
- 3.3.5 Based on the existing traffic flows, the peak hour performances of the key road links in the vicinity of the Project Site are also assessed and the results are indicated in **Table 3-4**.

Table 3-4 2023 Peak Hour Road Link Capacity Assessment

No.	Location ⁽¹⁾	Direction	Design ⁽²⁾ Capacity (veh/hr)	Weekday AM Peak		Weekday PM Peak	
				Flows (veh/hr)	P/Df ⁽³⁾	Flows (veh/hr)	P/Df ⁽³⁾
L1	Deep Bay Road (west of Kong Sham Western Highway)	2-way	100	48	0.48	58	0.58
L2	Deep Bay Road (east of Kong Sham Western Highway)	2-way	100	58	0.58	83	0.83
L3	Unnamed Road southern to Deep Bay Road	2-way	100	53	0.53	64	0.64
L4	Unnamed Road adjacent to Fung Hong Tsuen Water Tank	2-way	100	42	0.42	53	0.53

Notes: (1) Refer to Figure 3-1 for road link locations
(2) TPDM Vol 3 Chapter 3.11.3.1
(3) P/Df = Peak Hourly Flows/Design Flow Ratios (P/Df) for road links

- 3.3.6 The results reveal that all the key road links in the vicinity of the Project Site operate within capacity during the peak hours.

4 ESTIMATION OF DEVELOPMENT FLOWS

4.1 Peak Hour Vehicular Flows

4.1.1 To estimate the vehicular trips generated from the Project Site (which is a temporary rehouse development), trip rate derived from recent TIA prepared by CKM Asia Limited under "Proposed Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years and Filling of Land at Various Lots in D.D. 128 and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories" (hereinafter called "Previous CKM Study") is adopted in this Study.

4.1.2 Adopted trip rate and projected development traffic for the Project Site are presented **Table 4-1** and **Table 4-2** respectively.

Table 4-1 Vehicle Trips for Reference Site

Development Type	Reference Site	Vehicular Trips for Reference Site (pcu/hr)			
		Weekday AM		Weekday PM	
		In	Out	In	Out
Warehouse	Warehouse at Various Lots in D.D. 128 (GFA = 89,330m ²) ⁽¹⁾	20	20	20	20

Source: (1) TIA Report under Previous CKM Study.

Table 4-2 Adopted Trip Rate

Development Type	Reference Survey Site	Trip Rate Unit	Visitor Trips for Reference Sites			
			Weekday AM		Weekday PM	
			In	Out	In	Out
Warehouse	Warehouse at Various Lots in D.D. 128 (GFA = 89,330m ²) ⁽¹⁾	PCU / 100m ² GFA	0.02239	0.02239	0.02239	0.02239

4.1.3 Based on the development parameter of the Project Site and the trip rates presented in **Table 4-2**, the peak hour traffic flows for the Project Site are calculated and presented in **Table 4-3**.

Table 4-3 Projected Peak Hour Traffic Flows for the Project Site

Development Type	Parameter for Project Site	Vehicular Trips for Project Site (pcu/hr)			
		Weekday AM		Weekday PM	
		In	Out	In	Out
Warehouse	GFA = 15,621 m ²	3.5	3.5	3.5	3.5

- 4.1.4 The projected peak hour development traffic flow for the Project Site is expected to be 3.5pcu's (equivalent to 2 veh) per direction for both AM and PM peak hours.

5 TRAFFIC IMPACT ASSESSMENT

5.1 Design Year

- 5.1.1 With the planning application for the Proposed Warehouse development involves a period of 3 years, the expected end year for the Project Site would be year 2026. For conservative, 2026 is adopted as the design year for this Study.

5.2 Methodology

- 5.2.1 In forecasting the future traffic flows on the road network in the Study Area, due considerations are given to the following information and factors:

- Historical traffic data from Annual Traffic Census (ATC) published by Transport Department;
- The forecast population and employment from the 2019-based Territorial Population and Employment Data Matrices (TPEDM) planning data published by Planning Department;
- Committed and planned developments in the Study Area.

- 5.2.2 The following steps are undertaken to derive the 2026 Peak Hour Reference Flows (i.e. without the Project Site) and Design Flows (i.e. with the Project Site).

2026 Background Flows = 2023 Flows x annual growth factors

2026 Reference Flows = 2026 Background Flows + additional traffic by
planned and committed developments

2026 Design Flows = 2026 Reference Flows + development traffic

- 5.2.3 The traffic impact to be induced by the Development is assessed by comparing the Peak Hour Reference Traffic Flows against the Design Traffic Flows for both Design Years.

5.3 Future Year Reference Traffic Flows

Historical Traffic Growth

- 5.3.1 To gain an understanding of the historical trends of traffic growth on the nearby road network, relevant traffic data over the 5-year period of 2013 to 2018 are extracted from the Annual Traffic Census (ATC) Reports for the ATC stations within the Study Area. The traffic data in 2019 and 2020 are excluded from the analysis due to social activities and outbreak of COVID-19 respectively. **Table 5-1** describes the location of the nearby ATC station (Ping Ha Road and Lau Fau Shan Road) and provides the corresponding traffic data.

Station	Road	Between		2013	2014	2015	2016	2017	2018	Average Annual Growth
5858	Ping Ha Rd & Lau Fau Shan Road	Tin Ha Road	Deep Bay Road	11,860	11,730	11,630	14,580	12,370	12,680	1.35%
				0.85%	-1.1%	-0.85%	25.37%	-15.16%	2.51%	
TOTAL				11,860	11,730	11,630	14,580	12,370	12,680	1.35%
				0.85%	-1.1%	-0.85%	25.37%	-15.16%	2.51%	

Table 0-1 Average Annual Daily Traffic from Annual Traffic Census

- 5.3.2 As indicated in **Table 5-1**, the traffic on the road network within the Study Area is increased by 1.35% p.a. over the period from 2013 – 2018.

2019-Based TPEDM

- 5.3.3 **Table 5-2** presents the population and employment data in Tin Shui Wai District for 2019, 2026 and 2031 from the 2019-based Territorial Population and Employment Data Matrices (TPEDM) planning data provided by Planning Department.

Table 0-2 2019-Based TPEDM for Northwest New Territories

Category	2019	2023 ⁽¹⁾	2026	2023-2026 Average Growth (% p.a.)
Population	222,800	232,200	239,250	1.00%
Employment	584,00	68,943	76,850	3.69%
Total	281,200	301,143	316,100	1.63%

Source: 2019-based TPEDM published by Planning Department

Note (1): 2023 population and employment places are calculated by interpolation between 2019 and 2026.

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- 5.3.4 It is anticipated that the population and employment places in Northwest New Territories would be increased by 1.00% and 3.69% p.a. respectively, i.e. an overall increase of 1.63% per annum.
- 5.3.5 For conservative, annual growth rate derived from 2019-Based TPEDM of 1.63% will be adopted in the Study.

Planned and Committed Developments

- 5.3.6 Making reference to the Previous CKM Study, a temporary warehouse development (with peak hour traffic flow of 8veh/hr or 20pcu/hr per direction) is identified adjacent to the Project Site for year 2026. Hence the captioned development is included in the future year traffic forecast.

2026 Reference Flows

- 5.3.7 Taking into account of the above factors, to summarize, the following steps are undertaken to derive the 2026 Reference Traffic Flows (i.e. without Project Site):
- 2026 Background Flows = 2023 Flows x annual growth factors (+1.63% p.a.)
- 2026 Reference Flows = 2026 Background Flows + Planned / Committed
Development Traffic (refer to **Section 5.3.6**)
- 5.3.8 The 2026 Reference Traffic Flows (i.e. without Project Site) are presented in **Figure 5-1**.

5.4 Future Year Design Peak Hour Traffic Flows

- 5.4.1 The additional development traffic in **Table 4-3** is then assigned onto the nearby road network with reference to the existing traffic distribution pattern in the Study Area. The resulting peak hour development flows are shown in **Figure 5-2**.
- 5.4.2 By adding the development flows in **Figure 5-2** to the 2026 Reference Peak Hour Flows (i.e. without Project Site) in **Figure 5-1**, the 2026 Design Peak Hour Flows (i.e. with Project Site) are derived and shown in **Figure 5-3**.

5.5 Future Year Junction Capacity Assessments

- 5.5.1 Based on the Reference Flows (i.e. without Project Site) and Design Flows (i.e. with Project Site) for the Design Year, junction capacity assessment are undertaken and the results shown in **Table 5-4** with detailed calculation sheets provided in **Appendix C**.

Table 0-3 2026 Peak Hour Junction Capacity Assessment

Jn. ID.	Location ⁽¹⁾	Type	Capacity Index ⁽²⁾	2026 Reference Scenario		2026 Design Scenario	
				AM Peak	PM Peak	AM Peak	PM Peak
J1	Kai Pak Ling Road / Unnamed Access Road	Priority	DFC	0.12	0.10	0.13	0.11
J2	Kong Sham Western Highway / Access Road underneath Kong Sham Western Highway	Priority	DFC	0.46	0.36	0.48	0.37

Notes: (1) Refer to Figure 2-1 for junction locations
(2) DFC = Design Flow to Capacity for priority junction

- 5.5.2 It is indicated in **Table 5-4** that all the key junctions in the vicinity of the Project Site would be operating within capacity during peak hours for both the Reference (without Project Site) and Design (with Project Site) scenarios.

5.6 Future Year Link Capacity Assessments

- 5.6.1 Based on the Reference Flows (i.e. without Project Site) and Design Flows (i.e. with Project Site), link capacity assessments for Design Year 2026 are carried out and the results are presented in **Table 5-5**.
- 5.6.2 The results in the table indicate that all the key road links in the Study Area operate satisfactorily during the peak hours in the Reference scenario (i.e. without Project Site) and Design scenario (i.e. with Project Site), except for L2 with the road link is operating approaching capacity for both Reference Scenario and Design Scenario during PM peak. Nevertheless, as no operation traffic will be contributed to the concerned road section, no additional traffic impact onto the critical section is identified due to the Project Site.

Table 0-4 2026 Peak Hour Road Link Capacity Assessment

N o.	Location ⁽¹⁾	Dir.	Design ⁽²⁾ Capacity (veh/hr)	2026 Reference Scenario (AM Peak)		2026 Reference Scenario (PM Peak)		2026 Design Scenario (AM Peak)		2026 Design Scenario (PM Peak)	
				Flows (veh/hr)	P/Df ⁽³⁾	Flows (veh/hr)	P/Df ⁽³⁾	Flows (veh/hr)	P/Df ⁽³⁾	Flows (veh/hr)	P/Df ⁽³⁾
L1	Deep Bay Road (west of Kong Sham Western Highway)	2-way	100	52	0.52	62	0.62	56	0.56	66	0.66
L2	Deep Bay Road (east of Kong Sham Western Highway)	2-way	100	62	0.62	89	0.89	62	0.62	89	0.89
L3	Unnamed Road southern to Deep Bay Road	2-way	100	57	0.57	68	0.68	61	0.61	72	0.72
L4	Unnamed Road adjacent to Fung Hong Tsuen Water Tank	2-way	100	61	0.61	73	0.73	65	0.65	77	0.77

Notes: (1) Refer to Figure 3-1 for road link locations
(2) TPDM Vol 3 Chapter 3.11.3.1
(3) P/Df = Peak Hourly Flows/Design Flow Ratios (P/Df) for road links

5.7 Passing Areas along Deep Bay Road

- 5.7.1 The vehicular access of the Project Site is around 500m from Deep Bay Road / Kai Pak Ling Road. Considering the section of Deep Bay Road is a single lane carriageway serving 1-lane-2 way operation, availability of passing areas along Deep Bay Road are investigated in this Study.

- 5.7.2 Based on the findings for on-site observation, passing areas are generally identified for the concerned section of Deep Bay Road with spacing of passing areas ranging from 15m to 55m (for which the spacing complies with TPDM). Locations of passing areas presented in **Figure 5-4**.

6 Summary and Conclusion

5.8 Summary

- 5.8.1 Ozzo Technology (HK) Limited is commissioned to undertake this Traffic Impact Assessment (TIA) Study to assess the traffic impact to be induced by the Project Site on the nearby road network.
- 5.8.2 Capacity assessments are undertaken to reveal the 2023 AM and PM peak hour traffic conditions in the vicinity of the Project Site. The assessment results indicate that all the key junctions and road links perform satisfactorily during the AM and PM peak hours on a normal weekday.
- 5.8.3 With the planning application for the Proposed Warehouse development involves a period of 3 years, while the expected end year for the Project Site would be year 2026, year 2026 is adopted as the design year for this Study
- 5.8.4 For traffic impact assessments, junction and link capacity assessments are undertaken for the 2026 AM and PM peak hours on a normal weekday. With the trivial development traffic generated from the Project Site, assessment results indicate that all the key junctions and road links would perform satisfactorily in the Design Year even with the Project Site in place.

5.9 Conclusion

- 5.9.1 The impact assessment results indicate that the Project Site would not create adverse impact on the surrounding road network.

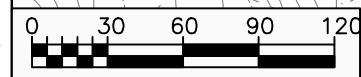
Proposed Temporary Warehouse for Storage of Miscellaneous Goods
for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128,
Ha Tsuen, Yuen Long, New Territories

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Figures

X:\Ozzo\82754_Proposed Temporary Warehouse for Various Lots in DD128 Ha Tsuen, Yuen Long\Data\Dwg\82754_Figure 2-1.dwg 2023/06/29 11:23:20



Date 29/06/2023 Scale 1:3000

Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Site Location

LEGEND:

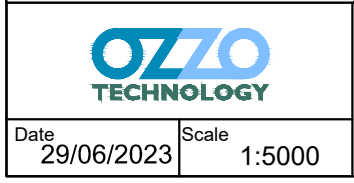
 Project Site

Project No. 82754

Dwg No. Figure 2-1

Rev.

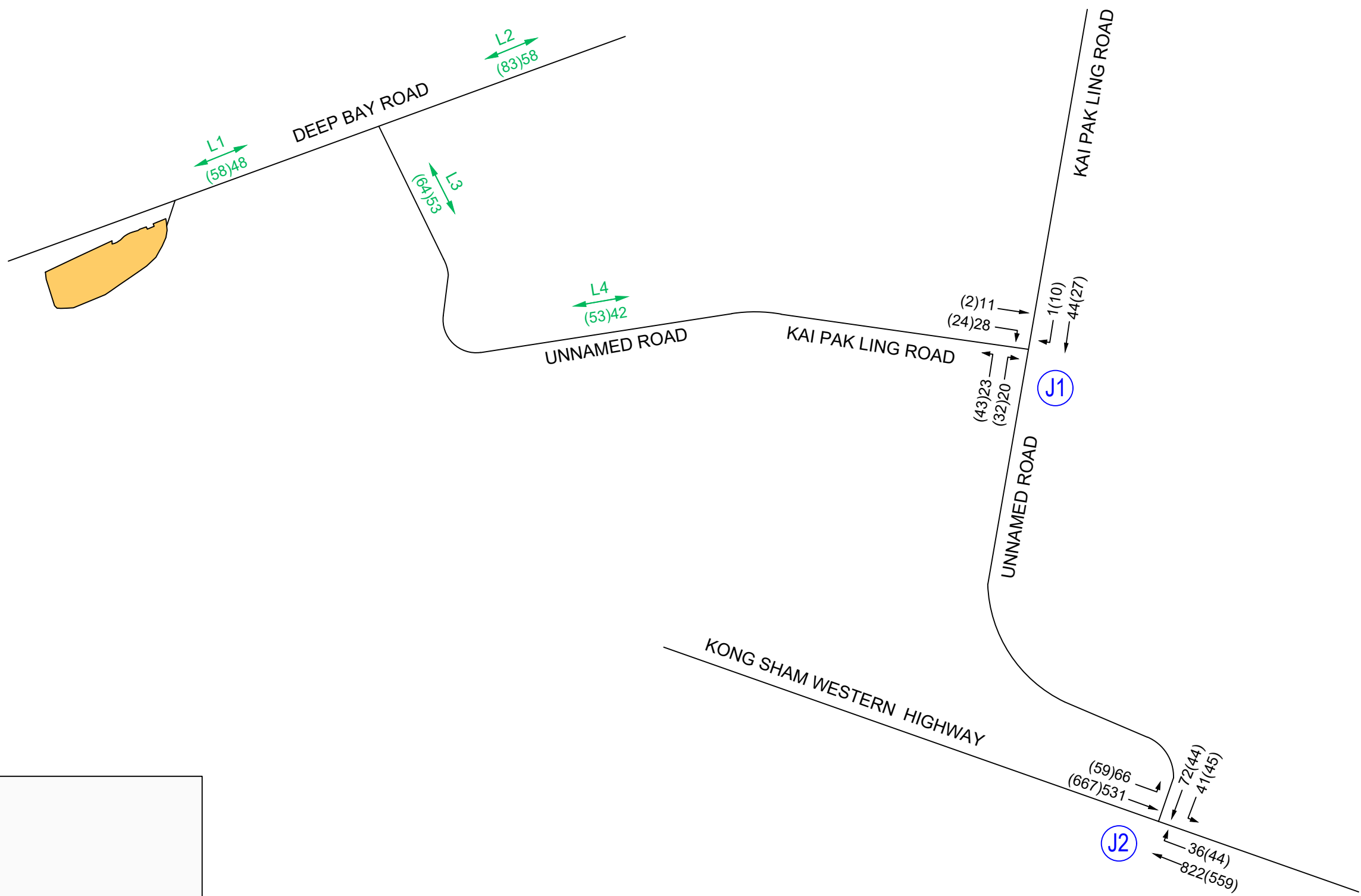
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Locations of Types Traffic Surveys

 Surveyed Link Flow

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LEGEND:

- Project Site
- Junction No.
- Weekday AM Peak Hour 2-Way Traffic flow (in Veh)
Weekday PM Peak Hour 2-Way Traffic flow (in Veh)
- Weekday AM Peak Hour Traffic flow (in PCUs)
Weekday PM Peak Hour Traffic flow (in PCUs)



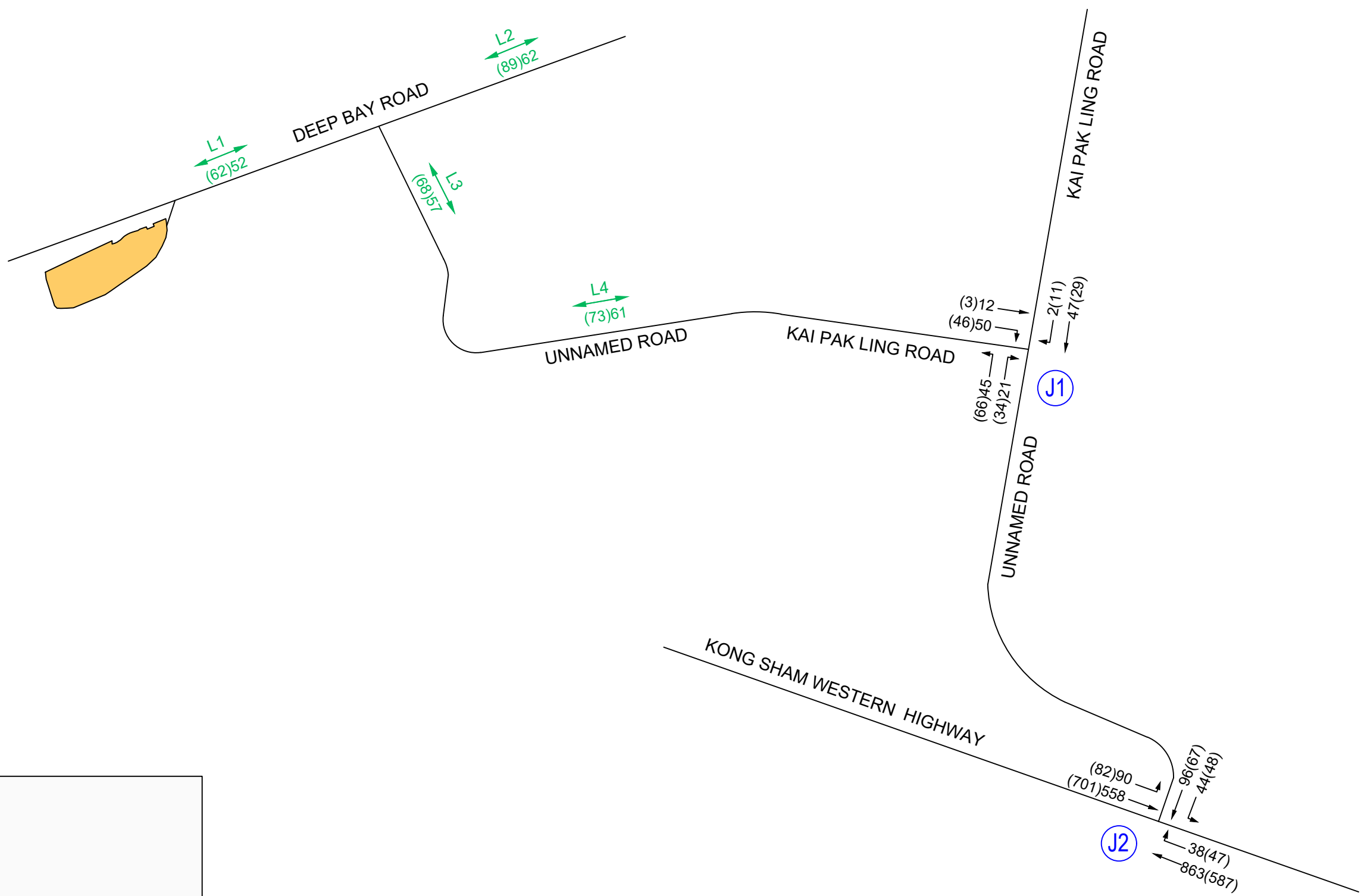
Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Date 29/06/2023 Scale N.T.S

2023 Observed Peak Hour Traffic Flows

Project No. 82754		Rev.
Dwg No. Figure 3-2		-

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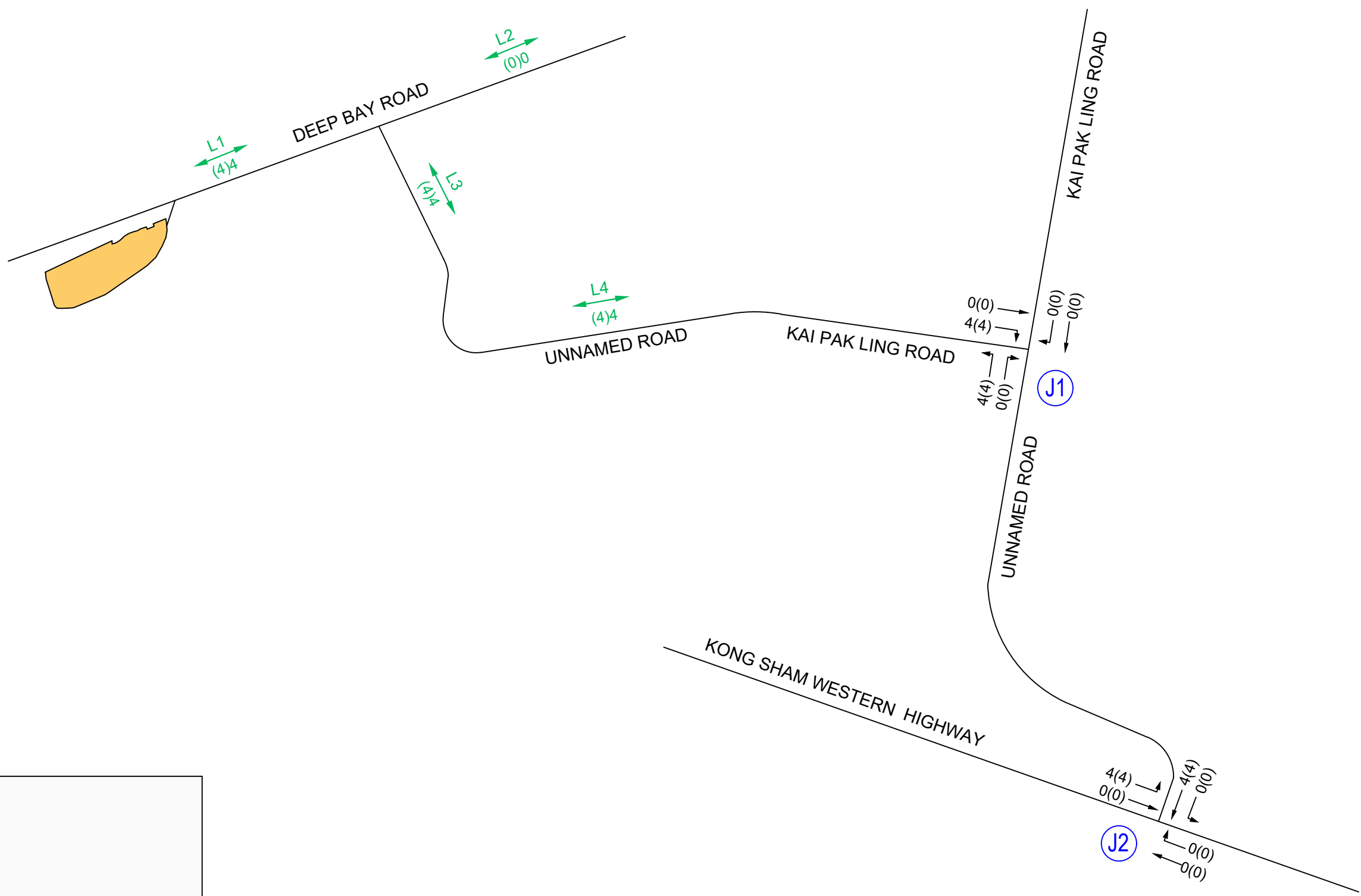
Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Date: 29/06/2023
Scale: N.T.S.


2026 Reference Peak Hour Traffic Flows


Project No. 82754	Rev.
Dwg No. Figure 5-1	-

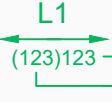
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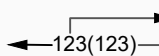


LEGEND:

Project Site

Junction No.

Weekday AM Peak Hour 2-Way Traffic flow (in Veh)
Weekday PM Peak Hour 2-Way Traffic flow (in Veh)

Weekday AM Peak Hour Traffic flow (in PCUs)
Weekday PM Peak Hour Traffic flow (in PCUs)



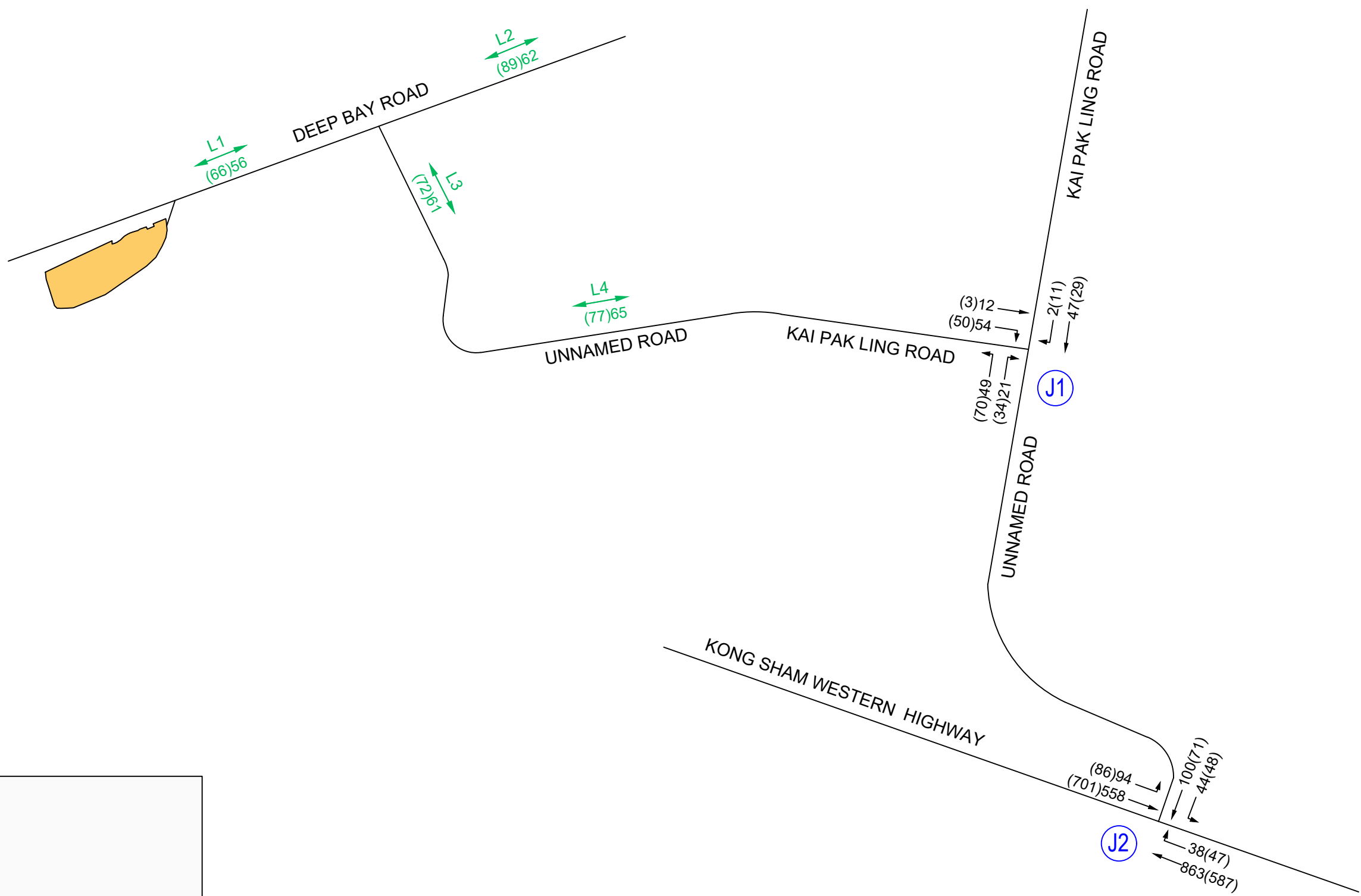
Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Peak Hour Development Traffic Flows

Date	Scale
29/06/2023	N.T.S

Project No. 82754	Rev.
Dwg No. Figure 5-2	-

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LEGEND:



Project Site



Junction No.

L1
(123)123 → Weekday AM Peak Hour 2-Way Traffic flow (in Veh)
← (123)123 ← Weekday PM Peak Hour 2-Way Traffic flow (in Veh)

→ Weekday AM Peak Hour Traffic flow (in PCUs)
← 123(123) ← Weekday PM Peak Hour Traffic flow (in PCUs)



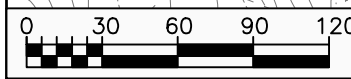
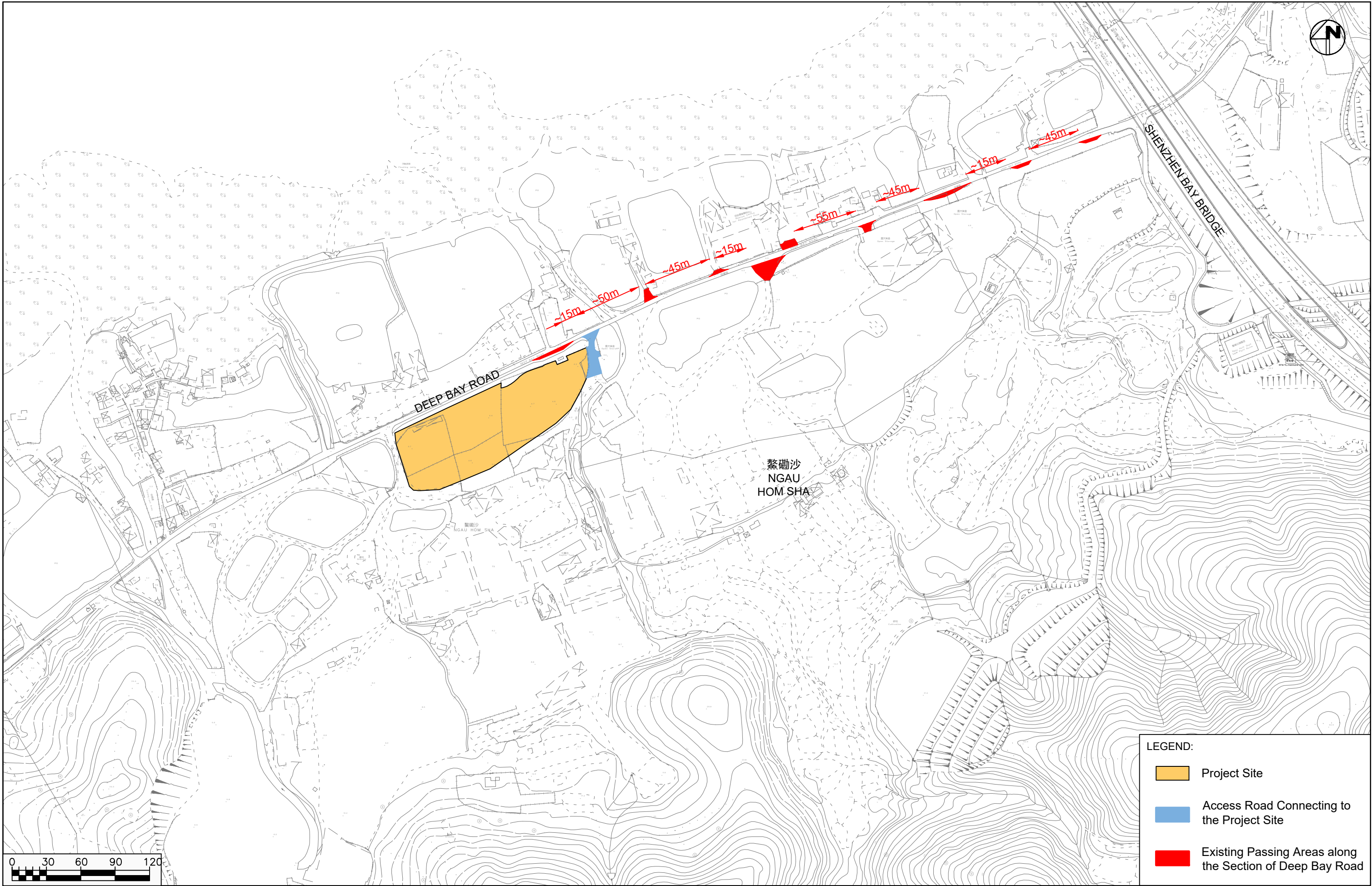
Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Date 29/06/2023 Scale N.T.S




2026 Design Peak Hour Traffic Flows


Project No. 82754	Rev. -
Dwg No. Figure 5-3	

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LEGEND:

-  Project Site
-  Access Road Connecting to the Project Site
-  Existing Passing Areas along the Section of Deep Bay Road

		Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories	
Date 29/06/2023	Scale 1:3000	Passing Areas along Deep Bay Road	
Project No. 82754		Rev. -	
Dwg No. Figure 5-4			

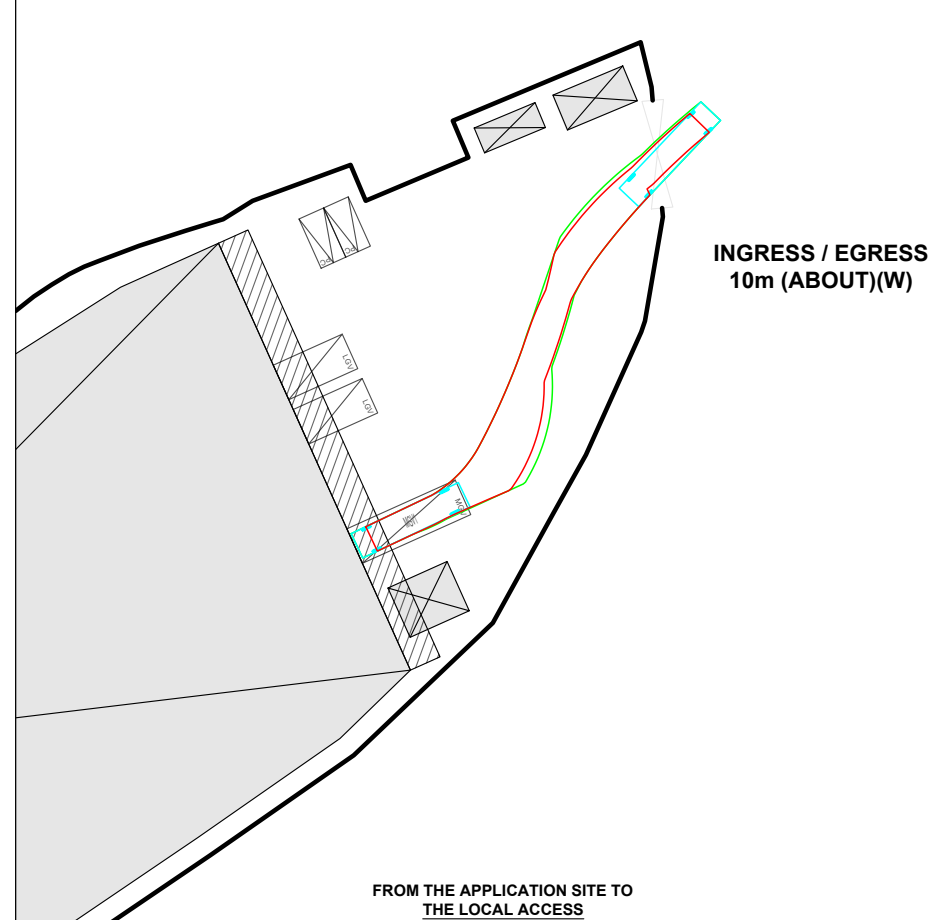
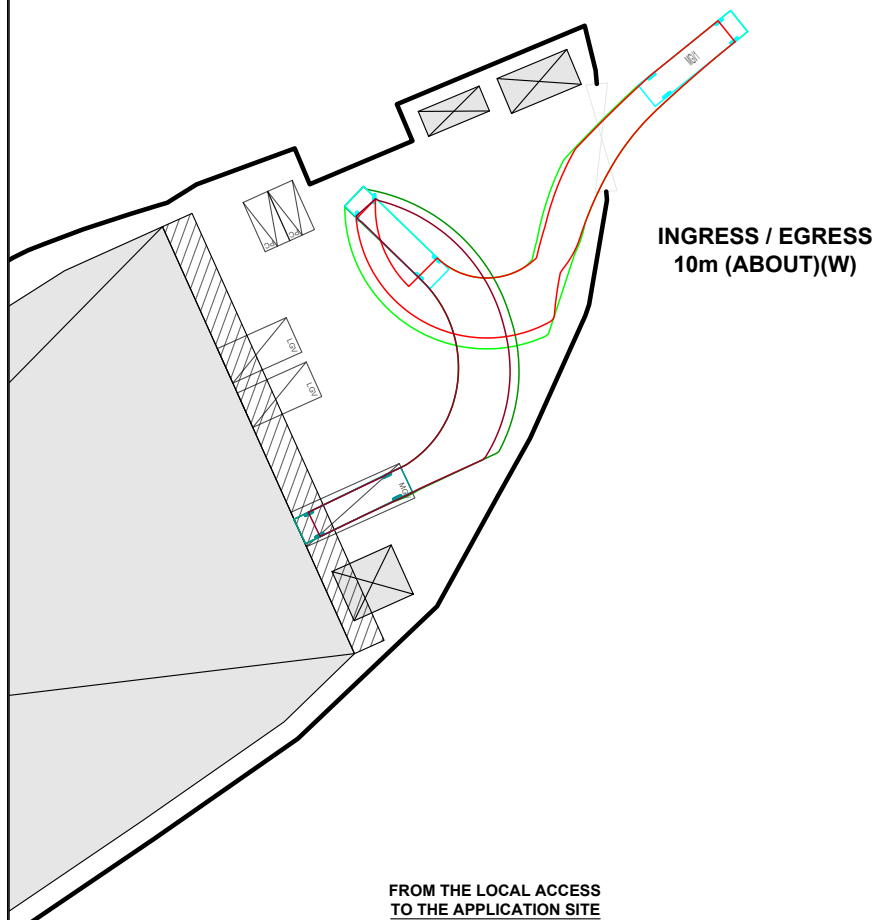
Appendix A

Conceptual Layout Plan and Swept Path Analysis

SWEPT PATH ANALYSIS

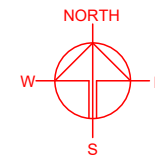
TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



LEGEND

- APPLICATION SITE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- MEDIUM GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY MN DATE 3.3.2023

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
SWEPT PATH ANALYSIS

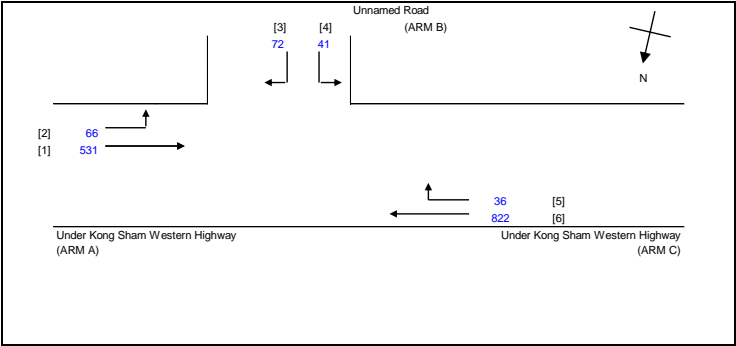
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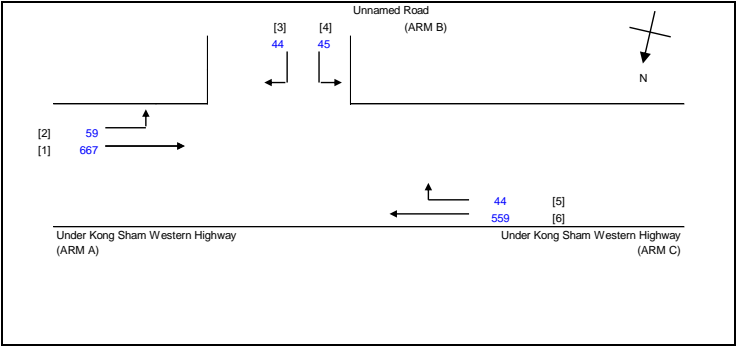
Appendix B

2023 Junction Calculations

OZZO TECHNOLOGY (HK) LIMITED		PRIORITY JUNCTION CALCULATION			INITIALS	DATE	
Proposed Temporary Warehouse in Agriculture Zone, Various Lots in DD128, Ha Tsuen, Yuen Long, New Territories		2023_AM	PROJECT NO.:	82754	PREPARED BY:	TL	Jun-23
J1 :Kai Pak Ling Road / Unnamed Road			FILENAME :		CHECKED BY:	LL	Jun-23
2023 Observed Weekday AM Peak Hour Traffic Flows			J1_KaiPakLingRd_UnnamedRd_P.xls		REVIEWED BY:	SC	Jun-23
		<div>NOTES : (GEOMETRIC INPUT DATA)</div> <div>W = MAJOR ROAD WIDTH</div> <div>W cr = CENTRAL RESERVE WIDTH</div> <div>W b-a = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-a</div> <div>W b-c = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-c</div> <div>W c-b = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM c-b</div> <div>Vi b-a = VISIBILITY TO THE LEFT FOR VEHICLES WAITING IN STREAM b-a</div> <div>Vr b-a = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-a</div> <div>Vr b-c = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-c</div> <div>Vr c-b = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM c-b</div> <div>D = STREAM-SPECIFIC B-A</div> <div>E = STREAM-SPECIFIC B-C</div> <div>F = STREAM-SPECIFIC C-B</div> <div>Y = (1-0.0345W)</div>					
<div>GEOMETRIC DETAILS:</div> <div>MAJOR ROAD (ARM A)</div> <div>W = 5.1 (metres)</div> <div>W cr = 0 (metres)</div> <div>q a-b = 23 (pcu/hr)</div> <div>q a-c = 20 (pcu/hr)</div> <div>MAJOR ROAD (ARM C)</div> <div>W c-b = 2.6 (metres)</div> <div>Vr c-b = 45 (metres)</div> <div>q c-a = 44 (pcu/hr)</div> <div>q c-b = 1 (pcu/hr)</div> <div>MINOR ROAD (ARM B)</div> <div>W b-a = 3.1 (metres)</div> <div>W b-c = 3.1 (metres)</div> <div>Vi b-a = 35 (metres)</div> <div>Vr b-a = 50 (metres)</div> <div>Vr b-c = 50 (metres)</div> <div>q b-a = 28 (pcu/hr)</div> <div>q b-c = 11 (pcu/hr)</div>		<div>GEOMETRIC FACTORS :</div> <div>D = 0.825770649</div> <div>E = 0.886971696</div> <div>F = 0.8378326</div> <div>Y = 0.82336</div>	<div>THE CAPACITY OF MOVEMENT :</div> <div>Q b-a = 503</div> <div>Q b-c = 653</div> <div>Q c-b = 613</div> <div>Q b-ac = 538</div> <div>Q b-c (O) = 643.91</div> <div>TOTAL FLOW = 127 (PCU/HR)</div>	<div>COMPARISON OF DESIGN FLOW TO CAPACITY:</div> <div>DFC b-a = 0.0557</div> <div>DFC b-c = 0.0168</div> <div>DFC c-b = 0.0016</div> <div>DFC b-c (share lane) = 0.0725</div> <div>CRITICAL DFC = 0.07</div>			

OZZO TECHNOLOGY (HK) LIMITED		PRIORITY JUNCTION CALCULATION		INITIALS	DATE		
Proposed Temporary Warehouse in Agriculture Zone, Various Lots in DD128, Ha Tsuen, Yuen Long, New Territories		2023_PM	PROJECT NO.:	82754	PREPARED BY:	TL	Jun-23
J1 :Kai Pak Ling Road / Unnamed Road			FILENAME :		CHECKED BY:	LL	Jun-23
2023 Observed Weekday PM Peak Hour Traffic Flows			J1_KaiPakLingRd_UnnamedRd_P.xls	REVIEWED BY:	SC	Jun-23	
<div><p>Kai Pak Ling Road (ARM B)</p><p>Unnamed Road (ARM A)</p><p>Kai Pak Ling Road (ARM C)</p></div>		<div>NOTES : (GEOMETRIC INPUT DATA)</div> <div><div>W = MAJOR ROAD WIDTH</div><div>W cr = CENTRAL RESERVE WIDTH</div><div>W b-a = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-a</div><div>W b-c = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-c</div><div>W c-b = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM c-b</div><div>Vl b-a = VISIBILITY TO THE LEFT FOR VEHICLES WAITING IN STREAM b-a</div><div>Vr b-a = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-a</div><div>Vr b-c = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-c</div><div>Vr c-b = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM c-b</div><div>D = STREAM-SPECIFIC B-A</div><div>E = STREAM-SPECIFIC B-C</div><div>F = STREAM-SPECIFIC C-B</div><div>Y = (1-0.0345W)</div></div>					
GEOMETRIC DETAILS:		GEOMETRIC FACTORS :		THE CAPACITY OF MOVEMENT :		COMPARISION OF DESIGN FLOW TO CAPACITY:	
<div>MAJOR ROAD (ARM A)</div> <div><div>W = 5.1 (metres)</div><div>W cr = 0 (metres)</div><div>q a-b = 43 (pcu/hr)</div><div>q a-c = 32 (pcu/hr)</div></div>		<div>D = 0.825770649</div> <div>E = 0.886971696</div> <div>F = 0.8378326</div> <div>Y = 0.82336</div>		<div>Q b-a = 498</div> <div>Q b-c = 648</div> <div>Q c-b = 605</div> <div>Q b-ac = 507</div> <div>TOTAL FLOW = 138 (PCU/HR)</div>		<div>DFC b-a = 0.0482</div> <div>DFC b-c = 0.0031</div> <div>DFC c-b = 0.0165</div> <div>DFC b-c (share lane) = 0.0513</div>	
<div>MAJOR ROAD (ARM C)</div> <div><div>W c-b = 2.6 (metres)</div><div>Vr c-b = 45 (metres)</div><div>q c-a = 27 (pcu/hr)</div><div>q c-b = 10 (pcu/hr)</div></div>							
<div>MINOR ROAD (ARM B)</div> <div><div>W b-a = 3.1 (metres)</div><div>W b-c = 3.1 (metres)</div><div>Vl b-a = 35 (metres)</div><div>Vr b-a = 50 (metres)</div><div>Vr b-c = 50 (metres)</div><div>q b-a = 24 (pcu/hr)</div><div>q b-c = 2 (pcu/hr)</div></div>						CRITICAL DFC = 0.05	

OZZO TECHNOLOGY (HK) LIMITED		PRIORITY JUNCTION CALCULATION			INITIALS	DATE	
Proposed Temporary Warehouse in Agriculture Zone, Various Lots in DD128, Ha Tsuen, Yuen Long, New Territories		2023_AM	PROJECT NO.:	82754	PREPARED BY:	TL	Jun-23
J2 : Kong Sham Western Highway Slip Road / Unnamed Road			FILENAME :		CHECKED BY:	LL	Jun-23
2023 Observed Weekday AM Peak Hour Traffic Flows			J2_KongShamWesternHighwaySlipRd_UnnamedRd_P.x	REVIEWED BY:	SC	Jun-23	
			<div>NOTES : (GEOMETRIC INPUT DATA)</div> <div>W = MAJOR ROAD WIDTH</div> <div>W cr = CENTRAL RESERVE WIDTH</div> <div>W b-a = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-a</div> <div>W b-c = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-c</div> <div>W c-b = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM c-b</div> <div>Vl b-a = VISIBILITY TO THE LEFT FOR VEHICLES WAITING IN STREAM b-a</div> <div>Vr b-a = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-a</div> <div>Vr b-c = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-c</div> <div>Vr c-b = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM c-b</div> <div>D = STREAM-SPECIFIC B-A</div> <div>E = STREAM-SPECIFIC B-C</div> <div>F = STREAM-SPECIFIC C-B</div> <div>Y = (1-0.0345W)</div>				
<div><div>GEOMETRIC DETAILS:</div><div>MAJOR ROAD (ARM A)</div><div>W = 8.7 (metres)</div><div>W cr = 0 (metres)</div><div>q a-b = 66 (pcu/hr)</div><div>q a-c = 531 (pcu/hr)</div><div>MAJOR ROAD (ARM C)</div><div>W c-b = 2.9 (metres)</div><div>Vr c-b = 40 (metres)</div><div>q c-a = 822 (pcu/hr)</div><div>q c-b = 36 (pcu/hr)</div><div>MINOR ROAD (ARM B)</div><div>W b-a = 2.8 (metres)</div><div>W b-c = 2.8 (metres)</div><div>Vl b-a = 30 (metres)</div><div>Vr b-a = 40 (metres)</div><div>Vr b-c = 40 (metres)</div><div>q b-a = 72 (pcu/hr)</div><div>q b-c = 41 (pcu/hr)</div></div> <div><div>GEOMETRIC FACTORS :</div><div>D = 0.79496584</div><div>E = 0.856644224</div><div>F = 0.864029867</div><div>Y = 0.70123</div><div>F for (Qb-ac) = 0.362831858</div></div> <div><div>THE CAPACITY OF MOVEMENT :</div><div>Q b-a = 270</div><div>Q b-c = 516</div><div>Q c-b = 512</div><div>Q b-ac = 326.47</div><div>TOTAL FLOW = 1568 (PCU/HR)</div><div>Q b-c (O) = 481.6</div></div> <div><div>COMPARISON OF DESIGN FLOW TO CAPACITY:</div><div>DFC b-a = 0.2667</div><div>DFC b-c = 0.0795</div><div>DFC c-b = 0.0703</div><div>DFC b-c (share lane) = 0.3461</div><div>CRITICAL DFC = 0.35</div></div>							

