

2024年 4月 22日

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請人的申請。

22 APR 2024

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

240955 17/4 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/4C SK/371
	Date Received 收到日期	22 APR 2024

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

1. Name of Applicant 申請人姓名/名稱

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

United Crown Holdings Limited 滙冠集團有限公司

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 991 RP, 992, 1002 (Part), 1006 (Part), 1007 (Part), 1008 (Part), 1013, 1014, 1015, 1016, 1017, 1018, 1020, 1021, 1022, 1023, 1024 (Part), 1025 S.A, 1026 (Part), 1027 S.A, 1027 RP (Part), 1028 (Part), 1072 S.A (Part), 1073 (Part), 1074, 1075, 1077, 1078 S.A, 1079 S.A, 1079 S.B, 1081 (Part), 1083 RP (Part), 1084 (Part), 1111, 1112, 1121, 1122, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133 (Part), 1134 (Part), 1135 S.A (Part), 1136 (Part) and 1137 (Part) in D.D. 106 and Adjoining Government Land, Shek Kong, Pat Heung, 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	☒ Site area 地盤面積 86,015 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 1,320 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 1,863 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shek Kong Outline Zoning Plan: No. S/YL-SK/9
(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 Land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on 28/03/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 02/04/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

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

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

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

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
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(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	84,695	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	1,320	sq.m	☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,320	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	1,320	sq.m	☒ About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B2	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B3	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B4	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B5	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B6	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
TOTAL		1,320 m ² (ABOUT)	1,320 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	18
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 旅遊巴士車位	
Light Goods Vehicle Spaces 輕型貨車車位	18
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)	

Proposed operating hours 擬議營運時間 Mondays to Saturdays from 09:00 to 19:00, 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	☒ 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 Tung Wui Road via Shek Kong Airfield Road and a local access ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
	No 否	☐																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情 																															
	No 否	☒																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☒ Filling of pond 填塘 Area of filling 填塘面積 9,287 sq.m 平方米 ☒ About 約 Depth of filling 填塘深度 not more than 0.5 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 86,015 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 not more than 2.3 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☐																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

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

Please refer to the supplementary statement.

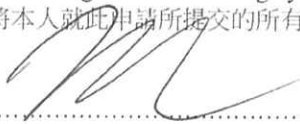
8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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 機構 Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

16/04/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 991 RP, 992, 1002 (Part), 1006 (Part), 1007 (Part), 1008 (Part), 1013, 1014, 1015, 1016, 1017, 1018, 1020, 1021, 1022, 1023, 1024 (Part), 1025 S.A, 1026 (Part), 1027 S.A, 1027 RP (Part), 1028 (Part), 1072 S.A (Part), 1073 (Part), 1074, 1075, 1077, 1078 S.A, 1079 S.A, 1079 S.B, 1081 (Part), 1083 RP (Part), 1084 (Part), 1111, 1112, 1121, 1122, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133 (Part), 1134 (Part), 1135 S.A (Part), 1136 (Part) and 1137 (Part) in D.D. 106 and Adjoining Government Land, Shek Kong, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	86,015 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 1,863 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 3 ☐ Month(s) 月 ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 ☐ Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,320 ☒ About 約 ☐ Not more than 不多於	0.02 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 ☐ (Not more than 不多於)
		N/A	Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	4	m 米 ☐ (Not more than 不多於)
		1	Storeys(s) 層 ☐ (Not more than 不多於)
(iv) Site coverage 上蓋面積	2 % ☒ 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) _____ _____		18 18 (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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		18 18 (LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Location Plan, Plan showing the zoning/land status of the application site,		
Swept path analysis, Filling of Land and Pond Area, TPB PG-13G - The Site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 106 and Adjoining Government Land (GL), Shek Kong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond**' (proposed development) (Plans 1 to 3).
- 1.2 In view of the pressing demand of open storage spaces in the New Territories, the applicant would like to use the Site for open storage of the construction materials (i.e. tiles, pipes, bricks etc.), construction machineries (i.e. elevated platform, digging machine, generator etc.), auto parts and vehicles (i.e. private car and light goods vehicle (LGV)) in order to support the open storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan No.: S/YL-SK/9, according to the Notes of the OZP, 'open storage' use is not a column one nor a column two use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**). Filling of land and Pond also require planning permission from the Board.
- 2.2 Although the Site falls within "AGR" zone, the Site is currently vacant with no active agricultural activities. Majority of the Site also falls within Category 2 areas under the Town Planning Board Planning Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). Therefore, approval of the current application on a temporary basis would better utilize precious land resources and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.3 The Site is surrounded by various open storage/storage yards, warehouse and holiday camps. Furthermore, the Site is located approximately 10 m east of the existing "Industrial (Group D)" zone of the same OZP. The applied use is therefore considered not incompatible with the surrounding land uses. The nearest S.16 planning application (No. A/YL-SK/350) for similar 'open storage' use, which was approved by the Board on a temporary basis for 3 years in 2024,

is located immediately northwest of the Site. Therefore, approval of the current application would not set an undesirable precedent within the same "AGR" zone.

3) Development Proposal

3.1 The Site area is 86,015 m² (about), including 1,863 m² (about) of GL (**Plans 1 and 3**). Six 1-storey structures are proposed at the Site for site offices and washrooms with total GFA of 1,320 m² (about) (**Plan 5**). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. It is estimated that the Site would be able to accommodate 30 staff. As the Site is for 'open storage' use with no shopfront, no visitor is anticipated at the Site. The ancillary site office is intended to provide indoor workspace for administrative staff to maintain the daily operation of the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	86,015 m ² (about), including 1,863 m ² (about) of GL
Covered Area	1,320 m ² (about)
Uncovered Area	84,695 m ² (about)
Plot Ratio	0.02 (about)
Site Coverage	2 % (about)
Number of Structure	6
Total GFA	1,320 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,320 m ² (about)
Building Height	4 m (about)
No. of Storey	1

3.2 In view of the existing topographic profile of the Site as the site level ranging from +12.7mPD to +15.1mPD with several existing ponds, filling of land and pond are required to be carried out for the whole Site (i.e. 86,015m²), in order to facilitate a flat surface to meet operational needs (**Plan 6**). The Site will be filled with concrete of not more than 2.3m in depth for site formation of structure, open storage area and circulation space. The existing ponds will be filled with soil of not more than 0.5m and 0.2m of concrete will be filled on top of the filled ponds in order to facilitate a flat ground surface to the surrounding site levels (+16.6mPD). The filled area is considered necessary to meet the operational need and the extent of filling

has been kept to minimal. The applicant will reinstate the Site to an amenity area after the planning approval period.

- 3.3 The Site is accessible from Tung Wui Road via Shek Kong Airfield Road and a local access (**Plan 1**). A total of 36 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – L/UL Provisions

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	18
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	18

- 3.4 LGV will be deployed for transportation of construction materials, machineries and autos parts to/out of the Site. Vehicle to be stored will be driven to the Site by staff, hence, towing of vehicle will not be required. Sufficient space is provided for goods vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). Staff will be deployed by the applicant to direct vehicle entering/exiting the Site to ensure pedestrian safety to/from the Site.
- 3.5 Medium or Heavy goods vehicles, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are prohibited to be parked/stored on or enter/exit the Site at any time during the planning approval period. As the Site will be used for 'open storage' use only, infrequent trips will be anticipated, hence, traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below).

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	7	3	5	2	17
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	2	12	3	2	19
Traffic trip per hour (average)	3	3	5	5	16

- 3.6 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities; and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. 2.5m high solid metal wall will be erected along the site boundary to minimize nuisance to the surrounding area. 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.
- 3.7 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. The applicant will also follow relevant mitigation measures and requirements in the latest the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

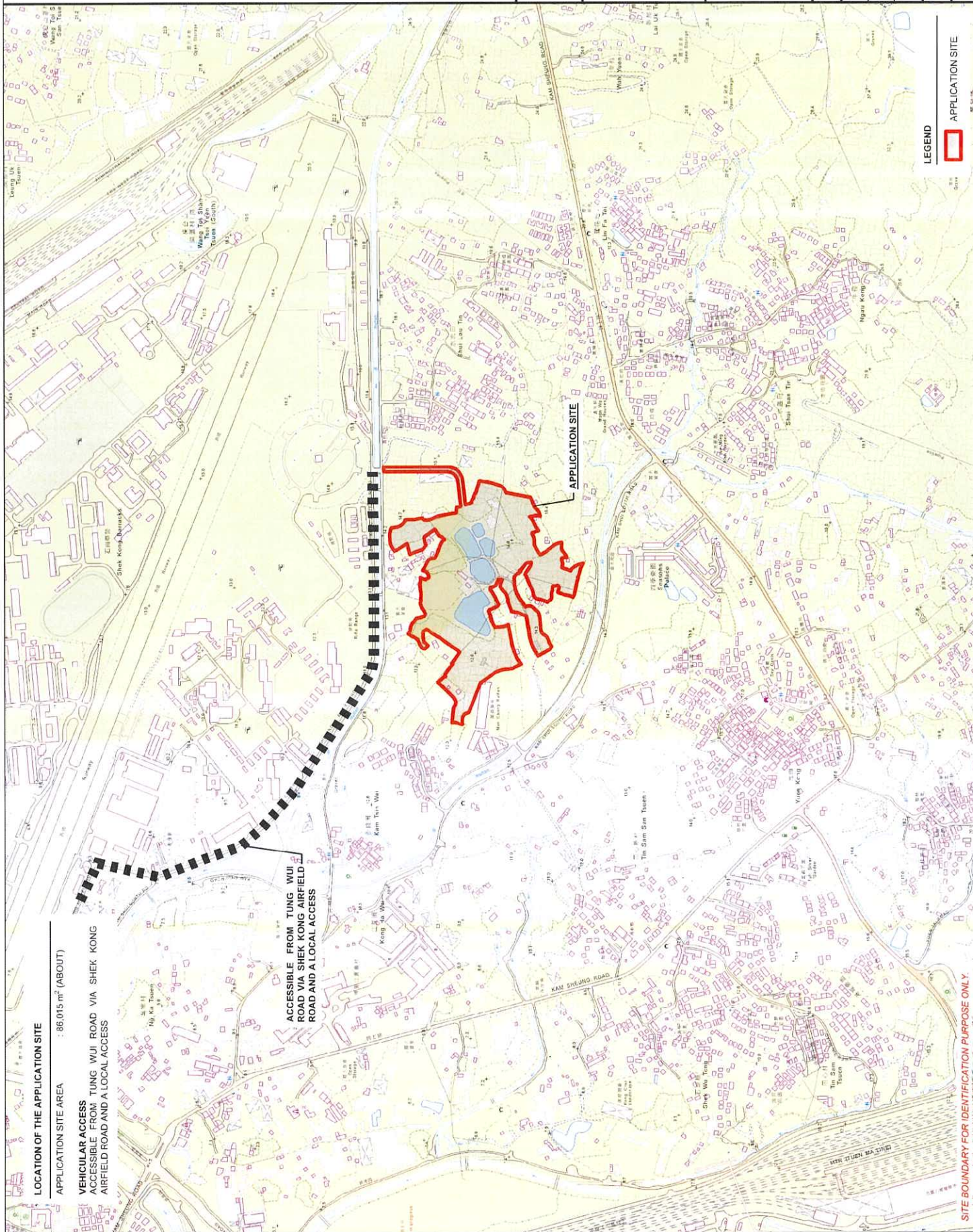
- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals after planning permission has been granted from the Board to mitigate any adverse impact arising from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond**'.