OZZO TECHNOLOGY (HK) LIMITED		PRIORITY JUNCTION CALCULATION		INITIALS	DATE		
Proposed Temporary Warehouse in Agriculture Zone, Various Lots in DD128, Ha Tsuen, Yuen Long, New Territories		2023_PM	PROJECT NO.:	82754	PREPARED BY:	TL	Jun-23
J2 : Kong Sham Western Highway Slip Road / Unnamed Road			FILENAME :		CHECKED BY:	LL	Jun-23
2023 Observed Weekday PM Peak Hour Traffic Flows			J2_KongShamWesternHighwaySlipRd_UnnamedRd_P.x	REVIEWED BY:	SC	Jun-23	
		<div>NOTES : (GEOMETRIC INPUT DATA)</div> <div>W = MAJOR ROAD WIDTH</div> <div>W cr = CENTRAL RESERVE WIDTH</div> <div>W b-a = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-a</div> <div>W b-c = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-c</div> <div>W c-b = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM c-b</div> <div>Vl b-a = VISIBILITY TO THE LEFT FOR VEHICLES WAITING IN STREAM b-a</div> <div>Vr b-a = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-a</div> <div>Vr b-c = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-c</div> <div>Vr c-b = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM c-b</div> <div>D = STREAM-SPECIFIC B-A</div> <div>E = STREAM-SPECIFIC B-C</div> <div>F = STREAM-SPECIFIC C-B</div> <div>Y = (1-0.0345W)</div>					
GEOMETRIC DETAILS:		GEOMETRIC FACTORS :		THE CAPACITY OF MOVEMENT :		COMPARISION OF DESIGN FLOW TO CAPACITY:	
MAJOR ROAD (ARM A)				Q b-a = 274		DFC b-a = 0.1606	
W = 8.7 (metres)		D = 0.79496584		Q b-c = 487	Q b-c (O) = 467.45	DFC b-c = 0.0924	
W cr = 0 (metres)		E = 0.856644224		Q c-b = 484		DFC c-b = 0.0909	
q a-b = 59 (pcu/hr)		F = 0.864029867		Q b-ac = 351.8		DFC b-c (share lane) = 0.2530	
q a-c = 667 (pcu/hr)		Y = 0.70123					
MAJOR ROAD (ARM C)		F for (Qb-ac) = 0.505617978	TOTAL FLOW = 1418 (PCU/HR)				
W c-b = 2.9 (metres)							
Vr c-b = 40 (metres)							
q c-a = 559 (pcu/hr)							
q c-b = 44 (pcu/hr)							
MINOR ROAD (ARM B)				CRITICAL DFC		=	0.25
W b-a = 2.8 (metres)							
W b-c = 2.8 (metres)							
Vl b-a = 30 (metres)							
Vr b-a = 40 (metres)							
Vr b-c = 40 (metres)							
q b-a = 44 (pcu/hr)							
q b-c = 45 (pcu/hr)							

Appendix C

2026 Junction Calculations

OZZO TECHNOLOGY (HK) LIMITED		PRIORITY JUNCTION CALCULATION		INITIALS	DATE
Proposed Temporary Warehouse in Agriculture Zone, Various Lots in DD128, Ha Tsuen, Yuen Long, New Territories		2026 Ref_AM	PROJECT NO.: 82754	PREPARED BY: TL	Jun-23
J1 :Kai Pak Ling Road / Unnamed Road			FILENAME :	CHECKED BY: LL	Jun-23
2026 Reference Weekday AM Peak Hour Traffic Flows			J1_KaiPakLingRd_UnnamedRd_P.xls	REVIEWED BY: SC	Jun-23

NOTES : (GEOMETRIC INPUT DATA)

W = MAJOR ROAD WIDTH

W cr = CENTRAL RESERVE WIDTH

W b-a = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-a

W b-c = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-c

W c-b = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM c-b

Vi b-a = VISIBILITY TO THE LEFT FOR VEHICLES WAITING IN STREAM b-a

Vr b-a = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-a

Vr b-c = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-c

Vr c-b = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM c-b

D = STREAM-SPECIFIC B-A

E = STREAM-SPECIFIC B-C

F = STREAM-SPECIFIC C-B

Y = (1-0.0345W)

GEOMETRIC DETAILS:		GEOMETRIC FACTORS :		THE CAPACITY OF MOVEMENT :		COMPARISON OF DESIGN FLOW TO CAPACITY:	
MAJOR ROAD (ARM A) W = 5.1 (metres) W cr = 0 (metres) q a-b = 45 (pcu/hr) q a-c = 21 (pcu/hr)		D = 0.825770649 E = 0.886971696 F = 0.8378326 Y = 0.82336		Q b-a = 500 Q b-c = 650 Q c-b = 608 Q b-ac = 523		DFC b-a = 0.1000 DFC b-c = 0.0185 DFC c-b = 0.0033 DFC b-c (share lane) = 0.1185	
MAJOR ROAD (ARM C) W c-b = 2.6 (metres) Vr c-b = 45 (metres) q c-a = 47 (pcu/hr) q c-b = 2 (pcu/hr)				TOTAL FLOW = 177 (PCU/HR)			
MINOR ROAD (ARM B) W b-a = 3.1 (metres) W b-c = 3.1 (metres) Vi b-a = 35 (metres) Vr b-a = 50 (metres) Vr b-c = 50 (metres) q b-a = 50 (pcu/hr) q b-c = 12 (pcu/hr)						CRITICAL DFC = 0.12	

OZZO TECHNOLOGY (HK) LIMITED

PRIORITY JUNCTION CALCULATION

INITIALS

DATE

Proposed Temporary Warehouse in Agriculture Zone, Various Lots in DD128, Ha Tsuen, Yuen Long, New Territories

2026 Des_AM

PROJECT NO.: 82754

PREPARED BY: TL

Jun-23

J1 :Kai Pak Ling Road / Unnamed Road

FILENAME :

CHECKED BY: LL

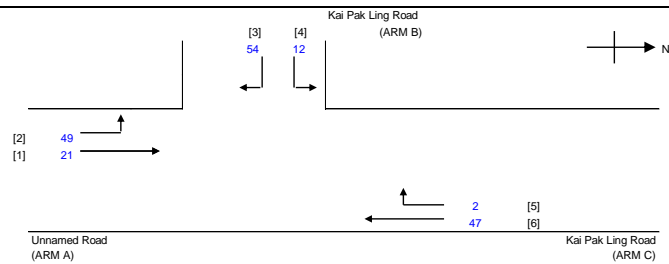
Jun-23

2026 Design Weekday AM Peak Hour Traffic Flows

J1_KaiPakLingRd_UnnamedRd_P.xls

REVIEWED BY: SC

Jun-23



NOTES : (GEOMETRIC INPUT DATA)

W = MAJOR ROAD WIDTH
W cr = CENTRAL RESERVE WIDTH
W b-a = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-a
W b-c = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-c
W c-b = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM c-b
Vl b-a = VISIBILITY TO THE LEFT FOR VEHICLES WAITING IN STREAM b-a
Vr b-a = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-a
Vr b-c = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-c
Vr c-b = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM c-b
D = STREAM-SPECIFIC B-A
E = STREAM-SPECIFIC B-C
F = STREAM-SPECIFIC C-B
Y = (1-0.0345W)

GEOMETRIC DETAILS:

GEOMETRIC FACTORS :

THE CAPACITY OF MOVEMENT :

COMPARISON OF DESIGN FLOW TO CAPACITY:

MAJOR ROAD (ARM A)

W = 5.1 (metres)
W cr = 0 (metres)
q a-b = 49 (pcu/hr)
q a-c = 21 (pcu/hr)

D = 0.825770649
E = 0.886971696
F = 0.8378326
Y = 0.82336

Q b-a = 500
Q b-c = 650
Q c-b = 607
Q b-ac = 522

DFC b-a = 0.1080
DFC b-c = 0.0185
DFC c-b = 0.0033
DFC b-c (share lane) = 0.1265

TOTAL FLOW = 185 (PCU/HR)

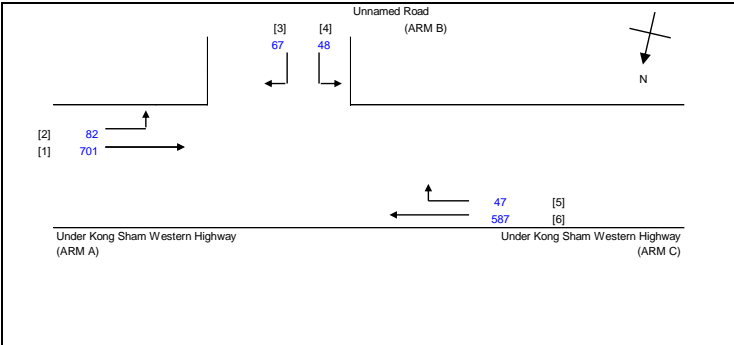
MAJOR ROAD (ARM C)

W c-b = 2.6 (metres)
Vr c-b = 45 (metres)
q c-a = 47 (pcu/hr)
q c-b = 2 (pcu/hr)

MINOR ROAD (ARM B)

W b-a = 3.1 (metres)
W b-c = 3.1 (metres)
Vl b-a = 35 (metres)
Vr b-a = 50 (metres)
Vr b-c = 50 (metres)
q b-a = 54 (pcu/hr)
q b-c = 12 (pcu/hr)

CRITICAL DFC = 0.13

OZZO TECHNOLOGY (HK) LIMITED		PRIORITY JUNCTION CALCULATION		INITIALS	DATE		
Proposed Temporary Warehouse in Agriculture Zone, Various Lots in DD128, Ha Tsuen, Yuen Long, New Territories		2026 Ref_PM	PROJECT NO.:	82754	PREPARED BY:	TL	Jun-23
J2 : Kong Sham Western Highway Slip Road / Unnamed Road			FILENAME :		CHECKED BY:	LL	Jun-23
2026 Reference Weekday PM Peak Hour Traffic Flows			J2_KongShamWesternHighwaySlipRd_UnnamedRd_P.x	REVIEWED BY:	SC	Jun-23	
		<div>NOTES : (GEOMETRIC INPUT DATA)</div> <div>W = MAJOR ROAD WIDTH</div> <div>W cr = CENTRAL RESERVE WIDTH</div> <div>W b-a = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-a</div> <div>W b-c = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-c</div> <div>W c-b = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM c-b</div> <div>Vl b-a = VISIBILITY TO THE LEFT FOR VEHICLES WAITING IN STREAM b-a</div> <div>Vr b-a = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-a</div> <div>Vr b-c = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-c</div> <div>Vr c-b = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM c-b</div> <div>D = STREAM-SPECIFIC B-A</div> <div>E = STREAM-SPECIFIC B-C</div> <div>F = STREAM-SPECIFIC C-B</div> <div>Y = (1-0.0345W)</div>					
GEOMETRIC DETAILS:		GEOMETRIC FACTORS :		THE CAPACITY OF MOVEMENT :		COMPARISION OF DESIGN FLOW TO CAPACITY:	
MAJOR ROAD (ARM A)				Q b-a = 261		DFC b-a = 0.2567	
W = 8.7 (metres)		D = 0.79496584		Q b-c = 478	Q b-c (O) = 447.32	DFC b-c = 0.1004	
W cr = 0 (metres)		E = 0.856644224		Q c-b = 471		DFC c-b = 0.0998	
q a-b = 82 (pcu/hr)		F = 0.864029867		Q b-ac = 322.02		DFC b-c (share lane) = 0.3571	
q a-c = 701 (pcu/hr)		Y = 0.70123					
MAJOR ROAD (ARM C)		F for (Qb-ac) = 0.417391304		TOTAL FLOW = 1532 (PCU/HR)			
W c-b = 2.9 (metres)							
Vr c-b = 40 (metres)							
q c-a = 587 (pcu/hr)							
q c-b = 47 (pcu/hr)							
MINOR ROAD (ARM B)							
W b-a = 2.8 (metres)							
W b-c = 2.8 (metres)							
Vl b-a = 30 (metres)							
Vr b-a = 40 (metres)							
Vr b-c = 40 (metres)							
q b-a = 67 (pcu/hr)							
q b-c = 48 (pcu/hr)							
				CRITICAL DFC		=	0.36

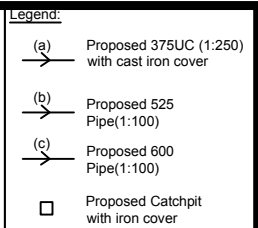
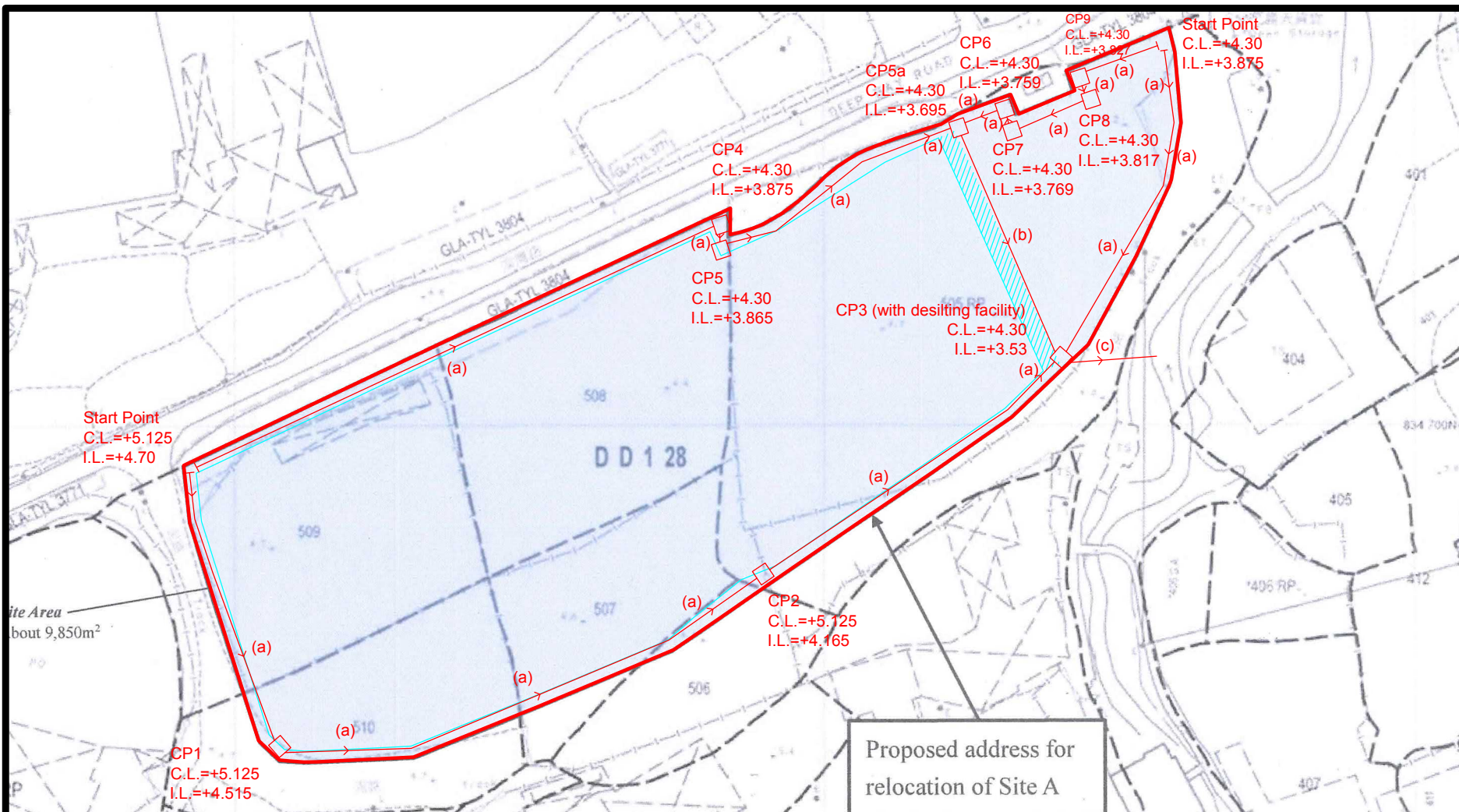
OZZO TECHNOLOGY (HK) LIMITED		PRIORITY JUNCTION CALCULATION			INITIALS	DATE	
Proposed Temporary Warehouse in Agriculture Zone, Various Lots in DD128, Ha Tsuen, Yuen Long, New Territories		2026 Des_AM	PROJECT NO.:	82754	PREPARED BY:	TL	Jun-23
J2 : Kong Sham Western Highway Slip Road / Unnamed Road			FILENAME :		CHECKED BY:	LL	Jun-23
2026 Design Weekday AM Peak Hour Traffic Flows			J2_KongShamWesternHighwaySlipRd_UnnamedRd_P.x	REVIEWED BY:	SC	Jun-23	

NOTES : (GEOMETRIC INPUT DATA)

W = MAJOR ROAD WIDTH
W cr = CENTRAL RESERVE WIDTH
W b-a = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-a
W b-c = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-c
W c-b = LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM c-b
Vl b-a = VISIBILITY TO THE LEFT FOR VEHICLES WAITING IN STREAM b-a
Vr b-a = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-a
Vr b-c = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-c
Vr c-b = VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM c-b
D = STREAM-SPECIFIC B-A
E = STREAM-SPECIFIC B-C
F = STREAM-SPECIFIC C-B
Y = (1-0.0345W)

GEOMETRIC DETAILS:		GEOMETRIC FACTORS :		THE CAPACITY OF MOVEMENT :		COMPARISON OF DESIGN FLOW TO CAPACITY:	
MAJOR ROAD (ARM A)				Q b-a = 256		DFC b-a = 0.3906	
W	= 8.7 (metres)	D	= 0.79496584	Q b-c = 508	Q b-c (O) = 458.39	DFC b-c	= 0.0866
W cr	= 0 (metres)	E	= 0.856644224	Q c-b = 500		DFC c-b	= 0.0760
q a-b	= 94 (pcu/hr)	F	= 0.864029867	Q b-ac = 301.74		DFC b-c (share lane)	= 0.4772
q a-c	= 558 (pcu/hr)	Y	= 0.70123				
MAJOR ROAD (ARM C)		F for (Qb-ac) = 0.305555556		TOTAL FLOW = 1697 (PCU/HR)			
W c-b	= 2.9 (metres)						
Vr c-b	= 40 (metres)						
q c-a	= 863 (pcu/hr)						
q c-b	= 38 (pcu/hr)						
MINOR ROAD (ARM B)						CRITICAL DFC = 0.48	
W b-a	= 2.8 (metres)						
W b-c	= 2.8 (metres)						
Vl b-a	= 30 (metres)						
Vr b-a	= 40 (metres)						
Vr b-c	= 40 (metres)						
q b-a	= 100 (pcu/hr)						
q b-c	= 44 (pcu/hr)						

Appendix IV
Drainage Proposal

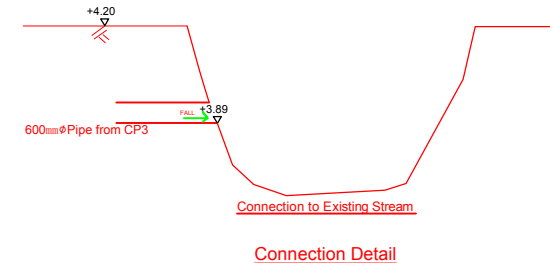


Company:
正宏工程顧問公司
CHING WAN ENGINEERING
CONSULTANTS
COMPANY

Project :
Proposed Temporary
Warehouse For Storage
of Miscellaneous Goods
For a Period of 3 Years
and Associated Filling of
Land at Various Lots in
D.D. 128, Ha Tsuen,
Yuen Long, N.T.

Note:

1. Catchpit (CP3) with desilting facility shall follow CEDD standard drawing No. C2406I.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. No fence wall ,solid wall and hoarding shall be proposed
4. The invert level of the connection point shall be verified on site before commencement of works.



Title:
Drainage Proposal-
Layout

Date:
14-7-2023

Dwg No.
Fig.1

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 9,794 m ²	(ABOUT)
COVERED AREA	: 7,891 m ²	(ABOUT)
UNCOVERED AREA	: 1,903 m ²	(ABOUT)
PLOT RATIO	: 1.6	(ABOUT)
SITE COVERAGE	: 81 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 15,621 m ²	(ABOUT)
TOTAL GFA	: 15,621 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS	7,700 m ² (ABOUT)	15,400 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR LOADING/UNLOADING	130 m ² (ABOUT)	130 m ² (ABOUT)	6.5 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	21 m ² (ABOUT)*	51 m ² (ABOUT)*	6 m (ABOUT)(2-STOREY)
B4	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	FIRE SERVICE PUMP ROOM	25 m ² (ABOUT)	25 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		7,891 m ² (ABOUT)	15,621 m ² (ABOUT)	

#GFA OF STRUCTURE B3
G/F (21m²) + 1/F (30m² FOOTPRINT OF B3) = 51m²

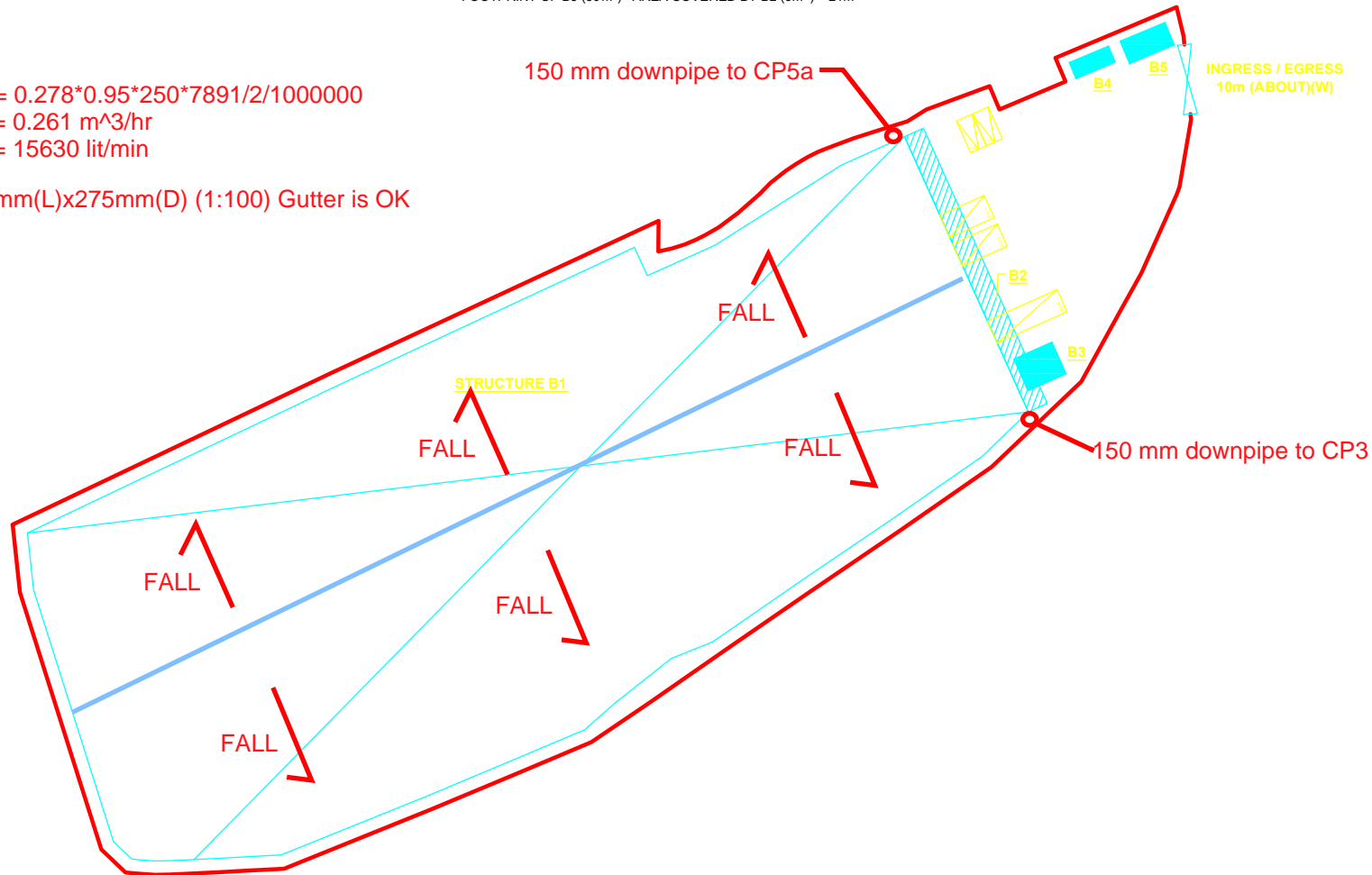
*COVERED AREA OF STRUCTURE B3
STRUCTURE B3 IS PARTIALLY COVERED BY STRUCTURE B2,
*FOOTPRINT OF B3 (30m²) - AREA COVERED BY B2 (9m²) = 21m²

$$Q \text{ for gutter} = 0.278 \times 0.95 \times 250 \times 7891 / 2 / 1000000$$

$$= 0.261 \text{ m}^3/\text{hr}$$

$$= 15630 \text{ lit/min}$$

Provide 475mm(L)x275mm(D) (1:100) Gutter is OK

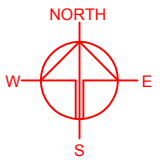


PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 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
	L/UL SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORAR
WAREHOUSE FOR STORAGE C
MISCELLANEOUS GOODS FOR
PERIOD OF 3 YEARS AN
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, H
TSUEN, YUEN LONG, NEI
TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	3.3.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.	VER.
PLAN 9	003

Catchment Area for Drains from Start Point to CP5a & Start Point to CP3

Site Area = 9794-7891 = 1903 m²

Calculation of Runoff from the Proposed Development,

$$\begin{aligned}
 Q &= 0.278 C i A \\
 C &= 0.95 \quad \text{(P.42 of Stormwater Drainage Manual)} \\
 A &= 1903 \quad \text{m}^2 \\
 &= 0.001903 \quad \text{km}^2 \\
 \text{take } i &= 250 \quad \text{mm/hr} \\
 \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.001903 \\
 &= 0.126 \quad \text{m}^3/\text{sec} \\
 &= \mathbf{7539} \quad \text{lit/min}
 \end{aligned}$$

Provide 375UC (1:250) is OK

Catchment Area for Drains from CP5a to CP3

Site Area = 9794-7891/2 = 5848.5 m²

Calculation of Runoff from the Proposed Development,

$$\begin{aligned}
 Q &= 0.278 C i A \\
 C &= 0.95 \quad \text{(P.42 of Stormwater Drainage Manual)} \\
 A &= 5848.5 \quad \text{m}^2 \\
 &= 0.0058485 \quad \text{km}^2 \\
 \text{take } i &= 250 \quad \text{mm/hr} \\
 \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.0058485 \\
 &= 0.386 \quad \text{m}^3/\text{sec} \\
 &= \mathbf{23169} \quad \text{lit/min}
 \end{aligned}$$

Calculation Maximum Capacity of Proposed 525mm dia. Underground pipe.

$$\begin{aligned}
 \text{Manning Equation } V &= R^{2/3} * S_f^{0.5} / n \\
 \text{where } R &= \frac{\pi r^2}{2 \pi r} \quad \begin{array}{l} \text{dia } 525 \text{ mm} \\ r = 0.2625 \text{ m} \end{array} \\
 &= r/2 \\
 &= 0.131 \quad \text{m} \\
 n &= 0.012 \quad \text{s/m}^{1/3} \quad \text{(Table 13 of Stormwater Drainage Manual)} \\
 1/100 \quad S_f &= 0.01 \\
 \text{Therefore, } V &= 0.131^{2/3} * 0.01^{0.5} / 0.012 \\
 &= 2.152 \quad \text{m/sec} \\
 \text{Maximum Capacity (Q}_{\max}) &= V * A \\
 &= 2.152 * \pi r^2 \\
 &= 0.466 \quad \text{m}^3/\text{sec} \\
 1 \text{ nos of pipe} &= 0.466 \quad \text{m}^3/\text{sec} \\
 &= 27954 \quad \text{lit/min} \\
 &> 23169 \quad \text{lit/min}
 \end{aligned}$$

Provide 525mm dia underground pipe (1:100) is OK

Catchment Area for Outfall

$$\text{Site Area} = 9794 = 9794 \text{ m}^2$$

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$\begin{aligned} A &= 9794 \text{ m}^2 \\ &= 0.009794 \text{ km}^2 \end{aligned}$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.009794 \\ &= 0.647 \text{ m}^3/\text{sec} \\ &= 38799 \text{ lit/min} \end{aligned}$$

Calculation Maximum Capacity of Proposed 450mm dia. Underground pipe.

$$\text{Manning Equation } V = R^{2/3} * S_f^{0.5} / n$$

$$\begin{aligned} \text{where } R &= \pi r^2 / 2 \pi r & \text{dia} &= 600 \text{ mm} \\ &= r/2 & r &= 0.3 \text{ m} \\ &= 0.15 \text{ m} \end{aligned}$$

$$n = 0.012 \text{ s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$1/100 \quad S_f = 0.01$$

$$\begin{aligned} \text{Therefore, } V &= 0.15^{2/3} * 0.01^{0.5} / 0.012 \\ &= 2.35 \text{ m/sec} \end{aligned}$$

$$\begin{aligned} \text{Maximum Capacity (Q}_{\text{max}}) &= V * A \\ &= 2.35 * \pi r^2 \\ &= 0.665 \text{ m}^3/\text{sec} \\ \text{1 nos of pipe} &= 0.665 \text{ m}^3/\text{sec} \\ &= 39911 \text{ lit/min} \\ &> 38799 \text{ lit/min} \end{aligned}$$

Provide 600mm dia underground pipe (1:100) is OK

Catchment Area for Gutter= 3945.5 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A \quad \text{where } A = 11/11 * 3300$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$\begin{aligned} A &= 3945.5 \quad \text{m}^2 \\ &= 0.0039455 \quad \text{km}^2 \end{aligned}$$

take $i = 250 \quad \text{mm/hr}$

Therefore,
$$\begin{aligned} Q &= 0.278 * 0.95 * 250 * 0.0018 \\ &= 0.261 \quad \text{m}^3/\text{sec} \\ &= \underline{\underline{15630}} \quad \text{lit/min} \end{aligned}$$

Design size of Gutter

Manning Equation $V = R^{2/3} * S_f^{0.5} / n$

where
$$\begin{aligned} R &= (D * L) / (2D + L) & L &= 0.475 \text{ m} \\ &= 0.1274 & D &= 0.275 \text{ m} \end{aligned}$$

$$n = 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$1/100 \quad S_f = 0.0100$$

Therefore,
$$\begin{aligned} V &= 0.1274^{2/3} * 0.01^{0.5} / 0.012 \\ &= 2.11 \quad \text{m/sec} \end{aligned}$$

Maximum Capacity (Q_{\max})
$$\begin{aligned} &= V * A \\ &= 2.11 * D * L \\ &= 0.276 \quad \text{m}^3/\text{sec} \\ &= 16540 \quad \text{lit/min} \\ &> 15630 \quad \text{lit/min} \end{aligned}$$

Provide 475mm(L)x275mm(D) (1:100) Gutter is OK

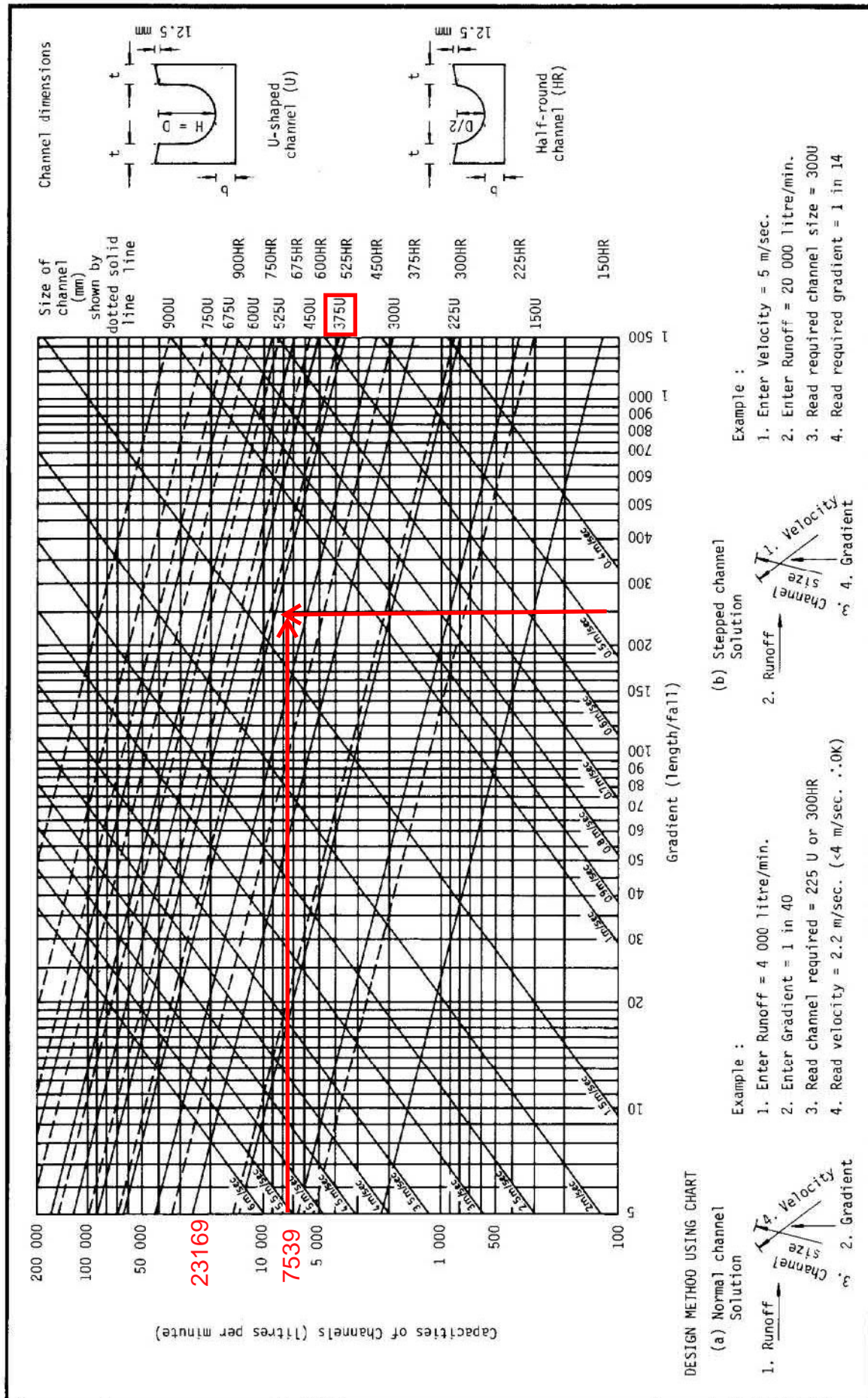
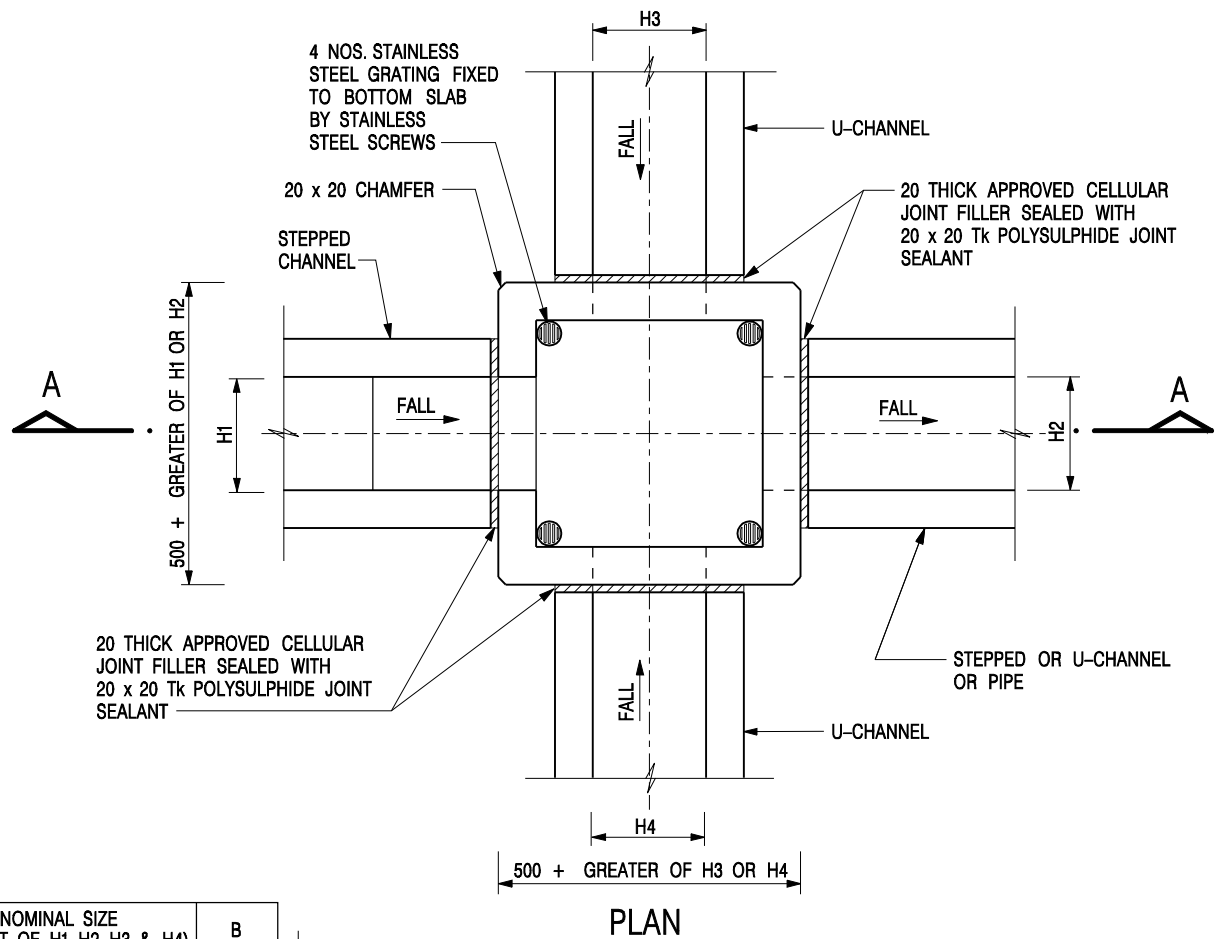
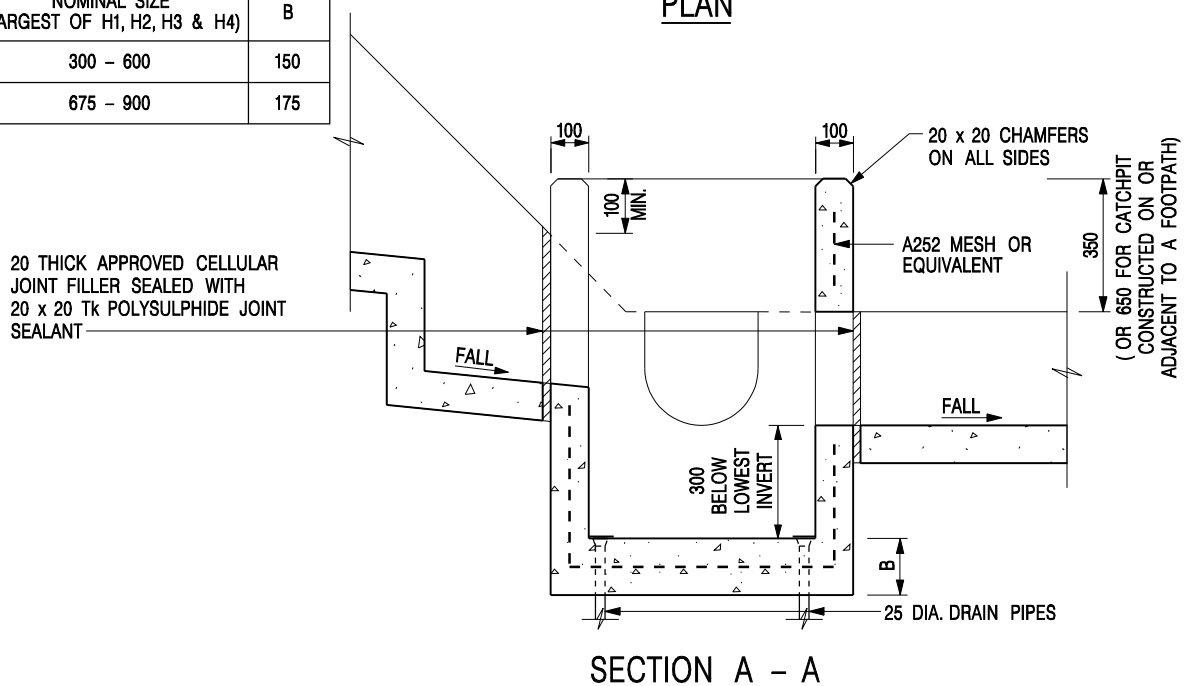


Figure 8.7 - Chart for the Rapid Design of Channels




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

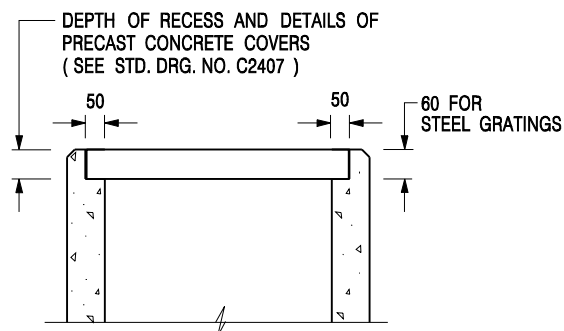


NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20 DATE JAN 1991	
		DRAWING NO. C2406 /1	



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) 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 'G' ON STD. DRG. NO. C2405; 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 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

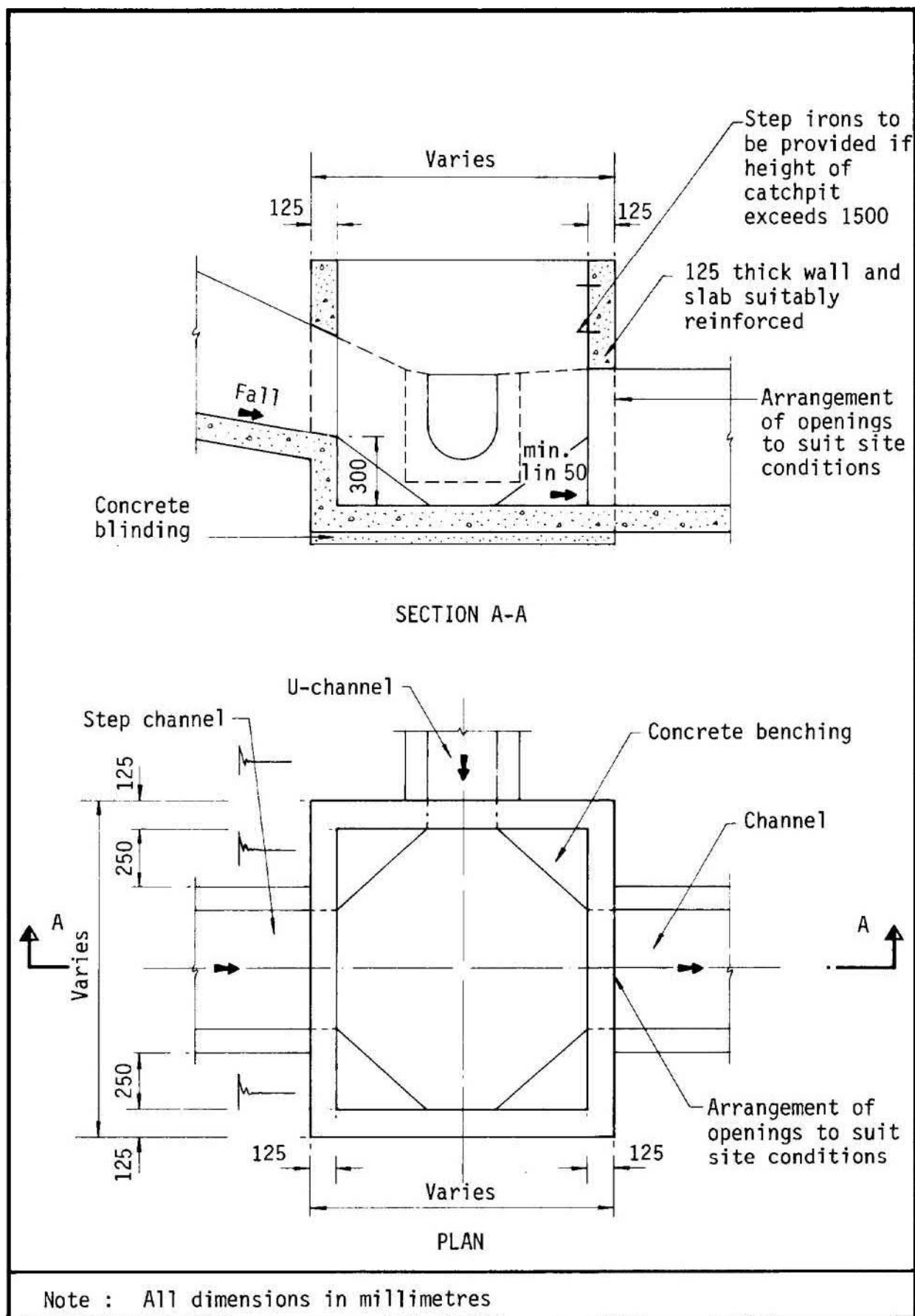
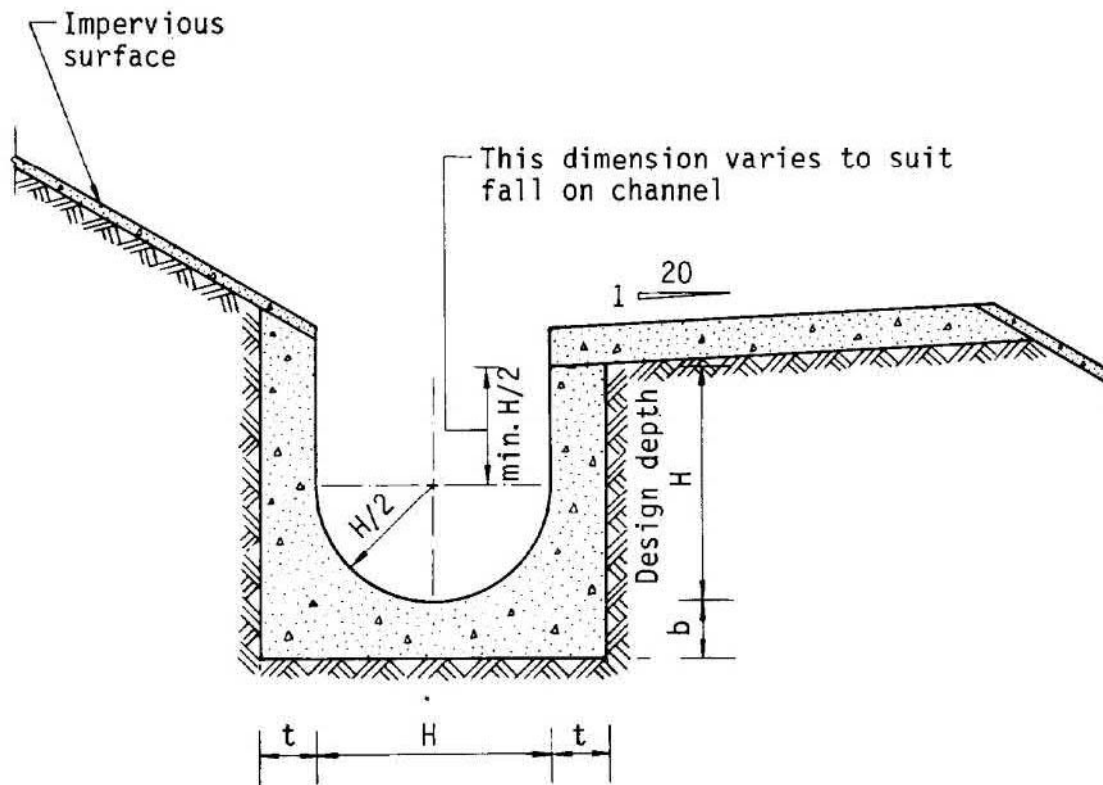


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details

Our Ref. : DD128 Lot 505 RP & VL
Your Ref. : TPB/A/YL-HTF/1158

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

By Email

3 August 2023

Dear Sir,

Supplementary Information

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-HTF/1158)

We are writing to submit supplementary information to provide clarifications for the subject application, details are as follows:

Affected by the implementation of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA)

- According to the implementation program of the development of HSK/HT NDA, the premises fall within sites under the Second Phase Development. The current application is intended to facilitate the relocation of the affected business premises in Hung Shui Kiu (i.e. Lots 515 RP (Part), 516 (Part), 517 (Part), 518 (Part), 519 (Part) and 520 (Part) in D.D. 125) due to land resumption to pave way for the development of HSK/HT NDA (**Annex I**).

Sewage Treatment

- During the operation of the proposed development, the major source of wastewater will be sewage from washroom generated by staff. The applicant will implement good practices under ProPECC PN 5/93 when designing on-site sewage system with the Site. The applicant will submit and implement relevant proposals to the satisfaction of Director of Environmental Protection after planning permission has been obtained from the Board. The location of washroom is located away from the watercourse in the vicinity.

Drainage Treatment

- The applicant submitted a drainage proposal to mitigate potential drainage impact generated from the proposed development. Further review/update of the drainage system will be conducted in the later detailed design stage. The applicant will

implement and maintain the provision of drainage facilities to the satisfaction of Chief Engineer/Mainland North, Drainage Services Department.

- A replacement page of drainage proposal is provided (**Annex II**).