R-riches Property Consultants Limited

April 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Site
Plan 3	Plan Showing the Land Status of the Site
Plan 4	Town Planning Board Guideline No. 13G – the Site
Plan 5	Layout Plan
Plan 6	Filling of Land and Pond of the Site
Plan 7	Swept Path Analysis



R-Riches
Property Consultants Ltd.

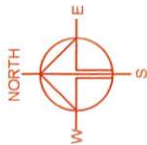
VARIOUS LOTS IN D.D. 106 AND
ADJOINING GOVERNMENT LAND
SHEK KONG PAT HEUNG, YUEN
LONG, NEW TERRITORIES

DATE	26.3.2024
DATE	
DATE	

WG TITLE	LOCATION PLAN
WG NO.	VER.
PLAN 1	C01

LEGEND APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 86,015 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP
OZP PLAN NO. : SYL-SK8
ZONING OF THE SITE : "AGRICULTURE" ("AGR")

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS, CONSTRUCTION
MACHINERIES, AUTO PARTS
AND VEHICLES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND
AND POND

SITE LOCATION
VARIOUS LOTS IN D.D. 106 AND
ADJOINING GOVERNMENT LAND
SHEK KONG, PAT HEUNG, YUEN
LONG, NEW TERRITORIES

SCALE
1 : 8000 @ A4

DATE
26.3.2024

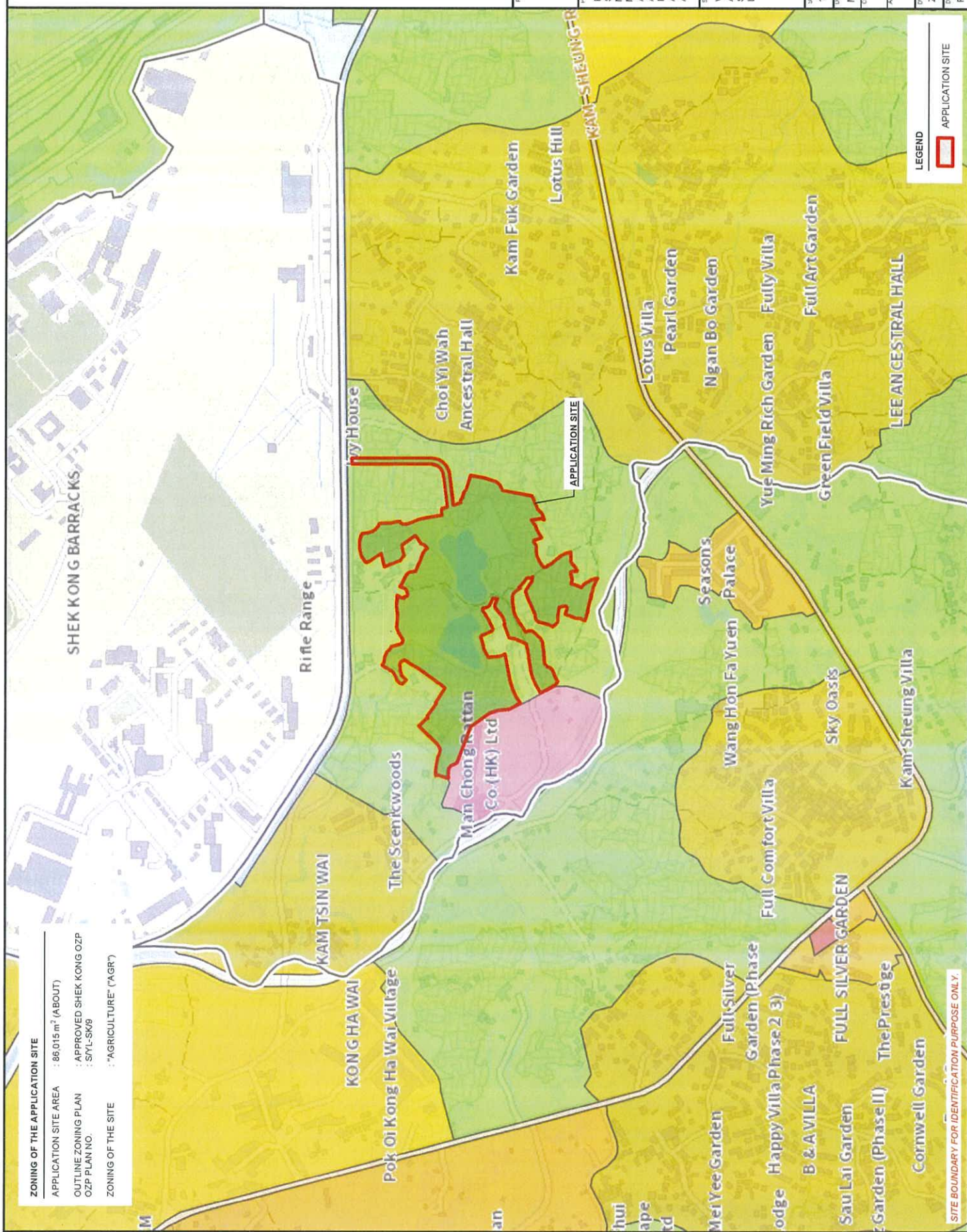
CHECKED BY
DATE

APPROVED BY
DATE

DWG TITLE
ZONING OF THE SITE

DWG NO.
PLAN 2

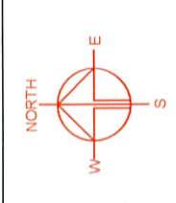
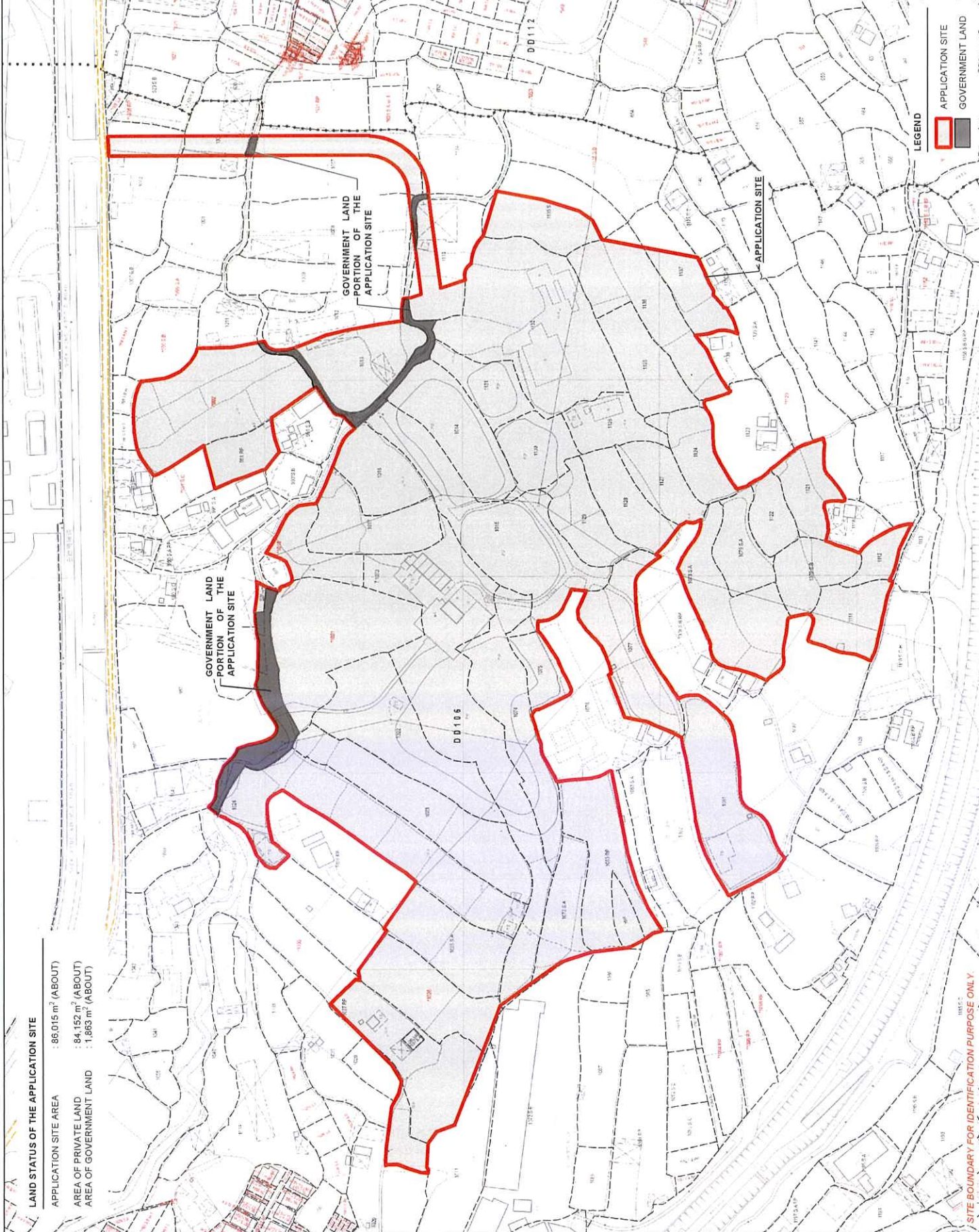
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



LEGEND
APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 86,015 m ² (ABOUT)
AREA OF PRIVATE LAND	: 84,152 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: 1,863 m ² (ABOUT)



PLANNING CONSULTANT

RRiches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES, AUTO PARTS AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 106 AND ADJOINING GOVERNMENT LAND SHEK KONG, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1:2500 @ A4

DATE	26.3.2024
MIN	
CHECKED BY	
DATE	
APPROVED BY	
DATE	

DWG TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

SCALE

001

LEGEND

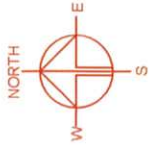
	APPLICATION SITE
	GOVERNMENT LAND

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

TOWN PLANNING BOARD GUIDELINES NO. 13G
FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP
USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 86,015 m² (ABOUT)
CATEGORY OF THE SITE : CATEGORY 2 AND 3 AREAS

不納入分區 計劃大綱圖內 NOT INCLUDED IN OZP



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

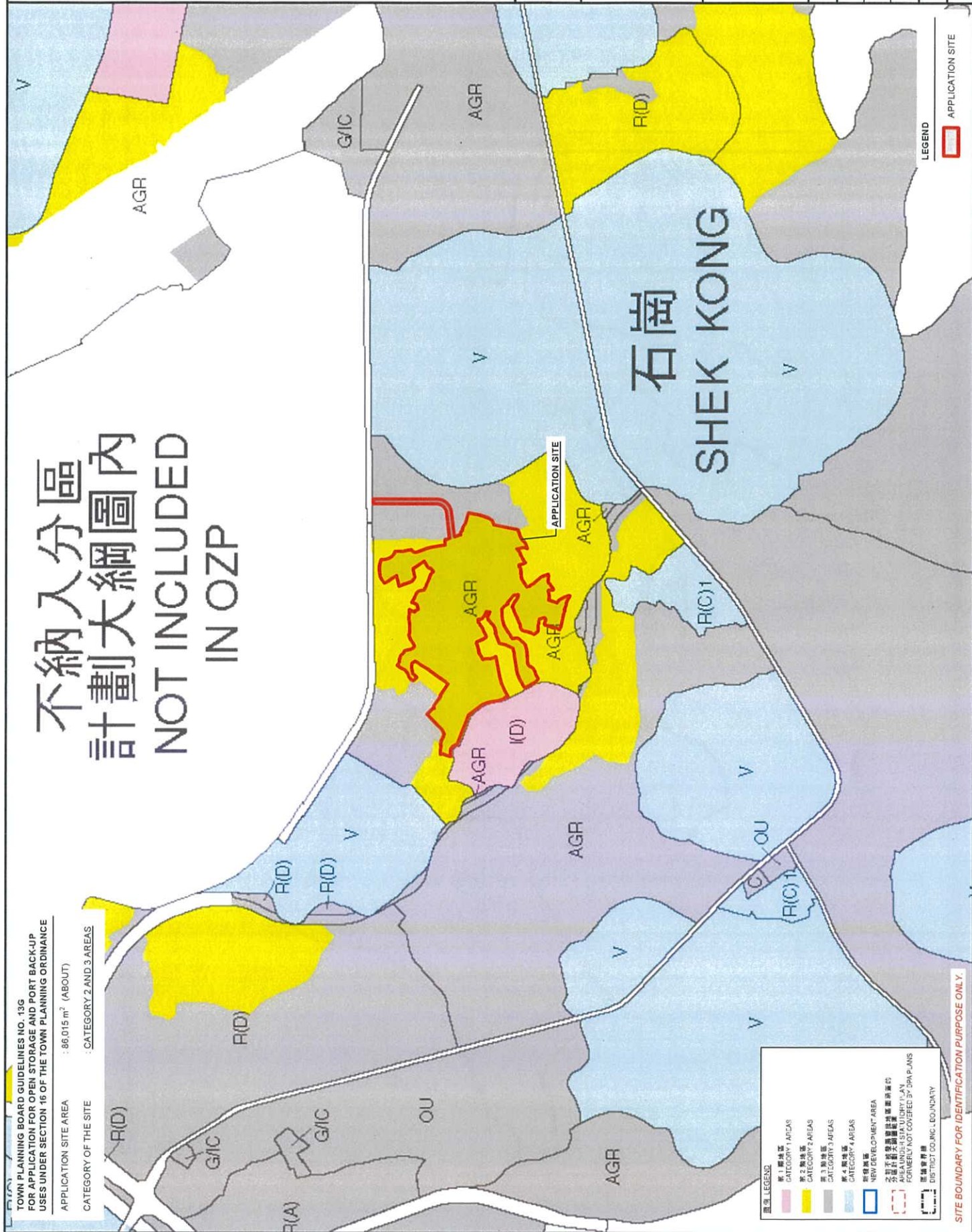
PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS, AUTO PARTS
MACHINERIES, AND VEHICLES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND
AND POND

SITE LOCATION
VARIOUS LOTS IN D.D. 106 AND
ADJOINING GOVERNMENT LAND
SHEK KONG, PAT HEUNG, YUEN
LONG, NEW TERRITORIES

SCALE
1 : 10000 @ A4

DATE	
DRAWN BY	MN
CHECKED BY	
DATE	28.3.2024
APPROVED BY	
DATE	

DWG TITLE	TPB PG-NO. 13G - THE SITE
DWG NO.	PLAN 4
VER.	001



圖例 LEGEND

第一類綠地	CATEGORY 1 AREAS
第二類綠地	CATEGORY 2 AREAS
第三類綠地	CATEGORY 3 AREAS
第四類綠地	CATEGORY 4 AREAS
第五類綠地	CATEGORY 5 AREAS
新發展區	NEW DEVELOPMENT AREA
分區不詳或用途未定之土地	AREA UNDER STATUTORY PLAN FORMERLY NOT COVERED BY DM PLANS
分區不詳或用途未定之土地	AREA UNDER STATUTORY PLAN FORMERLY NOT COVERED BY DM PLANS
分區不詳或用途未定之土地	AREA UNDER STATUTORY PLAN FORMERLY NOT COVERED BY DM PLANS

圖例 LEGEND

第一類綠地	CATEGORY 1 AREAS
第二類綠地	CATEGORY 2 AREAS
第三類綠地	CATEGORY 3 AREAS
第四類綠地	CATEGORY 4 AREAS
第五類綠地	CATEGORY 5 AREAS
新發展區	NEW DEVELOPMENT AREA
分區不詳或用途未定之土地	AREA UNDER STATUTORY PLAN FORMERLY NOT COVERED BY DM PLANS
分區不詳或用途未定之土地	AREA UNDER STATUTORY PLAN FORMERLY NOT COVERED BY DM PLANS
分區不詳或用途未定之土地	AREA UNDER STATUTORY PLAN FORMERLY NOT COVERED BY DM PLANS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 86,015 m ²	(ABOUT)
COVERED AREA	: 1,320 m ²	(ABOUT)
UNCOVERED AREA	: 84,695 m ²	(ABOUT)
PLOT RATIO	: 0.02	(ABOUT)
SITE COVERAGE	: 2 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 1,320 m ²	(ABOUT)
TOTAL GFA	: 1,320 m ²	(ABOUT)
BUILDING HEIGHT	: 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE

USE

COVERED AREA

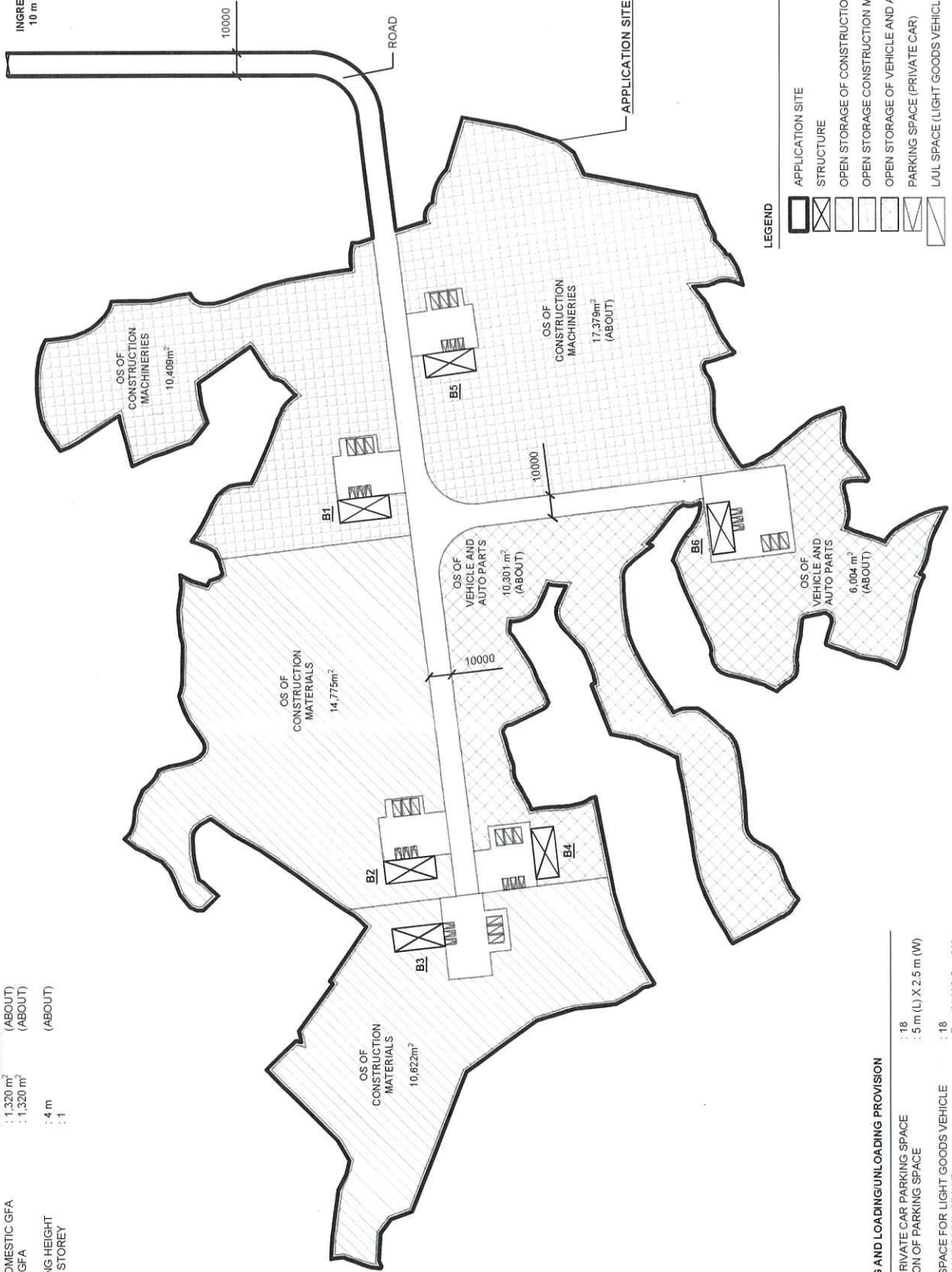
GFA

BUILDING HEIGHT

B1	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B6	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)

TOTAL 1,320 m² (ABOUT) 1,320 m² (ABOUT)

INGRESS / EGRESS
10 m (ABOUT)(W)

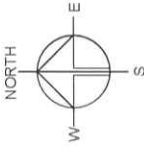


LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE OF CONSTRUCTION MATERIALS
	OPEN STORAGE OF CONSTRUCTION MACHINERIES
	OPEN STORAGE OF VEHICLE AND AUTO PARTS
	PARKING SPACE (PRIVATE CAR)
	LUL SPACE (LIGHT GOODS VEHICLE)
	INGRESS / EGRESS

PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 18
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. LUL SPACE FOR LIGHT GOODS VEHICLE	: 18
DIMENSION OF LUL SPACE	: 7 m (L) X 3.5 m (W)



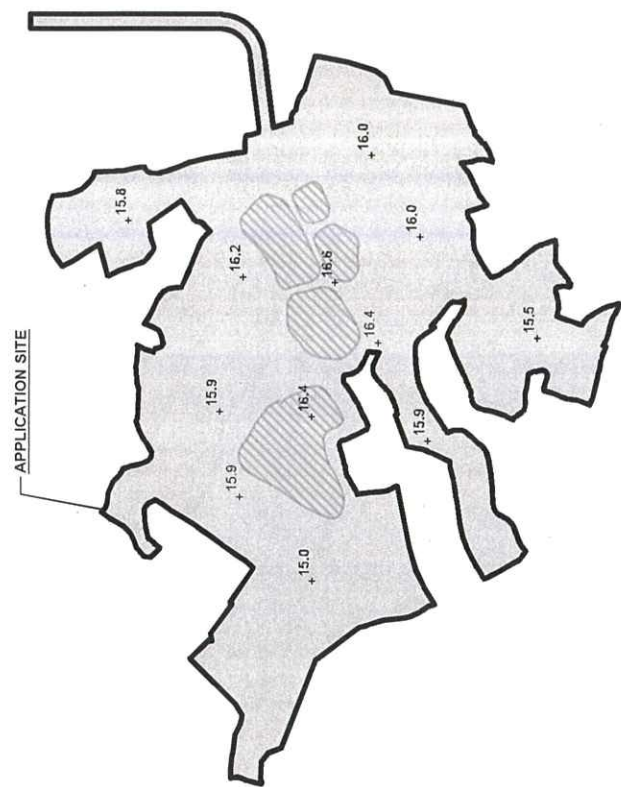
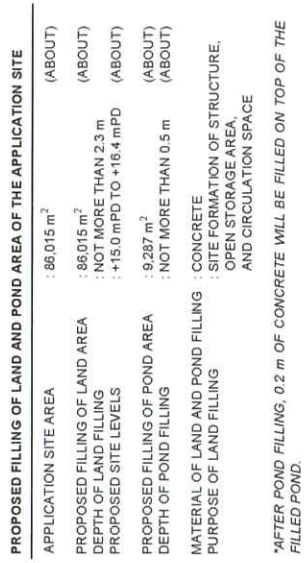


PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES, AUTO PARTS AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS' AND ASSOCIATED FILLING OF LAND AND POND

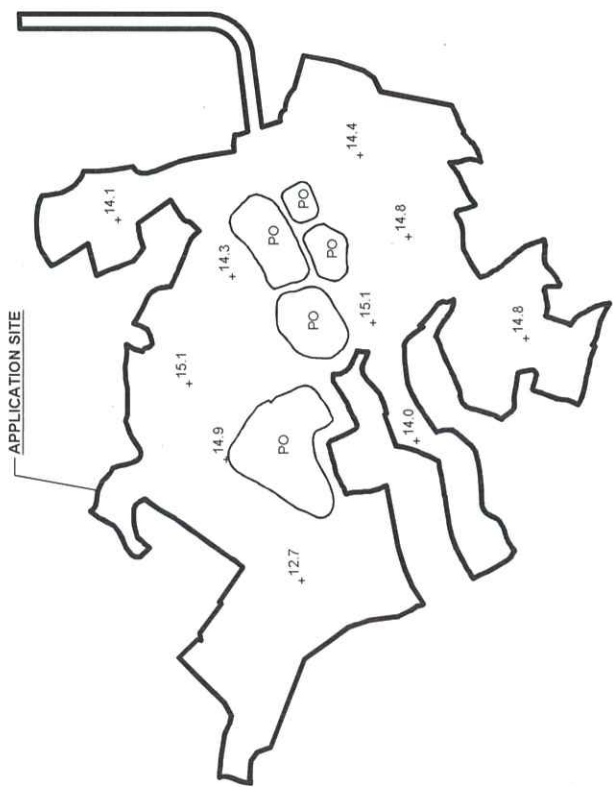
SITE LOCATION

VARIOUS LOTS IN D.D. 106 AND
ADJOINING GOVERNMENT LAND
SHEK KONG, PAT HEUNG, YUEN
LONG, NEW TERRITORIES

SCALE 1 : 5000 @ A4		DATE	
DATE	26 3 2024	DATE	
DATE		DATE	
DATE		DATE	
DRAWING TITLE FILLING OF LAND & POND AREA			
PLAN 6		NCH 001	

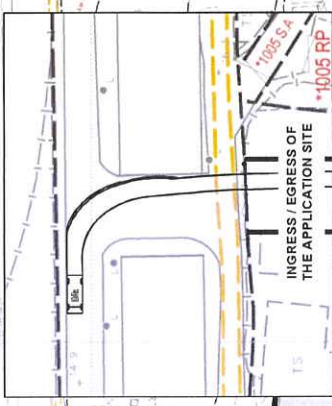
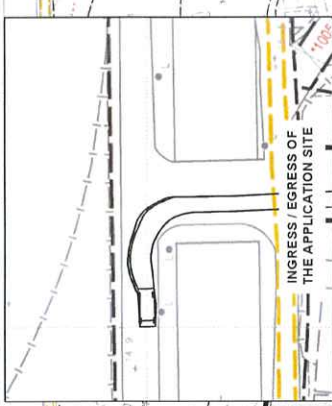
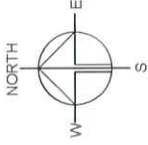


PROPOSED SITE LEVEL OF
THE APPLICATION SITE
(INDICATIVE ONLY)



**EXISTING SITE LEVEL OF
THE APPLICATION SITE**
(INDICATIVE ONLY)





SWEEP PATH ANALYSIS
TYPE OF VEHICLE
: LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE
: 2.1 m (W) X 5.2 m (L)
WIDTH OF INGRESS / EGRESS
: 10 m (ABOUT)
SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING

FROM THE APPLICATION SITE
TO THE LOCAL ACCESS

FROM THE LOCAL ACCESS TO
THE APPLICATION SITE

- LEGEND**
- APPLICATION SITE
 - STRUCTURE
 - OPEN STORAGE AREA
 - PARKING SPACE (PRIVATE CAR)
 - LUL SPACE (LIGHT GOODS VEHICLE)
 - INGRESS / EGRESS
 - LIGHT GOODS VEHICLE
 - SWEEP PATH OF VEHICLE



顧問有限公司
盈卓物業

Our Ref. : DD106 Lot 1012 & VL
Your Ref. : TPB/A/YL-SK/371

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

By Email

21 August 2024

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials, Construction Machineries,
Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land and Pond in "Agriculture" Zone,
Various Lots in D.D. 106 and Adjoining Government land, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/371)

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. Danny NG 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/FSYLE, PlanD

(Attn.: [REDACTED])
(Attn.: [REDACTED])



Responses-to-Comments

Proposed Temporary Open Storage of Construction Materials, Construction Machineries,
Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land and Pond in "Agriculture" Zone,

Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories

(Application No. A/YL-SK/371)

(i) The applicant would like to provide clarifications for the proposed development:

- The area of the application site (the Site) is revised as 78,557m², including 1,817m² of Government land (GL), which is 8.7% smaller than the original submission (i.e. 86,015m²). A set of revised development plans are provided (Plans 1 to 7).
- In view of the existing topographic profile of the Site as the site level ranging from +12.7mPD to +15.1mPD with several existing ponds, filling of land and ponds are required to be carried out of the whole Site (i.e. 78,557m²), in order to facilitate a flat surface to meet operational needs. The Site will be filled with soil of not more than 2.3m in depth for open storage area and circulation space, within which, about 1,320m² of the Site will be filled with not more than 0.2m of concrete at the top of the filled area in order to facilitate a flat surface for site formation of structures. The existing ponds will be filled with soil of not more than 0.5m in order to facilitate a flat ground surface to the surrounding site levels. The proposed site level ranges from +15mPD to +16.6mPD after filling of land and pond (Plan 6 and Annex I).
- The filled area is considered necessary to meet the operational need and the extent of filling has been kept to minimal. The applicant will reinstate the Site to an amenity after the planning approval period.

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(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. S. L. CHENG; Tel: 2443 1072)		
(a)	The application site comprises Government land (GL) and various Old Schedule Agricultural Lots in D.D. 106 held under the Block Government Lease which contains the restrictions that no structures are allowed to be erected without the prior approval of the Government.	The applicant will submit Short Term Tenancy (STT) application to rectify the applied use after planning approval has been obtained from the Town Planning Board (the Board). No structure is proposed for domestic use.
(b)	No permission is given for occupation of GL (about 1,863m ² as mentioned in the application form) included in the application site. Any occupation of GL without Government's prior approval is an offence under Cap.28.	
(c)	Building Licence No. 589 was issued to permit erection of a small house with a roofed-over area not exceeding 676 square feet and not exceeding a height of 15 feet or a 2-storey small house building not exceeding a height of 25 feet for residential use to Lot Nos 1027 S.A in D.D. 106.	The area of the Site has been revised by the applicant (Plan 3). The concerned lot (i.e. Lot 1027 S.A in D.D. 106) has been excluded from the proposed development.
(d)	I must point out that the following irregularities covered by the subject planning application have been detected by this office:	

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	<u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u> LandsD has reservation on the planning application since there are unauthorised structures and uses on Lot Nos. 1002 and 1006 both in D.D. 106 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD. If the planning application is approved, the lots owner(s) shall apply to this office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only	The applicant will submit Short Term Waiver (STW) application to rectify the applied use after planning approval has been obtained from the Board. No structure is proposed for domestic use. The unauthorised structure(s) within the Site will be demolished by the applicant after planning approval has been granted from the Board.
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S.16 Planning Application No. A/YL-SK/371

	erection of temporary structure(s) will be considered.	
2. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel: 2399 2421)		
(a)	The site is applied for the use of temporary open storage of construction materials, construction machineries, auto parts and vehicles and a total of 36 number of car parking space is proposed in the site. The applicant shall justify such number considering the commute of staff / visitors and logistics.	A total of 18 private car parking spaces are provided to serve the staff and 18 loading/unloading spaces are provided for transportation of construction materials/machineries/auto parts for the proposed development. As the Site if for 'open storage' use with no shopfront, no visitor is anticipated at the Site. It is estimated that the Site would be able to accommodate 30 staff to facilitate the operation. Since there is limited destinations and infrequency of public transportation in the surroundings, the proposed 18 parking spaces for private car is intended to facilitate the staff for daily commuting to the Site.
(b)	The applicant shall provide the size of LGV and shall note that there is length restriction along the proposed routing.	The applicant will strictly follow the Transport Planning and Design Manual (TPDM) Volume Chapter 2 for the dimensions of the vehicles provided at the Site. Only private car (i.e. 4.6m (L) x 1.7m (W)) and light goods vehicles (i.e. 5.2m (L) x 2.1m (W)) are allowed to enter/exit the Site at any time during the planning approval period. The dimension of the light goods vehicle (LGV) is 5.2m (L) x 2.1m (W), which would not exceed the length restriction along the proposed routing (i.e. 7m).
(c)	The applicant should note the local access between Shek Kong Airfield Road and the site is not managed by this Department.	Noted.
3. Comments of the Chief Engineer / Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Kenneth CHAN; Tel: 2300 1259)		
(a)	The size of the application site is about 86,015m ² . In accordance with paragraph 1(c) of Annex C of	The applicant has submitted a drainage impact assessment (DIA) to review the drainage arrangement for the proposed development (Annex II). Under the revised proposed scheme,

S.16 Planning Application No. A/YL-SK/371

	the Guideline Notes of Application for Permission under Section 16 of the Town Planning Ordinance (CAP. 131), a drainage impact assessment (DIA) is required for the submission. Besides, the submission should include the following: Colour photos to indicate the current conditions of the existing drainage facilities should be included in the submission. The photos taken locations and angles should be shown on the layout plan.	majority of the Site will be filled with soil, only a small portion of the Site will be hard paved for site formation of structures. The overland flow from the Site is therefore considered would not affect the adjacent lands. The proposed filling of land and filling of pond works have already been taken into consideration of the submitted DIA. The increase in surface runoff generated by the proposed development is estimated to be minimal and will be collected by the proposed drainage systems and discharged into the existing drains. Based on the DIA, it is concluded that <u>no adverse drainage impact</u> is anticipated.
(b)	The size and gradient of the proposed/existing drainage facilities to be discharge from the site and/or the overland flow intercepted from the adjacent lands should be indicated in the submission. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development.	
(c)	The ground to the south-east of the application site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation.	

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(d)	Drainage plan indicates the locations of the u-channel and how the overland flow from the adjacent area of the site could be properly intercepted and discharged should be included.	
(e)	The submission should demonstrate the proposed site will not affect the overland flow from the adjacent lands.	
(f)	The cover and invert levels of the proposed u-channels and catchpits should be shown on the drainage plan.	
(g)	Full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established overland flow passing through the site.	
(h)	Where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	
(i)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	

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(j)	Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.	
(j)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	
(k)	The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the application site.	
4.	Comments of the Director of Agriculture, Fisheries and Conservation Department (DAFC) (Contact Person: Ms. WONG Cheuk Ling; Tel: 2150 6933)	
(a)	The subject site falls within the "AGR" zone and is generally vacant. 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	Although the Site falls within area zoned as "Agriculture" ("AGR"), there is no active agricultural use within the Site. The Site is also surrounded by areas occupied by various open storage/storage yard, warehouse and holiday camps. Furthermore, the Site is located approximately 10m east of the existing "Industrial (Group D)" zone within the same Outline Zoning Plan. The proposed development is therefore considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long-term planning intention of the "AGR" zone. The applicant will reinstate the Site to a state that is suitable for agricultural use after the planning approval period.