No Excavation of Land

- The whole Site will be filled with concrete of no more than 0.2m in depth (new site level varies from +4.3mPD to 4.9mPD) for site formation of structures, parking, L/UL and circulation space. Excavation work is not required for erection of structures at the Site. Regarding the construction method of structures, details are provided at **Annex III**. As the proposed development is only on a temporary basis and involves no excavation work, adverse impact to Ngau Hom Sha Site of Archaeological Interest should not be anticipated.

No Adverse Traffic Impact

- 2 private car parking spaces, 2 light goods vehicle spaces and 1 medium goods vehicle L/UL space are provided at the application site (the Site). No heavy goods vehicle, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exist the Site at all times during the planning approval period.
- Replacement pages of the Transport Impact Assessment (TIA) are provided (**Annex IV**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of

R-riches Property Consultants Limited



Orpheus LEE

Planning and Development Consultant

Annex III – Construction Method of Proposed Structures

- (i) Majority of structures are container-converted structures, while the remaining are steel-frame structures with no foundation (i.e. excavation work is not required), details are as follows:

Structure	Proposed Use	Construction Method
B1	Warehouse for Storage of Miscellaneous Goods	Steel-frame structure with no foundation, will be assembled at the Site
B2	Rain Shelter for Loading/Unloading	Steel-frame structure
B3	Site Office	Container-converted structure
B4	Washroom	Container-converted structure
B5	Fire Service Pump Room	Container-converted structure

電話 Tel: 3615 1448
圖文傳真 Fax: 3547 0756 / 3565 4270
電郵地址 Email: lep11@landsd.gov.hk
本署檔號 Our Ref: (1) in LD NDA/HSK/ENQ/6
來函檔號 Your Ref:

覆函請註明本署檔號
Please quote our reference in your reply



地政總署
新發展區組
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories.

網址 Website : www.landsd.gov.hk

駿滙發展有限公司



：

洪水橋／厦村新發展區第二期發展工程

你曾於 2023 年 2 月 21 日與楊先生通電話，要求提供地政總署（下稱「本署」）於 2022 年 11 月 10 日向受題述工程影響的構築物佔用人或使用人／業務經營者通知預計遷出日期及安置補償安排等事宜的相關資料的函件。

現隨函夾附本署於 2022 年 11 月 10 日的函件，以備參考。如有查詢，請在辦公時間內致電 3615 1448 與本信代行人聯絡。

地政總署
總產業測量師／新發展區
(楊振峯 代行)



2023 年 2 月 23 日

電話 Tel: 3543 0189
圖文傳真 Fax: 3547 0756
電郵地址 Email: laonda@landsd.gov.hk
本署檔號 Our Ref: LD NDA HSK/POL/17/8
來函檔號 Your Ref:

來函請註明本署檔號
Please quote our reference in your reply



地政總署
新發展區組
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

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新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website: www.landsd.gov.hk

致： 構築物佔用人或使用人／業務經營者

現場派遞

重要文件

洪水橋／厦村新發展區第二期發展工程

閣下的住所／業務所在的地方將受洪水橋／厦村新發展區第二期發展工程（下稱「該新發展區工程」）影響而須清拆。本函件旨在通知閣下的預計遷出日期，以及提供有關安置安排（只適用於住所）及補償（如適用）等事宜的相關資料。

擬議清拆範圍及遷出日期

2. 根據目前工程計劃，政府最早將於 2023 年下半年開展收地工作。本署屆時會按相關法例在受影響的私人土地張貼收回土地公告，訂明有關私人土地業權於公告張貼後的三個月復歸政府。收回土地通告訂明的日期，只是土地業權復歸政府的日期，並不是該土地佔用人的遷出限期。

3. 為了讓土地佔用人有更多緩衝時間，工程部門將會為工程範圍內不同位置的 land 佔用人訂定分階段的遷離限期。就閣下所處的地點而言，預計遷出限期為 2024 年年中。在確實遷出限期前約三個月，本署會援引《土地（雜項條文）條例》（第 28 章），在涉及的構築物及／或相關範圍張貼告示，通知閣下確實的遷出限期。在限期屆滿後，本署會根據《土地（雜項條文）條例》（第 28 章），清理涉及的構築物及相關範圍的土地。

4. 該新發展區工程的擬議收地及清拆範圍可於洪水橋／厦村新發展區網頁瀏覽，網址如下：

<https://hsknda.hk/tc/compensation-and-clearance/>

或掃描以下二維碼 (QR Code) :



相關圖則亦可於附件 1 所述地點查閱。

安置安排(只適用於住所)及補償事宜

5. 本署及相關部門會根據適用安排向合資格人士及業務經營者發放特惠津貼[或安置安排(只適用於住所)]，及對有意覓地重置業務的經營者提供適切的協助。詳情可參考附錄及本署網站 (<https://www.landsd.gov.hk/tc/land-acq-clearance.html>)。本署職員將於稍後適當時間聯絡閣下以進行安置安排及補償(如適用)的資格審核工作。若閣下希望能盡早得知是否符合資格申領安置補償，可向本署新發展區組提供附件 2 載列的文件的副本，以便評核閣下是否符合資格申領安置補償。

查詢

6. 如有查詢，請與本署新發展區組職員聯絡[熱線電話: 3543 0189(洪水橋／厦村新發展區第二期發展工程)]。

地政總署

總產業測量師／新發展區

(盧學榮 代行)



2022 年 11 月 10 日

附件(供參閱)

附件 1 - 查閱洪水橋／厦村新發展區第二期發展工程擬議收地及清拆範圍圖則的地點

附件 2 - 評核安置補償資格的所需文件

附錄 - 安置安排及特惠津貼簡介

附件 1

查閱洪水橋／厦村新發展區第二期發展工程擬議收地及清拆範圍
可於洪水橋／厦村新發展區網頁瀏覽，網址如下：

<https://hsknda.hk/tc/compensation-and-clearance/>

或掃描以下二維碼(QR Code)：



相關圖則亦可於下列地點查閱：

地政總署新發展區組

新界上水龍琛路 39 號上水廣場 15 樓 1501-1510 室

辦公時間：星期一至星期五上午 9 時至下午 5 時半
(下午 12 時 30 分至 1 時 30 分除外)

洪水橋／厦村新發展區社區聯絡隊

新界屯門鍾屋村 203 號地下

辦公時間：星期一、二、四上午 9 時半至下午 5 時半
(下午 12 時 30 分至 2 時除外)；
星期三、五下午 2 時至下午 9 時半
(下午 5 時 30 分至 7 時除外)；
星期六上午 9 時半至下午 1 時半

評核安置補償資格的所需文件

(若閣下希望能盡早得知是否符合資格申領安置補償，可向地政總署提供以下文件的副本，以便評核。)

業務經營者

- (a) 經營人之香港身份證
- (b) 香港公司註冊證書
- (c) 有關業務在清拆前登記日前 2 年的營運單據(註 1)，例如供水電及電話單據、火險保單/器材保養/僱員保險等單據及其他有效證明文件

寮屋住戶

地政總署會先進行初步資格審核，主要審核住戶是否符合安置補償資格所需最少於已登記／持牌構築物連續居住的年期。住戶通過初步資格審核後，地政總署會適時把「須通過經濟狀況審查」的安置申請轉介至房屋署；而「免經濟狀況審查」的安置申請則會轉介至香港房屋協會(房協)。同時，申請者亦會獲通知轉介情況。房屋署及房協在收到地政總署轉介的安置申請後，會審核有關住戶是否符合其他相關安置申請的規定(請參考附錄)。如通過有關審核，房屋署及房協會發信邀請申請者進行親身會面、提交證明文件、簽署相關聲明書／表格。

因應每個受清拆影響住戶的不同情況，若閣下希望能盡早得知是否符合初步資格申領安置補償，可向地政總署提供以下文件的副本，以便評核，或致電 3529 2415 與地政總署新發展區組清拆小組職員聯絡：

- (a) 香港身份證／出世紙或其他出生證明
- (b) 結婚證書(如適用者)
- (c) 各子女就讀學校之學生手冊(有地址紀錄之內頁)(如適用者)
- (d) 離婚證明(如適用者)
- (e) 有關住戶在清拆前登記日前 2 年(適用於「須通過經濟狀況審查」的安置申請)或 7 年(適用於「免經濟狀況審查」的安置申請)的住址證明(註 1)，例如供水電及電話/手提電話單據、繳稅／報稅單據、銀行月結單據、租約證明文件、租單、工作證、勞資受僱合約、僱主證明書、政府部門及公營機構所發出之文件或帳單及其他有效證明文件

註 1：就洪水橋／厦村新發展區第二期發展工程而言，在計算受影響的業務經營者／寮屋住戶的最少連續佔用／居住年期時，除緊接清拆前登記日期前的連續佔用／居住年期外，亦會包括清拆前登記日期當日後至 2018 年 5 月 10 日期間的連續佔用／居住年期，以決定業務經營者／寮屋住戶是否符合特惠津貼／安置的資格。

安置安排及特惠津貼簡介

住戶的安置安排及特惠津貼

1. 合資格住戶可選擇「須通過經濟狀況審查」安置選項入住香港房屋委員會(房委會)轄下的公屋單位，或選擇「免經濟狀況審查」安置選項入住由香港房屋協會(房協)發展和管理的專用安置屋邨，兩個分別位於洪水橋及粉嶺百和路的專用安置屋邨於2024年落成入伙，提供租住單位及資助出售房屋供住戶選擇。
2. 選擇「須通過經濟狀況審查」安置的住戶須在緊接清拆前登記日期前在已登記／持牌住用構築物連續居住滿最少兩年，並符合房委會的全面經濟狀況審查。選擇「免經濟狀況審查」安置的住戶須在緊接清拆前登記日期前在已登記／持牌住用／非住用構築物居住滿最少七年，無須經濟審查。住戶亦須符合不擁有住宅物業和沒有享受資助房屋福利等相關房屋政策的規定。根據2018年公布的優化安置方案，就洪水橋／厦村新發展區第二期發展工程而言，由於項目在2018年5月10日公布經優化的特惠補償及安置方案前已完成清拆前登記，在計算住戶居住年期時，除了計算緊接清拆前登記日期前的連續居住年期外，亦會包括清拆前登記日期當日後至2018年5月10日(即公布優化方案日期)期間的連續居住年期，以決定住戶是否符合特惠津貼及／或安置的資格。
3. 不選擇安置的住戶如符合相關資格，可申領特惠津貼。如合資格住戶選擇在房協的專用安置屋邨購買資助出售單位，則既可購買安置單位，亦可獲得經折算的特惠津貼(款額是不選擇安置的情況下原本可獲發的特惠津貼額的六分之五)，以協助有關住戶置業。另外，所有在清拆前登記記錄在案的住戶，均可獲發住戶搬遷津貼。本段所述的津貼將以張貼收地通告當時生效的津貼率計算。

業務經營者的特惠津貼及業務重置支援

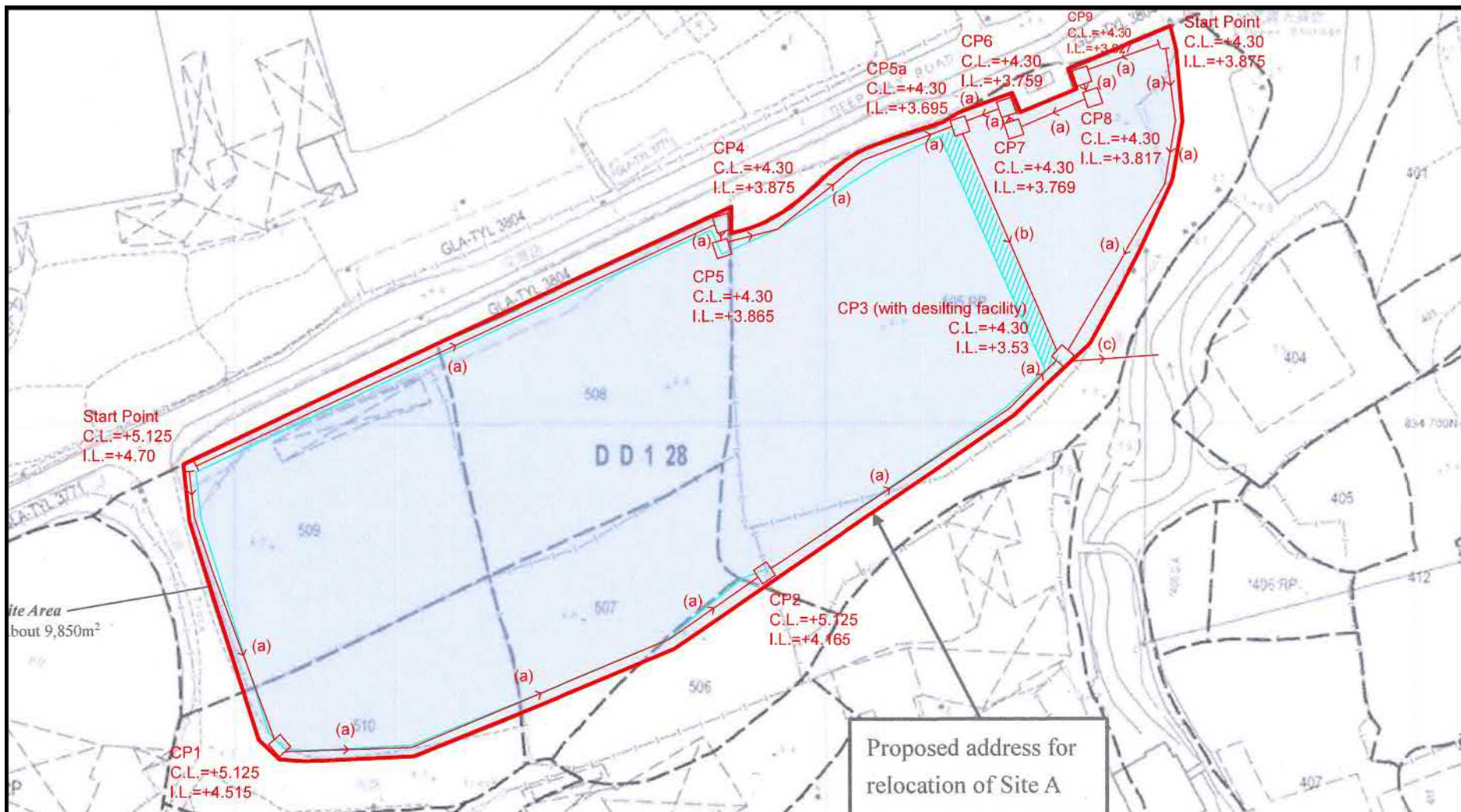
4. 合資格的業務經營者可獲發特惠津貼，包括「商鋪、工場、倉庫、船排、學校、教堂及觀賞魚養殖經營者的特惠津貼」(適用於持牌／已登記構築物的業務經營)、「露天

／戶外業務經營者的特惠津貼」(適用於持合法土地文書¹如私人地契上的業務經營)，或向政府申索法定補償作為替代(只適用於私人土地上的業務經營)。政府已於2022年5月優化「露天／戶外業務經營者的特惠津貼」，只要受影響的業務在緊接清拆前登記日期前已在有關土地上營運最少兩年，便可獲發該特惠津貼。如同上述第二段所提及，就洪水橋／厦村新發展區第二期發展工程而言，在計算受影響的業務經營者的最少連續佔用年期時，除緊接清拆前登記日期前的連續佔用年期外，亦會包括清拆前登記日期當日後至2018年5月10日期間的連續佔用年期，以決定業務經營者是否符合特惠津貼的資格。

5. 政府明白部分業務經營者期望重置業務並繼續經營。因此除了提供特惠津貼外，如受影響的經營者希望搬遷至新界其他地點繼續營運(例如是劃作「工業」或「露天貯物」的用地)，政府會在規劃及土地行政事宜上向有意覓地重置的經營者，提供諮詢服務及便利措施。政府亦正加強整理較大機會可容納受影響作業的地帶資料，將向有需要商戶提供。如經營者覓得私人土地並希望尋求意見，可聯絡本署新發展區組陳珈穎女士(電話: 3705 9749) [洪水橋／厦村新發展區第二期發展工程]。另外，政府將繼續致力物色合適作露天貯物／工場等作業的臨時政府用地，以局限性招標方式以短期租約出租予受影響的業務經營者。就政府為受影響棕地作業者所提供支援的詳情，可參考本署網頁如下：

<https://www.landsd.gov.hk/tc/land-acq-clearance/land-resumption-clearance/acquisition-compensation/brownfield-operator.html>

¹ 由政府按簡易招標程序出租的土地除外。

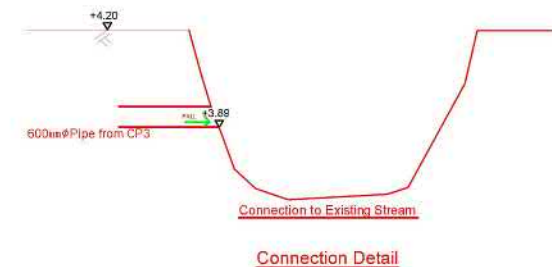


Legend	
(a)	Proposed 375UC (1:250) with cast iron cover
(b)	Proposed 525 Pipe(1:100)
(c)	Proposed 600 Pipe(1:100)
□	Proposed Catchpit with iron cover

Company:
 正宏工程顧問公司
 CHING WAN ENGINEERING CONSULTANTS COMPANY

Project :
 Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T.

- Note:**
1. Catchpit (CP3) with desilting facility shall follow CEDD standard drawing No. C2406I.
 2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
 3. The invert level of the connection point shall be verified on site before commencement of works.



Annex II

Title:
 Drainage Proposal-Layout

Date: 14-7-2023	Dwg No. Fig.1
---------------------------	-------------------------

Annex III – Construction Method of Proposed Structures

- (i) Majority of structures are container-converted structures, while the remaining are steel-frame structures with no foundation (i.e. excavation work is not required), details are as follows:

Structure	Proposed Use	Construction Method
B1	Warehouse for Storage of Miscellaneous Goods	Steel-frame structure with no foundation, will be assembled at the Site
B2	Rain Shelter for Loading/Unloading	Steel-frame structure
B3	Site Office	Container-converted structure
B4	Washroom	Container-converted structure
B5	Fire Service Pump Room	Container-converted structure

Proposed Temporary Warehouse for Storage of Miscellaneous Goods
for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128,
Ha Tsuen, Yuen Long, New Territories



Final TIA Report

4 ESTIMATION OF DEVELOPMENT FLOWS

4.1 Peak Hour Vehicular Flows

- 4.1.1 As presented in **Table 2-1**, a total of 2 private car parking spaces and 3 loading/unloading spaces for goods vehicles are identified to suit the operation need of the Project Site.
- 4.1.2 With the purpose of the proposed private car parking spaces is to serve the picking-up / dropping-off activities for site staffs only, the private car traffic generation and attraction will not overlap with the goods vehicle traffic.
- 4.1.3 Based on the current operation schedule, major development traffic involves goods vehicles for the purpose of long distance logistic operation (with round trip of each goods vehicle more than 1hour). For conservative, a round trip journey time of 1 hour is adopted for each goods vehicle (i.e. development traffic = 3veh/hr or 4.75pcu/hr per direction, for which the development traffic volume is consistent with the proposed L/UL facilities for goods vehicles).

5 TRAFFIC IMPACT ASSESSMENT

5.1 Design Year

- 5.1.1 With the planning application for the Proposed Warehouse development involves a period of 3 years, the expected end year for the Project Site would be year 2026. For conservative, 2026 is adopted as the design year for this Study.

5.2 Methodology

- 5.2.1 In forecasting the future traffic flows on the road network in the Study Area, due considerations are given to the following information and factors:
- Historical traffic data from Annual Traffic Census (ATC) published by Transport Department;
 - The forecast population and employment from the 2019-based Territorial Population and Employment Data Matrices (TPEDM) planning data published by Planning Department;
 - Committed and planned developments in the Study Area.
- 5.2.2 The following steps are undertaken to derive the 2026 Peak Hour Reference Flows (i.e. without the Project Site) and Design Flows (i.e. with the Project Site).
- 2026 Background Flows = 2023 Flows x annual growth factors
- 2026 Reference Flows = 2026 Background Flows + additional traffic by
planned and committed developments
- 2026 Design Flows = 2026 Reference Flows + development traffic
- 5.2.3 The traffic impact to be induced by the Development is assessed by comparing the Peak Hour Reference Traffic Flows against the Design Traffic Flows for both Design Years.

5.3 Future Year Reference Traffic Flows

Historical Traffic Growth

- 5.3.1 To gain an understanding of the historical trends of traffic growth on the nearby road network, relevant traffic data over the 5-year period of 2013 to 2018 are extracted from the Annual Traffic Census (ATC) Reports for the ATC stations within the Study Area. The traffic data in 2019 and 2020 are excluded from the analysis due to social activities and outbreak of COVID-19 respectively. **Table 5-1** describes the location of the nearby ATC station (Ping Ha Road and Lau Fau Shan Road) and provides the corresponding traffic data.

Table 5-1 Average Annual Daily Traffic from Annual Traffic Census

Station	Road	Between		2013	2014	2015	2016	2017	2018	Average Annual Growth
5858	Ping Ha Rd & Lau Fau Shan Road	Tin Ha Road	Deep Bay Road	11,860	11,730	11,630	14,580	12,370	12,680	1.35%
				0.85%	-1.1%	-0.85%	25.37%	-15.16%	2.51%	
TOTAL				11,860	11,730	11,630	14,580	12,370	12,680	1.35%
				0.85%	-1.1%	-0.85%	25.37%	-15.16%	2.51%	

- 5.3.2 As indicated in **Table 5-1**, the traffic on the road network within the Study Area is increased by 1.35% p.a. over the period from 2013 – 2018.

2019-Based TPEDM

- 5.3.3 **Table 5-2** presents the population and employment data in Tin Shui Wai District for 2019, 2026 and 2031 from the 2019-based Territorial Population and Employment Data Matrices (TPEDM) planning data provided by Planning Department.

Table 5-2 2019-Based TPEDM for Northwest New Territories

Category	2019	2023 ⁽¹⁾	2026	2023-2026 Average Growth (% p.a.)
Population	222,800	232,200	239,250	1.00%
Employment	584,00	68,943	76,850	3.69%
Total	281,200	301,143	316,100	1.63%

Source: 2019-based TPEDM published by Planning Department

Note (1): 2023 population and employment places are calculated by interpolation between 2019 and 2026.

Final TIA Report

- 5.3.4 It is anticipated that the population and employment places in Northwest New Territories would be increased by 1.00% and 3.69% p.a. respectively, i.e. an overall increase of 1.63% per annum.
- 5.3.5 For conservative, annual growth rate derived from 2019-Based TPEDM of 1.63% will be adopted in the Study.

Planned and Committed Developments

- 5.3.6 Making reference to the TIA prepared by CKM Asia Limited under "Proposed Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years and Filling of Land at Various Lots in D.D. 128 and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories", a temporary warehouse development (with peak hour traffic flow of 8veh/hr or 20pcu/hr per direction). Hence the captioned development is included in the future year traffic forecast.

2026 Reference Flows

- 5.3.7 Taking into account of the above factors, to summarize, the following steps are undertaken to derive the 2026 Reference Traffic Flows (i.e. without Project Site):
- 2026 Background Flows = 2023 Flows x annual growth factors (+1.63% p.a.)
- 2026 Reference Flows = 2026 Background Flows + Planned / Committed
Development Traffic (refer to **Section 5.3.6**)
- 5.3.8 The 2026 Reference Traffic Flows (i.e. without Project Site) are presented in **Figure 5-1**.

5.4 Future Year Design Peak Hour Traffic Flows

- 5.4.1 The additional development traffic in **Table 4-3** is then assigned onto the nearby road network with reference to the existing traffic distribution pattern in the Study Area. The resulting peak hour development flows are shown in **Figure 5-2**.
- 5.4.2 By adding the development flows in **Figure 5-2** to the 2026 Reference Peak Hour Flows (i.e. without Project Site) in **Figure 5-1**, the 2026 Design Peak Hour Flows (i.e. with Project Site) are derived and shown in **Figure 5-3**.

5.5 Future Year Junction Capacity Assessments

- 5.5.1 Based on the Reference Flows (i.e. without Project Site) and Design Flows (i.e. with Project Site) for the Design Year, junction capacity assessment are undertaken and the results shown in **Table 5-3** with detailed calculation sheets provided in **Appendix C**.

Table 5-3 2026 Peak Hour Junction Capacity Assessment

Jn. ID.	Location ⁽¹⁾	Type	Capacity Index ⁽²⁾	2026 Reference Scenario		2026 Design Scenario	
				AM Peak	PM Peak	AM Peak	PM Peak
J1	Kai Pak Ling Road / Unnamed Access Road	Priority	DFC	0.12	0.10	0.13	0.11
J2	Kong Sham Western Highway / Access Road underneath Kong Sham Western Highway	Priority	DFC	0.46	0.36	0.48	0.38

Notes: (1) Refer to Figure 2-1 for junction locations
(2) DFC = Design Flow to Capacity for priority junction

- 5.5.2 It is indicated in **Table 5-4** that all the key junctions in the vicinity of the Project Site would be operating within capacity during peak hours for both the Reference (without Project Site) and Design (with Project Site) scenarios.

5.6 Future Year Link Capacity Assessments

- 5.6.1 Based on the Reference Flows (i.e. without Project Site) and Design Flows (i.e. with Project Site), link capacity assessments for Design Year 2026 are carried out and the results are presented in **Table 5-4**.
- 5.6.2 The results in the table indicate that all the key road links in the Study Area operate satisfactorily during the peak hours in the Reference scenario (i.e. without Project Site) and Design scenario (i.e. with Project Site), except for L2 with the road link is operating approaching capacity for both Reference Scenario and Design Scenario during PM peak. Nevertheless, as no operation traffic will be contributed to the concerned road section, no additional traffic impact onto the critical section is identified due to the Project Site.

Table 5-4 2026 Peak Hour Road Link Capacity Assessment

No.	Location ⁽¹⁾	Dir.	Design ⁽²⁾ Capacity (veh/hr)	2026 Reference Scenario (AM Peak)		2026 Reference Scenario (PM Peak)		2026 Design Scenario (AM Peak)		2026 Design Scenario (PM Peak)	
				Flows (veh/hr)	P/Df ⁽³⁾	Flows (veh/hr)	P/Df ⁽³⁾	Flows (veh/hr)	P/Df ⁽³⁾	Flows (veh/hr)	P/Df ⁽³⁾
L1	Deep Bay Road (west of Kong Sham Western Highway)	2-way	100	52	0.52	62	0.62	58	0.58	68	0.68
L2	Deep Bay Road (east of Kong Sham Western Highway)	2-way	100	62	0.62	89	0.89	62	0.62	89	0.89
L3	Unnamed Road southern to Deep Bay Road	2-way	100	57	0.57	68	0.68	63	0.63	74	0.74
L4	Unnamed Road adjacent to Fung Hong Tsuen Water Tank	2-way	100	61	0.61	73	0.73	67	0.67	79	0.79

Notes: (1) Refer to Figure 3-1 for road link locations
(2) TPDM Vol 3 Chapter 3.11.3.1
(3) P/Df = Peak Hourly Flows/Design Flow Ratios (P/Df) for road links

5.7 Passing Areas along Deep Bay Road

- 5.7.1 The vehicular access of the Project Site is around 500m from Deep Bay Road / Kai Pak Ling Road. Considering the section of Deep Bay Road is a single lane carriageway serving 1-lane-2 way operation, availability of passing areas along Deep Bay Road are investigated in this Study.
- 5.7.2 Based on the findings for on-site observation, passing areas are generally identified for the concerned section of Deep Bay Road with spacing of passing areas ranging from 15m to 55m (for which the spacing complies with TPDM). Locations of passing areas presented in **Figure 5-4**.

Our Ref. : DD128 Lot 505 RP & VL
Your Ref. : TPB/A/YL-HTF/1158

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

By Email

3 August 2023

Dear Sir,

Supplementary Information

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-HTF/1158)

We are writing to submit supplementary information to provide clarifications for the subject application, details are as follows:

- 1) Figure 4-1 showing the major vehicular routing (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Orpheus LEE
Planning and Development Consultant

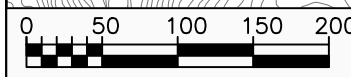
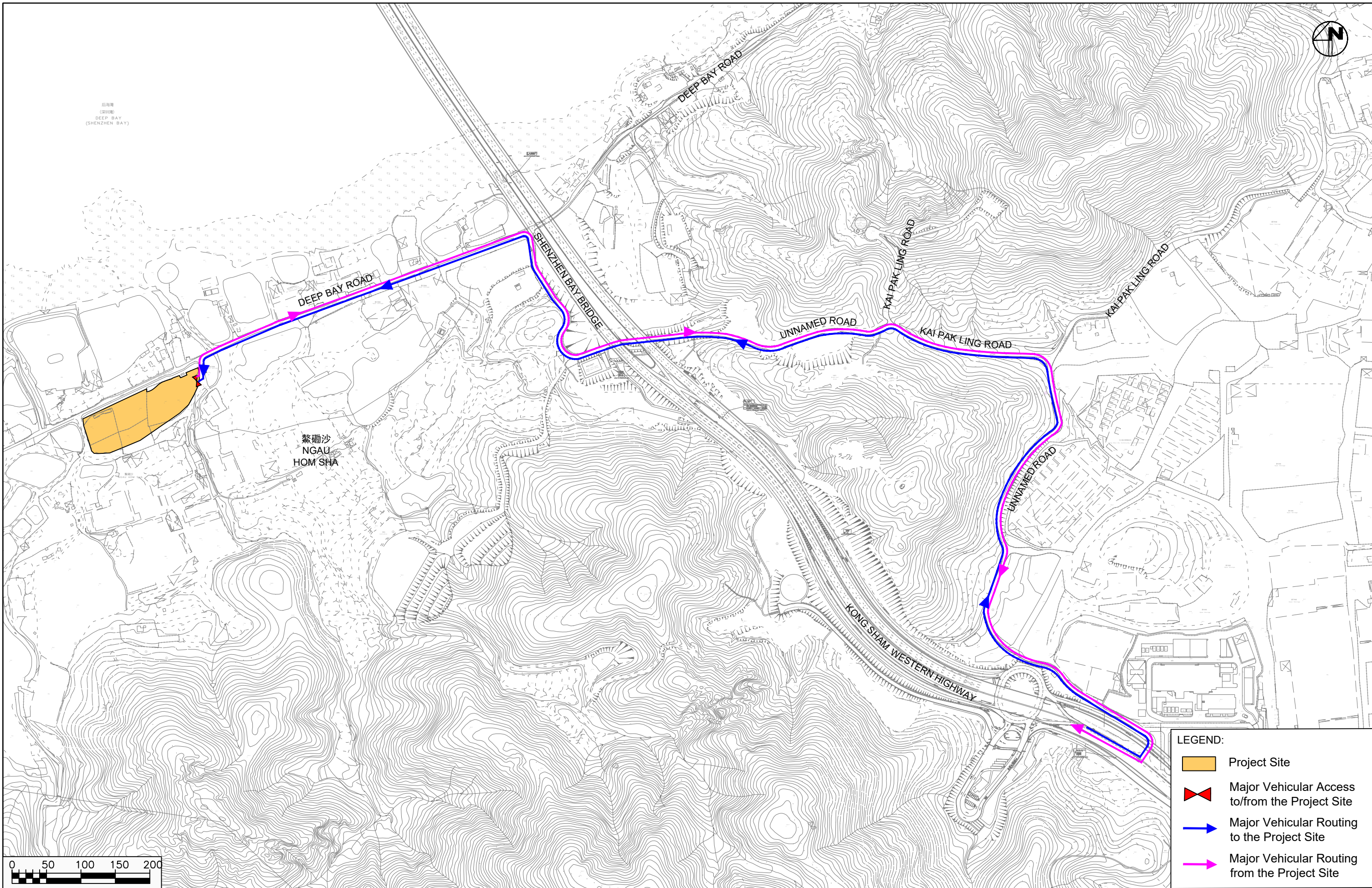
DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK

email: jmhwok@pland.gov.hk)



X:\Ozzo\82754_Proposed Temporary Warehouse for Various Lots in DD128 Ha Tsuen, Yuen Long\Data\Dwg\82754_Figure 4-1.dwg 2023/08/02 18:04:30



Date 02/08/2023 Scale 1:5000

Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Major Vehicular Routing to/from the Project Site

Project No. 82754	Rev.
Dwg No. Figure 4-1	-



盈卓物業
顧問有限公司

Our Ref.: DD128 Lot 505 RP & VL
Your Ref.: TPB/A/YL-HTF/1158

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

By Email

25 September 2023

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-HTF/1158)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK

email: jmhwok@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years
and Associated Filling of Land in “Agriculture” Zone,
Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories**

(Application No. A/YL-HTF/1158)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Iris KEUNG; Tel: 2300 1704)		
(a)	<p>The applicant is required to submit a Drainage Impact Assessment for this application.</p> <p>I have following comments on the submitted drainage proposal:</p> <p>The ground to the south of the application site is significantly higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation.</p>	<p>A revised drainage proposal is submitted for your consideration (Annex I).</p> <p>External catchment area has been considered in the calculation.</p>
(b)	The impact on downstream of existing watercourse due to increase in flow generated by the development should be fully assessed in order to demonstrate that there will have no adverse impact to the adjacent land.	Calculation is provided.
(c)	Since the applicant proposed land filing works on the concerned site, the applicant is required to demonstrate that there have no adverse impact to the nearby sites.	Site condition under black rainstorm condition on 8-9-2023. It is found that there is no flooding situation. It is demonstrated that the associated filling of land works on the concerned land has no adverse impact to the nearby sites.
(d)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas	Cross sections are provided.

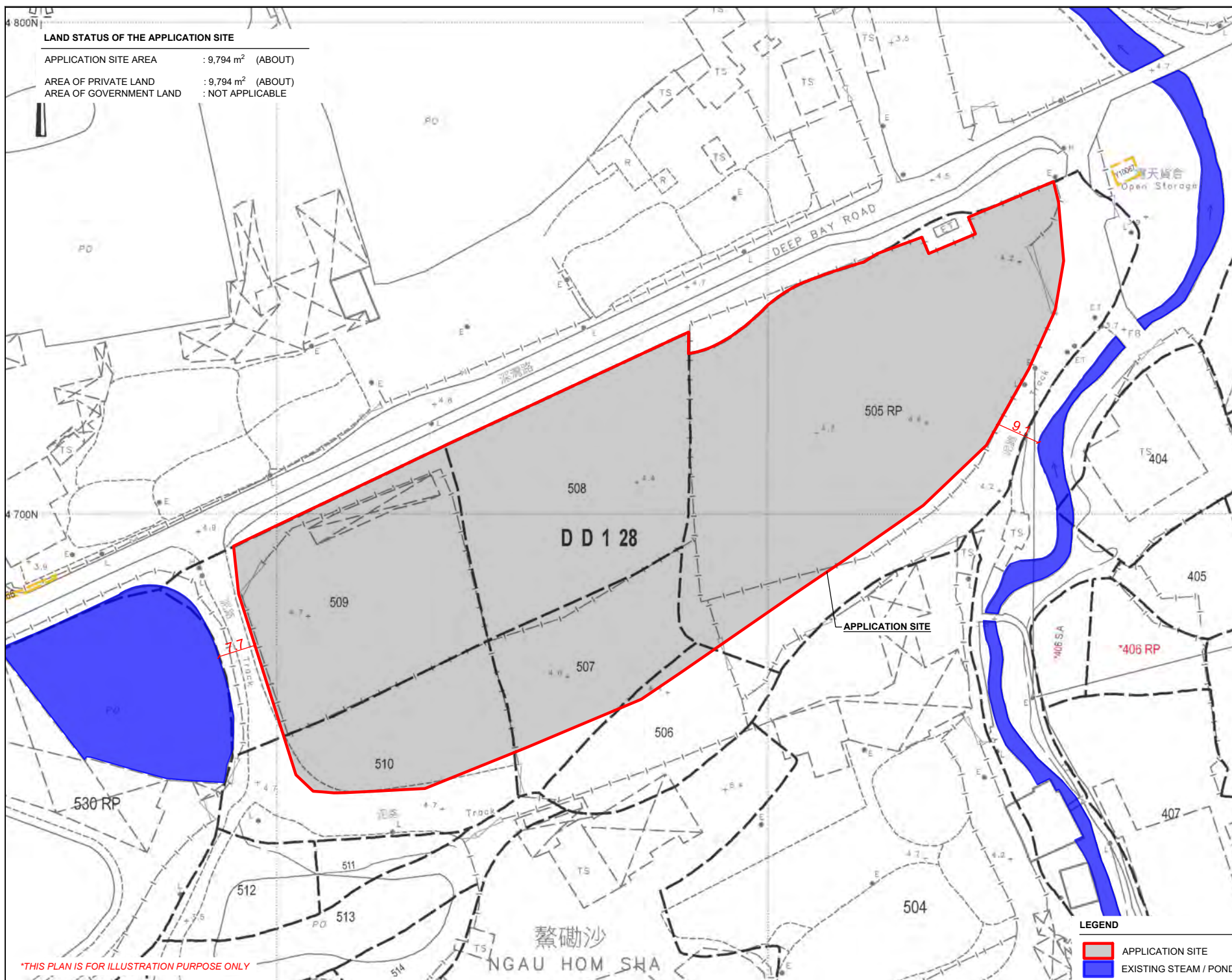
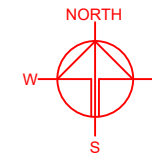
	should be given.	
(e)	Please review whether the proposed 150mm downpipes are adequate to collect and convey and discharge the surface runoff from the proposed gutters to the catchpits.	225 dia is adopted.
(f)	Where walls or hoardings are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted.
(g)	The development should either obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(h)	The applicant should consult District Lands Officer/Yuen Long (DLO/YL) and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Noted.
2. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Dr. Azaria WONG; Tel: 2150 6932)		
(a)	The subject site falls within the “AGR” zone and part of the site is under active farming. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from an agricultural perspective.	Although the proposed development is not entirely in line with the planning intention of the “AGR” zone, the application is only on a temporary basis, it would not frustrate the long-term planning intention of the “AGR” zone. The proposed development intends to facilitate the relocation of the affected business premises in Hung Shui Kiu to pave way for the development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA), the special background of the application should be considered on individual merit and approval of the current application would not set an undesirable precedent within the “AGR” zone.

(b)	From nature conservation perspective, the site is near the "CPA" zone, some fishponds and a watercourse. The applicant is advised to provide information on measures to prevent polluting the nearby waterbodies.	2.5m high solid metal fencing with thickness of 5mm will be erected along the whole site to avoid the watercourse and fishponds from reaching. At least 3m of set back will be placed at the western and eastern portions of the application site (the Site) during the planning approval period to avoid any disturbance to the nearby watercourse and fishpond (Plan 1). The boundary fencing will be installed by licensed contractor and maintenance will be conducted regularly to prevent misalignment of walls and to ensure that there is no gap or silt on boundary fencing.
3. Comments of Chief Town Planner/Urban Design & Landscape Section, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Brian LAM; Tel: 3565 3949)		
(a)	According to the aerial photo of 2022, the Site is situated in an area of rural landscape predominated by village houses, temporary structures, ponds and scattered tree groups. Temporary structure, trees and vegetation are observed within the Site. Also, existing ponds within the same "AGR" zone and adjacent "CPA" zone located in close proximity to the Site are observed.	According to the tree survey report conducted on 18/5/2023, a total of <u>10</u> nos. of trees are recorded (T1 to T10) within the site boundary (Annex II). No OVT or protected species has been identified in accordance with the DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap.96) respectively. All the identified existing trees are proposed to be felled due to their poor health/structural conditions and invasive nature.
(b)	As compared with the site photos taken on 11.8.2023 and the aerial photo of 2022, tree/vegetation removal was already undertaken at the Site. Adverse impact on landscape resources had taken place. Moreover, according to Plan 10 and para. 5.13 of the submitted planning statement "Due to the proposed structure and filling of concrete for site formation of structure and circulation area, all existing trees will be affected and none of the existing trees is proposed to be retained at the Site." and no landscape proposal was included in the	Due to the felling of existing trees within the Site, <u>10</u> new trees (N1 to N10) are proposed to be planted to compensate the loss of the 10 existing trees. They will be planted at the eastern portion of the Site and maintained by the applicant (Plan 2).

	planning statement to mitigate the landscape impact arising from the development. The applicant should provide the required information and mitigate the impact caused by the proposed use.	
4. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Victor MA; Tel: 2399 2422)		
(a)	<p>It is noted that the subject application would involve access of Medium Goods Vehicle (MGV)</p> <p>The traffic of the subject site would be through a local track leading to Deep Bay Road which is single track road. The applicant is requested to justify that the nearby public road network has adequate capacity to accommodate the traffic induced by the proposed development. In particular, the traffic impact on Deep Bay Road should be well assessed as a result of the applied use, since it is highly likely that vehicles in opposite directions need to negotiate with each other where passing bay is not available.</p>	<p>Noted.</p> <p>Based on the current development schedule, the peak hour traffic volume for the Site is minimal, covering a maximum of 1 MGV trip and 2 LGV trips during the peakiest hour.</p> <p>With a limited development trip is identified for the Site, traffic impact generated from the Site is expected to be minimal. As presented in Section 5 of the TIA Report, Deep Bay Road will still operate within capacity in year 2026 even with the Site in place.</p> <p>It is noted that the concerned Deep Bay Road is a single track road serving 2-way traffic. Based on site observation, vehicles (including MGV) are using various passing areas (with locations summarized in Figure 5-4 of the report (Annex III)) to facilitate the bypassing activities.</p> <p>To further minimize the frequency of bypassing activities, vehicle delivery schedule will be developed and implemented during operation stage, so that traffic generated from the Site and traffic attracted to the Site will not occur concurrently.</p>
5. Comments of Executive Secretary (A&M), Antiquities and Monuments (Contact Person: Ms. Chun-fei FAN; Tel: 2655 0824)		
(a)	The application site is situated within the Ngau Hom Sha Site of Archaeological	Regarding the proposed drainage facilities at the Site, peripheral drainage

	<p>Interest("SAI"). It is noted from the supplementary information submitted by the applicant that no excavation works is required for erection of structures, parking, loading/unloading and circulation space that no adverse impact on the SAI is anticipated. Nevertheless, the applicant is required to confirm / clarify if there is any ground excavation proposed for the proposed development including but not limited to site formation works, drainage works, sewerage works, construction of septic tank etc. If affirmative, the applicant is required to provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation for AMO's further comment.</p>	<p>u-channels (i.e. 510m (L) x 675mm (W) x 675mm (D)) and catchpits (i.e. 1025mm (L) x 1025mm (W) x 1000 (D)) are proposed by the applicant to collect surface run-off, in order to minimize adverse drainage impact to the surrounding area (Plan 3). Approximately 360m² (about), i.e. 3.7% (about) of the Site area will be excavated of not more than 1000mm in depth for drainage facilities (Plan 3). As the excavation work is intended to facilitate the required drainage facilities and the scale of excavation is insignificant, adverse impact of Ngau Hom Sha Site of Archaeological Interest should <u>not</u> be anticipated.</p>
--	---	---

APPLICATION SITE AREA	: 9,794 m ²	(ABOUT)
AREA OF PRIVATE LAND	: 9,794 m ²	(ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE	



***THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY**

PLANNING CONSULTANT



PROPOSED TEMPORARY
WAREHOUSE FOR STORAGE OF
MISCELLANEOUS GOODS FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA
TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY	DATE
MNI	17.2.2023

CHECKED BY	DATE
OL	5.9.2023

APPROVED BY	DATE
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DWG. TITLE
LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 1	002

TREE PRESERVATION AND LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 9,794 m² (ABOUT)

NO. OF EXISTING TREE : 10 (T1 TO T10)

SPECIES OF TREES : 9 X *LEUCAENA LEUCOCEPHALA*
1 X *MELIA AZEDARACH*

NO. OF TREES WILL BE FELLED : 10 (T1 TO T10)

NO. OF NEW TREES WILL BE PLANTED : 10 (N1 TO N10)

SPECIES OF NEW TREES : *BAUHINIA BLAKEANA*

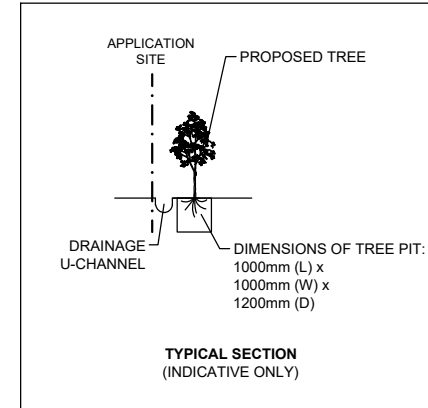
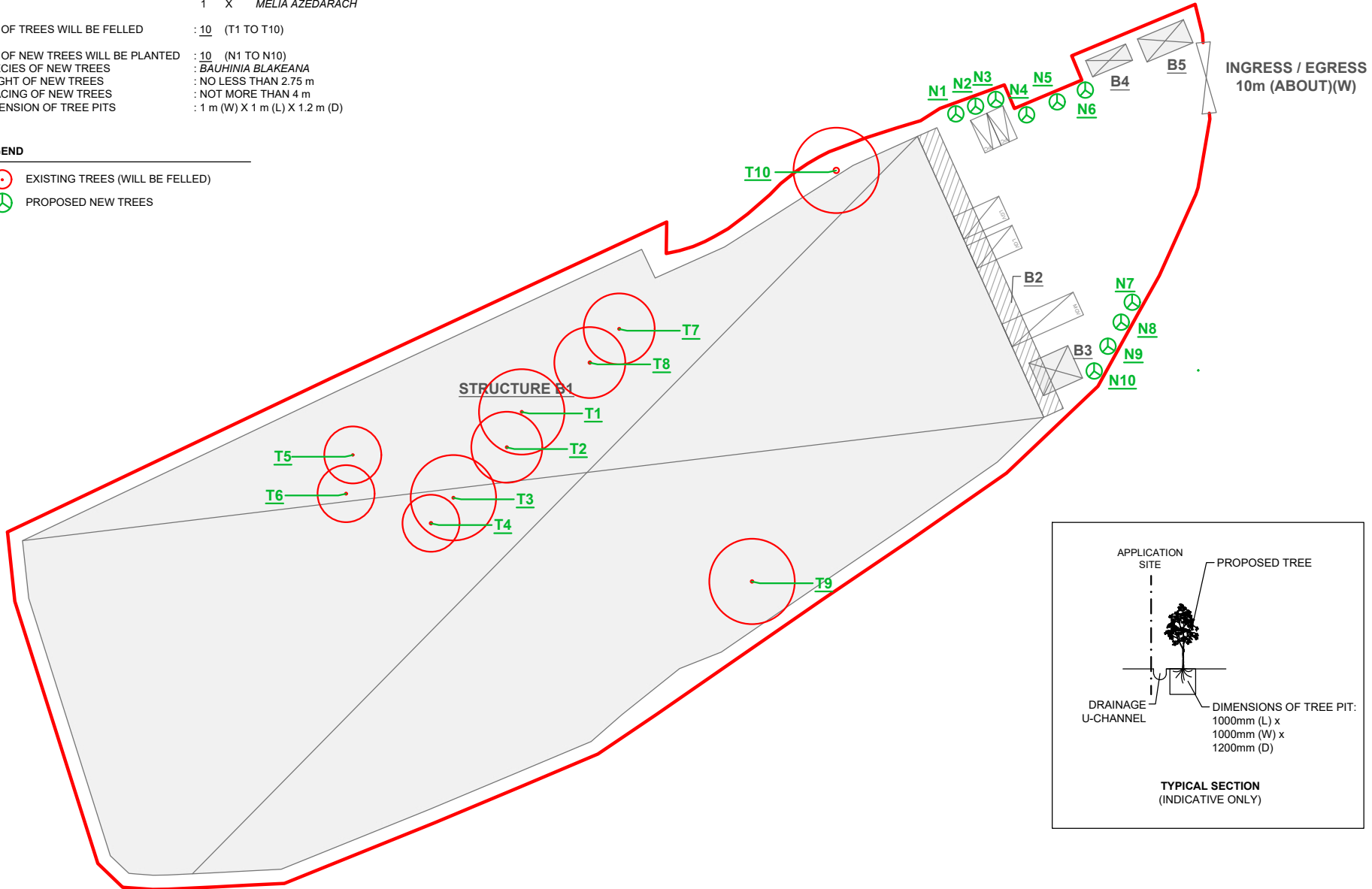
HEIGHT OF NEW TREES : NO LESS THAN 2.75 m

SPACING OF NEW TREES : NOT MORE THAN 4 m

DIMENSION OF TREE PITS : 1 m (W) X 1 m (L) X 1.2 m (D)

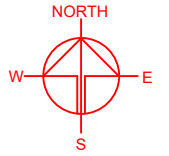
LEGEND

- EXISTING TREES (WILL BE FELLED)
- PROPOSED NEW TREES



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/U/L SPACE
- INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 800 @ A4

DRAWN BY
OL

DATE
4.9.2023

CHECKED BY

DATE

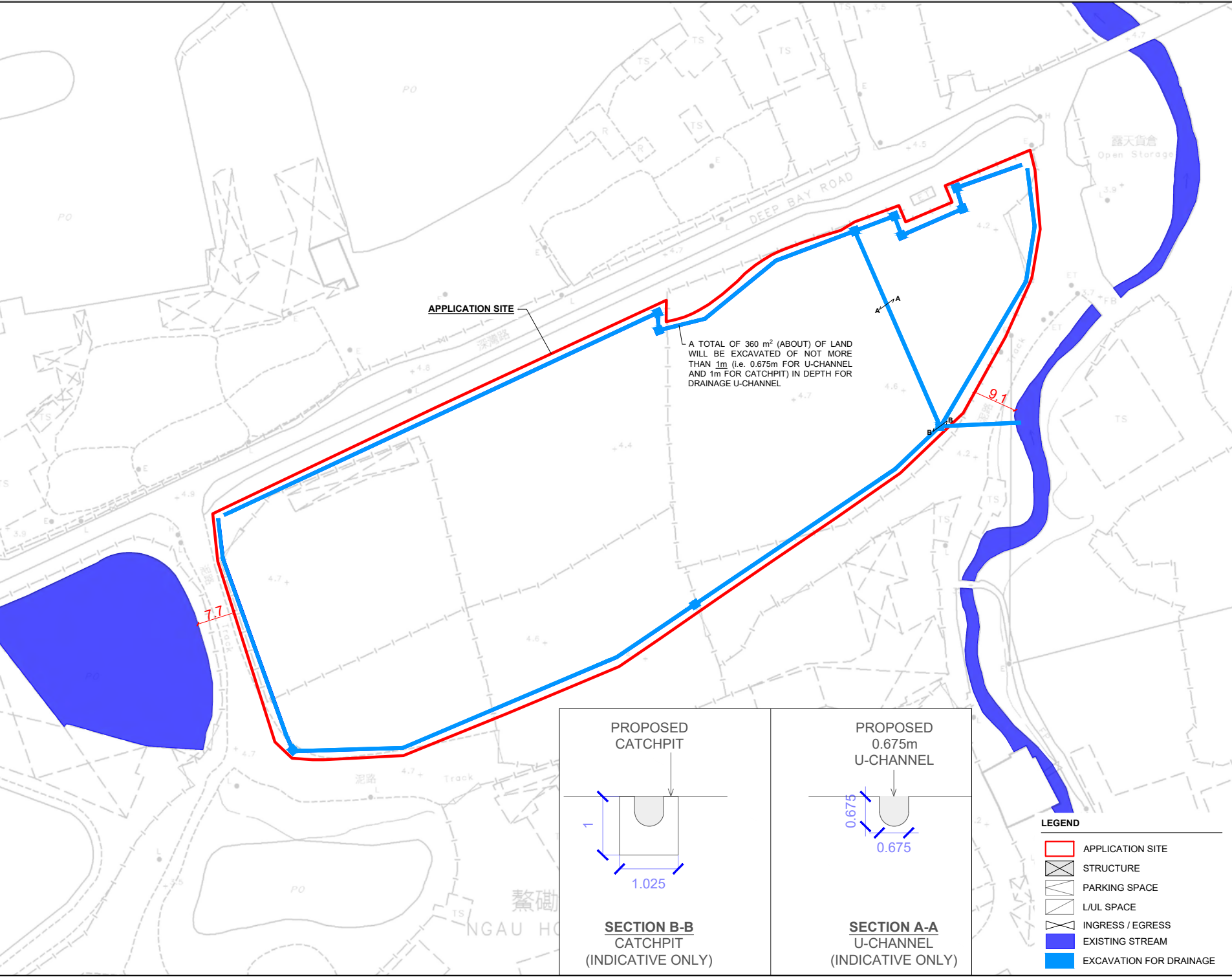
APPROVED BY

DATE

DWG. TITLE
TREE PRESERVATION AND LANDSCAPE PROPOSAL

DWG NO.
PLAN 2

VER.
003



NORTH

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
OL	5.9.2023
CHECKED BY	DATE
APPROVED BY	DATE

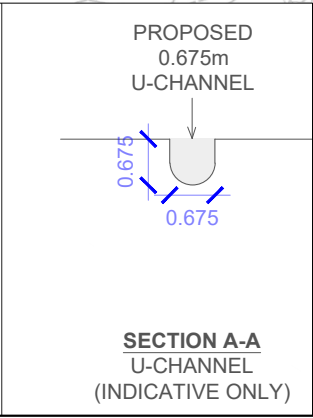
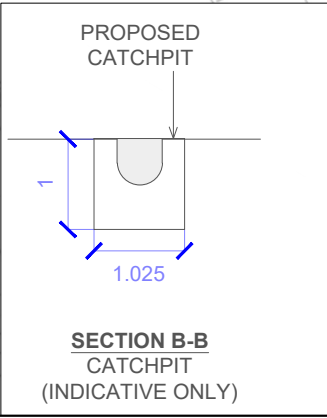
DWG. TITLE

DRAINAGE & EXCAVATION PLAN

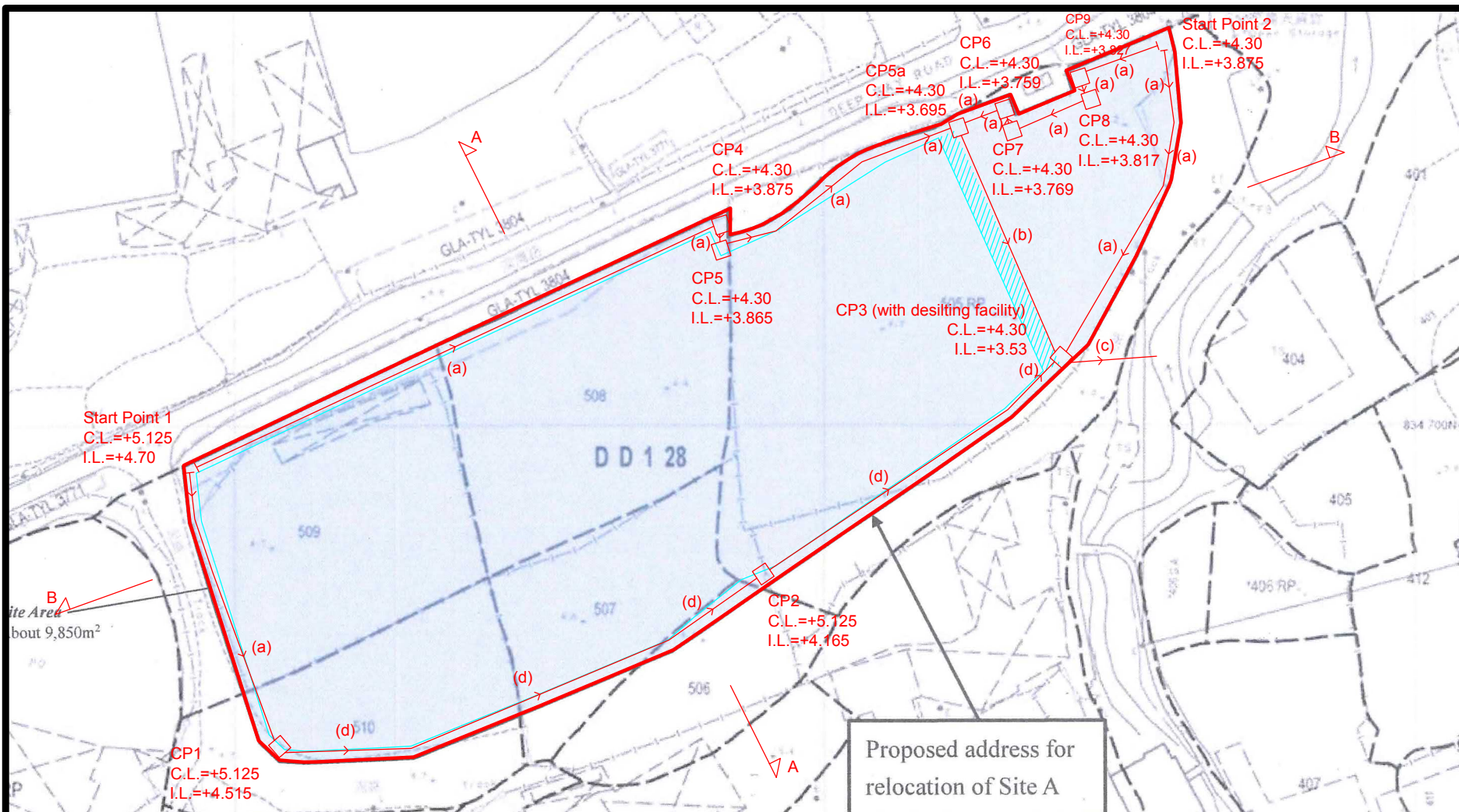
DWG NO.	VER.
PLAN 3	001

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/L SPACE
- INGRESS / EGRESS
- EXISTING STREAM
- EXCAVATION FOR DRAINAGE



ANNEX I



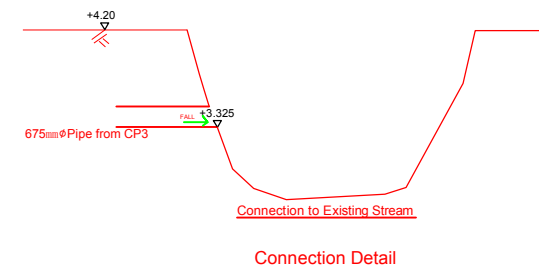
Legend:	
(a)	Proposed 375UC (1:250) with cast iron cover
(b)	Proposed 525 Pipe(1:100)
(c)	Proposed 675 Pipe(1:100)
(d)	Proposed 450 Pipe(1:250)
□	Proposed Catchpit with iron cover

Company:
正宏工程顧問公司
CHING WAN ENGINEERING CONSULTANTS COMPANY

Project :
Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T.

Note:

- Catchpit (CP3) with desilting facility shall follow CEDD standard drawing No. C2406I.
- Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- The invert level of the connection point shall be verified on site before commencement of works.



Annex I

Title:
Drainage Proposal-Layout

Date: 30-8-2023
Dwg No. Fig.1

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 9,794 m ²	(ABOUT)
COVERED AREA	: 7,891 m ²	(ABOUT)
UNCOVERED AREA	: 1,903 m ²	(ABOUT)

PLOT RATIO	: 1.6	(ABOUT)
SITE COVERAGE	: 81 %	(ABOUT)

NO. OF STRUCTURE	: 5
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 15,621 m ² (ABOUT)
TOTAL GFA	: 15,621 m ² (ABOUT)

BUILDING HEIGHT	: 3 m - 13 m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS	7,700 m ² (ABOUT)	15,400 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR LOADING/UNLOADING	130 m ² (ABOUT)	130 m ² (ABOUT)	6.5 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	21 m ² (ABOUT)*	51 m ² (ABOUT)*	6 m (ABOUT)(2-STOREY)
B4	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	FIRE SERVICE PUMP ROOM	25 m ² (ABOUT)	25 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		7,891 m ² (ABOUT)	15,621 m ² (ABOUT)	

#GFA OF STRUCTURE B3
G/F (21m²) + 1/F (30m² FOOTPRINT OF B3) = 51m²

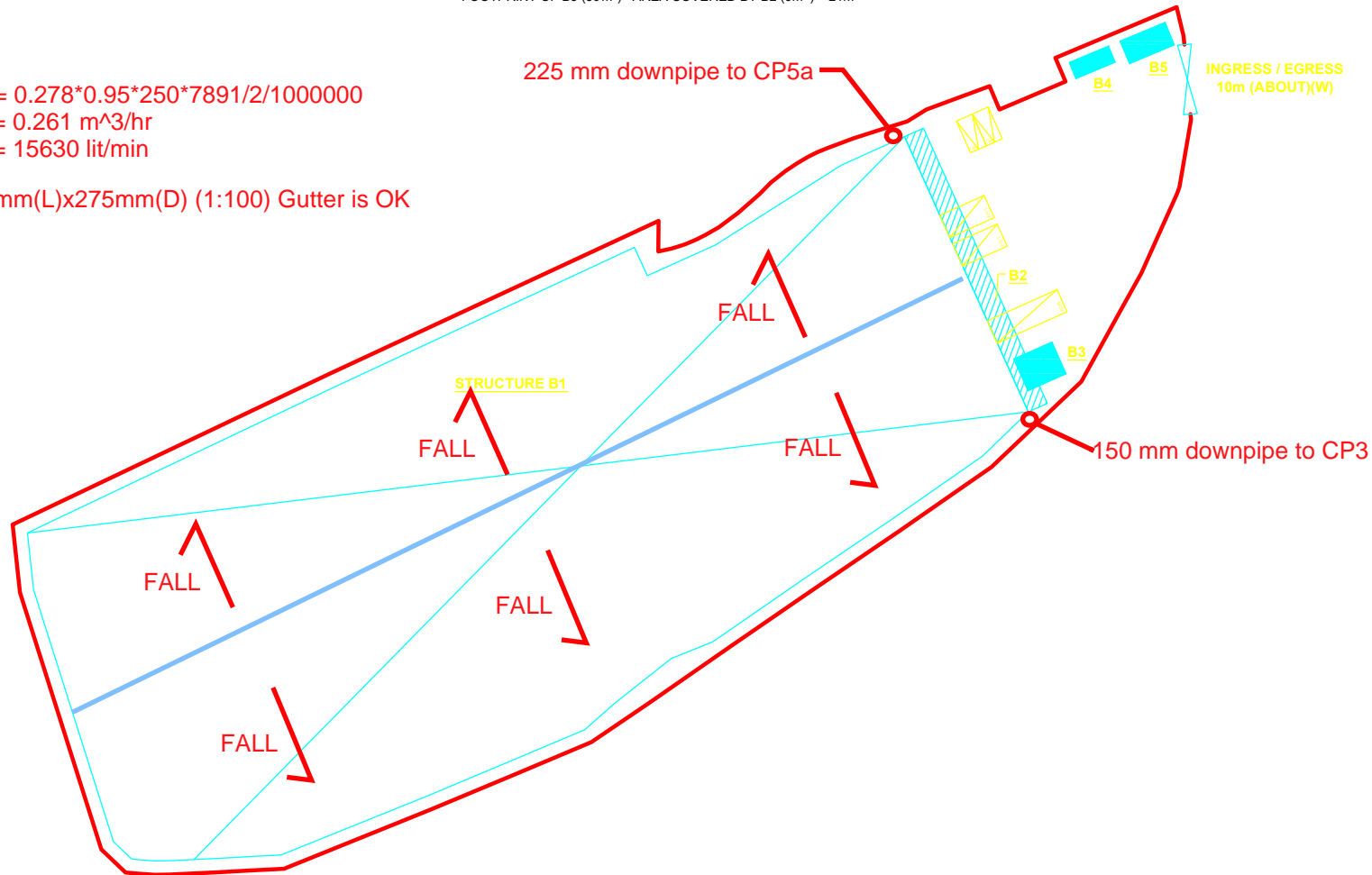
*COVERED AREA OF STRUCTURE B3
STRUCTURE B3 IS PARTIALLY COVERED BY STRUCTURE B2,
*FOOTPRINT OF B3 (30m²) - AREA COVERED BY B2 (9m²) = 21m²

$$Q \text{ for gutter} = 0.278 \times 0.95 \times 250 \times 7891 / 2 / 1000000$$

$$= 0.261 \text{ m}^3/\text{hr}$$

$$= 15630 \text{ lit/min}$$

Provide 475mm(L)x275mm(D) (1:100) Gutter is OK

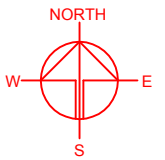


PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 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
	L/UL SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORAR
WAREHOUSE FOR STORAGE C
MISCELLANEOUS GOODS FOR
PERIOD OF 3 YEARS AN
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, H
TSUEN, YUEN LONG, NEI
TERRITORIES

SCALE

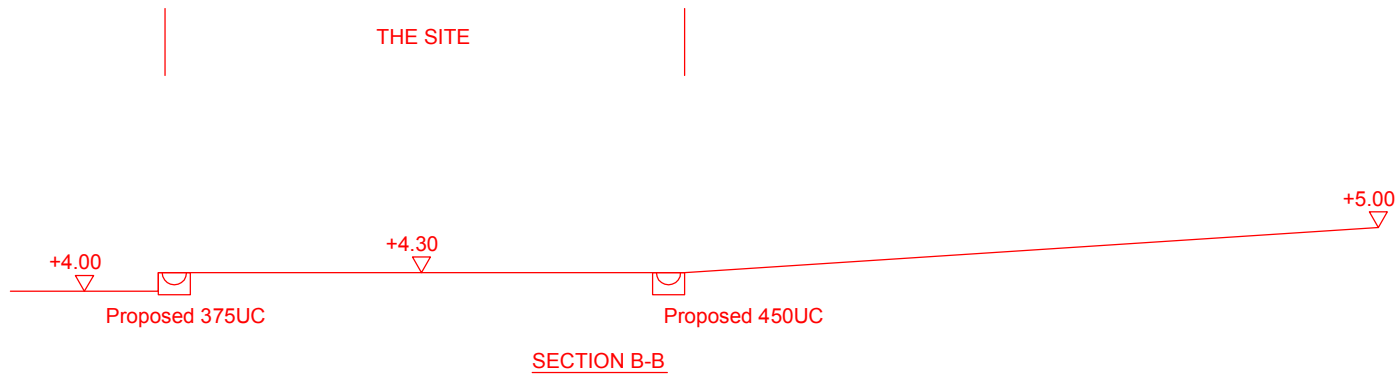
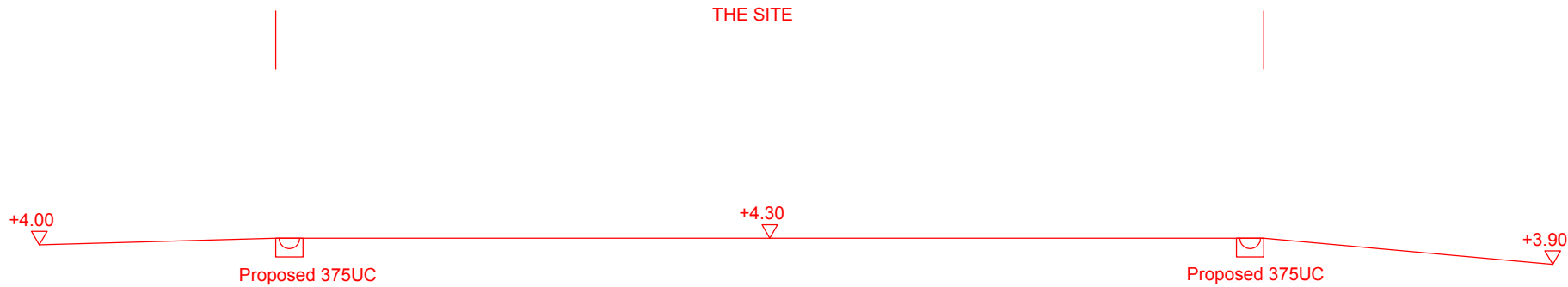
1 : 1000 @ A4

DRAWN BY	DATE
MN	3.3.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.	VER.
PLAN 9	003



Legend:	
(a)	Proposed 375UC (1:250) with cast iron cover
(b)	Proposed 525 Pipe(1:100)
(c)	Proposed 675 Pipe(1:100)
(d)	Proposed 450 Pipe(1:250)
□	Proposed Catchpit with iron cover

Company:

正宏工程顧問公司
CHING WAN ENGINEERING
CONSULTANTS
COMPANY

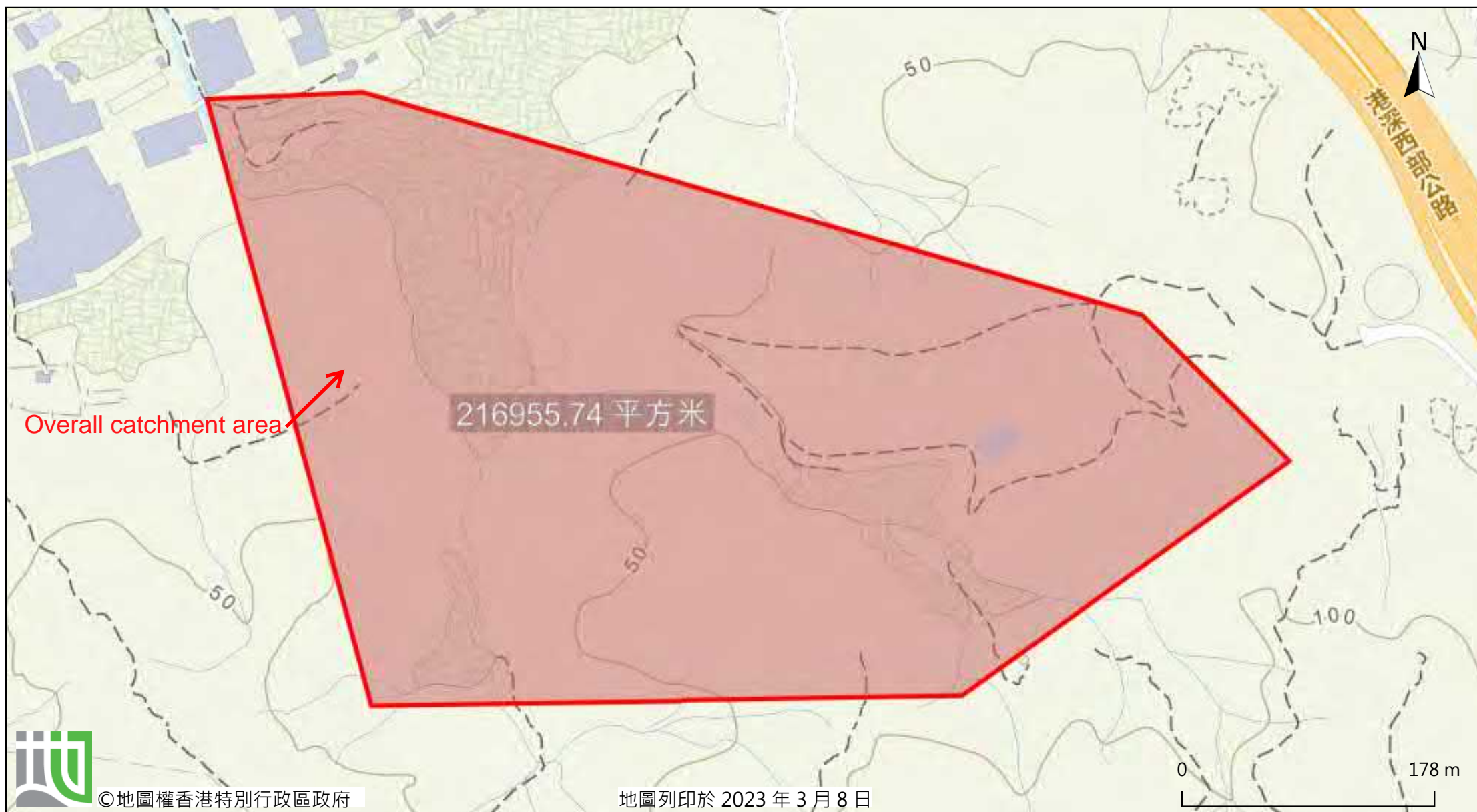
Project :

Proposed Temporary
Warehouse For Storage
of Miscellaneous Goods
For a Period of 3 Years
and Associated Filling of
Land at Various Lots in
D.D. 128, Ha Tsuen,
Yuen Long, N.T.

Title:

Drainage Proposal-
SECTIONS

Date:	Dwg No.
30-8-2023	Fig.1





Catchment Area for Drains from Start Point 1 to CP1, Start Point 1 to CP5a, Start Point 21 to CP5a & Start Point 2 to CP3

Site Area = 9794-7891 = 1903 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 1903 \text{ m}^2 \\ = 0.001903 \text{ km}^2$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.001903 \\ &= 0.126 \text{ m}^3/\text{sec} \\ &= \mathbf{7539} \text{ lit/min} \end{aligned}$$

Provide 375UC (1:250) is OK

Catchment Area for Drains from CP1 to CP3

Site Area = 9794-7891 = 1903 m² (C=0.95)

Outside Catchment Area = 4432 m² (C=0.25)

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.001903 + 0.278 * 0.25 * 250 * 0.004432 \\ &= 0.203 \text{ m}^3/\text{sec} \\ &= \mathbf{12159} \text{ lit/min} \end{aligned}$$

Provide 450UC (1:250) is OK

Catchment Area for Drains from CP5a to CP3

Site Area = 9794-7891/2 = 5848.5 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 5848.5 \text{ m}^2 \\ = 0.0058485 \text{ km}^2$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.0058485 \\ &= 0.386 \text{ m}^3/\text{sec} \\ &= \mathbf{23169} \text{ lit/min} \end{aligned}$$

Calculation Maximum Capacity of Proposed 525mm dia. Underground pipe.

$$\text{Manning Equation } V = R^{2/3} * S_f^{0.5} / n$$

$$\begin{aligned} \text{where } R &= \pi r^2 / 2 \pi r \quad \text{dia } 525 \text{ mm} \\ &= r/2 \quad r = 0.2625 \text{ m} \\ &= 0.131 \text{ m} \end{aligned}$$

$$n = 0.012 \text{ s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$1/100 \quad S_f = 0.01$$

$$\begin{aligned} \text{Therefore, } V &= 0.131^{2/3} * 0.01^{0.5} / 0.012 \\ &= 2.152 \text{ m/sec} \end{aligned}$$

Maximum Capacity (Q_{\max})

$$\begin{aligned} &= V * A \\ &= 2.152 * \pi r^2 \\ &= 0.466 \text{ m}^3/\text{sec} \\ \text{1 nos of pipe} &= 0.466 \text{ m}^3/\text{sec} \\ &= 27954 \text{ lit/min} \\ &> 23169 \text{ lit/min} \end{aligned}$$

Provide 525mm dia underground pipe (1:100) is OK

Catchment Area for Outfall

Site Area = 9794 m² (C=0.95)

Outside Catchment Area = 4432 m² (C=0.25)

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

take $i = 250$ mm/hr

$$\begin{aligned}\text{Therefore, } Q &= 0.278 \times 0.95 \times 250 \times 0.009794 + 0.278 \times 0.25 \times 250 \times 0.004432 \\ &= 0.724 \text{ m}^3/\text{sec} \\ &= 43419 \text{ lit/min}\end{aligned}$$

Calculation Maximum Capacity of Proposed 450mm dia. Underground pipe.

Manning Equation $V = R^{2/3} \cdot S_f^{0.5} / n$

where $R = \frac{\pi r^2}{2 \pi r} = \frac{r}{2} = 0.16875$ m

dia 675 mm
 $r = 0.3375$ m

$n = 0.012$ s/m^{1/3} (Table 13 of Stormwater Drainage Manual)

1/ 100 $S_f = 0.01$

Therefore, $V = \frac{0.16875^{2/3} \times 0.01^{0.5}}{0.012} = 2.54$ m/sec

Maximum Capacity (Q_{\max}) = $V \cdot A$

$$\begin{aligned}&= 2.54 \times \pi r^2 \\ &= 0.911 \text{ m}^3/\text{sec} \\ \text{1 nos of pipe} &= 0.911 \text{ m}^3/\text{sec} \\ &= 54638 \text{ lit/min} \\ &> 43419 \text{ lit/min}\end{aligned}$$

Provide 600mm dia underground pipe (1:100) is OK

Check Existing Stream Course

Site Area = 9794 m² (C=0.95)

Outside Catchment Area = 4432+216956 m² (C=0.25)

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

take i = 250 mm/hr

$$\begin{aligned}\text{Therefore, } Q &= 0.278*0.95*250*0.009794+0.278*0.25*250*0.2213 \\ &= 4.492 \text{ m}^3/\text{sec} \\ &= 269504 \text{ lit/min}\end{aligned}$$

Check Maximum Capacity of Existing Stream Course

Manning Equation $V = R^{2/3} * S_f^{0.5} / n$

where $R = (D*L)/(2(D+L))$ $D = 1.5 \text{ mm}$
 $= 0.46875 \text{ m}$ $L = 2.5 \text{ mm}$

$n = 0.15$ s/m^{1/3} (Table 13 of Stormwater Drainage Manual)

1/ 100 $S_f = 0.01$

$$\begin{aligned}\text{Therefore, } V &= 0.46875^{2/3} * 0.01^{0.5} / 0.15 \\ &= 0.40 \text{ m/sec}\end{aligned}$$

Maximum Capacity (Q_{\max}) = $V * A$
= $0.4 * D * L$
= 7.899 m³/sec
1 no = 7.899 m³/sec
= 473933 lit/min
> 269504 lit/min

The Existing Stream Course is OK

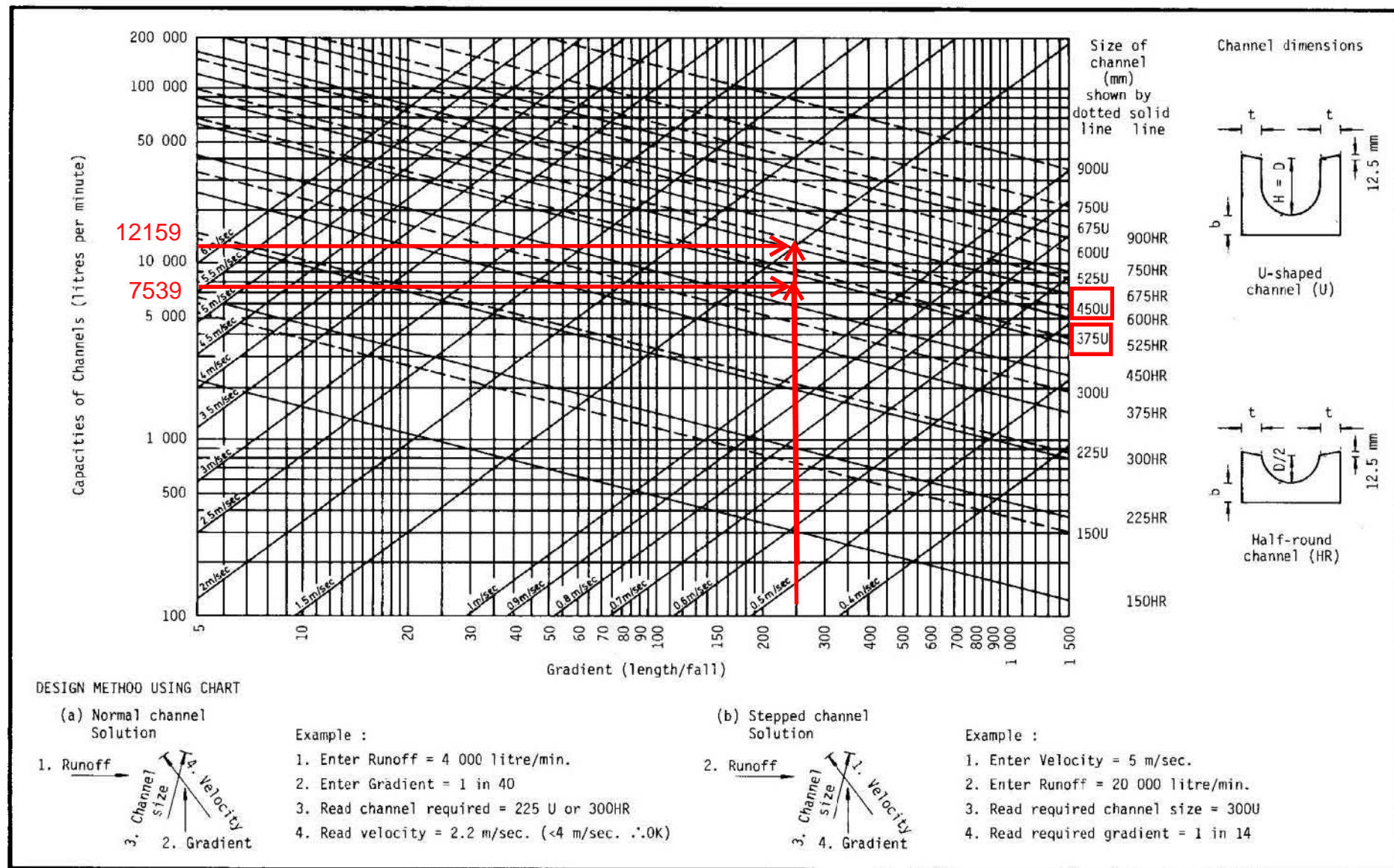
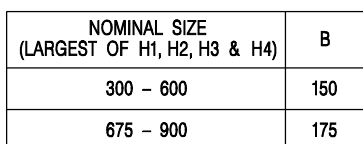


Figure 8.7 - Chart for the Rapid Design of Channels



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



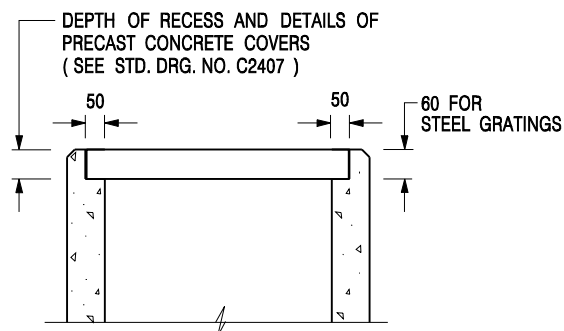
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



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) 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 'G' ON STD. DRG. NO. C2405; 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 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

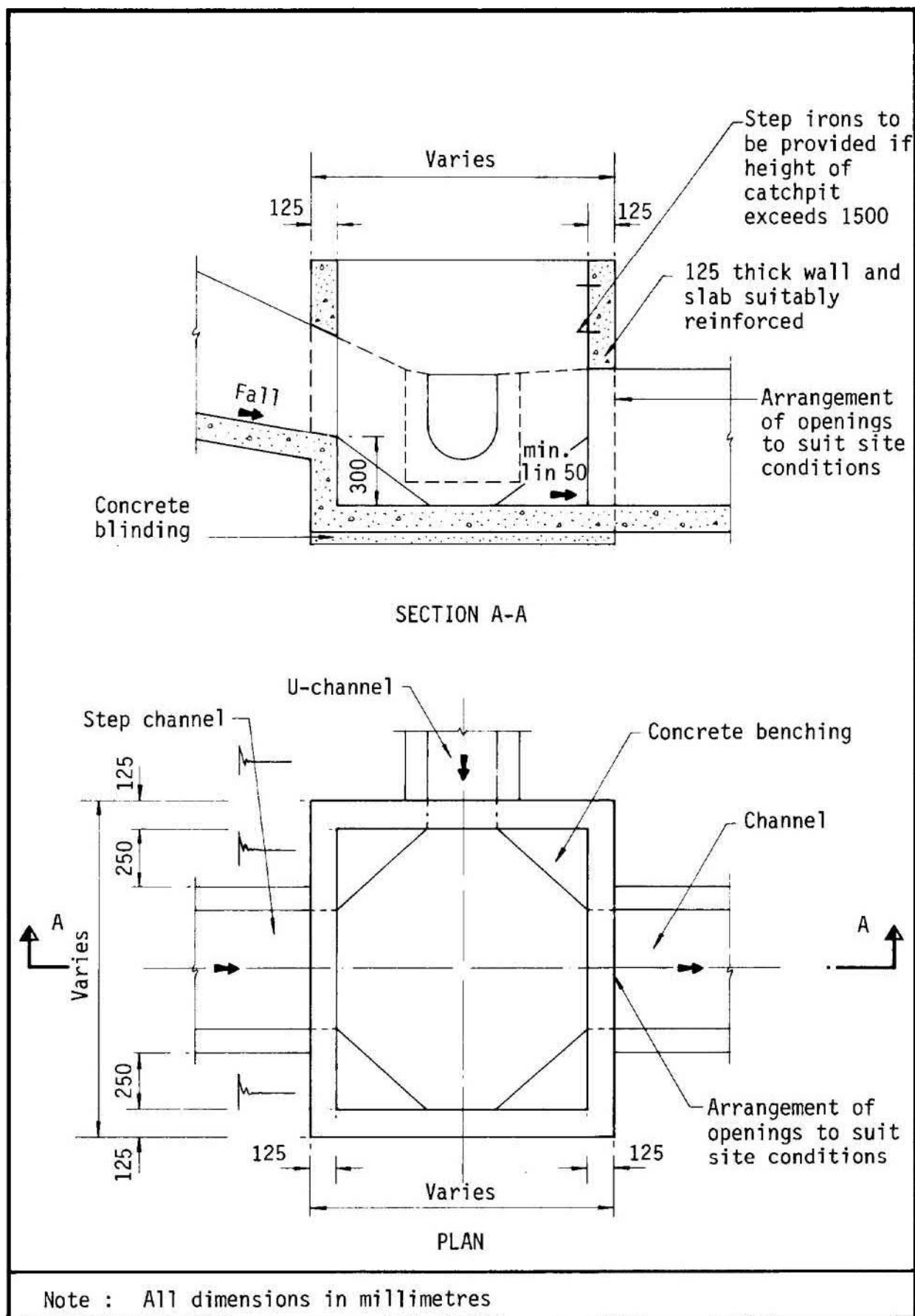
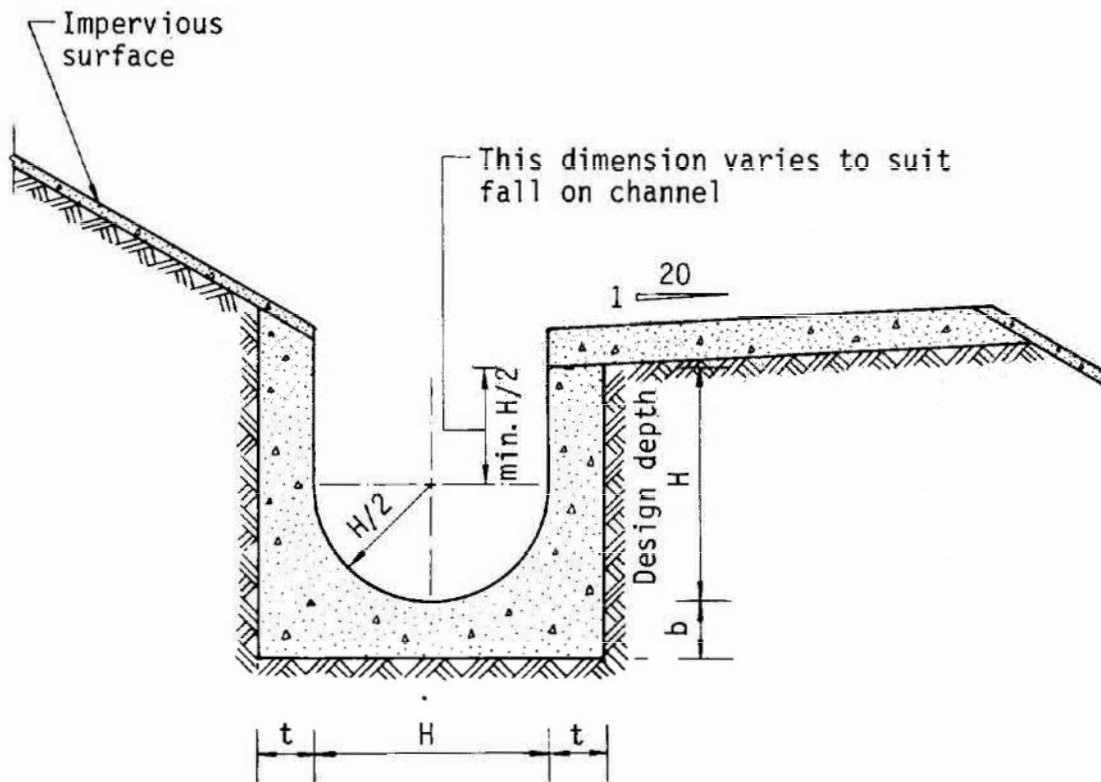


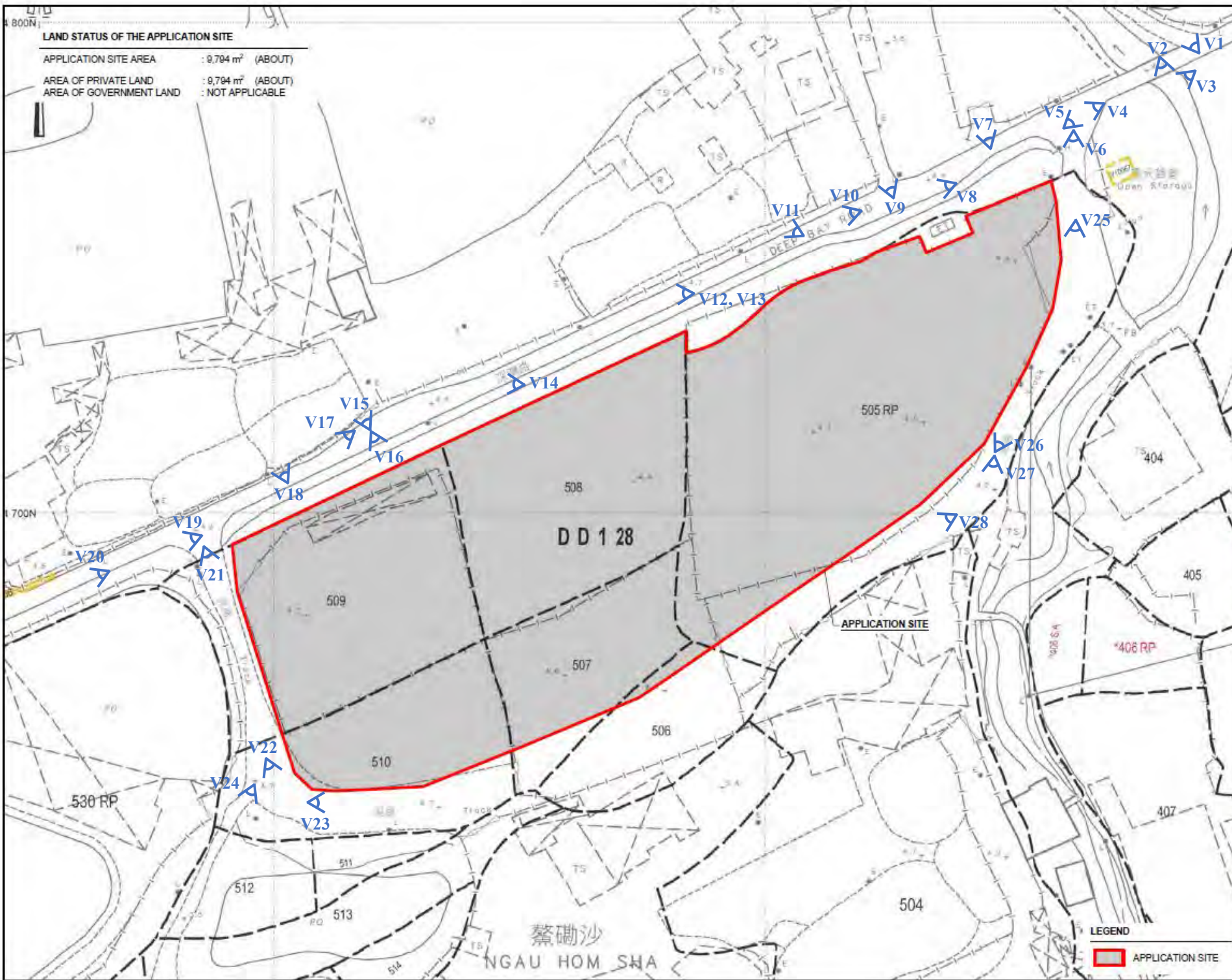
Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 9,794 m ² (ABOUT)
AREA OF PRIVATE LAND	: 9,794 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY
WAREHOUSE FOR STORAGE OF
MISCELLANEOUS GOODS FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA
TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE 1:1000 @ A4	
DRAWN BY MN	DATE 17.2.2023
DRAWN BY DATE	
APPROVED BY DATE	

LEGEND

APPLICATION SITE

DWG TITLE LAND STATUS OF THE SITE	
DWG NO. PLAN 3	VER. 001



Photo V1



Photo V2

*All photos are taken on 8.9.2023 a.m.



Photo V3



Photo V4

*All photos are taken on 8.9.2023 a.m.



Photo V5



Photo V6

*All photos are taken on 8.9.2023 a.m.



Photo V7



Photo V8

*All photos are taken on 8.9.2023 a.m.



Photo V9



Photo V10

*All photos are taken on 8.9.2023 a.m.



Photo V11



Photo V12

*All photos are taken on 8.9.2023 a.m.



Photo V13



Photo V14

*All photos are taken on 8.9.2023 a.m.



Photo V15



Photo V16



Photo V17

*All photos are taken on 8.9.2023 a.m.



Photo V18



Photo V19

*All photos are taken on 8.9.2023 a.m.



Photo V20



Photo V21

*All photos are taken on 8.9.2023 a.m.



Photo V22



Photo V23

*All photos are taken on 8.9.2023 a.m.



Photo V24



Photo V25

*All photos are taken on 8.9.2023 a.m.



Photo V26



Photo V27

*All photos are taken on 8.9.2023 a.m.



Photo V28

*All photos are taken on 8.9.2023 a.m.

ANNEX II

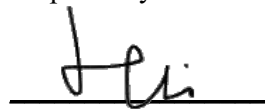
Tree Survey Report

Date of Survey: 18th May 2023

Location:

Private Area, Ngau Hom Sha, Yuen Long

Prepared by:



Mak Ka Hei

Date: 19th May 2023

Table of contents

1. Introduction	3
2. Summary of Existing Trees	4

Appendix:

- I. Tree Survey Plan
- II. Tree Survey Schedule
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 18th May 2023. Plants with DBH less than 95mm were not recorded in the survey.

2. Summary of Existing Trees

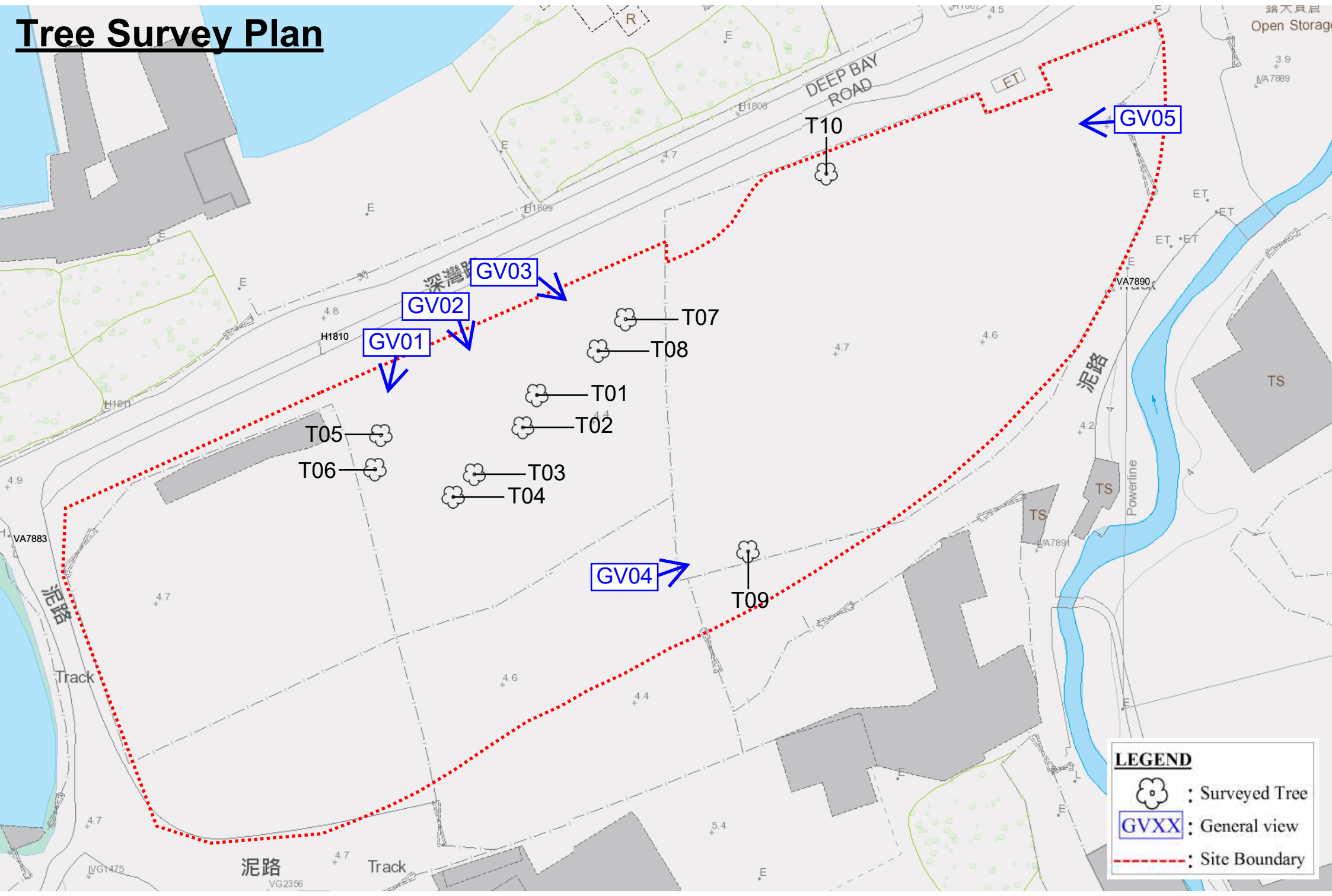
The surveyed site is located at Private Area, Ngau Hom Sha, Yuen Long.

At the time of inspection on 18th May 2023, **10 nos.** tree were found within the Site. **No** dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.