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	development is not supported from agricultural perspective.	The applicant has submitted a drainage impact assessment report in accordance with requirements from DSD, including the provision of peripheral u-channels and catchpits to mitigate the potential adverse drainage impact generated by the proposed development (Annex II). Therefore, direct impact to the watercourse should not be anticipated. 2.5m boundary fencing will be placed along the Site during the planning approval period to avoid adverse impact. The boundary fencing will be installed properly 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 the boundary fencing.
(b)	Pond filling is generally not recommended from a fisheries viewpoint. It is noted that the subject location includes fish ponds of unknown status that have the potential to be used for fish culture operations in the future. As such, the application is not supported from a fisheries viewpoint.	Although the Site involves filling of pond, the existing pond has been abandoned for decades, and no active fishing culture operations have been found within the Site. The proposed filling of ponds is intended to facilitate a flat ground surface for the proposed development and the extent of filling of ponds has been kept to minimal. The applicant will strictly follow the proposed scheme and reinstate the Site to a state that is suitable for agricultural use after the planning approval period.
(c)	As the subject site would encroach into existing streams along its northeastern and northern boundary, the proposed development will pose direct impact on the streams while stream and watercourse should be preserved as far as possible from nature conservation perspective. In addition, it is noted from the aerial photo that the subject site is vegetated, yet it is noted from application form (part 6) that there will be no tree felling. The applicant shall clarify whether tree will be felled for the proposed use.	It is noted that existing water streams are located along the northeastern and northern boundary of the Site flowing from east to west and finally connect to Kam Tin River. According to the DIA report submitted by the applicant, some of the runoff from the Site will be discharged into the natural stream (Annex II). The DIA revealed that there is no increase in surface runoff arising from the proposed development. It is anticipated that no adverse drainage impact will pose on the streams. According to the tree survey conducted in August 2024, a total of 60 nos. of trees were record within the Site, within which <u>no</u> Old and Valuable Trees (OVT) or protected species have been identified (Annex III). 33 out of 60 nos. of identified trees are proposed to be felled, 27 are proposed to be retained and 35 of new trees are proposed to be planted (Annex IV).

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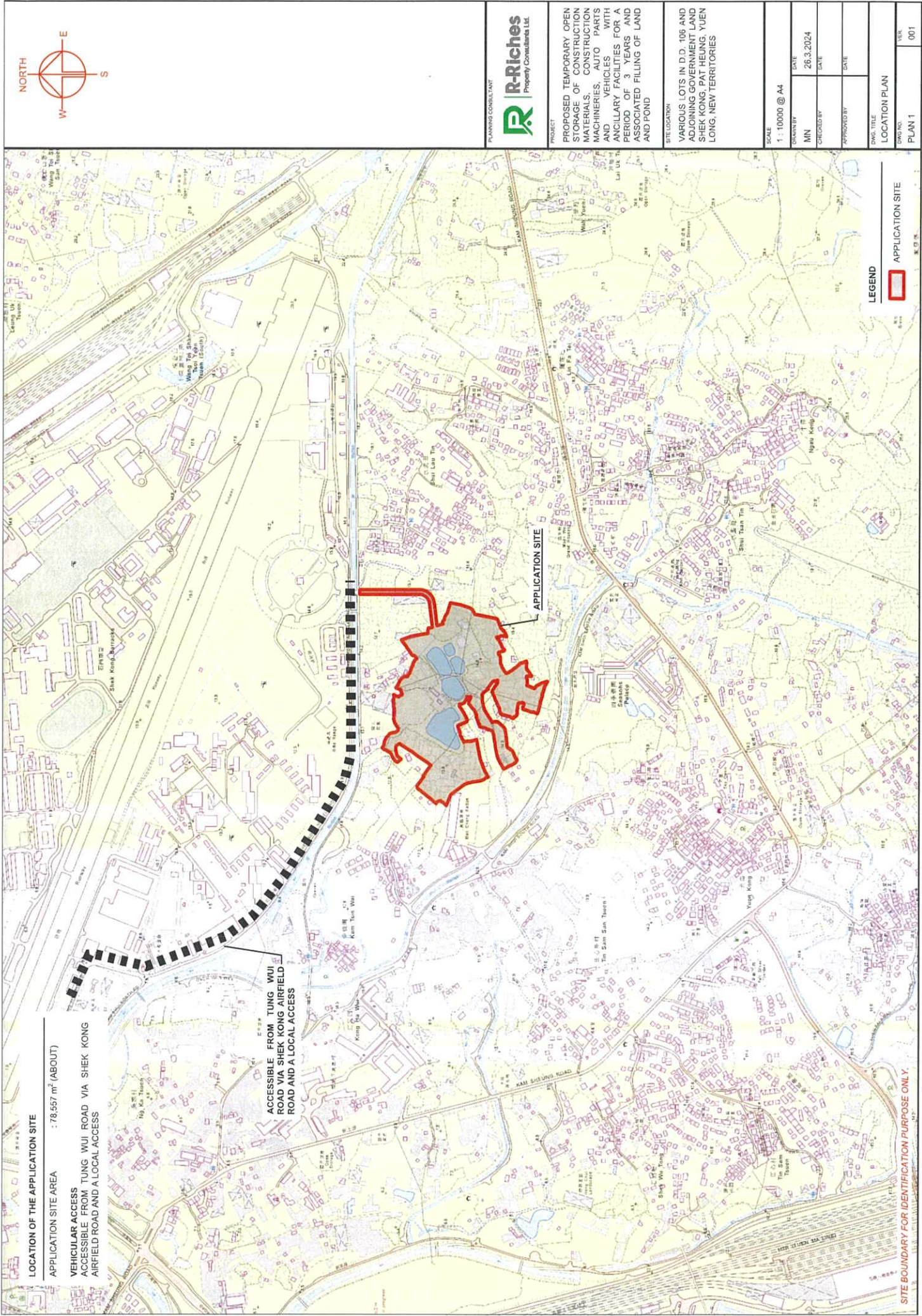
		Preservation and direct plantation will be adopted to retain the tree resources within the Site. All the trees within the Site will be well maintained by the applicant during the planning approval period.
5. Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) (Contact Person: Ms. LAU Sin Yung; Tel: 2208 4462)		
(a)	Since the application site is situated within the Shui Lau Tin Site of Archaeological Interest, please confirm / clarify if there is any ground excavation proposed for the temporary open storage of construction machineries and materials, including but not limited to site formation works, building works, drainage works, 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 and so on for further comment of the Antiquities and Monuments Office of Development Bureau.	Regarding the proposed drainage facilities at the Site as indicated in the drainage impact assessment report (Annex II), peripheral drainage u-channels (i.e. 1,430m (L) x 450mm (W) x 450mm (D)), drainage pipe (i.e. 580m (L) x 525mm (W) x 525mm (D) and 27 catchpits (i.e. 1025mm (L) x 1025mm (W) x 1000mm (D) x 27) are proposed by the applicant to collect surface run-off, in order to minimize adverse drainage impact to the surrounding area. Approximately 478m² (about), i.e. 0.6% (about) of the Site area will be excavated of not more than 1000mm in depth for drainage facilities. As the excavation work is intended to facilitate the required drainage facilities and the scale of excavation is insignificant, adverse impact of Shui Lau Tin Site of Archaeological Interest should <u>not</u> be anticipated.
6. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. HUI Yu San, Samuel; Tel: 3565 3957)		
(a)	The applicant should provide information on the existing trees within the application site including location, species and sizes, general condition with photos, proposed tree treatment and mitigation measures for consideration. The applicant is reminded to preserve the existing trees within the	According to the tree survey conducted in August 2024, a total of 60 nos. of trees were record within the Site, within which <u>no</u> Old and Valuable Trees (OVT) or protected species have been identified (Annex III). 33 out of 60 nos. of identified trees are proposed to be felled, 27 are proposed to be retained and 35 of new trees are proposed to be planted (Annex IV).

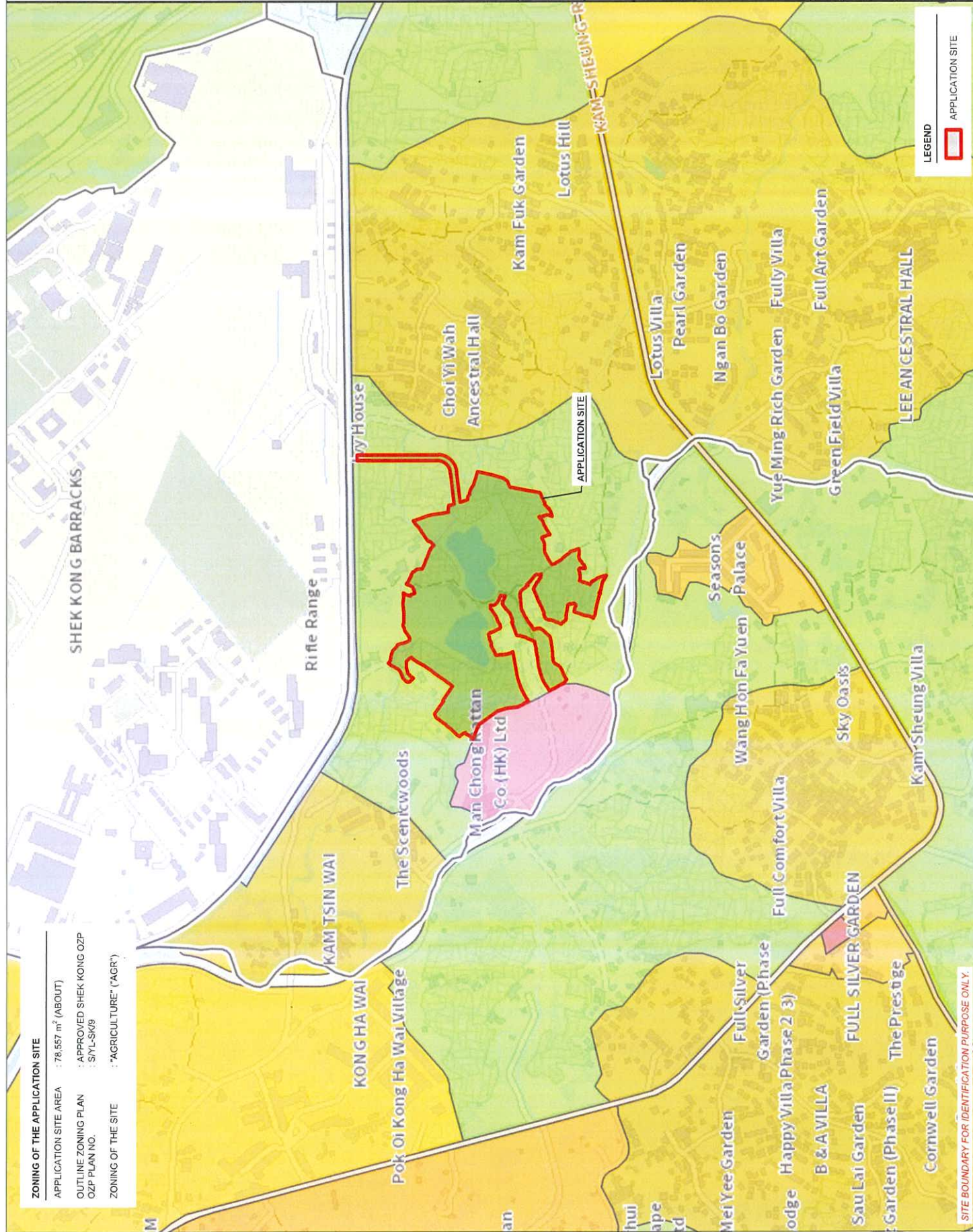
S.16 Planning Application No. A/YL-SK/371

	site, particular the rare and protected species, as far as practicable.	Preservation and direct plantation will be adopted by the applicant to retain the tree resources within the Site. All the trees within the Site will be well maintained by the applicant during the planning approval period.
(b)	The applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works.	Noted.
7. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD)		
(a)	Please clarify the dimensions of the construction machineries/ materials for the open storage use.	Please see samples of construction materials/machineries for the open storage use below: <u>Dimensions of Typical Construction Materials</u> (1) Tiles: from 0.3 m (L) x 0.3 m (W) and up to 0.6 m (L) x 0.6 m (W) (2) Standard Brick: 0.19 m (L) x 0.09 cm (W) x 0.06 m (H) (3) Standard Lumber: 0.05 m (L) x 0.1 m (W) x 2 m (H) (4) Structural Pipes: ranges from 0.3 m (W) to 0.9 m (W), with lengths typically around 2 m (5) Scaffolding: typically modular sections of around 2 meters in height and width