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

Appendix I – Tree Survey Plan

Tree Survey Plan



Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Private Area, Ngau Hom Sha, Yuen Long
 Tree surveyor(s): Mak Ka Hei
 Field Survey was conducted on: 18 May 2023



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Leucaena leucocephala</i>	銀合歡	12.0	160	6.0	Low	Poor	Poor	Poor	Low	invasive species, vine on tree
T2	<i>Leucaena leucocephala</i>	銀合歡	12.0	140	5.0	Low	Poor	Poor	Poor	Low	invasive species, vine on tree
T3	<i>Leucaena leucocephala</i>	銀合歡	12.0	150	6.0	Low	Poor	Poor	Poor	Low	invasive species, vine on tree
T4	<i>Leucaena leucocephala</i>	銀合歡	12.0	180	4.0	Low	Poor	Poor	Poor	Low	invasive species, vine on tree
T5	<i>Leucaena leucocephala</i>	銀合歡	10.0	110	4.0	Low	Poor	Poor	Poor	Low	invasive species, vine on tree
T6	<i>Leucaena leucocephala</i>	銀合歡	10.0	140	4.0	Low	Poor	Poor	Poor	Low	invasive species, vine on tree
T7	<i>Leucaena leucocephala</i>	銀合歡	12.0	150	5.0	Low	Poor	Poor	Poor	Low	invasive species
T8	<i>Leucaena leucocephala</i>	銀合歡	12.0	200	5.0	Low	Poor	Poor	Poor	Low	invasive species, vine on tree
T9	<i>Leucaena leucocephala</i>	銀合歡	12.0	180	6.0	Low	Poor	Poor	Poor	Low	invasive species, vine on tree
T10	<i>Melia azedarach</i>	楝(苦楝)	12.0	400	6.0	Low	Poor	Poor	Poor	Low	sparse foliage, dieback, leaning

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

General View



General view 01



General view 02

General View



General view 03



General view 04

General View



General view 05

Photo Records



T01 (Overview)



T02 (Overview)



T03 (Overview)



T04 (Overview)

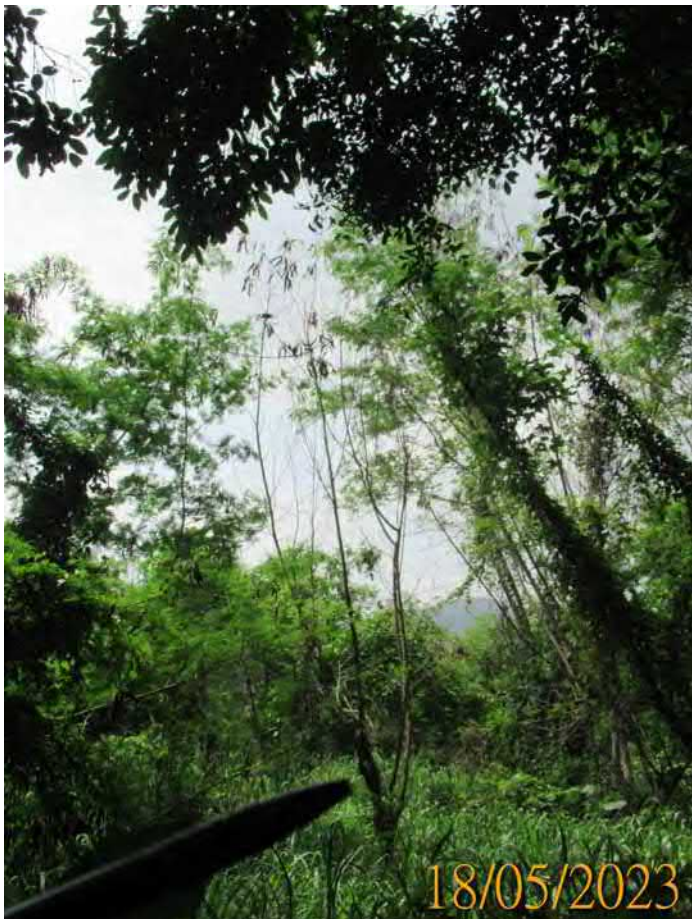
Photo Records



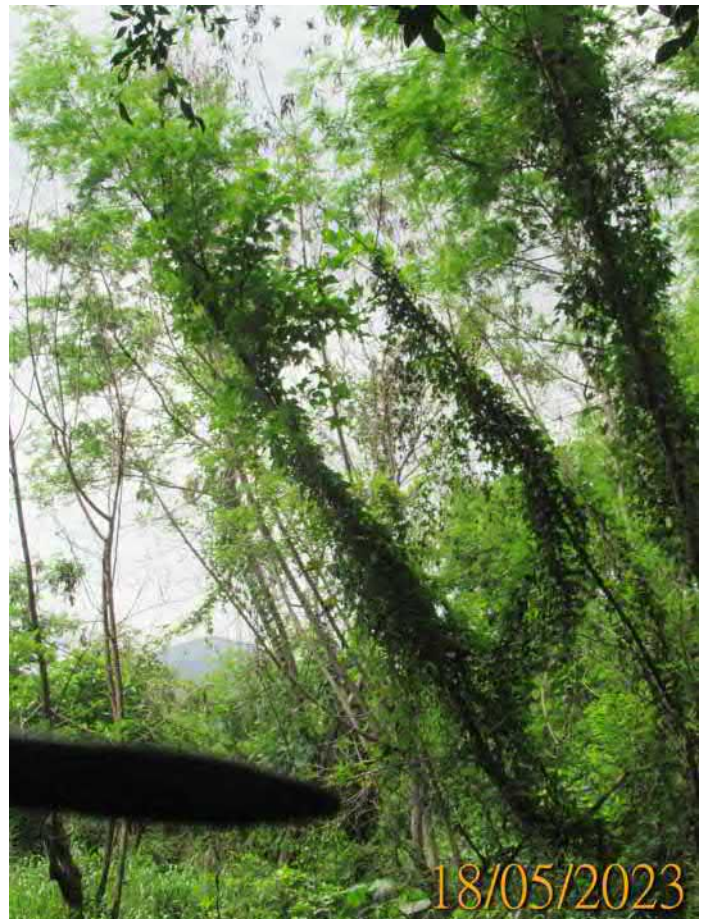
T05 (Overview)



T06 (Overview)



T07 (Overview)

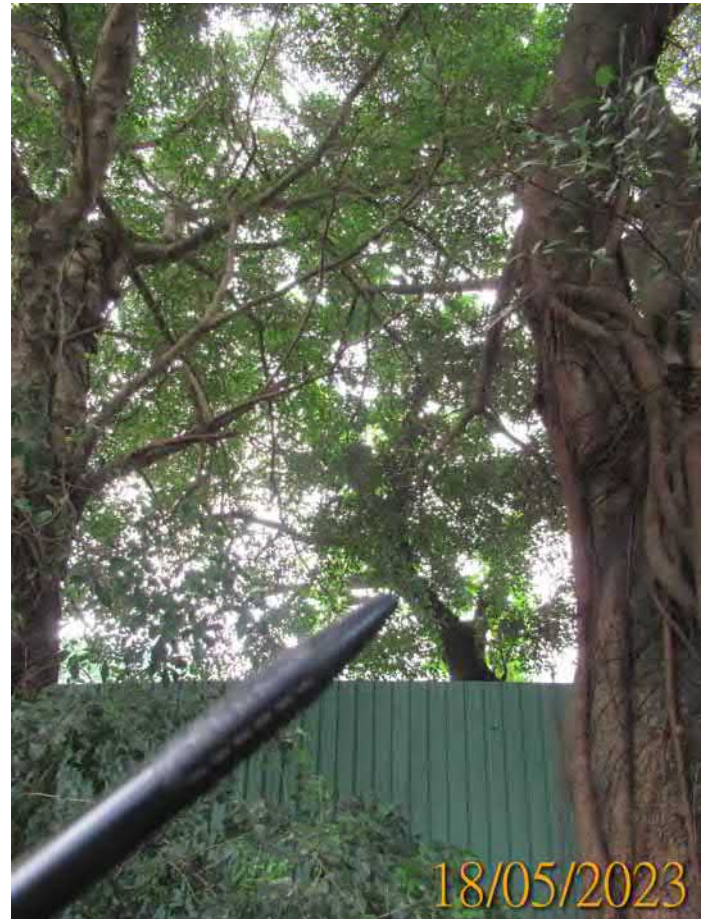


T08 (Overview)

Photo Records



T09 (Overview)



T10 (Overview)



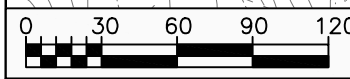
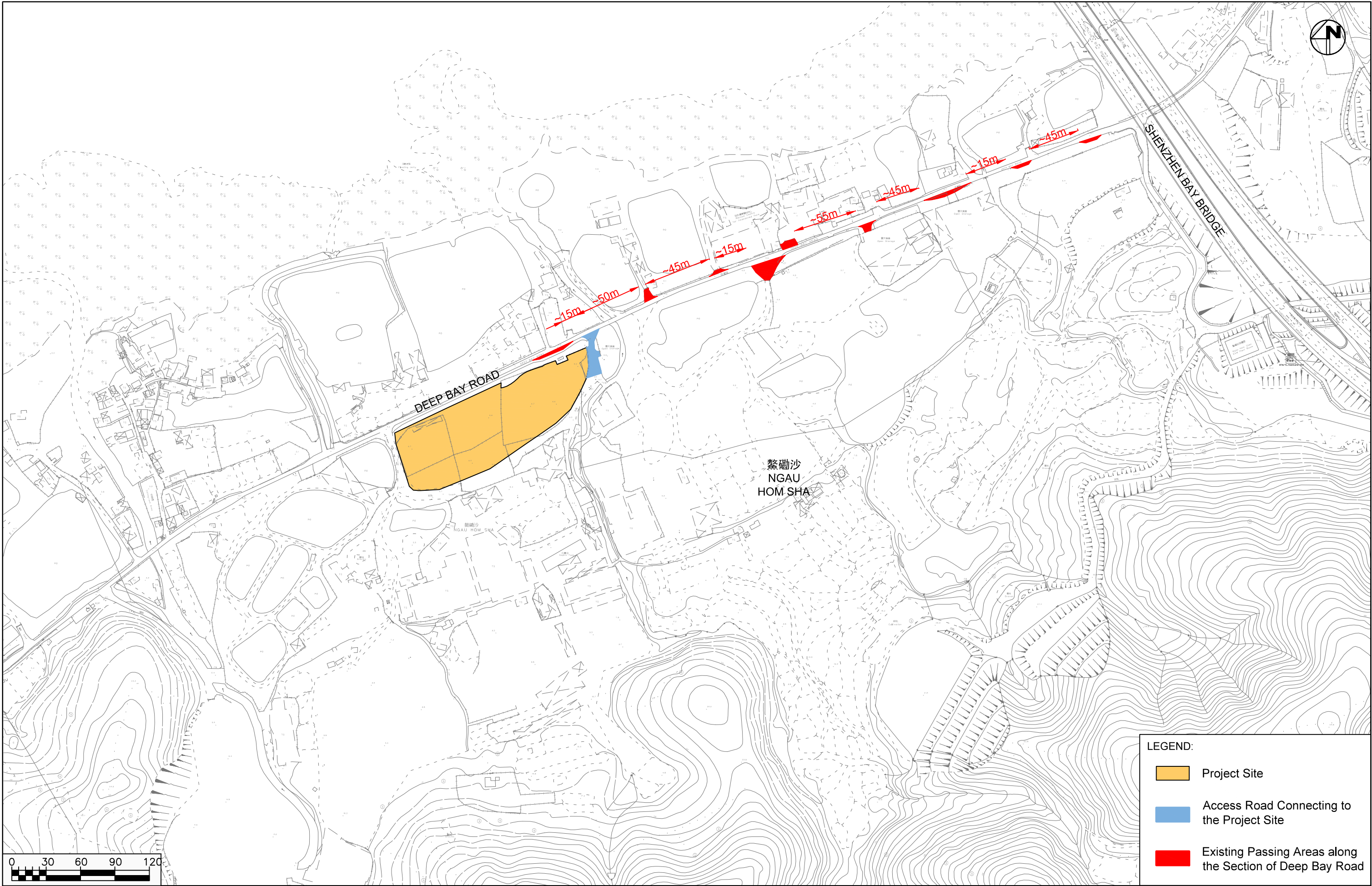
T10 Dieback






T10 Sparse foliage


ANNEX III

X:\Ozzo\82754_Proposed Temporary Warehouse for Various Lots in DD128 Ha Tsuen, Yuen Long\Data\Dwg\82754_Figure 5-4.dwg 2023/06/29 11:24:43



LEGEND:

-  Project Site
-  Access Road Connecting to the Project Site
-  Existing Passing Areas along the Section of Deep Bay Road

		Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories		Annex III	
Date 29/06/2023	Scale 1:3000	Passing Areas along Deep Bay Road		Project No. 82754	Rev.
				Dwg No. Figure 5-4	-



盈卓物業
顧問有限公司

Our Ref.: DD128 Lot 505 RP & VL
Your Ref.: TPB/A/YL-HTF/1158

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

By Email

27 October 2023

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-HTF/1158)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK

email: jmhkwok@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years
and Associated Filling of Land in “Agriculture” Zone,
Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories**

(Application No. A/YL-HTF/1158)

- (i) The applicant would like to provide clarifications on the subject application, details are as follows:
- (a) The applicant will strictly follow the proposed scheme and the operation hours. No extra vehicular trips will be generated outside of operation hours during the planning approval period.
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Victor MA; Tel: 2399 2422)		
(a)	The applicant has advised that the trip generation of MGV associated with the proposed development is minimal and there are passing areas at Deep Bay Road. However, we would like to stress that the traffic impact on Deep Bay Road and Kai Pak Ling Road by additional MGV traffic should be well assessed as a result of the applied use, since it is highly likely that vehicles in opposite directions need to negotiate with each other where passing bay is not available. The applicant shall also consider using LGV instead of MGV for the proposed development.	With a limited development trip rate is identified for the application site (the Site), traffic impact generated from the Site is expected to be minimal. To further minimize the traffic impact of potential bypassing activities (for which the bypassing frequency is expected to be small), a 23m long passing bay (which is sufficient to cater for 2 MGV) is further proposed along Deep Bay Road, with details of the passing bay presented in Figure 5-5 of the updated TIA Report.
(b)	The applicant is requested to assess the link capacity of Deep Bay Road near Lau Fau Shan roundabout.	As described in the TIA Report, our development traffic will not travel through Deep Bay Road section near Lau Fau Shan Roundabout. Thus, assessment on the concerned road section is not included in this TIA.

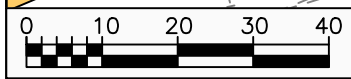
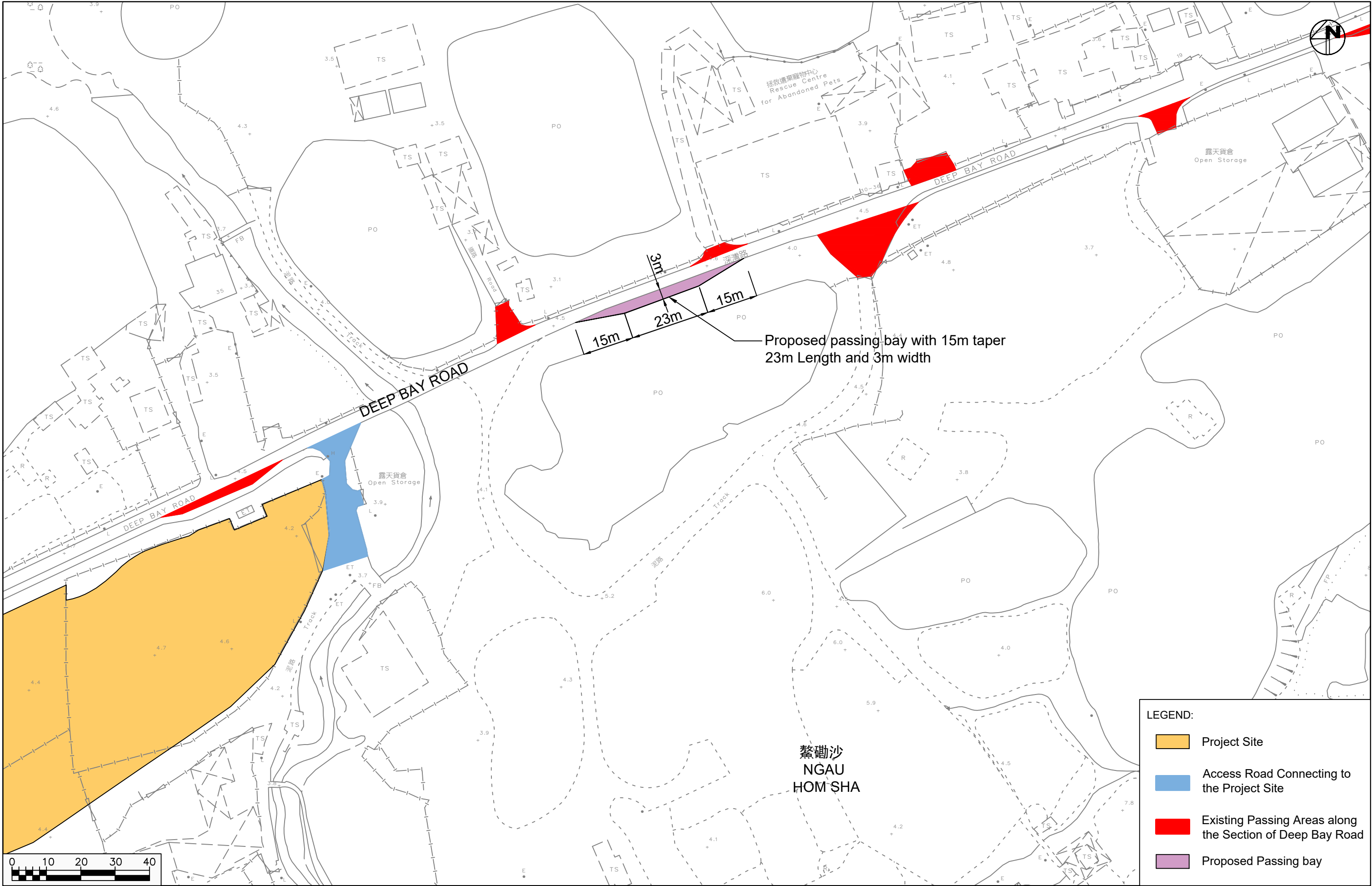
(c)	Furthermore, the applicant shall demonstrate that the configuration of J1 is suitable for manoeuvring of MGW even though Kai Pak Ling Road is not managed by the Transport Department.	The attached Swept path analysis for 11m MGW (Annex I) along Kai Pak Ling Road indicates a sufficient manoeuvring of 11m MGW. For your information, improvement proposals along Kai Pak Ling Road were identified under the TIA for prepared by CKM Asia Limited (under planning application No. A/YL-HTF/1133) to facilitate a smooth manoeuvring of heavy vehicles.
2. Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Iris KEUNG; Tel: 2300 1259)		
(a)	<p>Item 1a of RtoC Table: Submission of Drainage Impact Assessment (DIA) was still found outstanding. In accordance with Section 4.4 of DSD Advice Note No. 1, a DIA study is required for the proposed development due to the following reasons:</p> <p>(i) The flooding risk will be increased due to a watercourse be affected by the development (i.e. the watercourse to which the applicant proposed to discharge the stormwater from the subject site)</p> <p>(ii) There will be a significant increase in impervious area and therefore a significant increase in runoff or change in runoff behaviour from the development site.</p>	<p>A Drainage Impact Assessment (DIA) is provided for your consideration (Annex II).</p> <p>(i) Flooding risk is assessed.</p> <p>(ii) Noted.</p>
(b)	Item 1a of RtoC Table: The ground to the south of the proposed external catchment is still found higher. Since the overland flow from the adjacent lands shall be probably intercepted, please review the area of the external catchment. Moreover, paved surface was found in the catchment area, but a runoff coefficient of unpaved surface was adopted for the catchment. Please review.	External catchment area has been considered.

(c)	Item 1b of RtoC Table: The catchment area of the existing watercourse was found considerably underestimated. Moreover, paved surface was found in the catchment area, but a runoff coefficient of unpaved surface was adopted for the entire catchment. Please review.	The catchment area has been revised accordingly.
(d)	Item 1c of RtoC Table: The application site is currently a well vegetated area with high infiltration of surface runoff. However, about 80% of the site will be paved after the proposed development and therefore a significant increase in runoff or change in runoff behaviour will be resulted. It is also noted that the proposed ground level at the application site will be filled to a level higher than the adjacent land and may obstruct overland flow and adversely affect the adjacent areas. As such, the current site condition is not justifiable for the condition after the proposed development. Please demonstrate that there will be no adverse impact to the adjacent land.	It is revised accordingly.
(e)	Item 1d of RtoC Table: Please review the section marks on drawing titled "Drainage Proposal - Layout" in Annex I as length of the site should be larger for Section B-B. Please also review the ground level and size and type of drainage system proposed on drawing titled "Drainage Proposal - Layout" and "Drainage Proposal - Sections" in Annex I as several discrepancies were found, e.g. cover level near CP2 and ground level of site on drawing titled "Drainage Proposal - Layout" and in Section A-A of drawing titled "Drainage Proposal - Sections" are +5.125mPD and +4.30mPD respectively. Please also be reminded that peripheral surface channels shall be provided along the site boundary to collect the surface	The drawings have been revised accordingly.

	runoff accrued on the application site and to intercept the overland flow from the adjacent lands.	
(f)	Item 1e of RtoC Table: Size of downpipe to CP3 is still 150mm. Please review.	The size of downpipe has been revised accordingly.
(g)	Annex 1 - Drainage Proposal - Layout: Invert level of starting point 2 is higher than that of CP9. Please review.	Please be noted that the invert level of Start Point 2 and CP9 is +3.875 and +3.827 respectively.
(h)	In accordance with Section 6.5 and Section 9.3 of 2018 SDM, please review if freeboard and sedimentation are considered for the proposed pipes and existing watercourse. You are reminded that sediment thickness at the bed should be excluded from the freeboard calculation.	Noted.
(i)	In accordance with Section 6.4 of 2018 SDM, please review if tidal levels should be considered for the existing watercourse.	Noted.
3. Comments of Chief Town Planner/Urban Design & Landscape Section, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Brian LAM; Tel: 3565 3949)		
(a)	According to the tree preservation and landscape proposal, the applicant proposed to remove 10 nos. of existing trees (including invasive tree species) and plant 10 nos. Bauhinia x blakeana with spacing not more than 4m at the eastern portion of the Site.	Due to the felling of existing trees within the Site, <u>14</u> new trees (N1 to N14) are proposed to be planted to compensate the loss of the 10 existing trees. They will be planted at the eastern portion of the Site and maintained by the applicant during the planning approval period (Plan 1). Due to the insufficient space for healthy tree growth, no tree is proposed along the other portion at the periphery of the Site.
(b)	As mentioned in our previous comment, tree/vegetation removal was already undertaken at the Site and adverse impact on landscape resources had taken place. The Site is located in close proximity to the adjacent "CPA" zone and existing ponds within the same "AGR" zone, the applicant should consider to	In addition, vertical greening is proposed along the northern boundary of the Site. This is intended to maximize the area of visible greenery whilst creating a more aesthetical pleasing visual experience

	provide additional new trees/landscape planting along the periphery of the Site to mitigate the impact (i.e. filling of land) generated by the proposed development.	(Plan 1).
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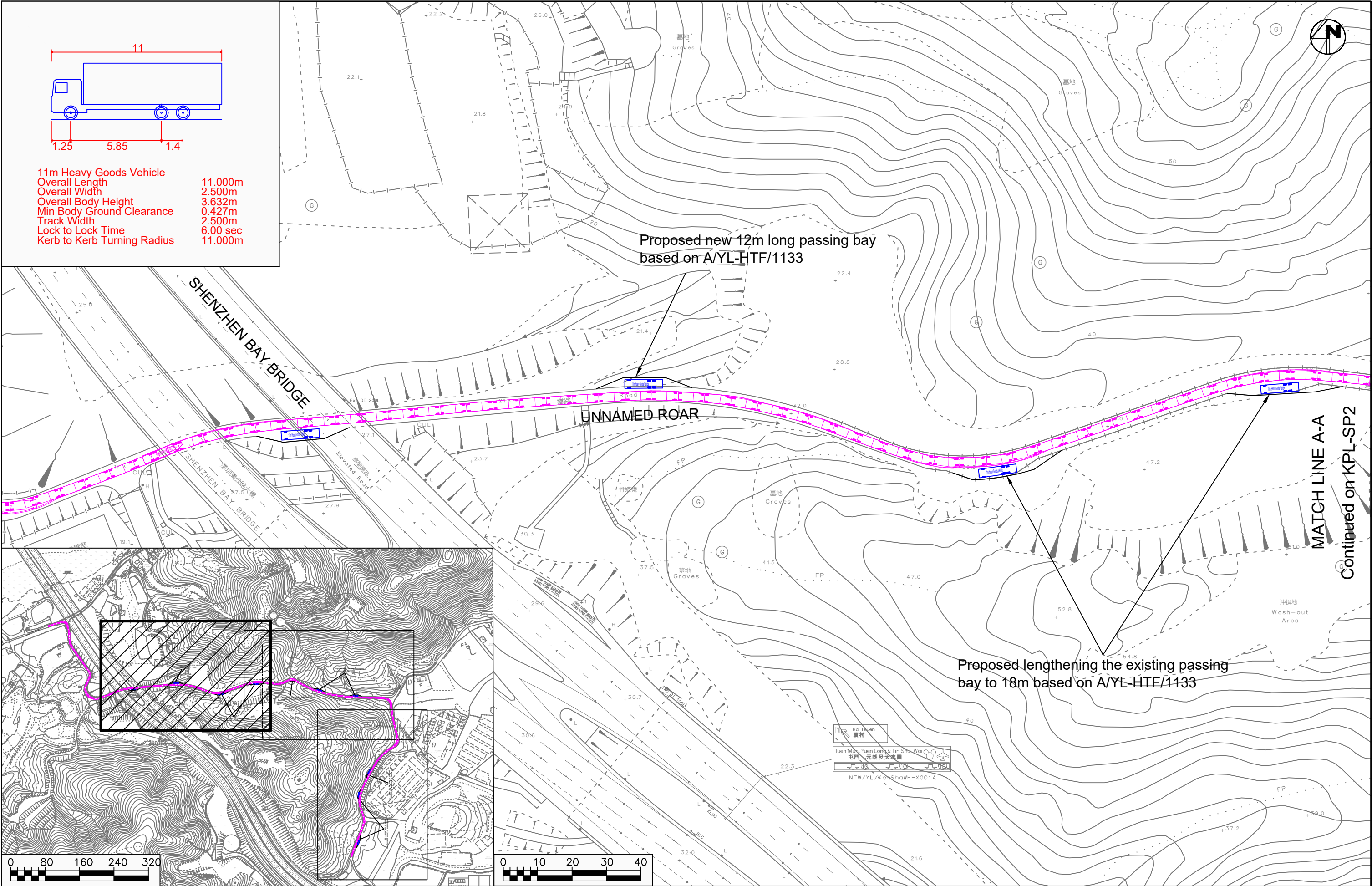


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Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Proposed Passing Bay

Project No. 82754	Rev.
Dwg No. Figure 5-5	-



Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories

11m Heavy Goods Vehicle Swept Path Assessment

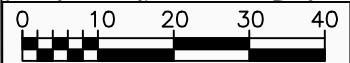
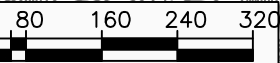
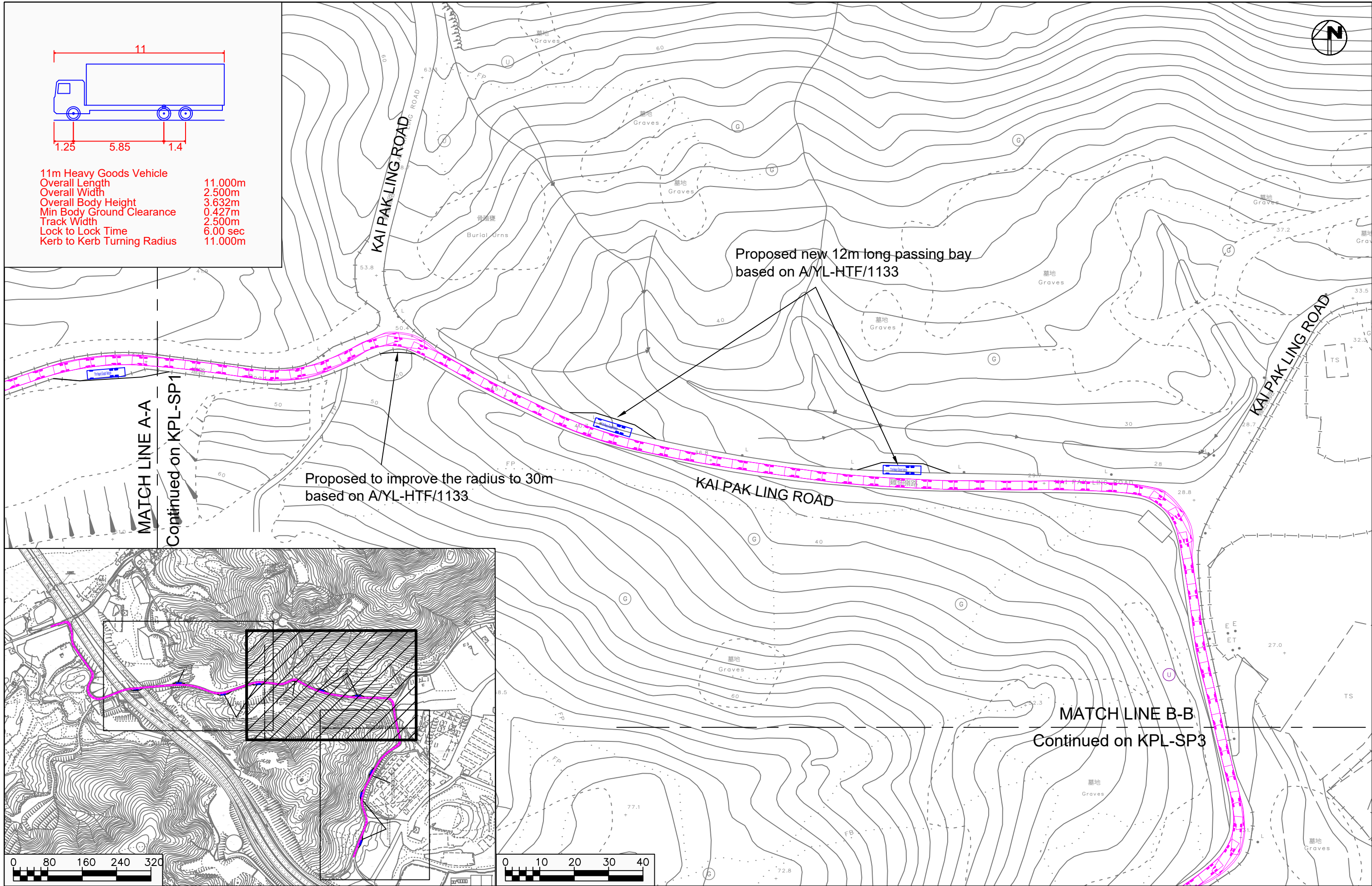


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Project No. 82754 Rev. -
Dwg No. KPL-SP1

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Date 20/10/2023 Scale 1:3000

Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories

11m Heavy Goods Vehicle Swept Path Assessment

Project No. 82754	Rev.
Dwg No. KPL-SP2	-

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods
for a Period of 3 Years and Associated Filling of Land at Various
Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories**

Drainage Impact Assessment

CONTENT

1. Introduction	P3
2. Existing Drainage System	P4
3. Design Criteria	P5
4. Drainage Assessment	P8
5. Conclusion	P9

Appendix A: Drainage Proposal

Appendix B: Layout Plan

Appendix C: Outside Catchment Area Plan

Appendix D: Calculation

1. Introduction

1.1 Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T.

1.2 The Site area is 9,794s.m. The proposed development involves land filling with concrete of not more than 200mm height. After development, the site consists of a two-storey warehouse building with ancillary facilities with a total GFA of 15,621sq.m .

1.3 In the eastern and western sides of the site, there are a series of temporary structures. In the southern and southeastern side of the site, there are two hills. Lastly, the site is at the south Deep Bay Road and it is 170m away from the sea which is in the northern side of the site.

1.4 The purpose of this report is to study the whether the proposed development will cause increase in the flood susceptibility of the adjacent areas. Drainage improvement works are also recommended in this report.

2. Existing Drainage System

2.1 There is any existing natural stream right in the eastern side of the site. Its critical size is about 4m(W)x2.0m(D). This is the final discharge of the captioned site, and this natural discharge directly to the sea. It is the concerned drain in this DIA report. Its n value 0.05 (Table 13 of Stormwater Drainage Manual).

2.2 Appendix C shows the catchment area for the existing natural stream and the proposed development. The catchment area for the stream course is 464812sq.m, in which 92963sq.m to be hard paved (C=0.95) and 371,849sq.m to be unpaved (C=0.95)

2.3 For the site, its outside catchment area is 4,432 sq.m with runoff coefficient 0.25.

2.4 All runoff from catchments will be discharged to sea.

3. Design Criteria

3.1 Peak Runoff, Q_p

Rational Method is used to estimate the peak runoff from the catchment. The peak runoff is given by the following expression:

$$Q_p = 0.278 C i A$$

Where Q_p = peak runoff in m³/s
 C = runoff coefficient (dimensionless)
 i = rainfall intensity in mm/hr
 A = catchment area in km²

3.2 Runoff Coefficient, C

The stream is weedy with flat slope (xx:100). The stream course has fine grain soil composed largely of silt and clay. According to page 42 of the Stormwater Drainage Manual (SDM), Fourth Edition May 2013, the runoff coefficient C is taken as 0.25 for the outside catchment area and 0.95 for the site.

Surface Characteristics	Runoff coefficient, C
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 - 0.20

3.3 Rainfall Intensity, i

The rainfall intensity i is determined by using Gumbel Solution as recommend in SDM. The rainfall intensity is given by the following expression:

Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T.

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

where i = extreme mean intensity in mm/hr,
 t_d = duration in minutes ($t_d \leq 240$), and
 a, b, c = storm constants given in Table 3 of SMD, as shown below

Return Period T(years)	2	5	10	20	50	100	200	500	1000
a	548	573	603	639	687	722	766	822	855
b	5.2	4.6	4.4	4.3	4.2	4.1	4.1	4.1	4.0
c	0.51	0.47	0.44	0.43	0.42	0.41	0.40	0.39	0.39

As the stream is located in rural area, 200 years protection level (Return Period) shall be achieved as according to Clause 6.6.1 of SMD.

3.4 Time of Concentration, t_c .

The Brandsby William's Equation is used to determine the time of concentration t_c .
The time of concentration is given by the following expression:

$$t_c = \frac{0.14465L}{H^{0.2}A^{0.1}}$$

where t_c = time of concentration of a natural catchment (min.)
 A = catchment area (m²)
 H = average slope (m per 100 m), measured along the line of natural flow, from the summit of the catchment to the point under consideration
 L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

3.5 Cross-sectional Mean Velocity, V

Manning Equation is used in hydraulic design and analysis. The cross-sectional mean velocity is given in the following expression:

Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years
and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T.

$$V = \frac{R^{1/6}}{n} \sqrt{RS_f}$$

Where R = hydraulic radius (m)
 n = Manning coefficient (s/m^{1/3}), refer Table 13 of SDM
 S_f = friction gradient (dimensionless)

4. Drainage Impact Assessment

4.1 The peak runoff for 200 years return period is used for the drainage impact assessment.

4.2 According to the calculation in Appendix D, the peak runoff to the existing stream course is 755,926 lit/min

4.3 The capacity of existing natural stream is calculated using Manning Equation, and it is found to be 1,534,390 lit/min which is higher than the Total Design Runoff (i.e. 755,926 lit/min)

4.4 Based on the hydraulic calculation, the existing natural stream has adequate capacity to cater for 200 years flow and shall not induce flooding problem to adjacent areas and should not cause adverse drainage impact to existing water streams.

5. Conclusion

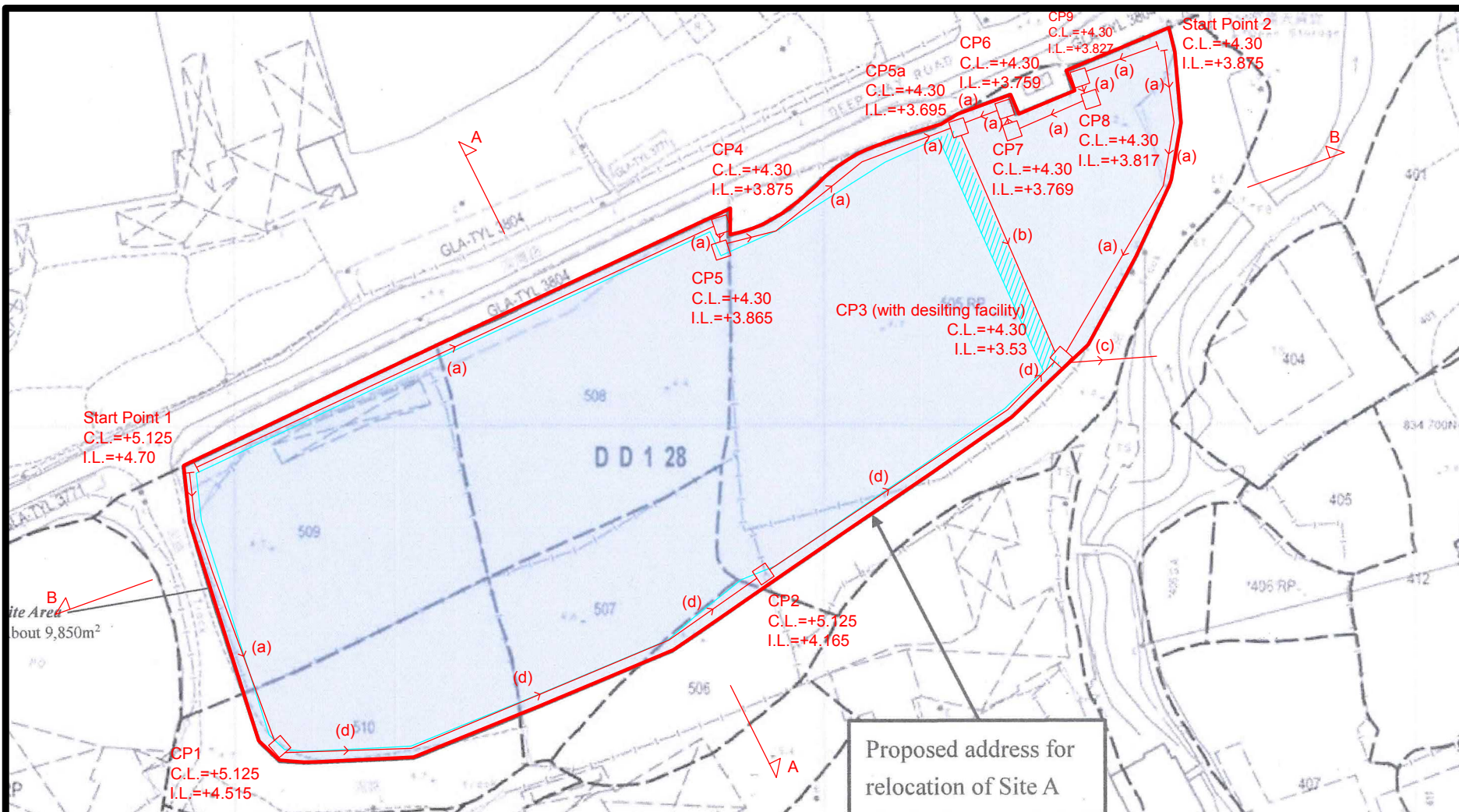
5.1 In this drainage impact assessment, the outside catchment area together with the proposed development will generate 755,926 lit/min runoff to the existing natural stream.

5.2 Drainage capacity of existing natural stream is calculated and it shows that the existing natural stream has enough capacity to cater for a runoff with 200 year return period.

5.3 Therefore, the flood susceptibility of the adjacent areas due to the proposed development is very low.

Appendix A

Drainage Proposal



- Legend:
- (a) Proposed 375UC (1:250) with cast iron cover
 - (b) Proposed 525 Pipe(1:100)
 - (c) Proposed 675 Pipe(1:100)
 - (d) Proposed 450 Pipe(1:250)
 - Proposed Catchpit with iron cover

Company:

正宏工程顧問公司
CHING WAN ENGINEERING
CONSULTANTS
COMPANY

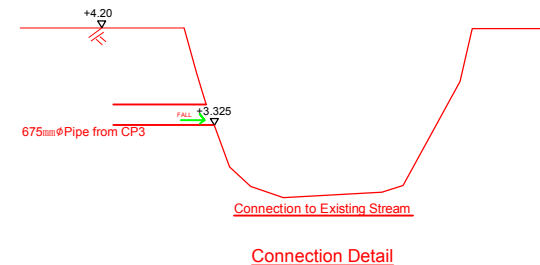
Project :

Proposed Temporary
Warehouse For Storage
of Miscellaneous Goods
For a Period of 3 Years
and Associated Filling of
Land at Various Lots in
D.D. 128, Ha Tsuen,
Yuen Long, N.T.

Note:

1. Catchpit (CP3) with desilting facility shall follow CEDD standard drawing No. C2406I.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. No fence wall ,solid wall and hoarding shall be proposed
4. The invert level of the connection point shall be verified on site before commencement of works.

Proposed address for
relocation of Site A



Title:

Drainage Proposal-
Layout

Date:

26-10-2023

Dwg No.

Fig.1

Appendix B

Layout Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 9,794 m ²	(ABOUT)
COVERED AREA	: 7,891 m ²	(ABOUT)
UNCOVERED AREA	: 1,903 m ²	(ABOUT)
PLOT RATIO	: 1.6	(ABOUT)
SITE COVERAGE	: 81 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 15,621 m ²	(ABOUT)
TOTAL GFA	: 15,621 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS	7,700 m ² (ABOUT)	15,400 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR LOADING/UNLOADING	130 m ² (ABOUT)	130 m ² (ABOUT)	6.5 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	21 m ² (ABOUT)*	51 m ² (ABOUT)*	6 m (ABOUT)(2-STOREY)
B4	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	FIRE SERVICE PUMP ROOM	25 m ² (ABOUT)	25 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		7,891 m ² (ABOUT)	15,621 m ² (ABOUT)	

#GFA OF STRUCTURE B3
G/F (21m²) + 1/F (30m² FOOTPRINT OF B3) = 51m²

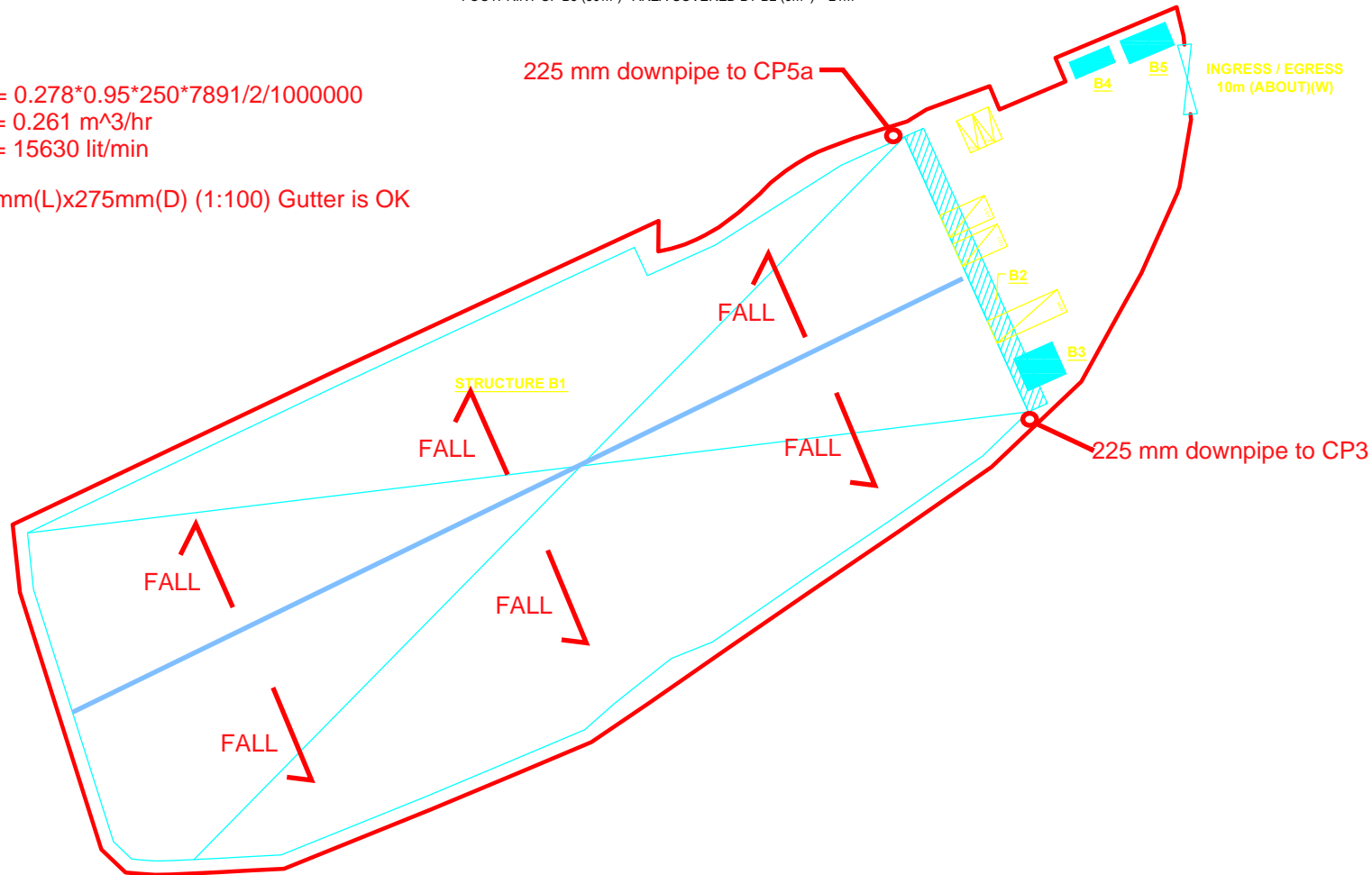
*COVERED AREA OF STRUCTURE B3
STRUCTURE B3 IS PARTIALLY COVERED BY STRUCTURE B2,
*FOOTPRINT OF B3 (30m²) - AREA COVERED BY B2 (9m²) = 21m²

$$Q \text{ for gutter} = 0.278 \times 0.95 \times 250 \times 7891 / 2 / 1000000$$

$$= 0.261 \text{ m}^3/\text{hr}$$

$$= 15630 \text{ lit/min}$$

Provide 475mm(L)x275mm(D) (1:100) Gutter is OK

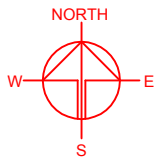


PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 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
	L/UL SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORAR
WAREHOUSE FOR STORAGE C
MISCELLANEOUS GOODS FOR
PERIOD OF 3 YEARS AN
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, H
TSUEN, YUEN LONG, NEI
TERRITORIES

SCALE

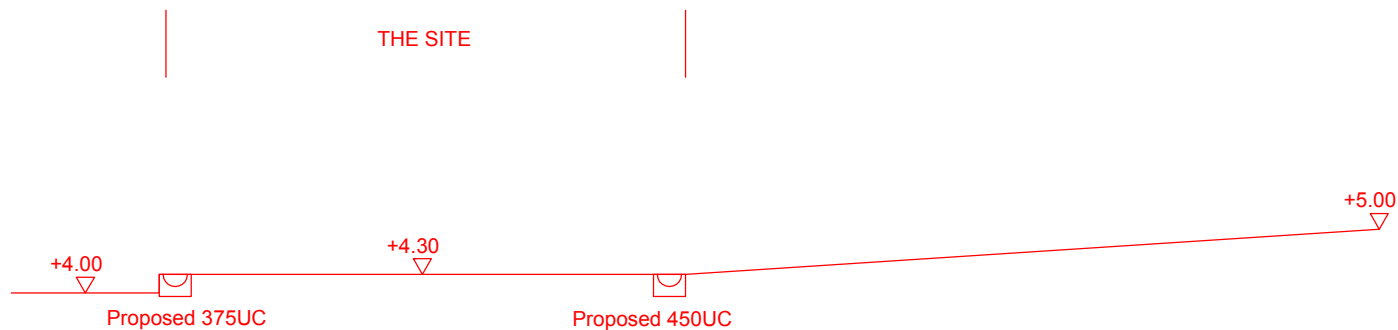
1 : 1000 @ A4

DRAWN BY	DATE
MN	3.3.2023
CHECKED BY	DATE
APPROVED BY	DATE

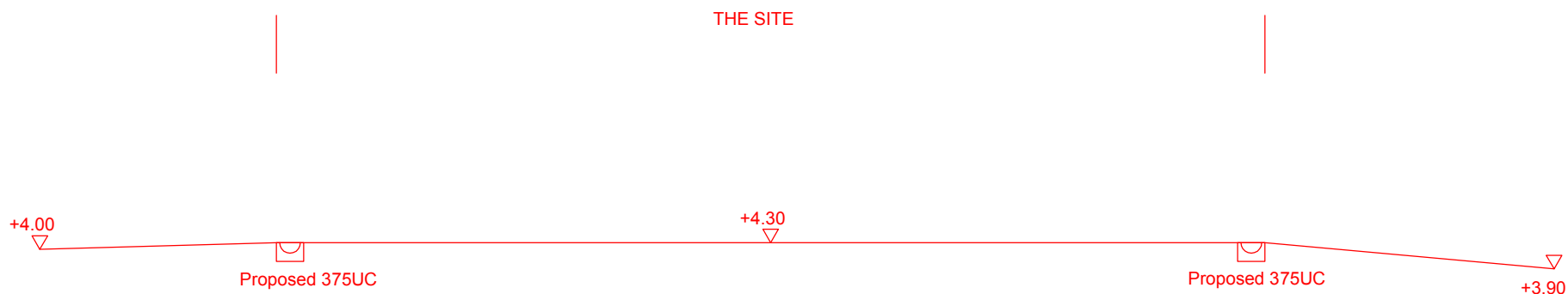
DWG. TITLE

LAYOUT PLAN

DWG NO.	VER.
PLAN 9	003



SECTION A-A



SECTION B-B

Legend:	
(a)	Proposed 375UC (1:250) with cast iron cover
(b)	Proposed 525 Pipe(1:100)
(c)	Proposed 675 Pipe(1:100)
(d)	Proposed 450 Pipe(1:250)
□	Proposed Catchpit with iron cover

Company:

正宏工程顧問公司
CHING WAN ENGINEERING
CONSULTANTS
COMPANY

Project :

Proposed Temporary
Warehouse For Storage
of Miscellaneous Goods
For a Period of 3 Years
and Associated Filling of
Land at Various Lots in
D.D. 128, Ha Tsuen,
Yuen Long, N.T.

Title:

Drainage Proposal-
SECTIONS

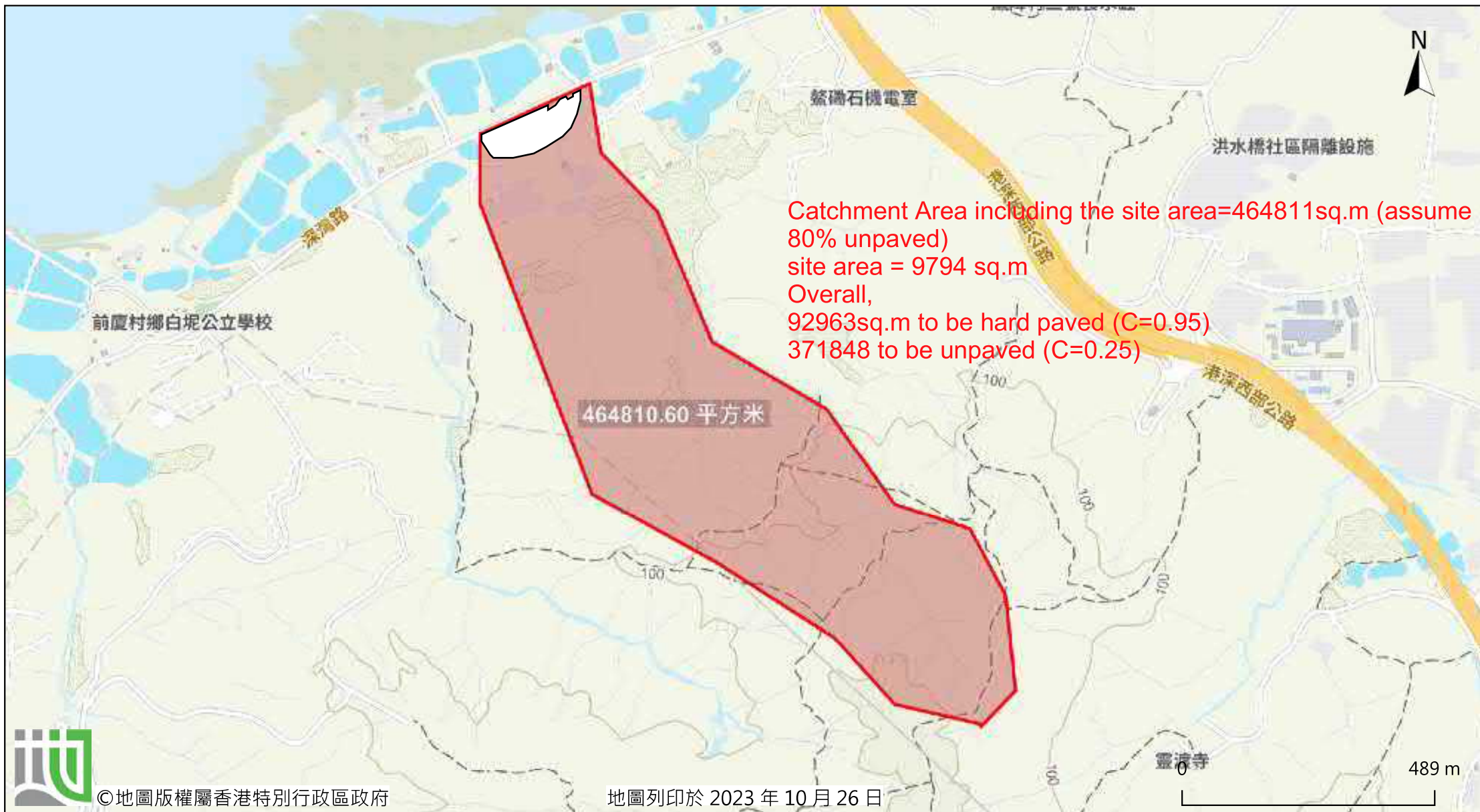
Date:	Dwg No.
25-10-2023	Fig.1

Appendix C

Outside Catchment Area Plan



Catchment Area for the Stream Course





Outside Catchment Area



由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

Appendix D

Calculation

Catchment Area for Drains from Start Point 1 to CP1, Start Point 1 to CP5a, Start Point 21 to CP5a & Start Point 2 to CP3

Site Area = 9794-7891 = 1903 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 1903 \text{ m}^2 \\ = 0.001903 \text{ km}^2$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.001903 \\ &= 0.126 \text{ m}^3/\text{sec} \\ &= \mathbf{7539} \text{ lit/min} \end{aligned}$$

Provide 375UC (1:250) is OK

Catchment Area for Drains from CP1 to CP3

Site Area = 9794-7891 = 1903 m² (C=0.95)

Outside Catchment Area = 4432 m² (C=0.25)

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.001903 + 0.278 * 0.25 * 250 * 0.004432 \\ &= 0.203 \text{ m}^3/\text{sec} \\ &= \mathbf{12159} \text{ lit/min} \end{aligned}$$

Provide 450UC (1:250) is OK

Catchment Area for Drains from CP5a to CP3

Site Area = 9794-7891/2 = 5848.5 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 5848.5 \text{ m}^2 \\ = 0.0058485 \text{ km}^2$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.0058485 \\ &= 0.386 \text{ m}^3/\text{sec} \\ &= \mathbf{23169} \text{ lit/min} \end{aligned}$$

Calculation Maximum Capacity of Proposed 525mm dia. Underground pipe.

$$\text{Manning Equation } V = R^{2/3} * S_f^{0.5} / n$$

$$\begin{aligned} \text{where } R &= \pi r^2 / 2 \pi r \quad \text{dia } 525 \text{ mm} \\ &= r/2 \quad r = 0.2625 \text{ m} \\ &= 0.131 \text{ m} \end{aligned}$$

$$n = 0.012 \text{ s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$1/100 \quad S_f = 0.01$$

$$\begin{aligned} \text{Therefore, } V &= 0.131^{2/3} * 0.01^{0.5} / 0.012 \\ &= 2.152 \text{ m/sec} \end{aligned}$$

Maximum Capacity (Q_{\max})

$$\begin{aligned} &= V * A \\ &= 2.152 * \pi r^2 \\ &= 0.466 \text{ m}^3/\text{sec} \\ \text{1 nos of pipe} &= 0.466 \text{ m}^3/\text{sec} \\ &= 27954 \text{ lit/min} \\ &> 23169 \text{ lit/min} \end{aligned}$$

Provide 525mm dia underground pipe (1:100) is OK

Catchment Area for Outfall

Site Area = 9794 m² (C=0.95)

Outside Catchment Area = 4432 m² (C=0.25)

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

take $i = 250$ mm/hr

$$\begin{aligned}\text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.009794 + 0.278 * 0.25 * 250 * 0.004432 \\ &= 0.724 \text{ m}^3/\text{sec} \\ &= 43419 \text{ lit/min}\end{aligned}$$

Calculation Maximum Capacity of Proposed 450mm dia. Underground pipe.

Manning Equation $V = R^{2/3} * S_f^{0.5} / n$

where $R = \frac{\pi r^2}{2 \pi r} = \frac{r}{2} = 0.16875$ m

dia 675 mm
 $r = 0.3375$ m

$n = 0.012$ s/m^{1/3} (Table 13 of Stormwater Drainage Manual)

1/ 100 $S_f = 0.01$

Therefore, $V = \frac{0.16875^{2/3} * 0.01^{0.5}}{0.012} = 2.54$ m/sec

Maximum Capacity (Q_{\max}) = $V * A$
= $2.54 * \pi r^2$
= 0.911 m³/sec
1 nos of pipe = 0.911 m³/sec
= 54638 lit/min
> 43419 lit/min

Provide 600mm dia underground pipe (1:100) is OK

Check Existing Stream Course

Paved Area = 92963 m² (C=0.95)

Unpaved Area = 371849 m² (C=0.25)

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

take $i = 250$ mm/hr

$$\begin{aligned}\text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.092963 + 0.278 * 0.25 * 250 * 0.371849 \\ &= 12.599 \text{ m}^3/\text{sec} \\ &= 755926 \text{ lit/min}\end{aligned}$$

Check Maximum Capacity of Existing Stream Course

Manning Equation $V = R^{2/3} * S_f^{0.5} / n$

where $R = (D * L) / (2(D + L))$ $D = 2 \text{ m}$
 $= 0.667$ $L = 4 \text{ m}$
 m

$n = 0.15$ s/m^{1/3} (Table 13 of Stormwater Drainage Manual)

1/ 100 $S_f = 0.01$

Therefore, $V = 0.667^{2/3} * 0.01^{0.5} / 0.15$
 $= 0.51$ m/sec

Maximum Capacity (Q_{\max}) $= V * A$
 $= 0.51 * D * L$
 $= 25.573$ m³/sec
1 no $= 25.573$ m³/sec
 $= 1534390$ lit/min
 > 755926 lit/min

The Existing Stream Course is OK

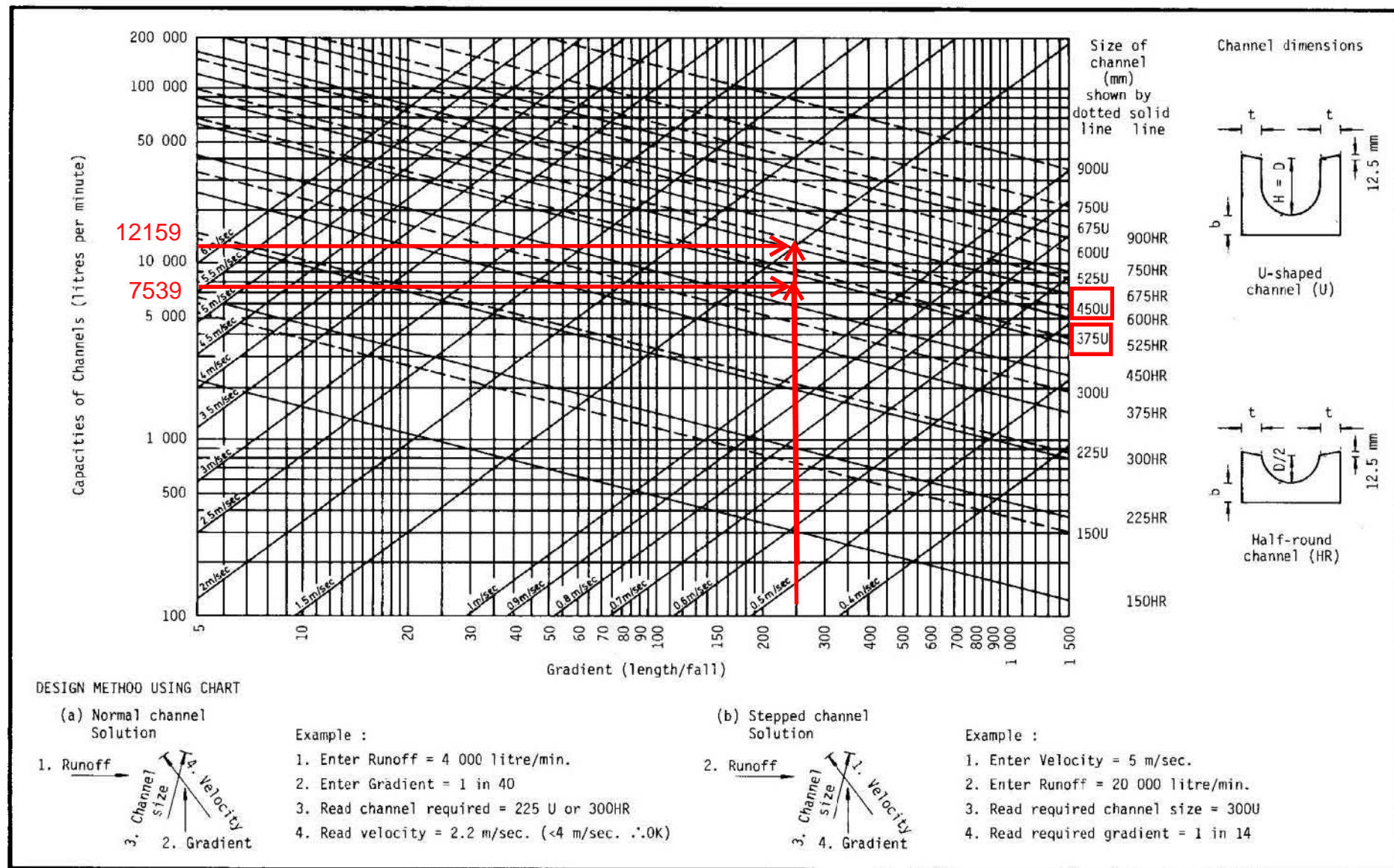
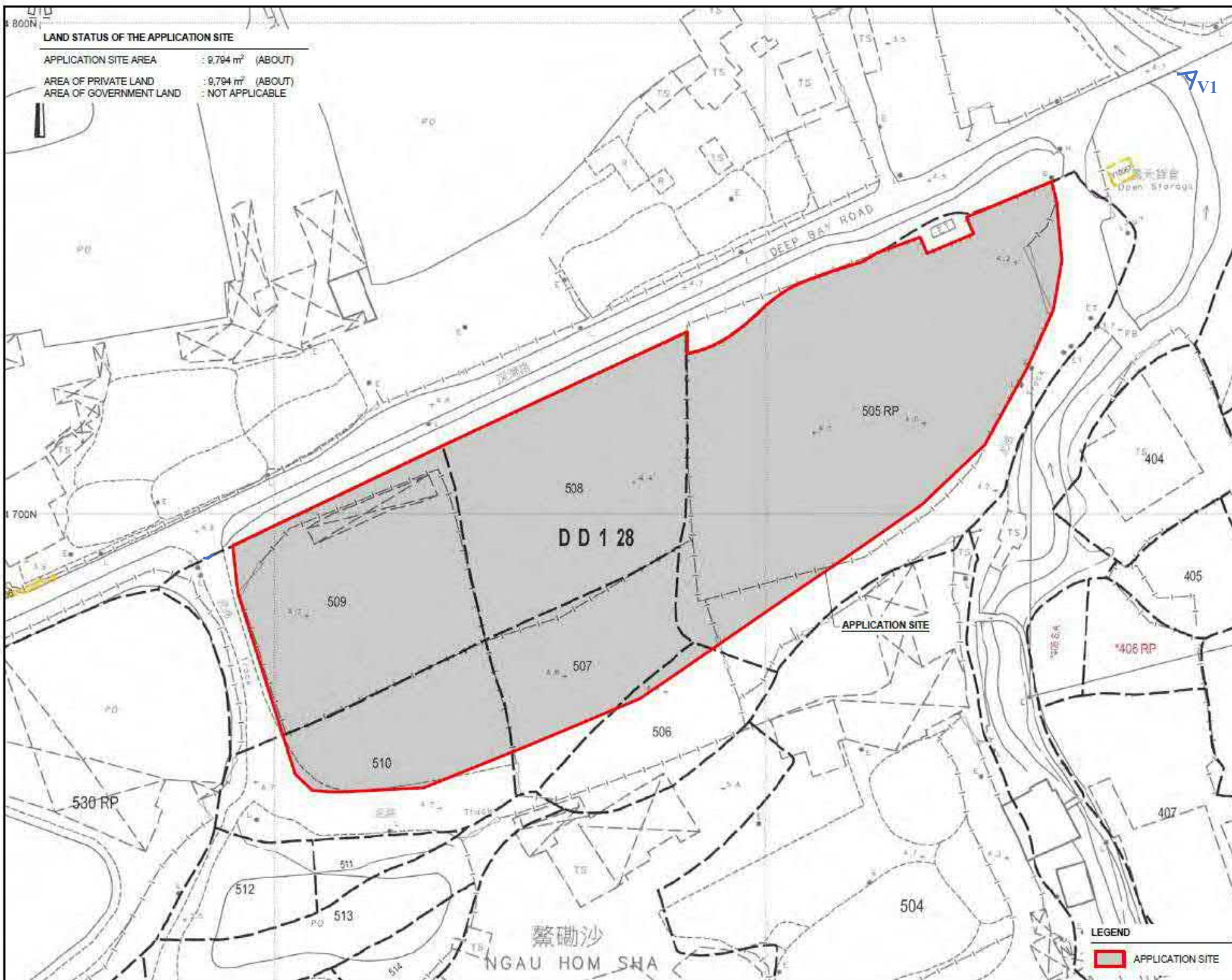
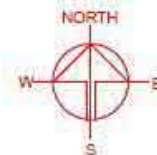


Figure 8.7 - Chart for the Rapid Design of Channels

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 9,794 m² (ABOUT)
 AREA OF PRIVATE LAND : 9,794 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT
 PROPOSED TEMPORARY
 WAREHOUSE FOR STORAGE OF
 MISCELLANEOUS GOODS FOR A
 PERIOD OF 3 YEARS AND
 ASSOCIATED FILLING OF LAND

SITE LOCATION
 VARIOUS LOTS IN D.D. 128, HA
 TSUEN, YUEN LONG, NEW
 TERRITORIES

SCALE
 1:1000 @ A4

DRAWN BY MN	DATE 17.2.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG TITLE
 LAND STATUS OF THE SITE

DWG NO PLAN 3	VER 001
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LEGEND

APPLICATION SITE

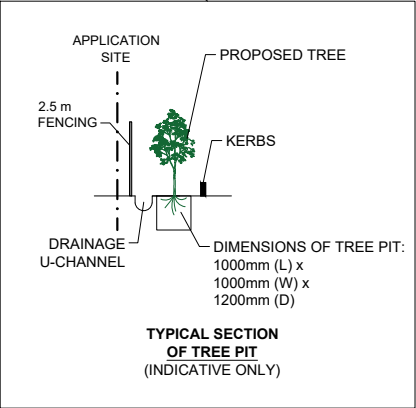
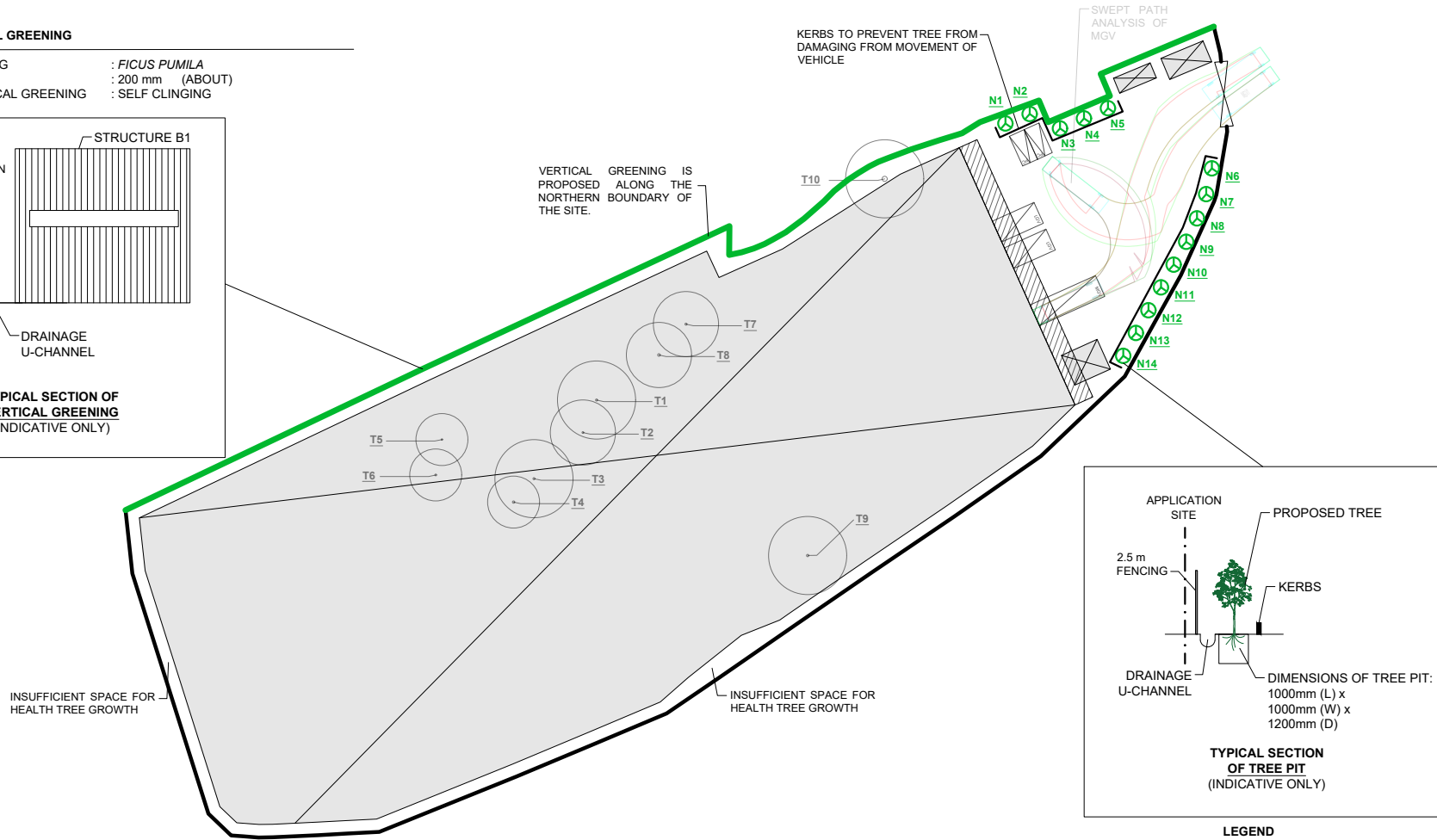
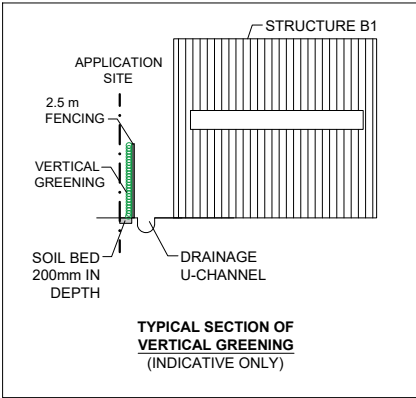


TREE PRESERVATION AND LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 9,794 m ² (ABOUT)
NO. OF EXISTING TREE	: 10 (T1 TO T10)
SPECIES OF TREES	: 9 X <i>LEUCAENA LEUCOCEPHALA</i> 1 X <i>MELIA AZEDARACH</i>
NO. OF TREES WILL BE FELLED	: 10 (T1 TO T10)
NO. OF NEW TREES WILL BE PLANTED	: 14 (N1 TO N14)
SPECIES OF NEW TREES	: <i>BAUHINIA BLAKEANA</i>
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT MORE THAN 4 m
DIMENSION OF TREE PITS	: 1 m (W) X 1 m (L) X 1.2 m (D)

DETAILS OF VERTICAL GREENING

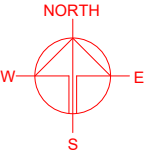
SPECIES OF GREENING	: <i>FICUS PUMILA</i>
SOIL DEPTH	: 200 mm (ABOUT)
SUPPORT FOR VERTICAL GREENING	: SELF CLINGING



LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	L/UL SPACE
	INGRESS / EGRESS
	EXISTING TREES TO BE FELL
	PROPOSED NEW TREES

**ALL THE PROPOSED LANDSCAPE WORKS WILL BE WELL-MAINTAINED BY THE APPLICANT DURING THE PLANNING APPROVAL PERIOD.*



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 800 @ A4	
DRAWN BY OL	DATE 6.10.2023
REVISED BY MN	DATE 26.10.2023
APPROVED BY	DATE
DWG. TITLE TREE PRESERVATION AND LANDSCAPE PROPOSAL	
DWG NO. PLAN 1	VER. 005

Our Ref.: DD128 Lot 505 RP & VL
Your Ref.: TPB/A/YL-HTF/1158

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

By Email

22 November 2023

Dear Sir,

3rd Further Information

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-HTF/1158)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK

email: jmhkwok@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years
and Associated Filling of Land in “Agriculture” Zone,
Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories**

(Application No. A/YL-HTF/1158)

- (i) 2 private car (PC) parking spaces and 3 light goods vehicle (LGV) loading/unloading (L/UL) spaces are provided at the application site (the Site). No medium or heavy goods vehicle, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. Replacement pages of the application form and development plans are provided (**Annex I** and **Plans 1 to 3**).
- (ii) Regarding the proposed drainage facilities at the Site, peripheral drainage u-channels (i.e. 510m x 675mm x 675mm (D)), catchpits (i.e. 1025mm x 1025mm x 1000 (D)) and a water tank (i.e. 40m x 108.5m x 1m (D)) are proposed by the applicant to collect surface run-off, in order to minimize adverse drainage impact (**Plan 4**). Approximately 4700m² (about), i.e. 48% (about) of the site area will be excavated of not more than 1000mm in depth for drainage facilities (**Plan 4**). As the excavation work is intended to facilitate the required drainage facilities, adverse impact of Ngau Hom Sha Site of Archaeological Interest should not be anticipated.
- (iii) A RtoC Table:

Departmental Comments		Applicant's Responses										
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Victor MA; Tel: 2399 2422)												
(a)	The applicant has advised that the trip generation of MGW associated with the proposed development is minimal and there are passing areas at Deep Bay Road. However, we would like to stress that the traffic impact on Deep Bay Road and Kai Pak Ling Road by additional MGW traffic should be well assessed as a result of the applied use, since it is highly likely that vehicles in opposite directions need to negotiate with each other where passing bay is not available. The applicant shall also consider using LGV instead of MGW for the proposed development.	<p>Under the latest submission, the proposed scheme has been modified with traffic development now limited to LGV and PC. The associated updated parking provision is shown in Table 2-1 of traffic impact assessment (TIA) report and extracted below.</p> <p>Table 2-1 Ancillary Transport Facilities Based on User's Requirement</p> <table><tr><th>Type of Ancillary Transport Facilities</th><th>Provision based on User's Requirement</th></tr><tr><td>Private Car Parking Space</td><td>2</td></tr><tr><td>Total Parking Facilities</td><td>2</td></tr><tr><td>L/UL Spaces for LGV</td><td>3</td></tr><tr><td>Total L/UL Facilities</td><td>3</td></tr></table> <p>With a limited development trip (with peak hour traffic up to 4.5 pcu/hr) is expected, adverse traffic impact generated from the Site is expected to be minimal.</p>	Type of Ancillary Transport Facilities	Provision based on User's Requirement	Private Car Parking Space	2	Total Parking Facilities	2	L/UL Spaces for LGV	3	Total L/UL Facilities	3
Type of Ancillary Transport Facilities	Provision based on User's Requirement											
Private Car Parking Space	2											
Total Parking Facilities	2											
L/UL Spaces for LGV	3											
Total L/UL Facilities	3											

(b)	The applicant is requested to assess the link capacity of Deep Bay Road near Lau Fau Shan roundabout.	As described in the TIA Report, the proposed traffic development will not travel through Deep Bay Road section near Lau Fau Shan Roundabout. Thus, assessment on the concerned road section is not included in this TIA.
(c)	Furthermore, the applicant shall demonstrate that the configuration of J1 is suitable for manoeuvring of MGV even though Kai Pak Ling Road is not managed by the Transport Department.	<p>Under the latest submission, the proposed scheme has been modified with traffic development now limited to LGV and PC. To facilitate the turning capacity of traffic development, swept path analysis for LGV was conducted (Annex II) along Kai Pak Ling Road, which indicates a feasible sufficient manoeuvring of LGV under existing configuration.</p> <p>For information, it is also noticed that improvement proposals along Kai Pak Ling Road were identified under the TIA for prepared by CKM Asia Limited (under planning application No. A/YL-HTF/1133), leading to further enhancement of the manoeuvring of goods vehicles.</p>
2. Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Iris KEUNG; Tel: 2300 1259)		
(a)	<p>Item 1a of RtoC Table: Submission of Drainage Impact Assessment (DIA) was still found outstanding. In accordance with Section 4.4 of DSD Advice Note No. 1, a DIA study is required for the proposed development due to the following reasons:</p> <p>(i) The flooding risk will be increased due to a watercourse be affected by the development (i.e. the watercourse to which the applicant proposed to discharge the stormwater from the subject site)</p> <p>(ii) There will be a significant increase in impervious area and therefore a significant increase</p>	<p>A revised drainage impact assessment (DIA) report, with provision of water tank, U-channel, gutter and underground pipe, is provided to <u>supersede</u> our previous submission (Annex III).</p>

	in runoff or change in runoff behaviour from the development site.	
(b)	Item 1a of RtoC Table: The ground to the south of the proposed external catchment is still found higher. Since the overland flow from the adjacent lands shall be probably intercepted, please review the area of the external catchment. Moreover, paved surface was found in the catchment area, but a runoff coefficient of unpaved surface was adopted for the catchment. Please review.	
(c)	Item 1b of RtoC Table: The catchment area of the existing watercourse was found considerably underestimated. Moreover, paved surface was found in the catchment area, but a runoff coefficient of unpaved surface was adopted for the entire catchment. Please review.	
(d)	Item 1c of RtoC Table: The application site is currently a well vegetated area with high infiltration of surface runoff. However, about 80% of the site will be paved after the proposed development and therefore a significant increase in runoff or change in runoff behaviour will be resulted. It is also noted that the proposed ground level at the application site will be filled to a level higher than the adjacent land and may obstruct overland flow and adversely affect the adjacent areas. As such, the current site condition is not justifiable for the condition after the proposed development. Please demonstrate that there will be no adverse impact to the adjacent land.	

(e)	Item 1d of RtoC Table: Please review the section marks on drawing titled "Drainage Proposal - Layout" in Annex I as length of the site should be larger for Section B-B. Please also review the ground level and size and type of drainage system proposed on drawing titled "Drainage Proposal - Layout" and "Drainage Proposal - Sections" in Annex I as several discrepancies were found, e.g. cover level near CP2 and ground level of site on drawing titled "Drainage Proposal - Layout" and in Section A-A of drawing titled "Drainage Proposal - Sections" are +5.125mPD and +4.30mPD respectively. Please also be reminded that peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands.	
(f)	Item 1e of RtoC Table: Size of downpipe to CP3 is still 150mm. Please review.	
(g)	Annex 1 - Drainage Proposal - Layout: Invert level of starting point 2 is higher than that of CP9. Please review.	
(h)	In accordance with Section 6.5 and Section 9.3 of 2018 SDM, please review if freeboard and sedimentation are considered for the proposed pipes and existing watercourse. You are reminded that sediment thickness at the bed should be excluded from the freeboard	

	calculation.	
(i)	In accordance with Section 6.4 of 2018 SDM, please review if tidal levels should be considered for the existing watercourse.	

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 9,794 m ²	(ABOUT)
COVERED AREA	: 7,891 m ²	(ABOUT)
UNCOVERED AREA	: 1,903 m ²	(ABOUT)
PLOT RATIO	: 1.6	(ABOUT)
SITE COVERAGE	: 81 %	(ABOUT)

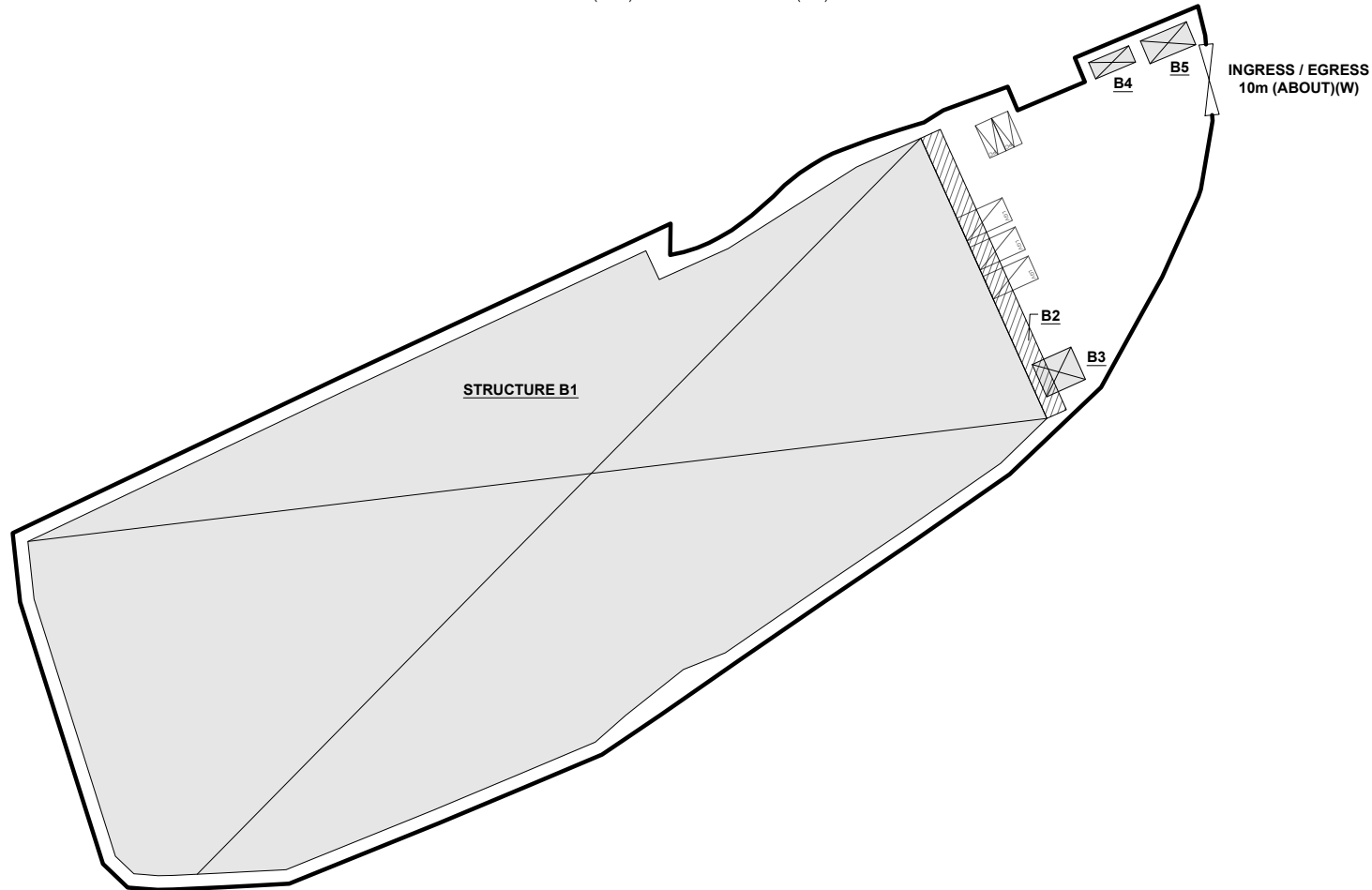
NO. OF STRUCTURE	: 5
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 15,621 m ² (ABOUT)
TOTAL GFA	: 15,621 m ² (ABOUT)

BUILDING HEIGHT	: 3 m - 13 m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS	7,700 m ² (ABOUT)	15,400 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR LOADING/UNLOADING	130 m ² (ABOUT)	130 m ² (ABOUT)	6.5 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	21 m ² (ABOUT)*	51 m ² (ABOUT)#	6 m (ABOUT)(2-STOREY)
B4	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	FIRE SERVICE PUMP ROOM	25 m ² (ABOUT)	25 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		7,891 m ² (ABOUT)	15,621 m ² (ABOUT)	

#GFA OF STRUCTURE B3
G/F (21m²) + 1/F (30m² FOOTPRINT OF B3) = 51m²

*COVERED AREA OF STRUCTURE B3
STRUCTURE B3 IS PARTIALLY COVERED BY STRUCTURE B2,
*FOOTPRINT OF B3 (30m²) - AREA COVERED BY B2 (9m²) = 21m²



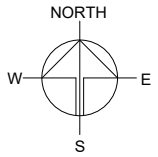
PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	L/UL SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE FOR STORAGE OF
MISCELLANEOUS GOODS FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA
TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY MN	DATE 17.11.2023
CHECKED BY	DATE
APPROVED BY	DATE

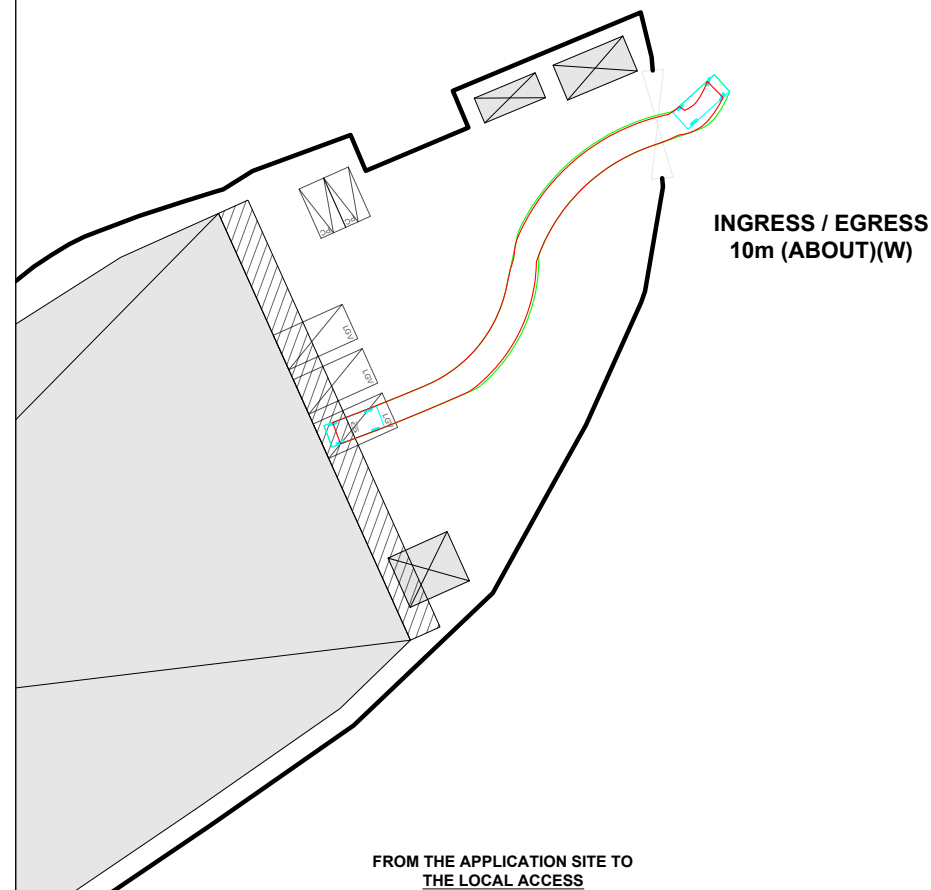
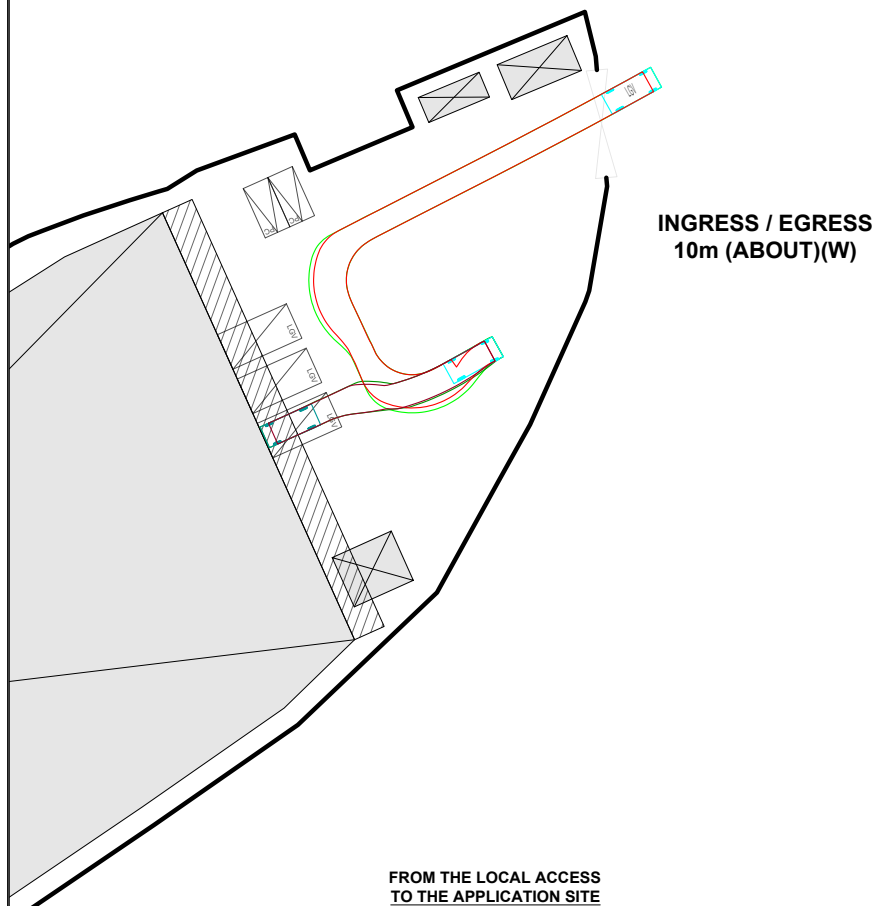
DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 1	VER. 004
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SWEPT PATH ANALYSIS

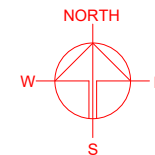
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



LEGEND

- APPLICATION SITE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
 WAREHOUSE FOR STORAGE OF
 MISCELLANEOUS GOODS FOR A
 PERIOD OF 3 YEARS AND
 ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA
 TSUEN, YUEN LONG, NEW
 TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY MN DATE 3.3.2023

REVISED BY MN DATE 17.11.2023

APPROVED BY DATE

DWG. TITLE
 SWEPT PATH ANALYSIS

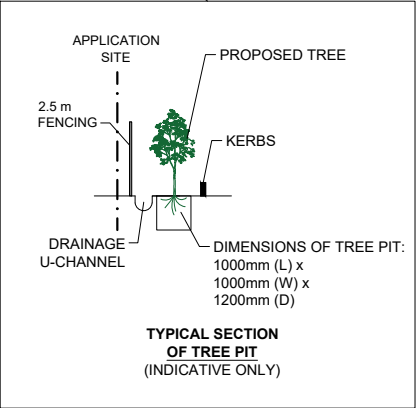
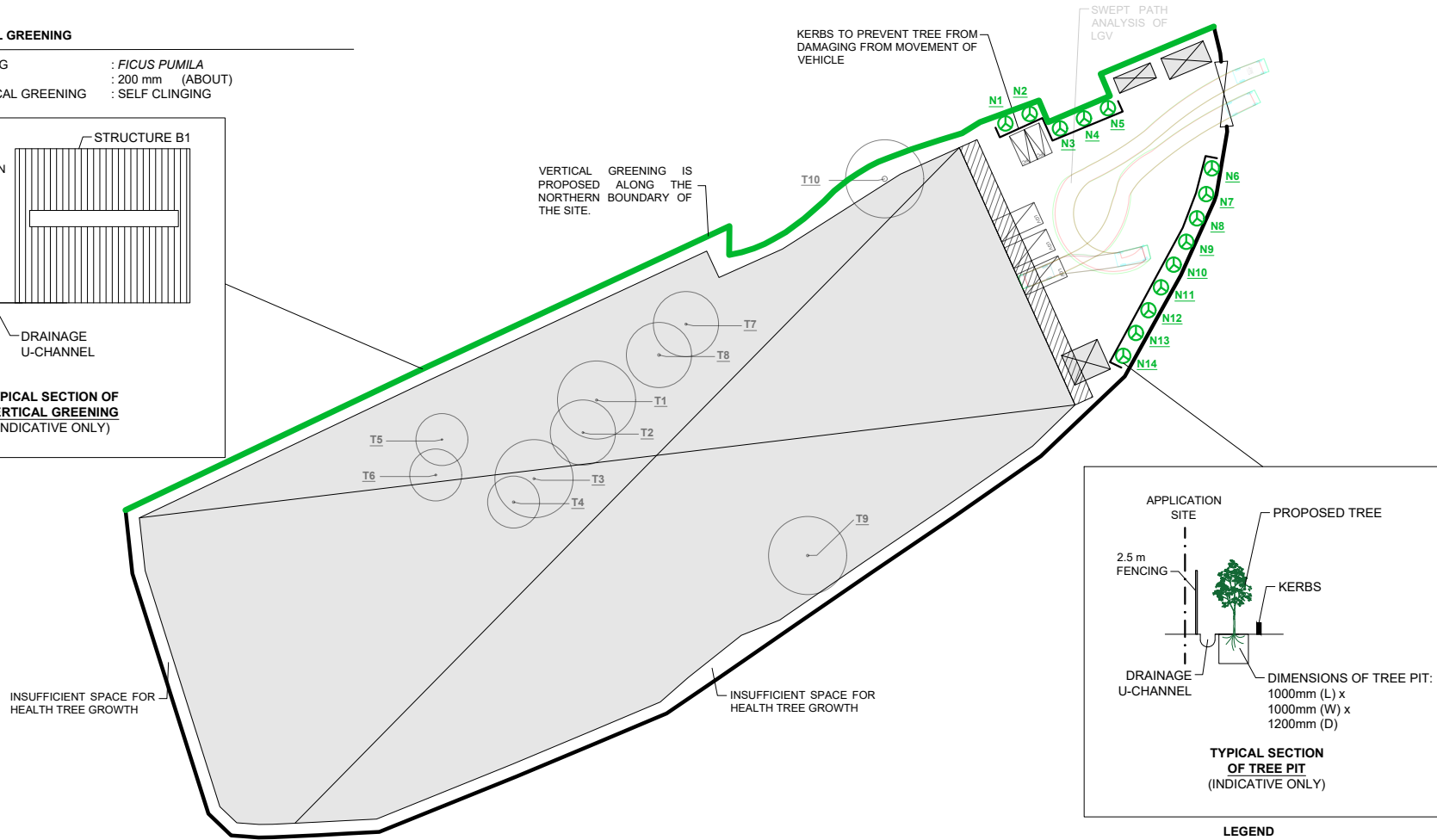
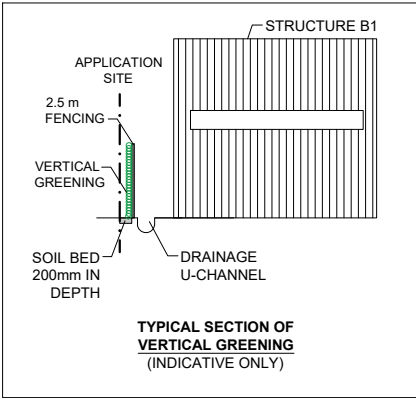
DWG NO. VER.
 PLAN 2 003

TREE PRESERVATION AND LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 9,794 m ² (ABOUT)
NO. OF EXISTING TREE	: 10 (T1 TO T10)
SPECIES OF TREES	: 9 X <i>LEUCAENA LEUCOCEPHALA</i> 1 X <i>MELIA AZEDARACH</i>
NO. OF TREES WILL BE FELLED	: 10 (T1 TO T10)
NO. OF NEW TREES WILL BE PLANTED	: 14 (N1 TO N14)
SPECIES OF NEW TREES	: <i>BAUHINIA BLAKEANA</i>
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT MORE THAN 4 m
DIMENSION OF TREE PITS	: 1 m (W) X 1 m (L) X 1.2 m (D)

DETAILS OF VERTICAL GREENING

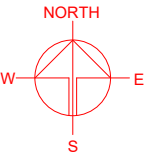
SPECIES OF GREENING	: <i>FICUS PUMILA</i>
SOIL DEPTH	: 200 mm (ABOUT)
SUPPORT FOR VERTICAL GREENING	: SELF CLINGING



LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	L/UL SPACE
	INGRESS / EGRESS
	EXISTING TREES TO BE FELL
	PROPOSED NEW TREES

**ALL THE PROPOSED LANDSCAPE WORKS WILL BE WELL-MAINTAINED BY THE APPLICANT DURING THE PLANNING APPROVAL PERIOD.*



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

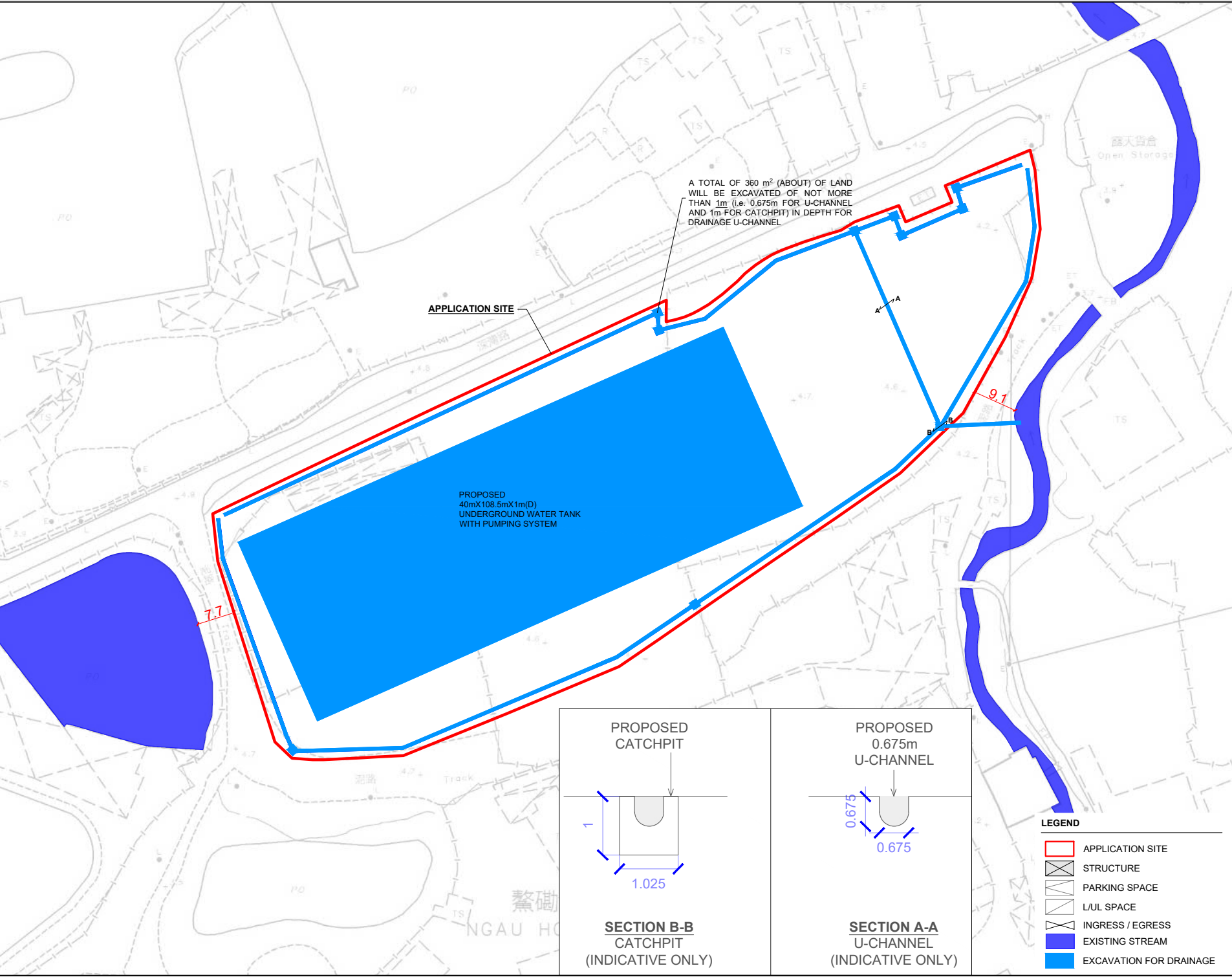
PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 800 @ A4	
DRAWN BY OL	DATE 6.10.2023
REVISED BY MN	DATE 17.11.2023
APPROVED BY	DATE
DWG. TITLE TREE PRESERVATION AND LANDSCAPE PROPOSAL	
DWG NO. PLAN 3	VER. 006



NORTH

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY	DATE
OL	5.9.2023
CHECKED BY	DATE
OL	22.11.2023
APPROVED BY	DATE

DWG. TITLE

DRAINAGE & EXCAVATION PLAN

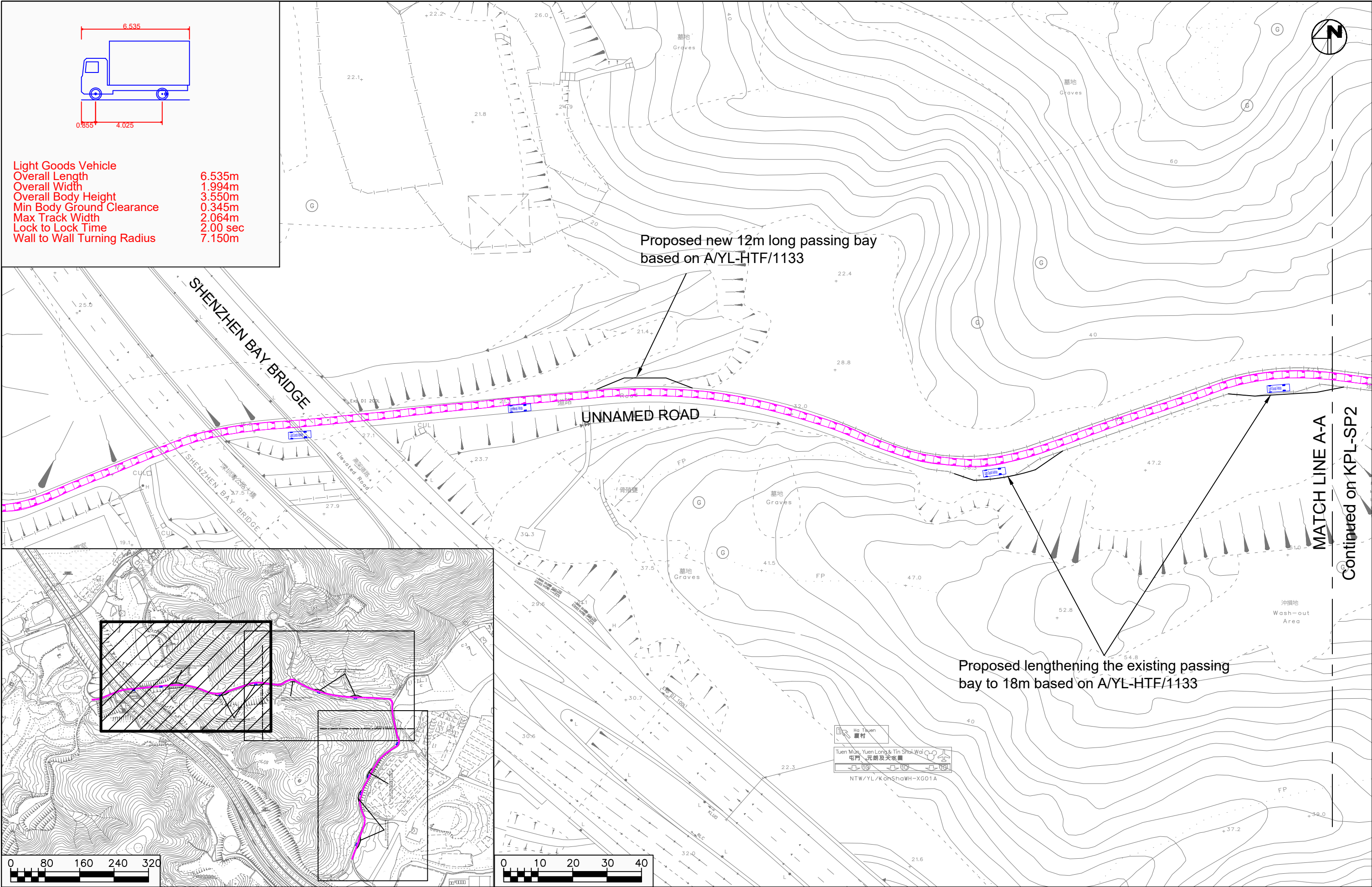
DWG NO.	VER.
PLAN 4	002

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/L SPACE
- INGRESS / EGRESS
- EXISTING STREAM
- EXCAVATION FOR DRAINAGE