S.16 Planning Application No. A/YL-SK/371

	<u>Dimensions of Typical Construction Machineryes</u> (1) Elevated platform: 1.44m(L) x 0.76m (W) x 1.7m (H) (2) Digging machine: 0.4m (L) x 0.3m (W) x 0.4m (H) (3) Generator: 0.95m (L) x 0.4m (W) x 0.27m (H) (4) Screws (per stack): 0.8m (L) x 0.8m (W) x 0.4m (H) (5) Paints (per stack): 0.8m (L) x 0.8m (W) x 0.4m (H)
(b)	Please clarify in detail the layout of the Site. Since a large portion of the Site is dedicated to access road, manoeuvring, vehicle parking and circulation areas to support the operation of the site. According to the applicant, the original premises currently lack of circulation space, resulting in longer waiting times for vehicles to loading/unloading (L/UL) of goods. As more time is required for the L/UL of goods, the transport costs are therefore increased. As a result, for the current application, the applicant intends to reserve a significant amount of circulation space within the Site to increase the overall efficiency of the Site and minimise the potential adverse traffic impact on the internal road network. And the manoeuvre area is also encroaching onto the open storage areas to prevent queuing of vehicles within the Site.





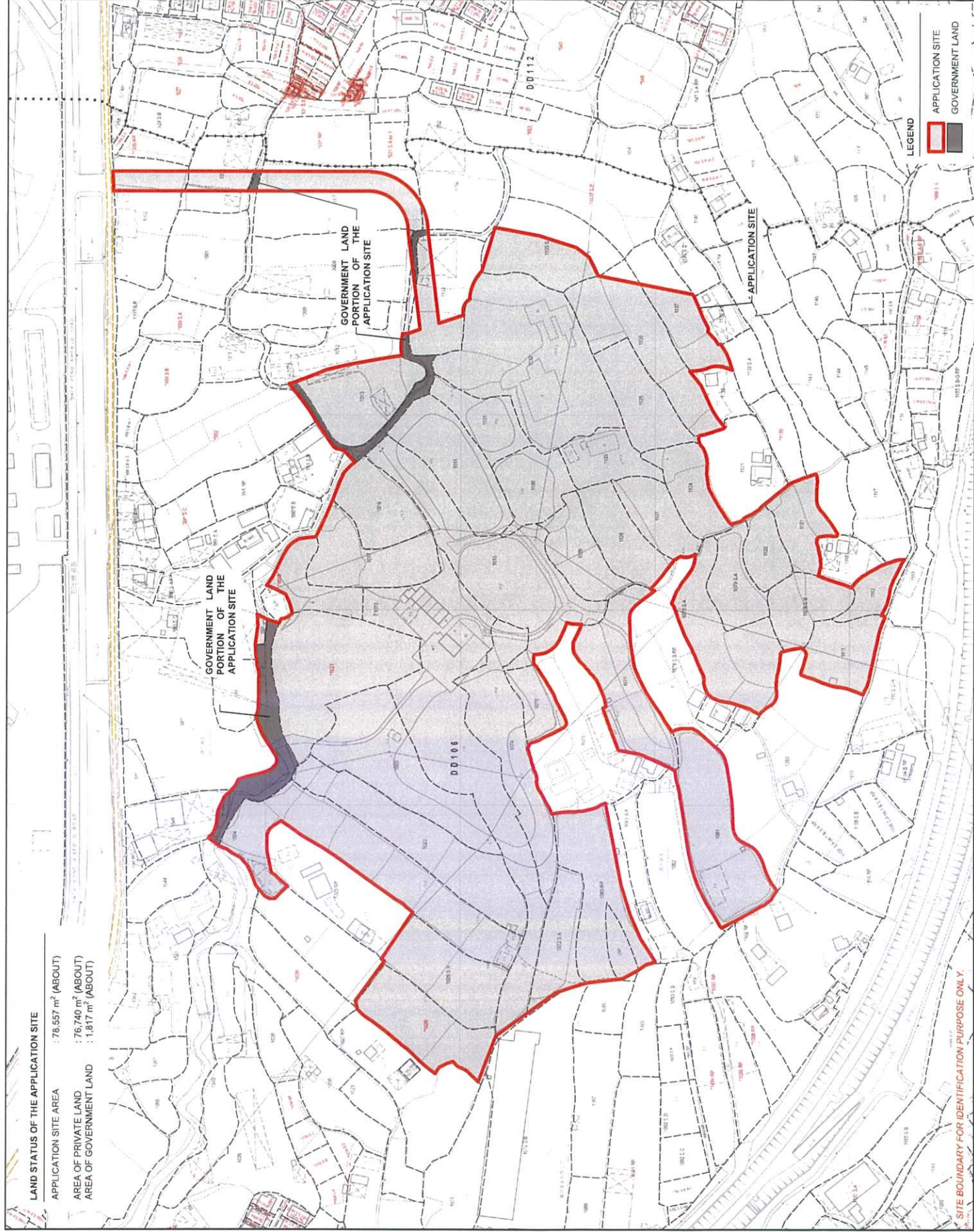
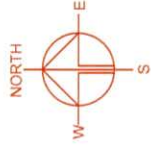
LEGEND
APPLICATION SITE

ZONING OF THE APPLICATION SITE
APPLICATION SITE AREA : 78,557 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP
OZP PLAN NO. : SYL-SK/8
ZONING OF THE SITE : "AGRICULTURE" ("AGR")

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 78,557 m² (ABOUT)
 AREA OF PRIVATE LAND : 76,740 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 1,817 m² (ABOUT)



PLANNING CONSULTANT



PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERIES, AUTO PARTS AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION
 VARIOUS LOTS IN D.D. 106 AND ADJOINING GOVERNMENT LAND SHEK KONG, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 2500 @ A4

DRAWN BY	DATE
MN	2.8.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	LAND STATUS OF THE SITE
DWG. NO.	PLAN 3
REV.	002

LEGEND

APPLICATION SITE
 GOVERNMENT LAND

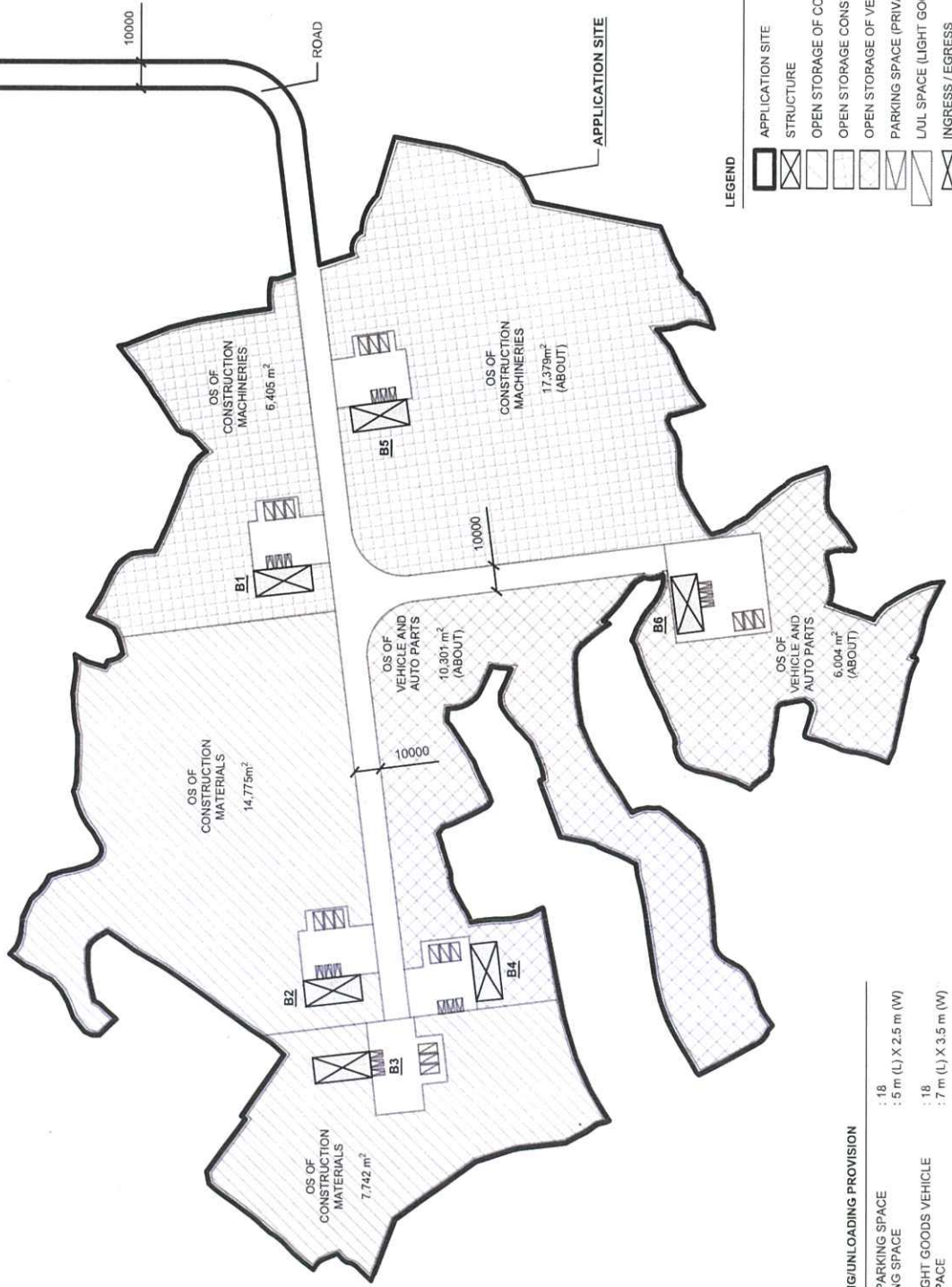
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 78,557 m ²	(ABOUT)
COVERED AREA	: 1,320 m ²	(ABOUT)
UNCOVERED AREA	: 77,237 m ²	(ABOUT)
PLOT RATIO	: 0.02	(ABOUT)
SITE COVERAGE	: 1.7 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 1,320 m ²	(ABOUT)
TOTAL GFA	: 1,320 m ²	(ABOUT)
BUILDING HEIGHT	: 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B6	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		1,320 m ² (ABOUT)	1,320 m ² (ABOUT)	

INGRESS / EGRESS
10 m (ABOUT)(W)

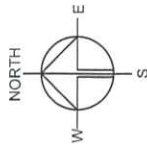


LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE OF CONSTRUCTION MATERIALS
	OPEN STORAGE OF CONSTRUCTION MACHINERIES
	OPEN STORAGE OF VEHICLE AND AUTO PARTS
	PARKING SPACE (PRIVATE CAR)
	LUL SPACE (LIGHT GOODS VEHICLE)
	INGRESS / EGRESS