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 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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 Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years and Associated 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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月				
(c) Development Schedule 發展細節表					
Proposed uncovered land area 擬議露天土地面積	1,903sq.m <input checked="" type="checkbox"/> About 約				
Proposed covered land area 擬議有上蓋土地面積	7,891sq.m <input checked="" type="checkbox"/> About 約				
Proposed number of buildings/structures 擬議建築物/構築物數目	5				
Proposed domestic floor area 擬議住用樓面面積	/sq.m <input type="checkbox"/> About 約				
Proposed non-domestic floor area 擬議非住用樓面面積	15,621sq.m <input checked="" type="checkbox"/> About 約				
Proposed gross floor area 擬議總樓面面積	15,621sq.m <input checked="" type="checkbox"/> About 約				
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)					
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS	7,700 m ² (ABOUT)	15,400 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)	
B2	RAIN SHELTER FOR LOADING/UNLOADING	130 m ² (ABOUT)	130 m ² (ABOUT)	6.5 m (ABOUT)(1-STOREY)	
B3	SITE OFFICE	21 m ² (ABOUT) ¹	51 m ² (ABOUT) ²	6 m (ABOUT)(2-STOREY)	
B4	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	
B5	FIRE SERVICE PUMP ROOM	25 m ² (ABOUT)	25 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	
TOTAL		7,891 m ² (ABOUT)	15,621 m ² (ABOUT)		
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					2 (PC)
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					3 (LGV)
Medium Goods Vehicle Spaces 中型貨車車位					
Heavy Goods Vehicle Spaces 重型貨車車位					
Others (Please Specify) 其他 (請列明)					

(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	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	15,621 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 - 13 (about) m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	81 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 2 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		3 3 (LGV)



Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories

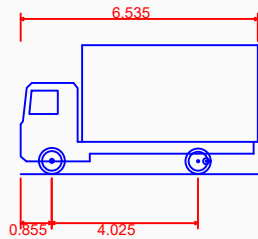
Lihgt Goods Vehicle Swept Path Assessment



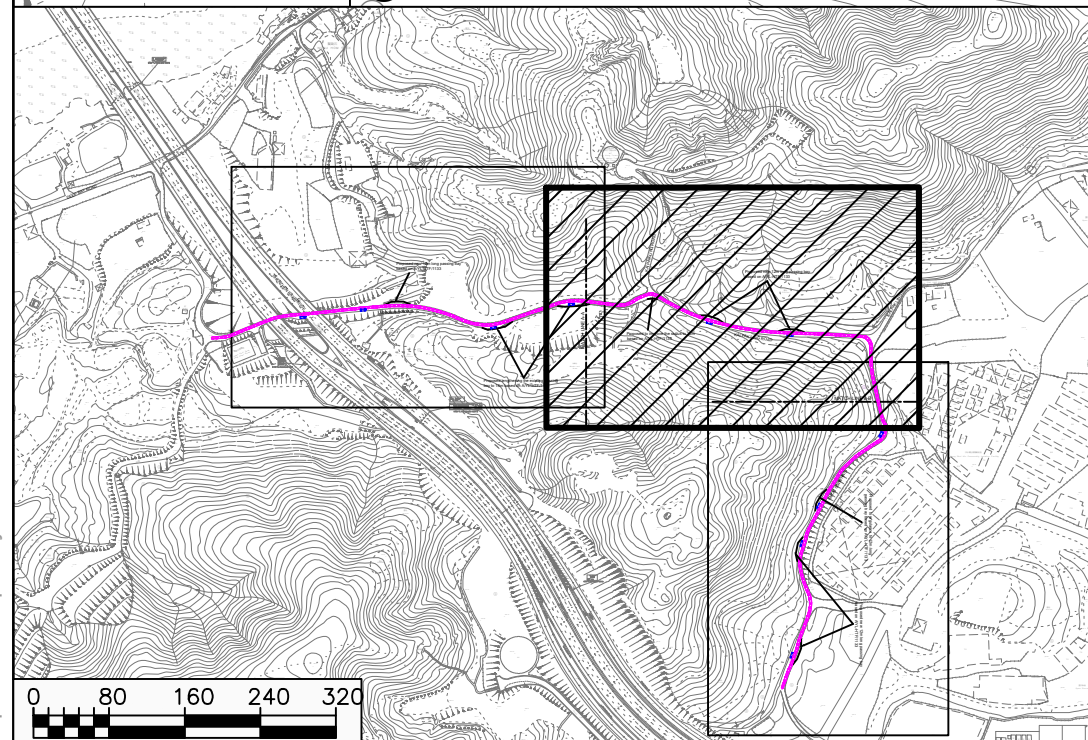
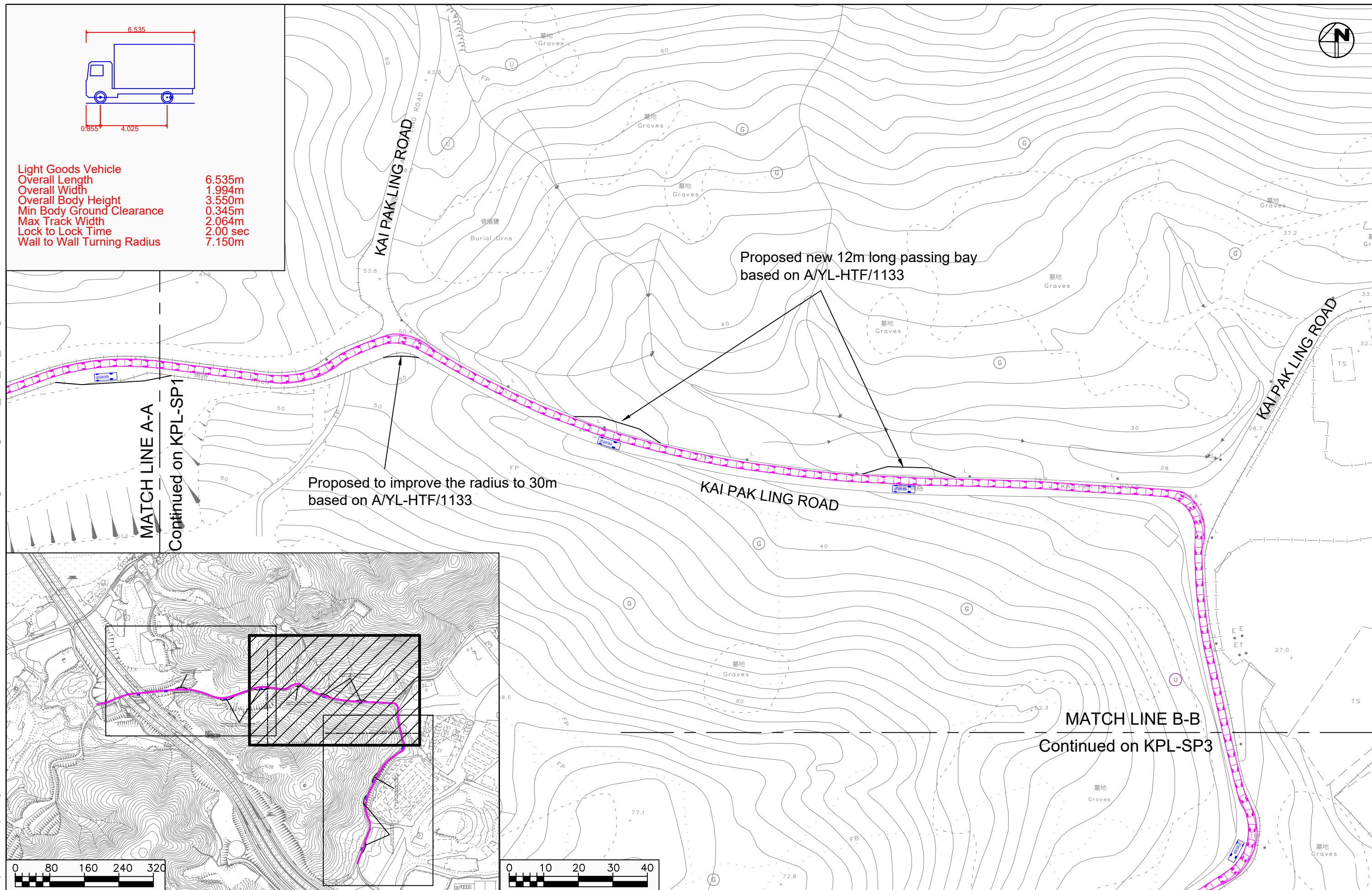
Date 15/11/2023 Scale 1:3000

Project No. 82754 Rev. A
Dwg No. KPL-SP1

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Light Goods Vehicle
Overall Length 6.535m
Overall Width 1.994m
Overall Body Height 3.550m
Min Body Ground Clearance 0.345m
Max Track Width 2.064m
Lock to Lock Time 2.00 sec
Wall to Wall Turning Radius 7.150m



Date 15/11/2023 Scale 1:3000

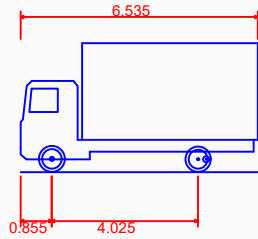
Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Lihgt Goods Vehicle Swept Path Assessment

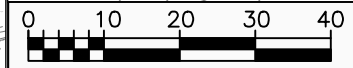
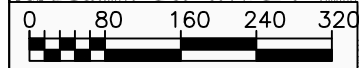
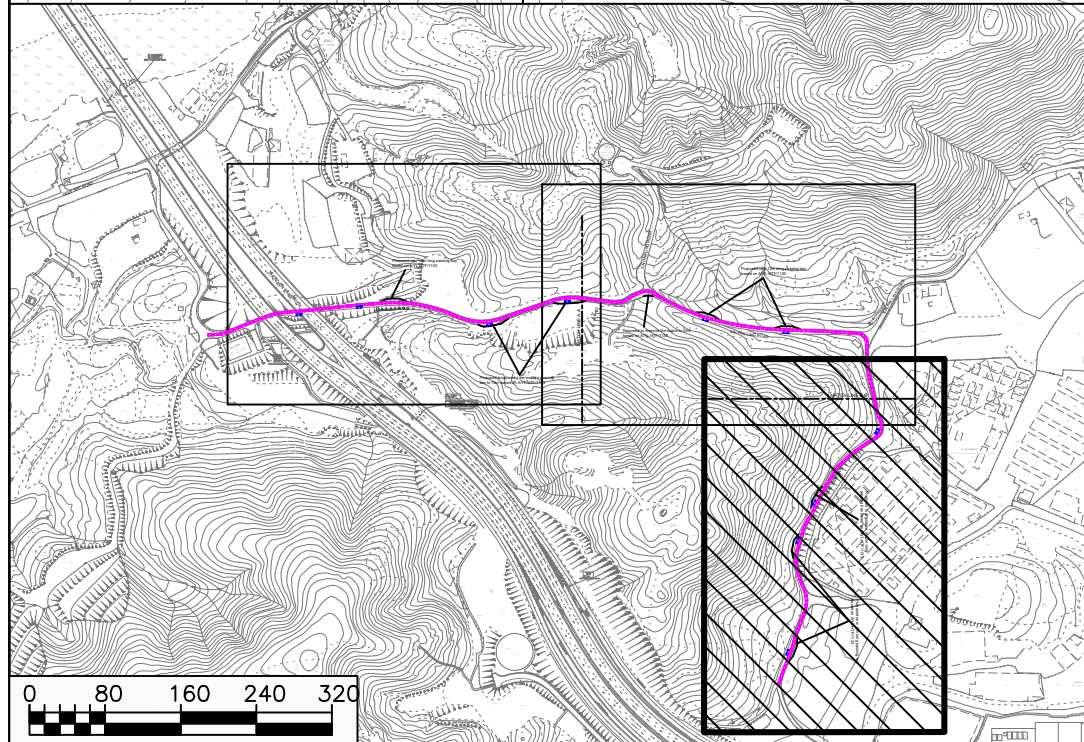
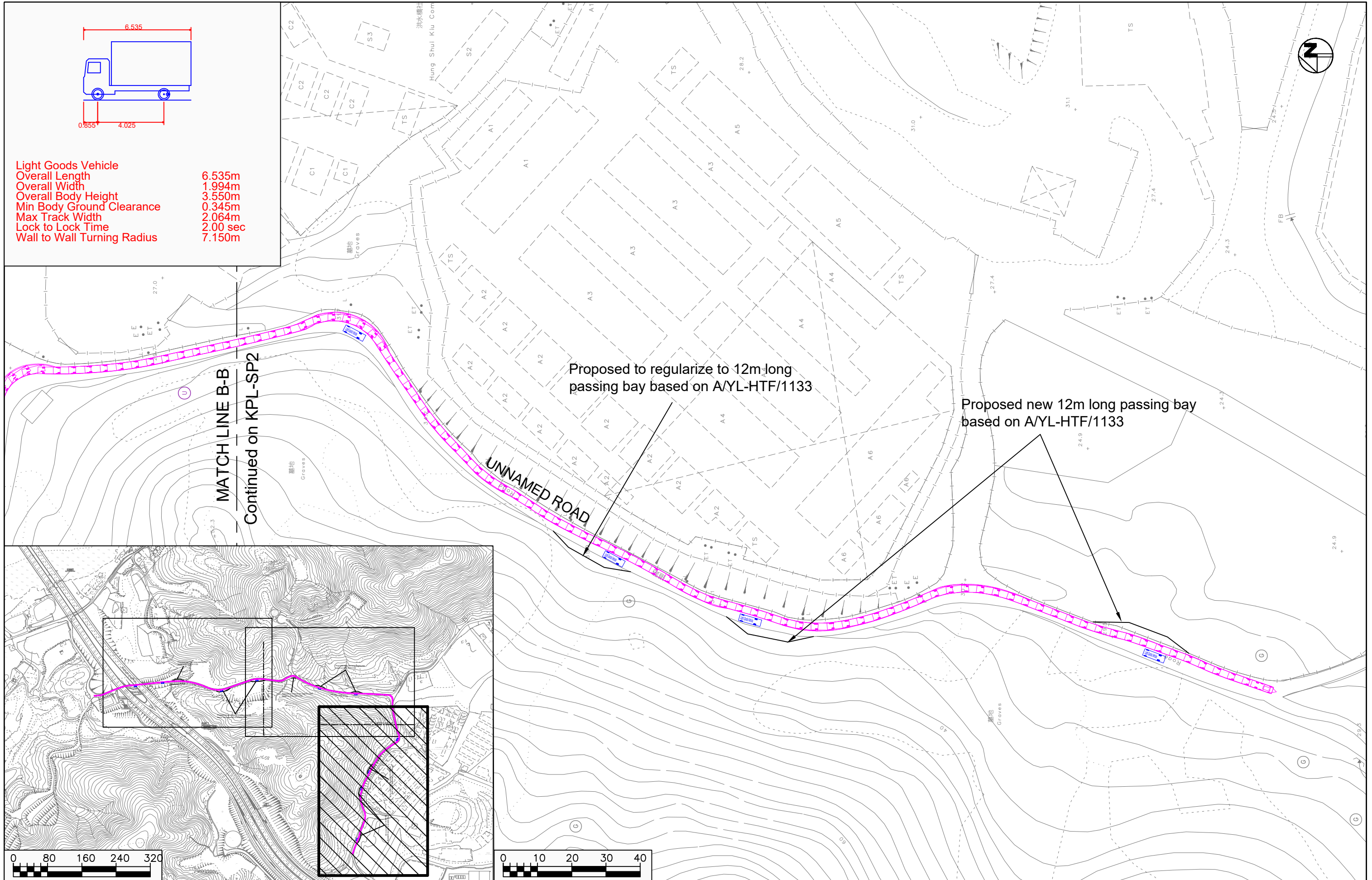
Project No. 82754
Dwg No. KPL-SP2

Rev.
A

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Light Goods Vehicle
Overall Length 6.535m
Overall Width 1.994m
Overall Body Height 3.550m
Min Body Ground Clearance 0.345m
Max Track Width 2.064m
Lock to Lock Time 2.00 sec
Wall to Wall Turning Radius 7.150m



Date 15/11/2023 Scale 1:3000

Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Lihgt Goods Vehicle Swept Path Assessment

Project No. 82754	Rev.
Dwg No. KPL-SP3	A

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods
for a Period of 3 Years and Associated Filling of Land at Various
Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories**

DRAINAGE IMPACT ASSESSMENT

Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T.

CONTENT

1. Introduction	P3
2. Existing Drainage System	P4
3. Drainage Assessment	P5
4. Conclusion	P6

Appendix A: Drainage Proposal

Appendix B: Layout Plan

Appendix C: Outside Catchment Area Plan

Appendix D: Calculation

Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T.

1. Introduction

1.1 Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T. (Appendix B shows the Layout of the proposed development)

1.2 The Site area is 9,794s.m. The proposed development involves land filling with concrete with not more than 200mm height. After development, the site consists of a two-storey warehouse building with gross floor area 15,621sq.m and uncovered area 1,903sq.m.

1.3 In the eastern and western side of the site, there is a series of temporary structures. In the southern and southeastern side of the site, there are two hills. Lastly, the site is at the south Deep Bay Road and it is 170m away from the sea which is in the northern side of the site.

1.4 The purpose of this report is to study the whether the proposed development will cause increase in the flood susceptibility of the adjacent areas. Drainage improvement works are also recommended in this report.

Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T.

2. Existing Drainage System

2.1 There is any existing natural stream right in the eastern side of the site. Its critical size is about 4m(W)x2.0m(D). This is the final discharge of the captioned site, and this natural discharge directly to the sea. It is the concerned drain in this DIA report.

2.2 For the site, its outside catchment area is 10,977 sq.m with runoff coefficient 0.25 (**Appendix C**).

2.3 The existing stream course is found not feasible to cater any extra runoff.

Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T.

3. Drainage Impact Assessment

3.1 The peak runoff for 10 years return period is used for the drainage impact assessment.

3.2 The design of the drainage system consists of gutter collecting the runoff from the proposed warehouse, U-channel, Underground pipe and a water tank. (**Appendix A** Drainage Proposal shows the design layout)

3.3 Before the development, the site generate $Q_{\text{before}} + Q_{\text{outside}}$ runoff the existing stream course, where Q_{before} is the runoff generated from the site before the development ($A=9,794\text{sq.m}$, $C=0.25$) and Q_{outside} is runoff passes through the site ($A=10,977\text{sq.m}$, $C=0.25$). It is found that $Q_{\text{before}} + Q_{\text{outside}} = 0.2174\text{m}^3/\text{s} = 13,044 \text{ lit/min}$.

3.4 In order not to increase the runoff discharged to existing stream due the proposed development, the final discharge $Q_{\text{discharge}}$ shall be the same as that before the proposed development (i.e., $Q_{\text{discharge}} = Q_{\text{before}} + Q_{\text{outside}}$). For such, a water tank with pumping system is designed to temporary store the runoff from the site and the pumping system keeps operating with designed pump rate during rainstorm. The designed pump rate shall equal Q_{before} . And the volume of the proposed water tank shall equal $(Q_{\text{after}} - Q_{\text{before}}) \times 4\text{hrs}$. It is found that the pump rate shall be $387 \text{ m}^3/\text{hr}$, and the volume of the proposed water tank shall be $4,329\text{m}^3$ ($40\text{m} \times 108.5\text{m} \times 1\text{m(D)}$).

3.5 Q_{outside} is collected by the designed 450UC (1:250) along the southern boundary of the site. The runoff generated from the uncovered area of the site is collected by the designed 375UC(1:250) while that generated from the covered area is collected by the gutter system then discharge to proposed water tank via proposed 450 dia. underground pipe (1:100). The final discharge is via proposed 450 dia. underground pipe (1:100) to existing stream course.

3.6 Detailed calculation is presented in **Appendix D**. Based on the hydraulic calculation, the existing natural stream would not be affected by the proposed development.

Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T.

4. Conclusion

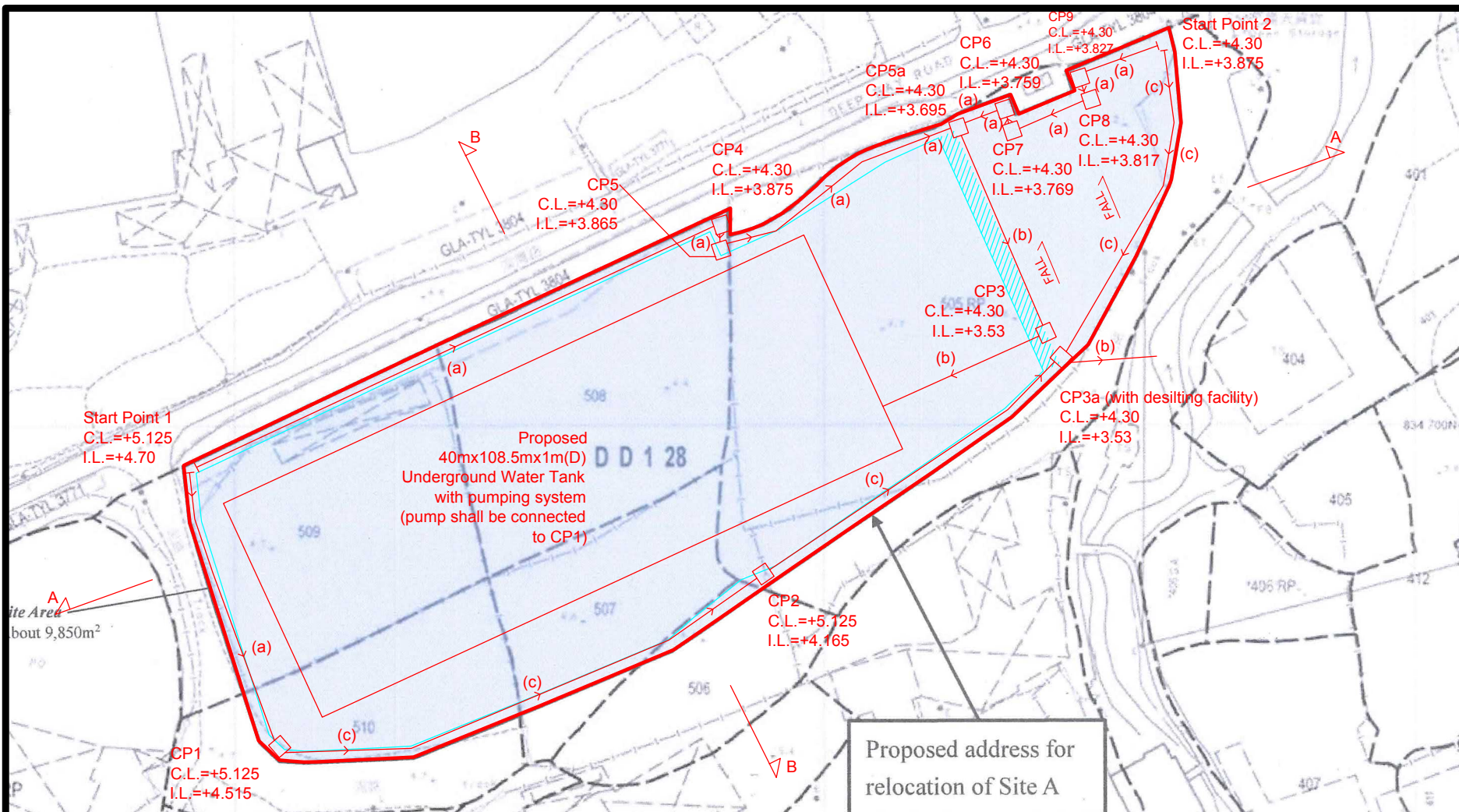
4.1 There is a proposed warehouse development in the captioned site. A proper stormwater drainage system shall be designed. This report investigates the impact from drainage point of view.

4.2 The final discharge point is the existing stream course right in the east of the site. In order not to increase the runoff to it, a water tank with pumping system is designed so that the discharge rate during rainstorm after the development shall be the same as that before the development. With the corresponding design drains system (UC, underground pipe and gutter system), the existing stream course is found not to be affected.

4.3 Therefore, the flood susceptibility of the adjacent areas due to the proposed development is very low.

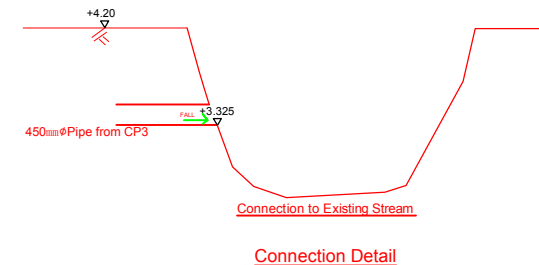
Appendix A

Drainage Proposal



Note:

- Catchpit (CP3a) with desilting facility shall follow CEDD standard drawing No. C2406I.
- Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- The invert level of the connection point shall be verified on site before commencement of works.



Title:

Drainage Proposal-
Layout

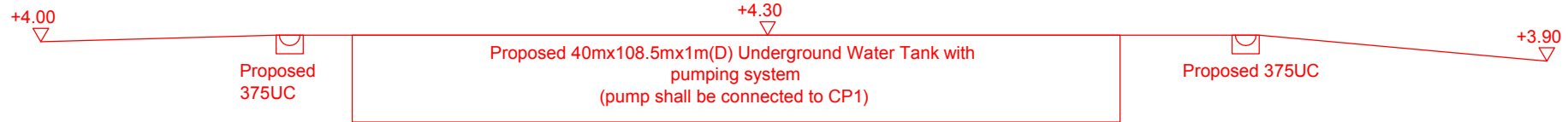
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13-11-2023

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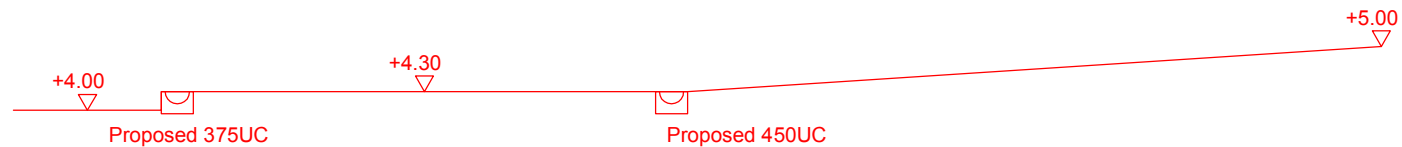
Fig.1

THE SITE



SECTION A-A

THE SITE



SECTION B-B

Legend:

- (a) Proposed 375UC (1:250) with cast iron cover
- (b) Proposed 450 Pipe(1:100)
- (c) Proposed 450UC (1:250) with cast iron cover
- Proposed Catchpit with iron cover

Company:

正宏工程顧問公司
CHING WAN ENGINEERING
CONSULTANTS
COMPANY

Project :

Proposed Temporary
Warehouse For Storage
of Miscellaneous Goods
For a Period of 3 Years
and Associated Filling of
Land at Various Lots in
D.D. 128, Ha Tsuen,
Yuen Long, N.T.

Title:

Drainage Proposal-
SECTIONS

Date:

13-11-2023

Dwg No.

Fig.2

Appendix B

Layout Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 9,794 m² (ABOUT)
 COVERED AREA : 7,891 m² (ABOUT)
 UNCOVERED AREA : 1,903 m² (ABOUT)

PLOT RATIO : 1.6 (ABOUT)
 SITE COVERAGE : 81 % (ABOUT)

NO. OF STRUCTURE : 5
 DOMESTIC GFA : NOT APPLICABLE
 NON-DOMESTIC GFA : 15,621 m² (ABOUT)
 TOTAL GFA : 15,621 m² (ABOUT)

BUILDING HEIGHT : 3 m - 13 m (ABOUT)
 NO. OF STOREY : 1 - 2

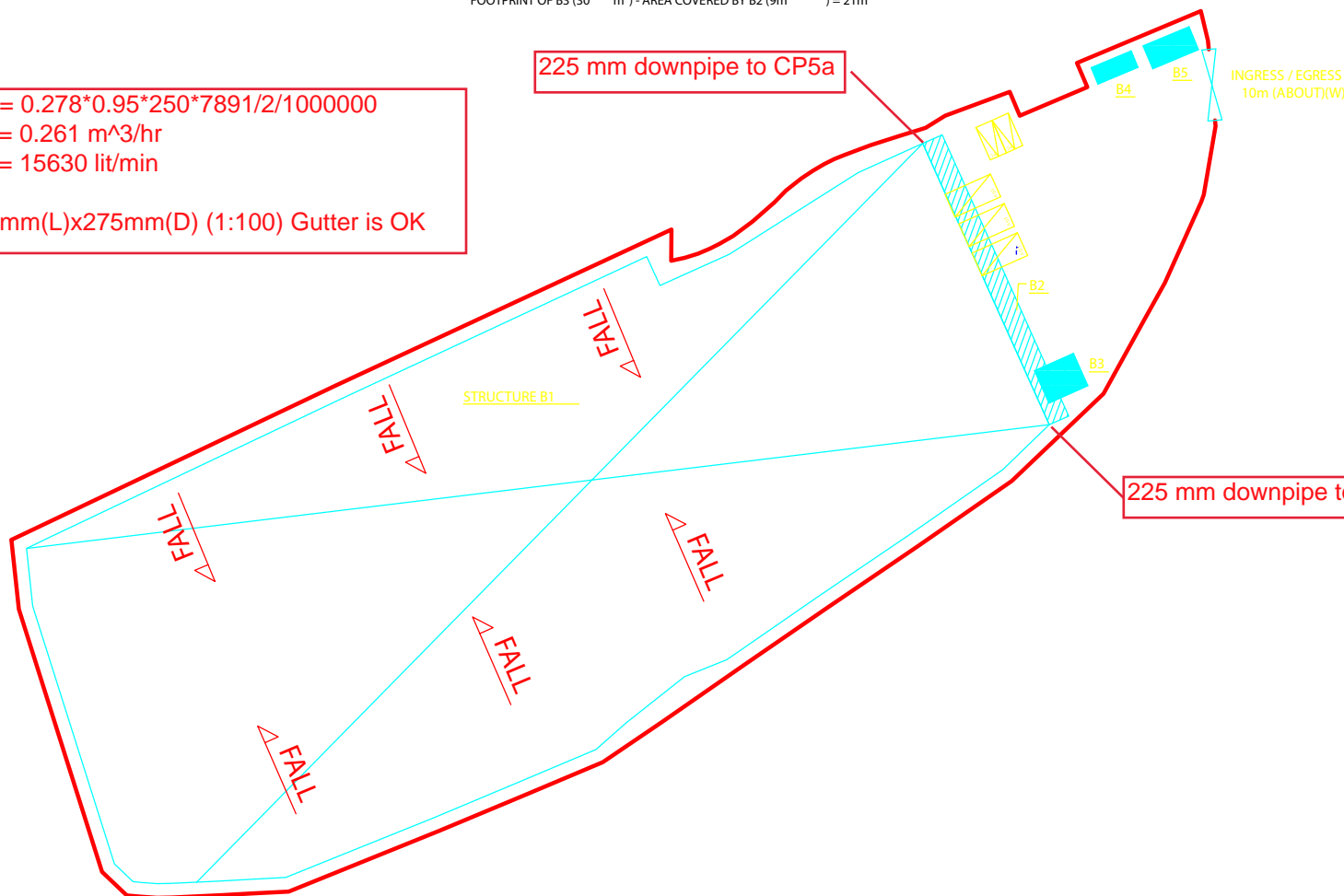
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS	7,700 m ² (ABOUT)	15,400 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR LOADING/UNLOADING	130 m ² (ABOUT)	130 m ² (ABOUT)	6.5 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	21 m ² (ABOUT)*	51 m ² (ABOUT) #	6 m (ABOUT)(2-STOREY)
B4	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	FIRE SERVICE PUMP ROOM	25 m ² (ABOUT)	25 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		7,891 m ² (ABOUT)	15,621 m ² (ABOUT)	

#GFA OF STRUCTURE B3
 G/F (21m²) + 1/F (30m² FOOTPRINT OF B3) = 51m²

*COVERED AREA OF STRUCTURE B3
 STRUCTURE B3 IS PARTIALLY COVERED BY STRUCTURE B2,
 *FOOTPRINT OF B3 (30 m²) - AREA COVERED BY B2 (9m²) = 21m²

Q for gutter = 0.278*0.95*250*7891/2/1000000
 = 0.261 m³/hr
 = 15630 lit/min

Provide 475mm(L)x275mm(D) (1:100) Gutter is OK



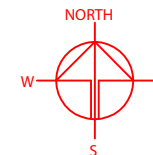
PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 2
 DIMENSIONS OF PARKING SPACE : 5 m (L) X 2.5 m (W)

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 3
 DIMENSION OF L/UL SPACE : 7 m (L) X 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/UL SPACE
- INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
 WAREHOUSE FOR STORAGE OF
 MISCELLANEOUS GOODS FOR
 PERIOD OF 3 YEARS AND
 ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, H
 TSUEN, YUEN LONG, NEW
 TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	3.3.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 LAYOUT PLAN

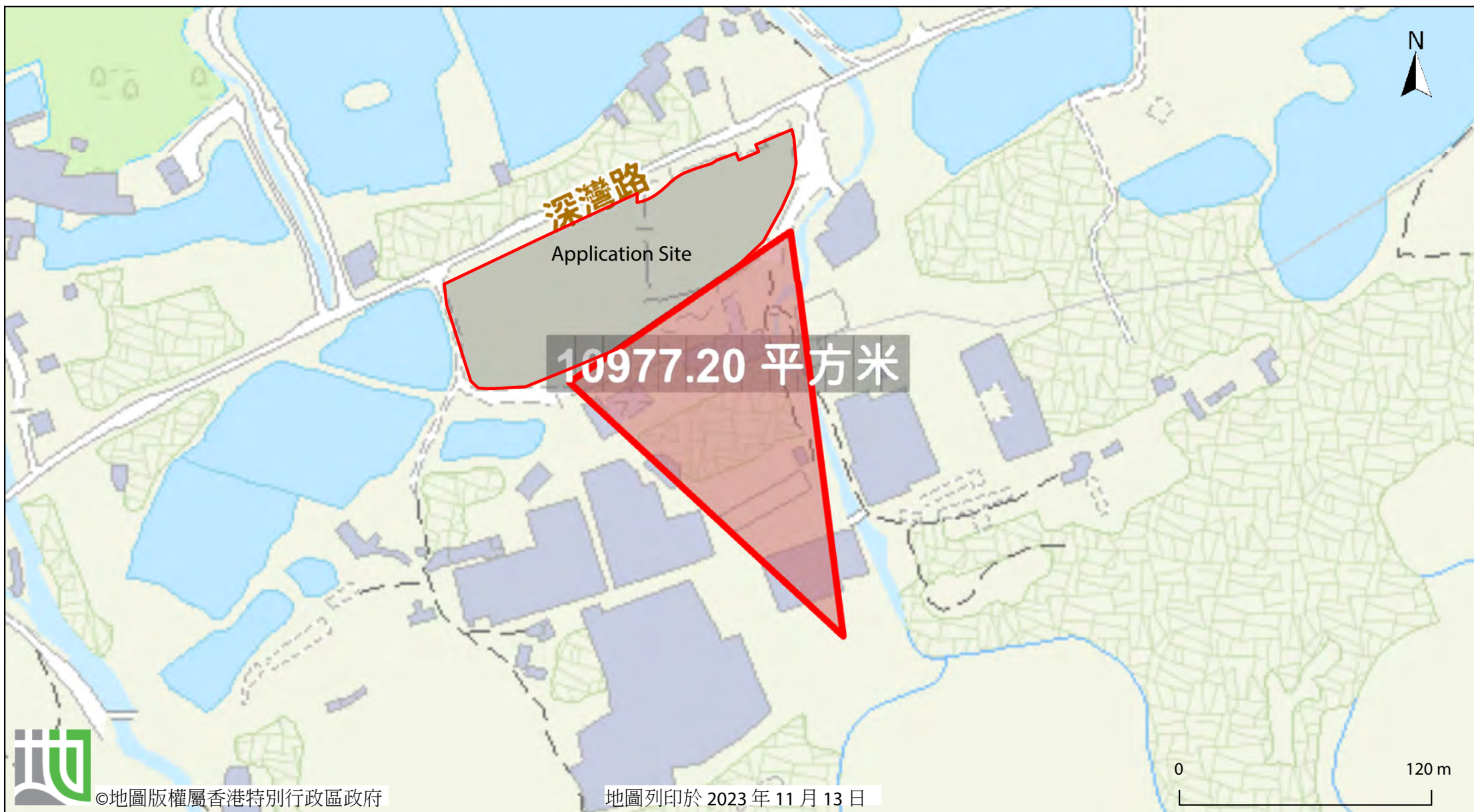
DWG NO.	VER.
PLAN 9	003

Appendix C

Outside Catchment Area Plan



Outside Catchment Area



由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

Appendix D

Calculation

CALCULATION SHEET

Page 1 of 4

PROJECT: PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES

Calculation of Peak Runoff, Q_p (Rational Method)

10 Year Design Return Period

Time of Concentration, t_c

$$t_c = \frac{0.14465L}{H^{0.2}A^{0.1}}$$

where t_c = time of concentration of a natural catchment (min.)
 A = catchment area (M2)
 H = average slope (m per 100 m), measured along the line of natural flow, from the summit of the catchment to the point under consideration
 L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

Input Parameters:

	outside catchment	The site
H =	1	0.1
A =	17,064	9794
L =	272	100
t_c =	14.85	9.15

Rainfall Intensity, i

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

where i = extreme mean intensity in mm/hr,
 t_d = duration in minutes ($t_d \leq 240$), and
 a, b, c = storm constants given in Table 3d of SMD, as shown below

for 10 year Design Return Period

a = 1157.7
 b = 19.04
 c = 0.597

	outside catchment	The site
i	141	158

CALCULATION SHEET

Page 2 of 4

PROJECT: PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES

Calculation of Peak Runoff, Q_p (Rational Method)

According to Section 7.5.2(b) of the Stormwater Drainage Manual (SDM), Fourth Edition May 2013

Surface Characteristics	Runoff coefficient, C
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 - 0.20

Since the outside catchment at the upstream of the interested water streams are mainly Grassland and the water streams are of flat gradient, the runoff coefficient is taken as

0.25 conservatively.

$$C = 0.25$$

For catchment area of the site at the proposed development, the runoff coefficient is taken as

0.95 .

Peak Runoff, Q_p

$$Q_p = 0.278 C i A$$

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

	Outside	The site (Before)	The site (After)
C	0.25	0.25	0.95
i	141	158	158
A	10,977	9794	9794
Q_p	0.11	0.1074	0.4080

Total Design Runoff for Pumping System

$$\begin{aligned} Q_{\text{water Tank}} &= Q_{\text{after}} - Q_{\text{before}} \\ &= 0.5790 - 0.1524 \quad m^3/s \\ &= 0.301 \quad m^3/s \\ &= 18036 \quad lit/min \end{aligned}$$

Total Design Runoff for Discharge during rainstorm

$$\begin{aligned} Q_{\text{discharge}} &= Q_{\text{before}} + Q_{\text{outside}} \\ &= 0.1524 + 0.15 \quad m^3/s \\ &= 0.2174 \quad m^3/s \\ &= 13044 \quad lit/min \end{aligned}$$

CALCULATION SHEET

Page 3 of 4

PROJECT: PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES

Calculation of Pump Rate and Water Tank Size and check 450pipe

Calculation of Water Tank size, (For 4 hours rain fall duration for storage of extra runoff due to development)

$$\begin{aligned}\text{Pump Rate} &= Q_{\text{before}} \\ &= 0.1074 \quad \text{m}^3/\text{s} \\ &= 387 \quad \text{m}^3/\text{hr}\end{aligned}$$

$$\begin{aligned}\text{Volume of Water Tank, } V_T &= Q_{\text{water Tank}} \times 4 \text{ hrs} \\ &= 0.301 \times 4 \times 60 \times 60 \\ &= \underline{4329} \quad \text{m}^3\end{aligned}$$

Provide Water Tank with Volume 4,329 m³ is OK

Check 450pipe (1:100)

Manning Equation

$$\begin{aligned}V &= R^{2/3} \cdot S_f^{0.5} / n \\ \text{where } R &= \frac{\pi r^2}{2\pi r} = \frac{r}{2} = 0.1125 \quad \begin{array}{l} \text{dia} = 450 \text{ mm} \\ r = 0.225 \text{ m} \\ \text{m} \end{array} \\ n &= 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual}) \\ 1/100 \quad S_f &= 0.01 \\ \text{Therefore, } V &= \frac{0.1125^{2/3} \cdot 0.01^{0.5}}{0.012} = 1.94 \quad \text{m/sec} \\ \text{Maximum Capacity} &= V \cdot A = 1.94 \cdot \pi r^2 = 0.309 \quad \text{m}^3/\text{sec} \\ 1 \text{ nos of pipe} &= 0.309 \quad \text{m}^3/\text{sec} \\ &= 18532 \quad \text{lit/min} \\ &> Q_{\text{water Tank}} \\ &= 18036 \quad \text{lit/min}\end{aligned}$$

Provide 450mm dia underground pipe (1:100) for discharge to water tank is OK

$$\begin{aligned}Q_{\text{discharge}} &= Q_{\text{before}} + Q_{\text{outside}} \\ &= 0.1524 + 0.15 \quad \text{m}^3/\text{s} \\ &= 0.2174 \quad \text{m}^3/\text{s} \\ &= 13044 \quad \text{lit/min}\end{aligned}$$

Provide 450UC (1:250) is OK

Check 450pipe (1:100)

Manning Equation

$$\begin{aligned}V &= R^{2/3} \cdot S_f^{0.5} / n \\ \text{where } R &= \frac{\pi r^2}{2\pi r} = \frac{r}{2} = 0.1125 \quad \begin{array}{l} \text{dia} = 450 \text{ mm} \\ r = 0.225 \text{ m} \\ \text{m} \end{array} \\ n &= 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual}) \\ 1/100 \quad S_f &= 0.01 \\ \text{Therefore, } V &= \frac{0.1125^{2/3} \cdot 0.01^{0.5}}{0.012} = 1.94 \quad \text{m/sec} \\ \text{Maximum Capacity} &= V \cdot A = 1.94 \cdot \pi r^2 = 0.309 \quad \text{m}^3/\text{sec} \\ 1 \text{ nos of pipe} &= 0.309 \quad \text{m}^3/\text{sec} \\ &= 18532 \quad \text{lit/min} \\ &> Q_{\text{discharge}} \\ &= 13044 \quad \text{lit/min}\end{aligned}$$

Provide 450mm dia underground pipe (1:100) for discharge to Existing Stream is OK

CALCULATION SHEET

Page 4 of 4

PROJECT: PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES

Check 900 pipe

Catchment Area for Drains from Start Point 1 to CP1, Start Point 1 to CP5a, Start Point 2 to CP5a & Start Point 2 to CP3a

Site Area	=	1903	m ²	(Consider the uncovered area)
Calculation of Runoff from the Proposed Development,				
Q	=	0.278 C i A		
C	=	0.95		(P.42 of Stormwater Drainage Manual)
A	=	1903	m ²	
	=	0.001903	km ²	
take	i	=	158	mm/hr
Therefor	Q	=	0.278*0.95*158*0.001903	
		=	0.079	m ³ /sec
		=	4756	lit/min

Provide 375UC (1:250) is OK

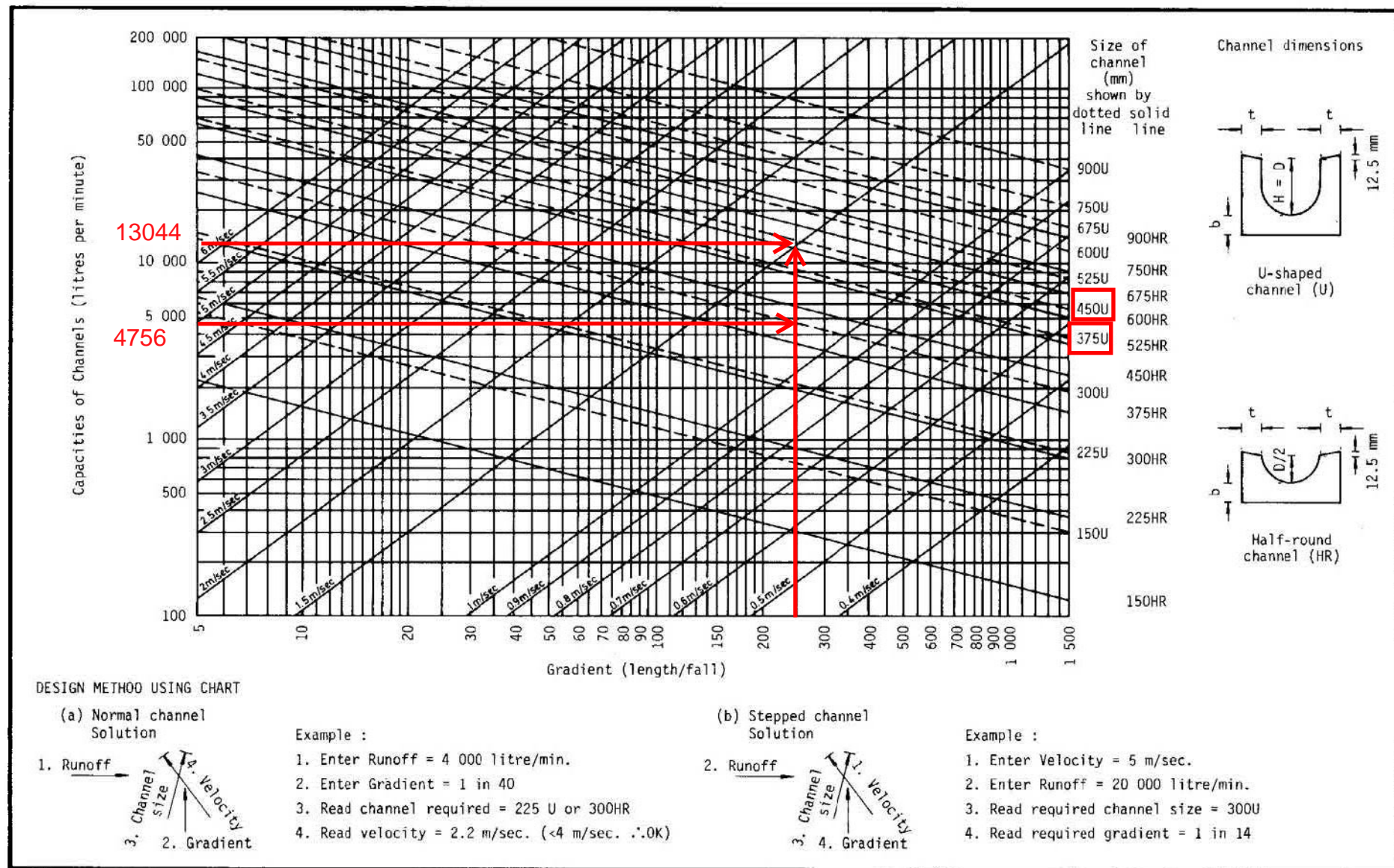


Figure 8.7 - Chart for the Rapid Design of Channels

Our Ref.: DD128 Lot 505 RP & VL
Your Ref.: TPB/A/YL-HTF/1158

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

By Email

27 November 2023

Dear Sir,

4th Further Information

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-HTF/1158)

We are writing to submit further information to provide clarifications on the subject application, details are as follows:

- (i) A photographic record showing the types of miscellaneous goods stored at the affected business premises in Hung Shui Kiu (i.e., the application site of the approved S.16 application No. A/HSK/201) is provided (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK

email: jmhkwok@pland.gov.hk)

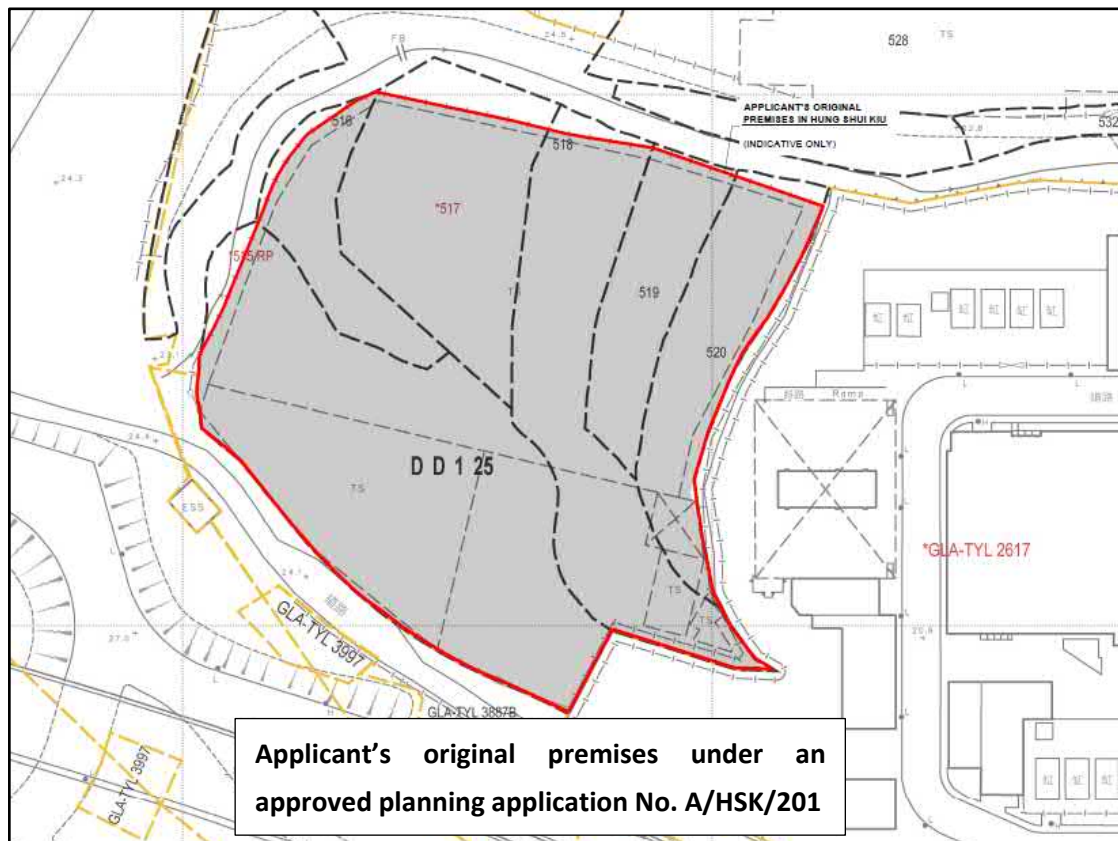


Photographic Record

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years
and Associated Filling of Land in “Agriculture” Zone,
Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-HTF/1158)

- (i) The application site (the Site) will be used as warehouse (excluding dangerous goods godown) for storage of miscellaneous goods, including food, apparel, footwear, electronic goods, etc. The applied use is the same as the affected business premises in Hung Shui Kiu (i.e. the application site of the approved S.16 planning application No. A/HSK/201). A photograph record showing the types of miscellaneous goods stored at the affected business premises (No. A/HSK/201) is provided, details are as follows:







5



6





盈卓物業
顧問有限公司

Our Ref.: DD128 Lot 505 RP & VL
Your Ref.: TPB/A/YL-HTF/1158

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

By Email

1 February 2024

Dear Sir,

5th Further Information

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-HTF/1158)

We are writing to submit further information to provide clarifications on the subject application (**Appendix I**):

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK

email: jmhwok@pland.gov.hk)

Responses-to-Comments

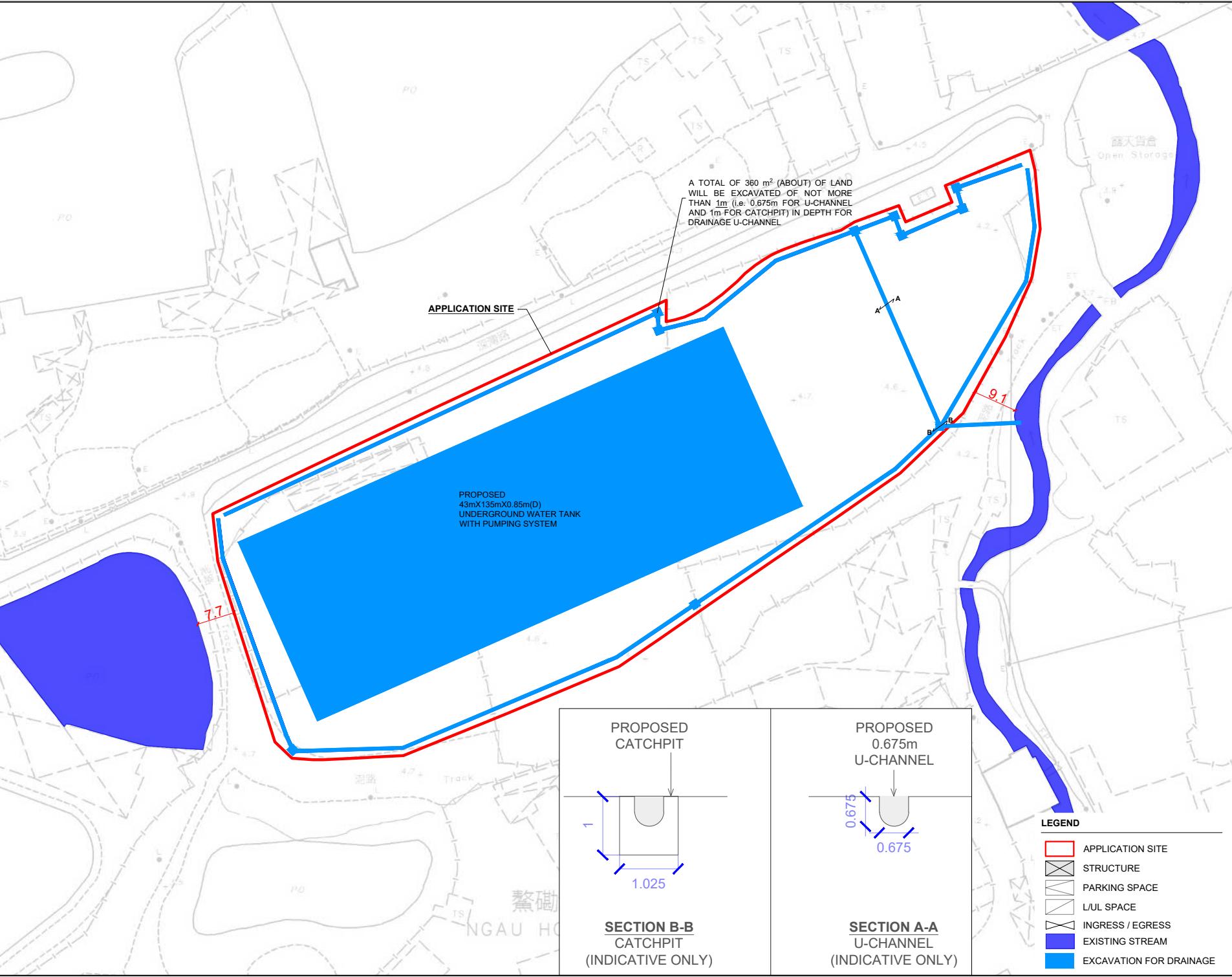
**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years
and Associated Filling of Land in “Agriculture” Zone,
Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories**

(Application No. A/YL-HTF/1158)

- (i) The applicant would like to provide clarifications on the subject application, details are as follows:
- (a) The proposed development mainly involves a fully enclosed warehouse (for storage of miscellaneous goods) (i.e. structure B1) to support the daily operation of the application site (the Site).
 - (b) The site area (i.e. 9,794m²) and GFA (i.e. 15,621m²) are similar to the original premises in Hung Shui Kiu (i.e. site area of 9,024m² and GFA of 13,500m²). The operation scale and form of the applied use is similar to the applicant’s affected premises in Hung Shui Kiu.
 - (c) Regarding the proposed drainage facilities at the Site, water tank (43m x 135m x 0.85m (D)), peripheral drainage u-channels (i.e. 510m (L) x 675mm (W) x 675mm (D) and catchpit (i.e. 1025mm (L) x 1025mm (W) x 1000 (D)) are proposed by the applicant to collect surface run-off, in order to minimize adverse drainage impact to the surrounding area (**Plan 1**). Approximately 5294.25m² (about) of the Site will be excavated of not more than 1000mm in depth for drainage facilities (**Plan 1**). As the excavated work is intended to facilitate the required drainage facilities and the scale of excavation is insignificant, adverse impact of Ngau Hom Sha of Archaeological Interest should not be anticipated.
- (ii) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Ms. Vicky SY; Tel: 2300 1347)		
(a)	The plan shows that the 225mm downpipe will discharge to CP3 then enter the water storage tank, however, the CP3 is not located at the discharge of downpipe, which it seems it will discharge to CP3a and discharge to the stream directly, please clarify.	Please kindly refer to the revised drainage proposal and layout plan (Annex I). Please be clarified that the 225mm downpipe will be discharged to CP5 instead of CP3. Please kindly refer to the revised layout plan with drawing no. PLAN 9 .
(b)	The U channel from CP5a to CP3 to the water tank is located underneath the building footprint, please clarify how	The roof of the temp. warehouse is revised to fall to the north side. The extra runoff is designed to collect by the downpipe, to the

	can it work.	catchpit CP5 and flow into the water tank through CP5. The U channel from CP5a to CP3 is removed from the proposed layout to avoid conflict with the building footprint. For the updated drainage layout, please kindly refer to the revised drawing no. Fig. 1 . The depth of the water tank is also reduced for the construction of the servicing and foundation.
(c)	The pump shall be connected to CP1 as indicated. Please note that pressure release chamber will be required but CP1 is located underneath the building footprint, please indicate how the release chamber can be built. Please ensure sufficient space to be allowed to house the pump and the release chamber which the proposed size of the storage tank should be not less than the volume proposed.	Noted. Sufficient space will be allowed to house the pump and the release chamber which the proposed size of the storage tank should be not less than the volume proposed. The pressure release chamber will be submitted and designed in the drainage proposal stage.
(d)	Water will be pumped out from water tank to CP1 and discharge to proposed 600UC, however the 600UC only allow for collecting runoff from the external area but not the discharge from the water tank, please clarify.	A pipe is designed between the water tank and CP1 for the discharge from the water tank. Please kindly refer to the revised layout drawing no. Fig. 1 .



NORTH

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY	DATE
OL	5.9.2023
CHECKED BY	DATE
OL	22.11.2023
APPROVED BY	DATE

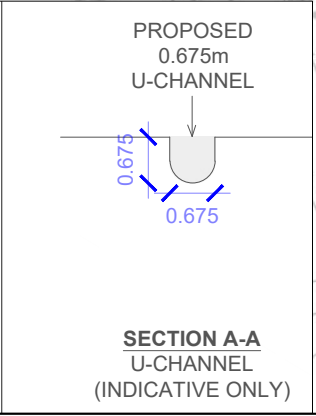
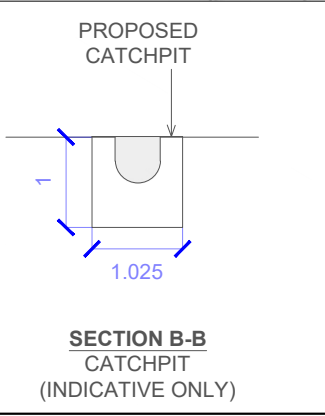
DWG. TITLE

DRAINAGE & EXCAVATION PLAN

DWG NO.	VER.
PLAN 1	002

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/L SPACE
- INGRESS / EGRESS
- EXISTING STREAM
- EXCAVATION FOR DRAINAGE



**Proposed Temporary Warehouse for Storage of Miscellaneous Goods
for a Period of 3 Years and Associated Filling of Land at Various
Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories**

DRAINAGE IMPACT ASSESSMENT

Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T.

DRAINAGE IMPACT ASSESSMENT

CONTENT

1. Introduction	P2
2. Existing Drainage System	P3
3. Drainage Assessment	P4
4. Conclusion	P5

Appendix A: Drainage Proposal

Appendix B: Layout Plan

Appendix C: Outside Catchment Area Plan

Appendix D: Calculation

Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T.

1. Introduction

1.1 Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T. (**Appendix B** shows the Layout of the proposed development).

1.2 The Site area is 9,794sq.m. The proposed development involves land filling with concrete with not more than 200mm height. After development, the site consists of five 1 to 2-storey structures for warehouse for storage of miscellaneous goods, rain shelter for loading/unloading, site office, washroom and fire service pump room with total GFA of 15,621 m² (about). The covered and uncovered area of the application site are 7,891 m² (about) and 1,903 m² (about) respectively.

1.3 In the eastern and western side of the site, there is a series of temporary structures. In the southern and southeastern side of the site, there are two hills. Lastly, the site is at the south Deep Bay Road and it is 170m away from the sea which is in the northern side of the site.

1.4 The purpose of this report is to study the whether the proposed development will cause increase in the flood susceptibility of the adjacent areas. Drainage improvement works are also recommended in this report.

Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T.

2. Existing Drainage System

2.1 There is any existing natural stream right in the eastern side of the site. Its critical size is about 4m(W)x2.0m(D). This is the final discharge of the captioned site, and this natural discharge directly to the sea. It is the concerned drain in this DIA report.

2.2 For the site, its outside catchment area is 10,977 sq.m with runoff coefficient 0.25.

2.3 The existing stream course is found not feasible to cater any extra runoff.

Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T.

3. Drainage Impact Assessment

3.1 The peak runoff for 10 years return period is used for the drainage impact assessment.

3.2 The design of the drainage system consists of gutter collecting the runoff from the proposed warehouse, U-channel, Underground pipe and a water tank. (Appendix A Drainage Proposal shows the design layout)

3.3 Before the development, the site generate $Q_{\text{before}} + Q_{\text{outside}}$ runoff the existing stream course, where Q_{before} is the runoff generated from the site before the development ($A=9,794\text{sq.m}$, $C=0.25$) and Q_{outside} is runoff passes through the site ($A=15,432\text{sq.m}$, $C=0.25$). It is found that $Q_{\text{before}} + Q_{\text{outside}} = 0.3111\text{m}^3/\text{s} = 18,667 \text{ lit/min}$.

3.4 In order not to increase the runoff discharged to existing stream due the proposed development, the final discharge $Q_{\text{discharge}}$ shall be the same as that before the proposed development (i.e., $Q_{\text{discharge}} = Q_{\text{before}} + Q_{\text{outside}}$). For such, a water tank with pumping system is designed to temporary store the runoff from the site and the pumping system keeps operating with designed pump rate during rainstorm. The designed pump rate shall equal Q_{before} and does not exceed Q_{before} . And the volume of the proposed water tank shall equal $(Q_{\text{after}} - Q_{\text{before}}) \times 4\text{hrs}$. It is found that the pump rate shall be $431 \text{ m}^3/\text{hr}$, and the volume of the proposed water tank shall be $4,910\text{m}^3$ ($43\text{m (W)} \times 135\text{m (L)} \times 0.85\text{m (D)}$).

3.5 Q_{outside} is collected by the designed 600UC (1:250) along the southern boundary of the site. The runoff generated from the uncovered area of the site is collected by the designed 375UC(1:250) while that generated from the covered area is collected by the gutter system then discharge to proposed water tank via proposed 525 dia. underground pipe (1:100). The final discharge is via proposed 600 dia. underground pipe (1:100) to existing stream course.

3.6 Detailed calculation is presented in **Appendix D**. Based on the hydraulic calculation, the existing natural stream would not be affected by the proposed development.

Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T.

4. Conclusion

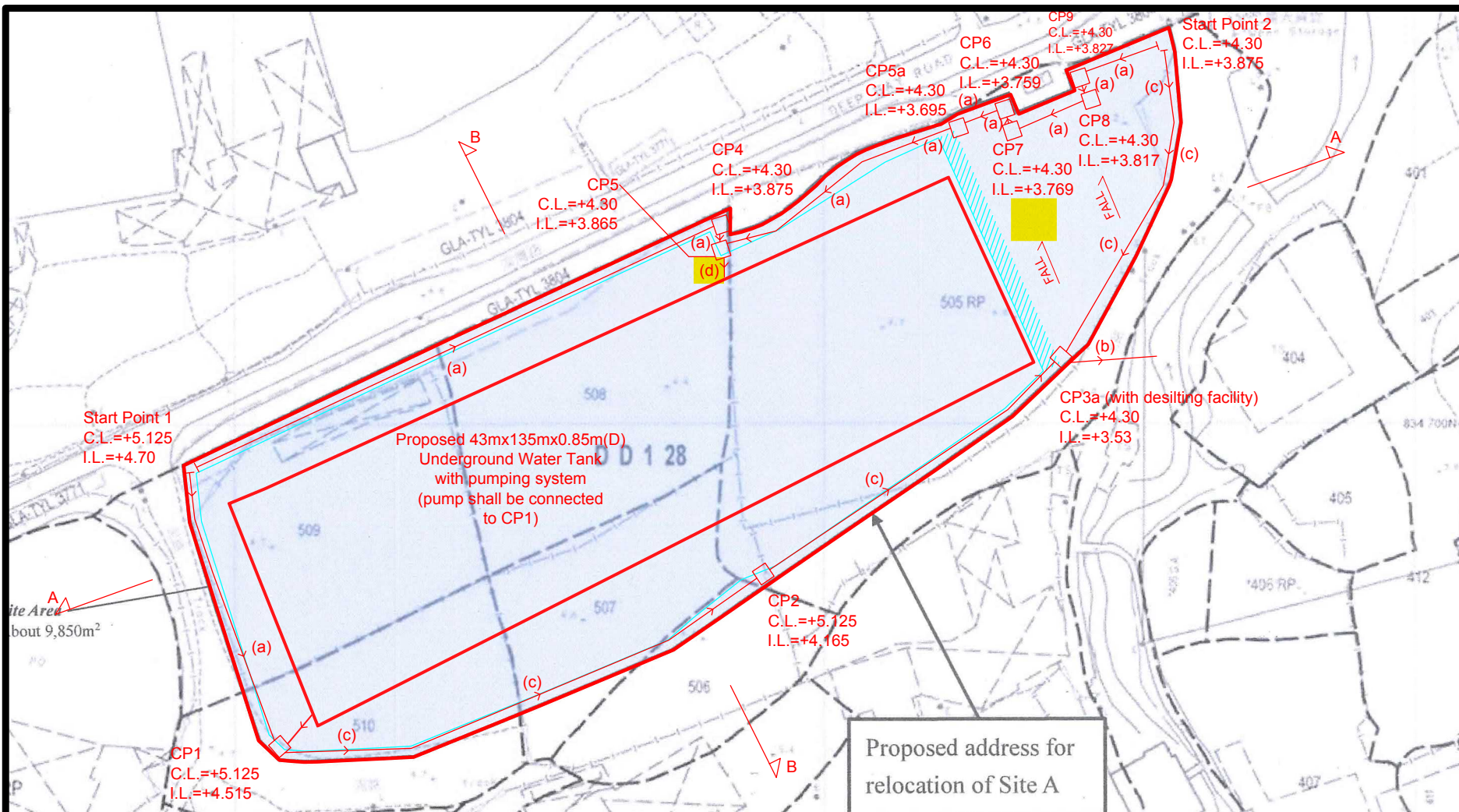
4.1 There is a proposed warehouse development in the captioned site. A proper stormwater drainage system shall be designed. This report investigates the impact from drainage point of view.

4.2 The final discharge point is the existing stream course right in the east of the site. In order not to increase the runoff to it, a water tank with pumping system is designed so that the discharge rate during rainstorm after the development shall be the same as that before the development. With the corresponding design drains system (UC, underground pipe and gutter system), the existing stream course is found not to be affected.

4.3 Therefore, the flood susceptibility of the adjacent areas due to the proposed development is very low.

Appendix A

Drainage Proposal



- Legend:**
- (a) Proposed 375UC (1:250) with cast iron cover
 - (b) Proposed 600 Pipe (1:100)
 - (c) Proposed 600UC (1:250) with cast iron cover
 - (d) Proposed 525 Pipe (1:100)
 - Proposed Catchpit with iron cover

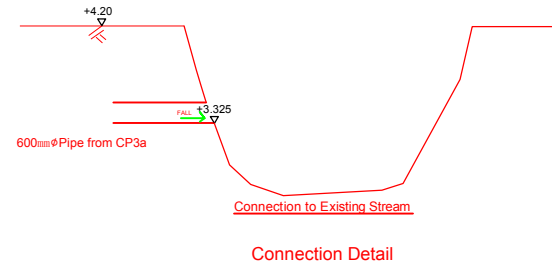
Company:

正宏工程顧問公司
CHING WAN ENGINEERING CONSULTANTS COMPANY

Project :

Proposed Temporary Warehouse For Storage of Miscellaneous Goods For a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, N.T.

- Note:**
- Catchpit (CP3a) with desilting facility shall follow CEDD standard drawing No. C2406I.
 - Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
 - The invert level of the connection point shall be verified on site before commencement of works.



Title:

Drainage Proposal-Layout

Date: 4-1-2024

Dwg No. Fig.1

Appendix B

Layout Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 9,794 m ²	(ABOUT)
COVERED AREA	: 7,891 m ²	(ABOUT)
UNCOVERED AREA	: 1,903 m ²	(ABOUT)
PLOT RATIO	: 1.6	(ABOUT)
SITE COVERAGE	: 81 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 15,621 m ²	(ABOUT)
TOTAL GFA	: 15,621 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

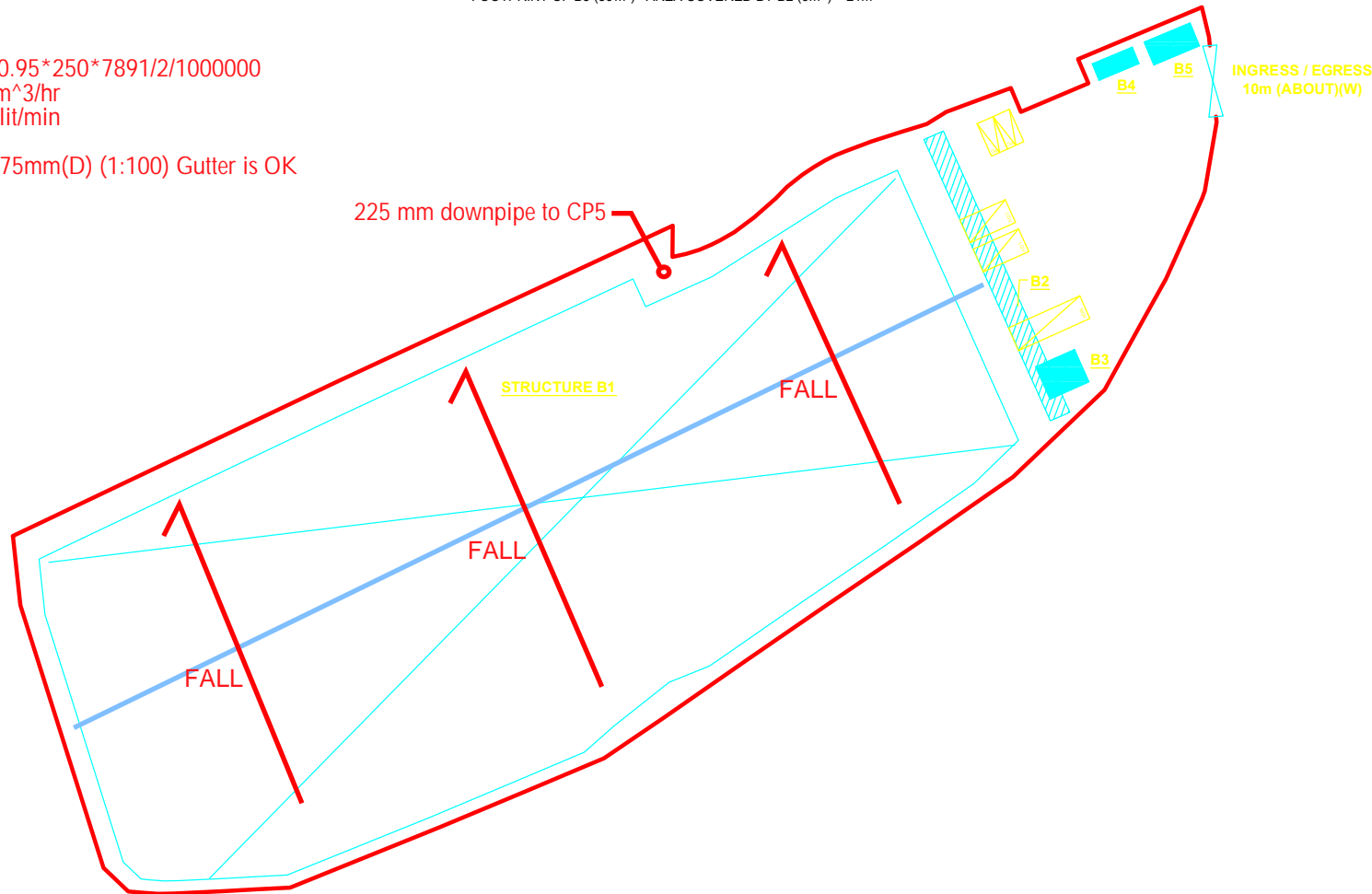
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS	7,700 m ² (ABOUT)	15,400 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR LOADING/UNLOADING	130 m ² (ABOUT)	130 m ² (ABOUT)	6.5 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	21 m ² (ABOUT)*	51 m ² (ABOUT)*	6 m (ABOUT)(2-STOREY)
B4	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	FIRE SERVICE PUMP ROOM	25 m ² (ABOUT)	25 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		7,891 m ² (ABOUT)	15,621 m ² (ABOUT)	

#GFA OF STRUCTURE B3
G/F (21m²) + 1/F (30m² FOOTPRINT OF B3) = 51m²

*COVERED AREA OF STRUCTURE B3
STRUCTURE B3 IS PARTIALLY COVERED BY STRUCTURE B2,
*FOOTPRINT OF B3 (30m²) - AREA COVERED BY B2 (9m²) = 21m²

Q for gutter = 0.278*0.95*250*7891/2/1000000
= 0.261 m³/hr
= 15630 lit/min

Provide 475mm(L)x275mm(D) (1:100) Gutter is OK

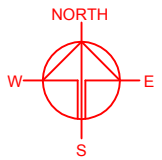


PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 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
	L/UL SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORAR
WAREHOUSE FOR STORAGE C
MISCELLANEOUS GOODS FOR
PERIOD OF 3 YEARS AN
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128, H
TSUEN, YUEN LONG, NEI
TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

3.3.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 9

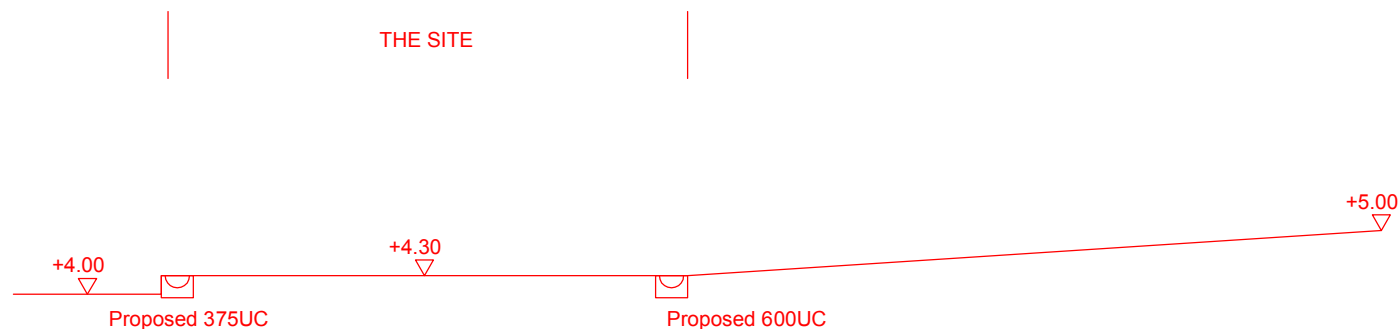
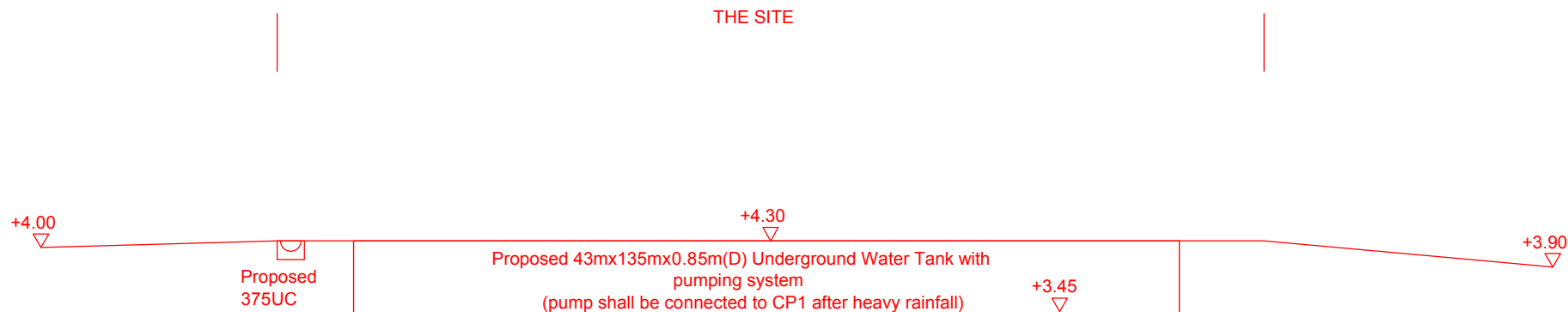
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Appendix C

Outside Catchment Area Plan





Legend:	
(a)	Proposed 375UC (1:250) with cast iron cover
(b)	Proposed 600 Pipe(1:100)
(c)	Proposed 600UC (1:250) with cast iron cover
(d)	Proposed 525UC (1:100) with cast iron cover
□	Proposed Catchpit with iron cover

Company:

正宏工程顧問公司
CHING WAN ENGINEERING
CONSULTANTS
COMPANY

Project :

Proposed Temporary
Warehouse For Storage
of Miscellaneous Goods
For a Period of 3 Years
and Associated Filling of
Land at Various Lots in
D.D. 128, Ha Tsuen,
Yuen Long, N.T.

Title:

Drainage Proposal-
SECTIONS

Date:	Dwg No.
7-12-2023	Fig.2

Appendix D

Calculation

CALCULATION SHEET

Page 1 of 4

PROJECT: PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES

Calculation of Peak Runoff, Q_p (Rational Method)

10 Year Design Return Period

Time of Concentration, t_c

$$t_c = \frac{0.14465L}{H^{0.2}A^{0.1}}$$

where t_c = time of concentration of a natural catchment (min.)
 A = catchment area (M2)
 H = average slope (m per 100 m), measured along the line of natural flow, from the summit of the catchment to the point under consideration
 L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

Input Parameters:

	outside catchment	The site
H =	1	0.1
A =	15,432	9794
L =	272	100
t_c =	15.00	9.15

Rainfall Intensity, i

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

where i = extreme mean intensity in mm/hr,
 t_d = duration in minutes ($t_d \leq 240$), taken as time of concentration, the design rainfall duration
 a, b, c = storm constants given in Table 3d of SMD, as shown below

for 10 year Design Return Period

a = 471.9
 b = 3.02
 c = 0.397

	outside catchment	The site
t_d	15	9.15
i	150	175

CALCULATION SHEET

Page 2 of 4

PROJECT: PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES

Calculation of Peak Runoff, Q_p (Rational Method)

According to Section 7.5.2(b) of the Stormwater Drainage Manual (SDM), Fourth Edition May 2013

Surface Characteristics	Runoff coefficient, C
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 - 0.20

Since the outside catchment at the upstream of the interested water streams are mainly Grassland and the water streams are of flat gradient, the runoff coefficient is taken as

0.25 conservatively.

$$C = 0.25$$

For catchment area of the site at the proposed development, the runoff coefficient is taken as

0.95 .

Peak Runoff, Q_p

$$Q_p = 0.278 C i A$$

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

	Outside	The site (Before)	The site (After)
C	0.25	0.25	0.95
i	150	175	175
A	15,432	9794	9794
Q_p	0.1606	0.1191	0.4597

Total Design Runoff for Pumping System

$$\begin{aligned}
 Q_{\text{water Tank}} &= (Q_{\text{after}} - Q_{\text{before}}) \\
 &= 0.4597 - 0.1191 \quad m^3/s \\
 &= 0.341 \quad m^3/s \\
 &= 20436 \quad \text{lit/min}
 \end{aligned}$$

Total Design Runoff for Discharge during rainstorm

$$\begin{aligned}
 Q_{\text{discharge}} &= Q_{\text{before}} + Q_{\text{outside}} \\
 &= 0.1194 + 0.1606 \quad m^3/s \\
 &= 0.280 \quad m^3/s \\
 &= 16800 \quad \text{lit/min}
 \end{aligned}$$

CALCULATION SHEET

Page 3 of 4

PROJECT: PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES

Calculation of Pump Rate and Water Tank Size and check 450pipe

Calculation of Water Tank size, (For 4 hours rain fall duration for storage of extra runoff due to development)

$$\begin{aligned}\text{Pump Rate} &= Q_{\text{before}} \\ &= 0.1191 \quad \text{m}^3/\text{s} \\ &= 431 \quad \text{m}^3/\text{hr}\end{aligned}$$

$$\begin{aligned}\text{Volume of Water Tank, } V_T &= Q_{\text{water Tank}} \times 4 \text{ hrs} \\ &= 0.341 \times 4 \times 60 \times 60 \\ &= 4904.64 \quad \text{m}^3\end{aligned}$$

Provide Water Tank with Volume 4,904.64 m³ is OK

Check 525pipe (1:100)

Manning Equation

$$\begin{aligned}V &= R^{2/3} \cdot S_f^{0.5} / n \\ \text{where } R &= \frac{\pi r^2}{2\pi r} = \frac{r}{2} = 0.13125 \quad \text{m} \\ n &= 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual}) \\ 1/100 \quad S_f &= 0.01 \\ \text{Therefore, } V &= \frac{0.13125^{2/3} \cdot 0.01^{0.5}}{0.012} = 2.15 \quad \text{m/sec}\end{aligned}$$

$$\begin{aligned}\text{Maximum Capacity} &= V \cdot A \cdot 0.9 \quad (\text{Apply 10\% reduction}) \\ &= 2.15 \cdot \pi r^2 \cdot 0.9 \\ &= 0.466 \cdot 0.9 \quad \text{m}^3/\text{sec} \\ 1 \text{ nos of pipe} &= 0.466 \cdot 0.9 \quad \text{m}^3/\text{sec} \\ &= 27954 \cdot 0.9 = 25159 \quad \text{lit/min} \\ &> Q_{\text{water Tank}} \\ &= 20436 \quad \text{lit/min}\end{aligned}$$

Provide 525mm dia underground pipe (1:100) for discharge to water tank is OK

$$\begin{aligned}Q_{\text{discharge}} &= Q_{\text{before}} + Q_{\text{outside}} \\ &= 0.1194 + 0.1606 \quad \text{m}^3/\text{s} \\ &= 0.280 \quad \text{m}^3/\text{s} \\ &= 16800 \quad \text{lit/min}\end{aligned}$$

Provide 600UC (1:250) is OK

Check 600pipe (1:100)

Manning Equation

$$\begin{aligned}V &= R^{2/3} \cdot S_f^{0.5} / n \\ \text{where } R &= \frac{\pi r^2}{2\pi r} = \frac{r}{2} = 0.15 \quad \text{m} \\ n &= 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual}) \\ 1/100 \quad S_f &= 0.01 \\ \text{Therefore, } V &= \frac{0.15^{2/3} \cdot 0.01^{0.5}}{0.012} = 2.35 \quad \text{m/sec}\end{aligned}$$

$$\begin{aligned}\text{Maximum Capacity} &= V \cdot A \cdot 0.9 \quad (\text{Apply 10\% reduction}) \\ &= 2.35 \cdot \pi r^2 \cdot 0.9 \\ &= 0.665 \cdot 0.9 \quad \text{m}^3/\text{sec} \\ 1 \text{ nos of pipe} &= 0.665 \cdot 0.9 \quad \text{m}^3/\text{sec} \\ &= 39911 \cdot 0.9 = 35919 \quad \text{lit/min} \\ &> Q_{\text{discharge}} \\ &= 16800 \quad \text{lit/min}\end{aligned}$$

Provide 600mm dia underground pipe (1:100) for discharge to Existing Stream is OK

CALCULATION SHEET

d

Page 4 of 4

PROJECT: PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF MISCELLANEOUS GOODS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG, NEW TERRITORIES

Catchment Area for Drains from Start Point 1 to CP1, Start Point 1 to CP5 & Start Point 2 to CP5

Site Area = 1903 m² (Consider the uncovered area)
Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad \text{(P.42 of Stormwater Drainage Manual)}$$

$$A = 1903 \quad \text{m}^2$$

$$= 0.001903 \quad \text{km}^2$$

take	t_d	=	9.15	
	i	=	175	mm/hr

Therefore, $Q = 0.278 * 0.95 * 175 * 0.001903$

$$= 0.088 \quad \text{m}^3/\text{sec}$$

$$= 5280 \quad \text{lit/min}$$

Provide 375UC (1:250) is OK

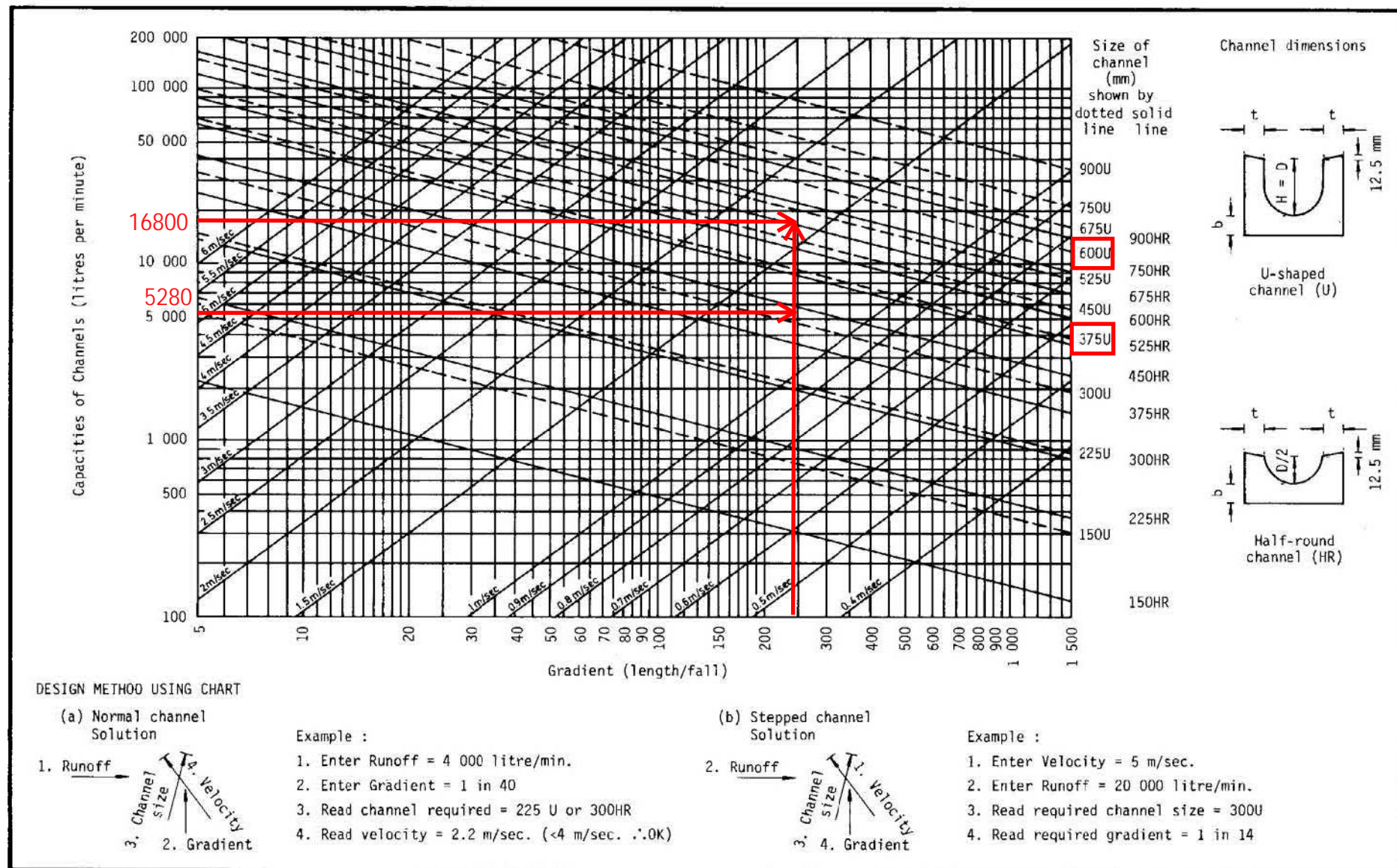


Figure 8.7 - Chart for the Rapid Design of Channels

Previous s.16 Application covering the Application Site

Rejected Application

Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration	Rejection Reasons
A/YL-HT/414	Temporary Racing Circuit for a Period of 3 Years	“AGR” and “GB”	29.7.2005	1,2,3

Rejection Reasons:

1. Not in line with the planning intentions of the “GB” and “AGR” zone and no strong justification for a departure.
2. Insufficient information to demonstrate that the proposed development would not generate adverse environmental, ecological, traffic, drainage, geotechnical, landscape and visual impacts on the site and the adjacent areas.
3. Setting an undesirable precedent.

**Similar s.16 Applications within the same “Agriculture” Zone
on the Ha Tsuen Fringe OZP**

Approved Applications

Application No.	Applied Use(s)/Development(s)	Date of Consideration
A/YL-HTF/1141	Proposed Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods for a Period of 3 Years	14.10.2022 (Revoked on 14.1.2024)
A/YL-HTF/1150	Proposed Temporary Warehouse (Storage of Construction Materials, Metal and Electronic Parts) and Open Storage of Construction Materials for a Period of 3 Years	17.3.2023

Rejected Application

Application No.	Applied Use(s)/Development(s)	Date of Consideration	Rejection Reasons
A/YL-HTF/1092	Proposed Temporary Warehouse of Electric Spare Parts for a Period of 2 Years	8.11.2019 (on review)	1,2,3

Rejection Reasons:

1. Not in line with the planning intention and no strong justification for a departure.

2. Failure to demonstrate that the development would not have adverse landscape impact on the surrounding areas.
3. Setting an undesirable precedent.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

No adverse comment on the application.

2. Traffic

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

No comment on the application from traffic engineering point of view.

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

The proposed vehicular access arrangement should be commented by the Transport Department.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application;
- there was no substantiated environmental complaint pertaining to the Site in the past three years; and
- should the application be approved, the following approval condition should be imposed:

no medium or heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period.

4. Landscaping

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

- according to the aerial photo of 2022, the Site is situated in an area of rural landscape character predominated by village houses, temporary structures, ponds and scattered tree groups. Temporary structure, trees and vegetation are observed within the Site. Also, existing ponds within the same “Agriculture” (“AGR”) zone and adjacent “Coastal Protection Area” (“CPA”) zone located in close proximity to the Site are observed;

- comparing the site photos taken in August 2023 and the aerial photo of 2022, tree/vegetation removal was already undertaken at the Site. Adverse impact on landscape resources had taken place; and
- according to the tree preservation and landscape proposal (**Drawing A-3**), the applicant proposed to remove 10 numbers of existing trees (including invasive tree species). New tree planting of 14 numbers of *Bauhinia x blakeana* and vertical greening along the northern boundary of the Site are proposed to mitigate the landscape impact. She has no comment on the application from landscape planning perspective.

5. Drainage

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

- no objection in principle to the application from drainage point of view; and
- should the Town Planning Board consider the application be acceptable from planning point of view, approval condition(s) should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.

6. Fire Safety

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

No objection in principle to the application subject to fire service installations being provided to his satisfaction.

7. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any locals' comment on the application.

8. Other Departments' Comments

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

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- Project Manager (West), CEDD (PM(W), CEDD); and

- Antiquities and Monuments Office, Development Bureau (AMO, DEVB).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots (OSALs) 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; and
 - (ii) the owner(s) of the lots will need to apply to his office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) Kai Pak Ling Road and the local track leading to the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Deep Bay Road;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings

Ordinance (BO) and should not be designated for any proposed use under the application;

- (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. However, the applicant is reminded that if the proposed structures are required to comply with the BO (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise any potential environmental nuisances. In addition, the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
- (h) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the s.16 application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works; and
- (i) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

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



A/YL-HTF/1158 DD 128 Ngau Hom Sha, Ha Tsuen
25/08/2023 03:04

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/YL-HTF/1158

Lots 505 RP (Part), 506 (Part), 507 (Part), 508, 509 (Part) and 510 (Part) in D.D.
128, Ngau Hom Sha, Ha Tsuen

Site area: About 約 9,794sq.m

Zoning : "Agriculture"

Applied use: Warehouse for Storage / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

STRONGEST OBJECTIONS. No previous history of applications but much of the site appears to have already been trashed and ponds filled in.

The lots are just across the road from Conservation Area and many functioning ponds.

The applicant wants to relocate due to resumption of his current location. However the elimination of brownfield operations in one part of the district should result in the creation of new brownfield nodes.

This is encouraging the creation of substandard ramshackle developments instead of which the operators should be investing in the creation of state of the art, custom built logistic parks.

Resolving one issue by creating another is not the vision promulgated in various Policy Addresses and pledges on the part of the administration.

The era of getting rich on the exploitation of cheap land should be consigned to history and business operators forced to upgrade their operations to highest standards.

Members should reject the application.

Mary Mulvihill

2

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KFBG's comments on three planning applications

25/08/2023 22:14

From: [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

3 attachments



230825 s16 HTF 1158.pdf 230825 s12a NSW 7c.pdf 230825 s16 FTA 220c.pdf

Dear Sir/ Madam,

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

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

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



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

2

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

25th August, 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of
3 Years and Associated Filling of Land
(A/YL-HTF/1158)**

1. We refer to the captioned.
2. We urge the Board to consider whether the approval of this application would set a precedent for similar cases in this area, and thus also consider the potential cumulative impacts of approving this application.
3. We consider the proposed use is not in line with the planning intention of Agriculture zone and we urge the Board to reject this application.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Seq 2 3

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



Re: A/YL-HTF/1158 DD 128 Ngau Hom Sha, Ha Tsuen
23/11/2023 02:41

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Dear TPB Members,

It is clear that there are significant issues, particular with the impact on drainage in the district.

After the extensive flooding experienced in recent years and predictions that climate change will bring more adverse weather conditions, members have a duty to put the interests of the general community before those of individual operators looks for cheap modes of operation.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 25 August 2023 3:04 AM HKT

Subject: A/YL-HTF/1158 DD 128 Ngau Hom Sha, Ha Tsuen

A/YL-HTF/1158

Lots 505 RP (Part), 506 (Part), 507 (Part), 508, 509 (Part) and 510 (Part) in D.D. 128, Ngau Hom Sha, Ha Tsuen

Site area: About 約 9,794sq.m

Zoning : "Agriculture"

Applied use: Warehouse for Storage / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

STRONGEST OBJECTIONS. No previous history of applications but much of the site appears to have already been trashed and ponds filled in.

The lots are just across the road from Conservation Area and many functioning ponds.

The applicant wants to relocate due to resumption of his current location.

However the elimination of brownfield operations in one part of the district should result in the creation of new brownfield nodes.

This is encouraging the creation of substandard ramshackle developments instead of which the operators should be investing in the creation of state of the art, custom built logistic parks.

Resolving one issue by creating another is not the vision promulgated in various Policy Addresses and pledges on the part of the administration.

The era of getting rich on the exploitation of cheap land should be consigned to history and business operators forced to upgrade their operations to highest standards.

Members should reject the application.

Mary Mulvihill

Seq 2 4

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KFBG's comments on five planning applications

24/11/2023 12:31

From:

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

File Ref:

4 attachments



231124 s12a NSW 8 & 9c.pdf 231124 s12a TW 19.pdf 231124 s16 HTF 1158.pdf 231124 s17 NSW 293.pdf

Dear Sir/ Madam,

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

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Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

24th November, 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of
3 Years and Associated Filling of Land
(A/YL-HTF/1158)

1. We refer to the captioned.
2. We urge the Board to consider whether the approval of this application would set a precedent for similar cases in this area, and thus also consider the potential cumulative impacts of approving this application.
3. We consider the proposed use is not in line with the planning intention of Agriculture zone and we urge the Board to reject this application.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

A/YL-HTF/1158

Seq 3 5

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KFBG's comments on six planning applications

07/12/2023 11:32

From:

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File Ref:

6 attachments



231207 s16 TKL 731c.pdf 231207 s12a KTS 8.pdf 231207 s16 PH 969c.pdf 231207 s16 KTN 970.pdf



231207 s16 MP 344c.pdf 231207 s16 HTF 1158.pdf

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Thank You and Best Regards,

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Kadoorie Farm and Botanic Garden

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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)

7th December, 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of
3 Years and Associated Filling of Land
(A/YL-HTF/1158)**

1. We refer to the captioned.
2. We urge the Board to consider whether the approval of this application would set a precedent for similar cases in this area, and thus also consider the potential cumulative impacts of approving this application.
3. We consider the proposed use is not in line with the planning intention of Agriculture zone and we urge the Board to reject this application.
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Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

6

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Re: AYL-HTF/1158 DD 128 Ngau Hom Sha, Ha Tsuen

17/12/2023 03:05

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent by: tpbpd@pland.gov.hk

File Ref:

Dear TPB Members,

The fotos provided show that the items to be stored do not require additional load bearing, ceiling height, state of the art scaffolding or machinery. In other words this operation can be carried out from any of the many industrial buildings located in various districts. This is the type of operation most suited to dedicated high rise facilities instead of taking up valuable land with inefficent low rise land use.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Thursday, 23 November 2023 2:40 AM HKT

Subject: Re: AYL-HTF/1158 DD 128 Ngau Hom Sha, Ha Tsuen

Dear TPB Members,

It is clear that there are significant issues, particular with the impact on drainage in the district.

After the extensive flooding experienced in recent years and predicions that climate change will bring more adverse weather conditions, members have a duty to put the interests of the general community before those of individual operators looks for cheap modes of operation.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 25 August 2023 3:04 AM HKT

Subject: AYL-HTF/1158 DD 128 Ngau Hom Sha, Ha Tsuen

A/YL-HTF/1158

Lots 505 RP (Part), 506 (Part), 507 (Part), 508, 509 (Part) and 510 (Part) in D.D.
128, Ngau Hom Sha, Ha Tsuen

Site area: About 約 9,794sq.m

Zoning : "Agriculture"

Applied use: Warehouse for Storage / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

STRONGEST OBJECTIONS. No previous history of applications but much of the site appears to have already been trashed and ponds filled in.

The lots are just across the road from Conservation Area and many functioning ponds.

The applicant wants to relocate due to resumption of his current location. However the elimination of brownfield operations in one part of the district should result in the creation of new brownfield nodes.

This is encouraging the creation of substandard ramshackle developments instead of which the operators should be investing in the creation of state of the art, custom built logistic parks.

Resolving one issue by creating another is not the vision promulgated in various Policy Addresses and pledges on the part of the administration.

The era of getting rich on the exploitation of cheap land should be consigned to history and business operators forced to upgrade their operations to highest standards.

Members should reject the application.

Mary Mulvihill

Seq 5 7

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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

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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

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Kadoorie Farm and Botanic Garden

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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

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3 Years and Associated Filling of Land
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3. We consider the proposed use is not in line with the planning intention of Agriculture zone and we urge the Board to reject this application.
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