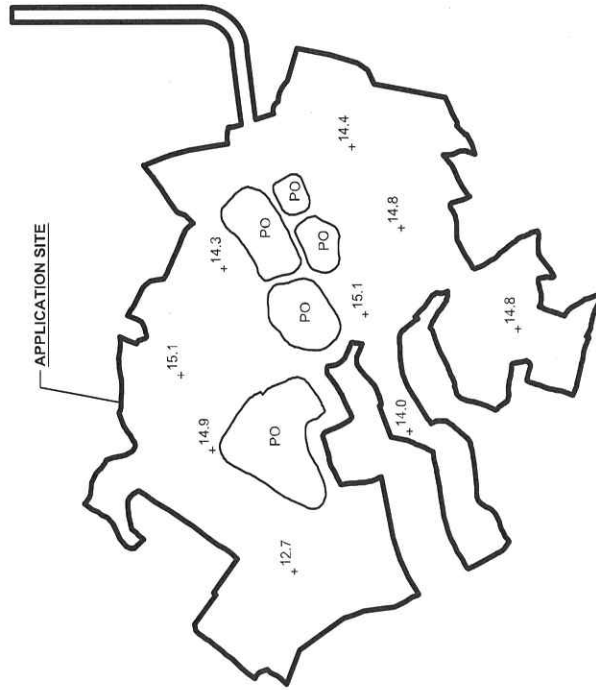
PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 18
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. LUL SPACE FOR LIGHT GOODS VEHICLE	: 18
DIMENSION OF LUL SPACE	: 7 m (L) X 3.5 m (W)



EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 78.57 m ²	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND	(ABOUT)
EXISTING SITE LEVELS	: +12.7 mPD TO +15.1 mPD	(ABOUT)
EXISTING POND AREA	: 9.287 m ²	(ABOUT)
DEPTH OF POND	: 0.5 m	(ABOUT)



EXISTING SITE LEVEL OF THE APPLICATION SITE
(INDICATIVE ONLY)

LEGEND

APPLICATION SITE	EXISTING SITE LEVEL
	+15.1

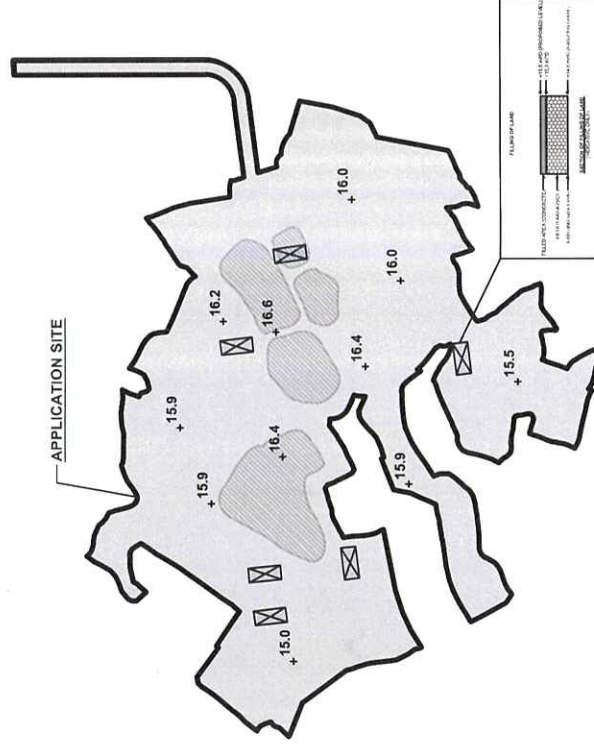
PROPOSED FILLING OF LAND AND POND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 78,557 m ²	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 78,557 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 2.3 m	(ABOUT)
PROPOSED SITE LEVELS	: +15.0 mPD TO +16.5 mPD	(ABOUT)
PROPOSED FILLING OF POND AREA	: 9,287 m ²	(ABOUT)
DEPTH OF POND FILLING	: NOT MORE THAN 0.5 m	(ABOUT)

FILLING OF LAND AND POND FOR SITE

MATERIAL OF FILLING FOR SITE FORMATION OF STRUCTURE

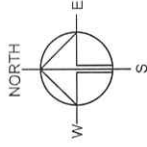
#0.2m OF CONCRETE WILL BE FILLED ON TOP OF THE FILLED LAND/POND TO FACILITATE A FLAT SURFACE FOR SITE FORMATION OF STRUCTURES



**PROPOSED SITE LEVEL OF
THE APPLICATION SITE**
(INDICATIVE ONLY)

LEGEND

	APPLICATION SITE
	STRUCTURE
	FILLING OF POND AREA
	FILLING OF LAND AREA
+16.4	PROPOSED SITE LEVEL



DE AUMENTO CONSECUTIVO DE 10%



PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES, AUTO PARTS AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 106 AND
ADJOINING GOVERNMENT LAND
SHEK KONG, PAT HEUNG, YUEN
LONG, NEW TERRITORIES

SCALE:

T: 5000 @ A4

DRAWN BY:	DATE
-----------	------

DATE	
CHECKED BY	

CHECKED BY _____

APPROVED BY	DATE
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DWG. TITLE

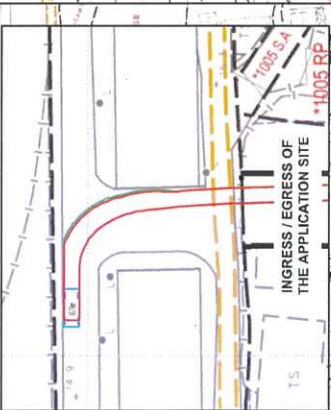
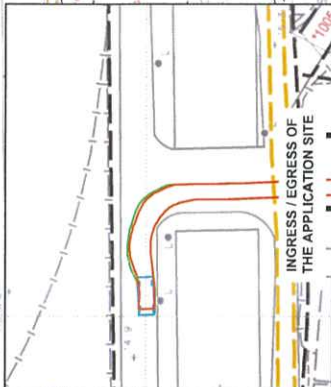
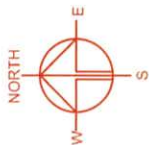
FILLING OF I AND POND AREA

DWG NO.

PLAN 6

VER

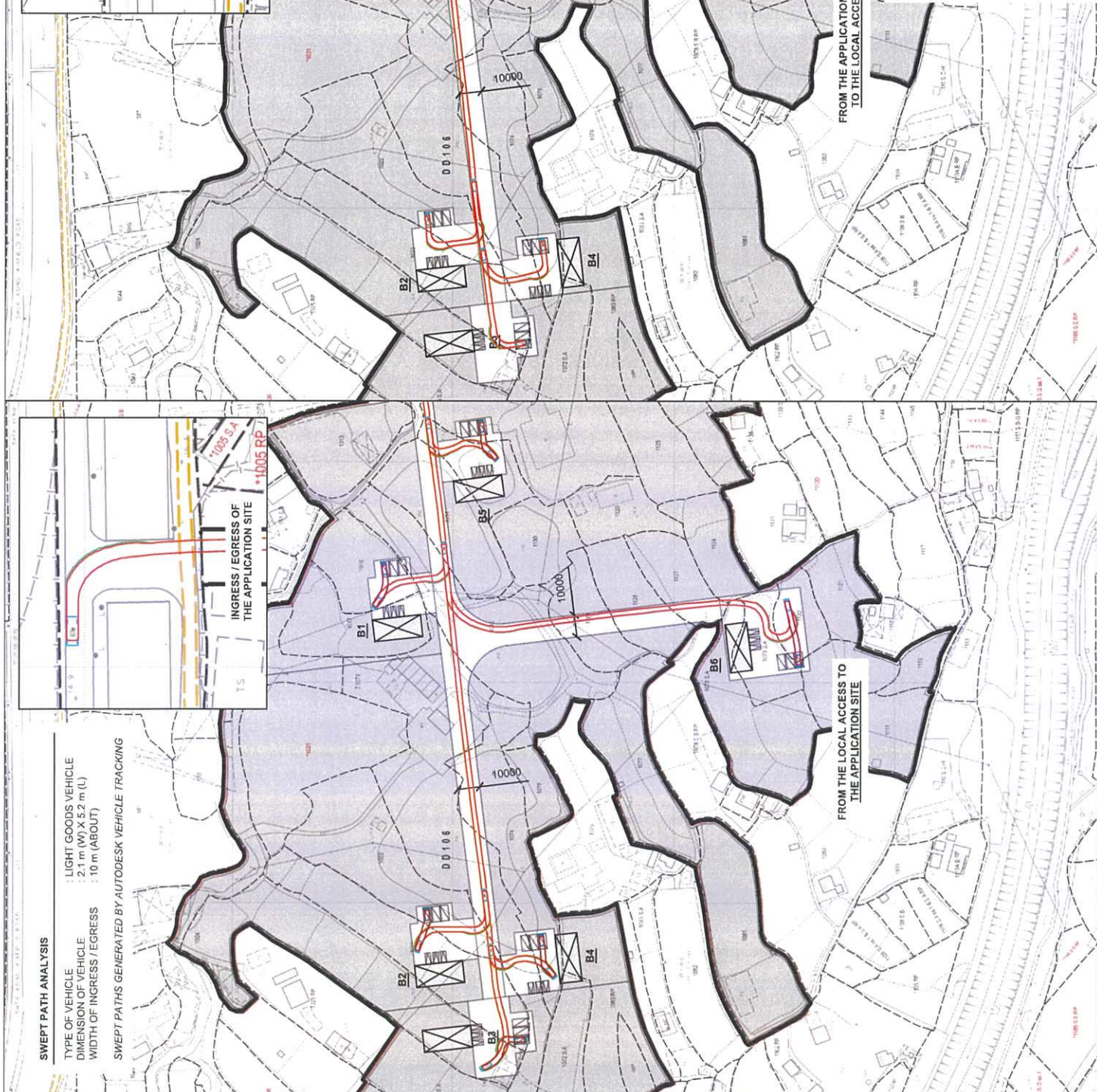
001



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)
WIDTH OF INGRESS / EGRESS : 10 m (ABOUT)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PRIVATE CAR)
- LUL SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS, CONSTRUCTION
MACHINERIES, AUTO PARTS
AND VEHICLES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND
AND POND

SITE LOCATION
VARIOUS LOTS IN D.D. 106 AND
ADJOINING GOVERNMENT LAND
SHEK KONG, PAT HEUNG, YUEN
LONG, NEW TERRITORIES

SCALE
1: 1000 / 5000 @ A4

DRAWN BY
MN

DATE
28.3.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE
SWEPT PATH ANALYSIS

DWG. NO.
PLAN 7

YEAR
001

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

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

1. Name of Applicant 申請人姓名/名稱

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

United Crown Holdings Limited 滙冠集團有限公司

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 991 RP, 992, 1002 (Part), 1006 (Part), 1007 (Part), 1008 (Part), 1013, 1014, 1015, 1016, 1017, 1018, 1020, 1021, 1022, 1023, 1024 (Part), 1025 S.A, 1026 (Part), 1027 S.A, 1027 RP (Part), 1028 (Part), 1072 S.A (Part), 1073 (Part), 1074, 1075, 1077, 1078 S.A, 1079 S.A, 1079 S.B, 1081 (Part), 1083 RP (Part), 1084 (Part), 1111, 1112, 1121, 1122, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133 (Part), 1134 (Part), 1135 S.A (Part), 1136 (Part) and 1137 (Part) in D.D. 106 and Adjoining Government Land, Shek Kong, Pat Heung, 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	☒ Site area 地盤面積 78,557 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 1,320 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 1,817 sq.m 平方米 ☒ About 約

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

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

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

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

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

Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 78,557sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 1,320sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 6

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 1,320sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 1,320sq.m ☒About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STORY)	
B2	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STORY)	
B3	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STORY)	
B4	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STORY)	
B5	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STORY)	
B6	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STORY)	
TOTAL		1,320 m ² (ABOUT)	1,320 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 18

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 18

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)

Proposed operating hours 擬議營運時間 Mondays to Saturdays from 09:00 to 19:00, 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	☒ 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 Tung Wui Road via Shek Kong Airfield Road and a local access																															
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情																															
	No 否	☒																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☒ Filling of pond 填塘 Area of filling 填塘面積 9,287 sq.m 平方米 ☒ About 約 Depth of filling 填塘深度 not more than 0.5 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 78,557 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 not more than 2.3 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☐																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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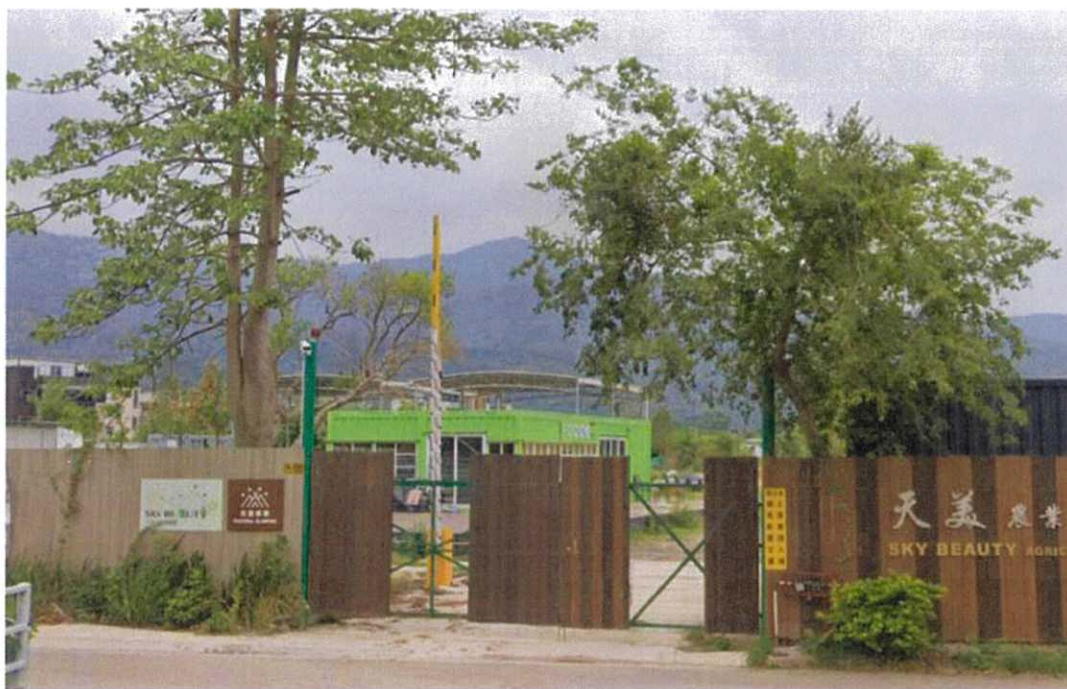
Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 991 RP, 992, 1002 (Part), 1006 (Part), 1007 (Part), 1008 (Part), 1013, 1014, 1015, 1016, 1017, 1018, 1020, 1021, 1022, 1023, 1024 (Part), 1025 S.A, 1026 (Part), 1027 S.A, 1027 RP (Part), 1028 (Part), 1072 S.A (Part), 1073 (Part), 1074, 1075, 1077, 1078 S.A, 1079 S.A, 1079 S.B, 1081 (Part), 1083 RP (Part), 1084 (Part), 1111, 1112, 1121, 1122, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133 (Part), 1134 (Part), 1135 S.A (Part), 1136 (Part) and 1137 (Part) in D.D. 106 and Adjoining Government Land, Shek Kong, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	78,557 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 1,817 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,320 ☒ About 約 ☐ Not more than 不多於	0.02 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 ☐ (Not more than 不多於)
		N/A	Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	4	m 米 ☐ (Not more than 不多於)
		1	Storeys(s) 層 ☐ (Not more than 不多於)
(iv) Site coverage 上蓋面積	1.7 % ☒ 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) _____ _____		18 18 (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) _____ _____		18 18 (LGV)

Excel Link Development Limited

Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in “Agriculture” Zone, Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories

Drainage Impact Assessment



Document No. V1053/01

Issue 1

August 2024

V1053/01
Issue 1
August 2024

**Proposed Temporary Open Storage of Construction Materials Construction Machineries,
Auto Parts and Vehicles with Ancillary Facilities for a Period of 3years and Associated
Filling of Land and Pond in “Agriculture” Zone, Various Lots in D.D. 106 and
Adjoining Government Land, Shek Kong, Yuen Long, New Territories**

Drainage Impact Assessment

Approved for Issue by:

Bryan LEUNG

Position: Project Manager

Date: 13 August 2024

Excel Link Development Limited
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Kowloon.

V1053/01
Issue 1
August 2024

**Proposed Temporary Open Storage of Construction Materials Construction Machineries,
Auto Parts and Vehicles with Ancillary Facilities for a Period of 3years and Associated Filling
of Land and Pond in “Agriculture” Zone, Various Lots in D.D. 106 and Adjoining
Government Land, Shek Kong, Yuen Long, New Territories**

Drainage Impact Assessment

Issue	Prepared by	Reviewed by	Date
1	EM	BLE	13 Aug 2024

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1.0 Introduction

- 1.1 This submission presents the drainage impact assessment of the proposed temporary open storage of construction materials construction machineries, auto parts and vehicles with ancillary facilities for a period of 3years and associated filling of land and pond at various lots in D.D. 106 and adjoining government land Shek Kong, Pat Heung, Yuen Long, New Territories ("Site").
- 1.2 The Site has an area of about 78,557m² and it is currently occupied by open space uses. Six 1- storey structures are proposed at the Site for site offices and washrooms with total GFA of about 1,320 m². The general layout plan of the Site is shown in the **Drawing No. V1053/001**.
- 1.3 Due to the concerns of possible drainage impact arising from the change of uses, Mannings (Asia) Consultants Limited (MACL) was commissioned by Excel Link Development Limited to undertake a Drainage Impact Assessment (DIA) to demonstrate the acceptability of drainage impact upon the surrounding environment.



2.0 Site Condition

- 2.1 The topography of the Site is generally flat and currently situated with levels ranging from +12.7mPD to +15.10 mPD. In general, the direction of surface runoff flow from east to west. The existing catchment plan refer to the **Drawing No. V1053/009 in Appendix A**. After completion of the project, the ground level of the Site will be raised to above +15.0mPD to +16.6 mPD. The existing unpaved area will change to paved area for the proposed 6 structures. There is no change of unpaved area for the other areas such as road, parking area and open space. The catchment plan after the development refer to the **Drawing No. V1053/010 in Appendix A**.
- 2.2 According to the site survey and site observation, there is a natural stream located at the north of the Site flowing from east to west and finally connected to the Kam Tin River. Some of the runoff from the Site will be discharged into the natural stream.
- 2.3 In addition, there are existing u channels and pipes located at the south of the Site. These drain discharging part of the site surface runoff into the river at the south.



3.0 Design Methodology and Assumptions

3.1 Design Code

Stormwater Drainage Manual (DSD) - Fifth Edition, January 2018;
Stormwater Drainage Manual (DSD) - Corrigendum No. 1/2022;
Stormwater Drainage Manual (DSD) - Corrigendum No. 1/2024;
Stormwater Drainage Manual (DSD) - Corrigendum No. 2/2024;
BS 5911 Code of practice for precast concrete pipe design
DSD Standard Drawings

3.2 Design Parameters

a) Runoff Coefficient

Table 3-1 Runoff Coefficients

Surface Characteristic	Runoff Coefficient, C
Roof of Structure	1.00
Existing Concrete	0.95
Grassland (heavy soil**) Flat	0.25

Roughness Coefficient for pipe flow $k_s = 3$

b) Minimum pipeline cover and manhole spacing requirements

Table 3-2 Minimum pipeline cover and manhole spacing requirements

Minimum pipeline cover	
In Roads	0.9 m
In footways and verges	0.45 m
Manhole spacing requirements	
D < 675 mm	80 m
675 < D < 1050	100 m
D > 1050	120 m

c) Bedding factors

Granular bedding	: 1.9
Plain concrete bedding	: 2.6
Reinforced concrete bedding with allowance for minimum steel area	: 3.4
Concrete Surround	: 4.5

d) Design Flow Velocity

Minimum	: 1 m/s
---------	---------



Maximum : 3 m/s (desirable)
: 6 m/s (absolute)

3.3 1 in 10 years return period is used for the drainage design.

3.4 Description of Analysis Method

- a) Rational method is used for calculation of the peak runoff. The formula is extracted from Section 7.5.2 (a) of SDM which is to estimate the stormwater runoff as shown below:

$$Q_p = 0.278 C i A$$

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

- b) 10% reduction of flow area is allowed taken into account of decomposition of siltation as per DSD's Stormwater Drainage Manual (SDM) 2018.
- c) The time of concentration used for determining the duration of the design storm is considered by the time of entry and the time of flow,

$$t_c = t_e + t_f \quad t_f = L/V$$

- d) where t_o = inlet time (time taken for flow from the remotest point to reach the most upstream point of the urban drainage system)

Where t_f = flow time
L = Length of drain
V = flow velocity

- e) The time of entry or time of flow in the hinterland is calculated using the Bransby William's Equation.

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

Where t_e = time of concentration (min)
L = catchment length (m)
A = catchment area (m²)
H = average catchment slope (m/100m)



- f) The rainfall intensity is extracted from the Section 4.3.2 of SDM which is to estimate the Intensity-Duration –Frequency (IDF) Relationship.

$$i = a / (t_d + b)^c$$

Where
 I = extreme mean intensity in mm/hr
 t_d = duration in minutes (t_d < 240), and
 a, b, c = storm constants given in table 3 of SDM as below

Table 3-3 Storm Constant of SDM

Return Period T (years)	10
a	2251.3
b	27.46
c	0.661

- g) Colebrook-White Equation is used in hydraulic design for pipe flow.

$$V = -\sqrt{(32gRs)} \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{(32gRs)}} \right)$$

Where
 V = mean velocity (m/s)
 g = gravitational acceleration (m/s²)
 R = hydraulic radius (m)
 D = pipe diameter (m)
 k_s = equivalent sand roughness (m)
 v = kinematic viscosity of fluid (m²/s)
 s = frictional slope (energy gradient due to frictional loss)



4.0 Drainage Assessment

- 4.1 The surface characteristics of the on-site catchment area (i.e. Catchment A-D) of the existing condition and proposed condition are summarized in Table 3.1.

Table 3.1 Existing and Proposed Catchment

Catchment	Existing Catchment		Proposed Catchment	
	unpaved	paved	unpaved	paved
A	36027	5,227	30,599	6,107
B	9,023	0	8,906	0
C	50,423	5,110	50,203	5,330
D	32,941	1,173	37,386	1,393

- 4.2 The surface runoff within the Site area will be collected by the proposed drainage systems and discharged into the existing drains. The drainage layout plans are shown in **Drawing Nos. V1053/003 - 006** in **Appendix A**.
- 4.3 The estimated runoff from the existing land use and the proposed land use in summarized in Table 3.2.

Table 3.2 Estimated Runoff of the Existing Land Use and Proposed Land Use

Drainage System	Existing runoff (m ³ /s)	Future runoff (m ³ /s)
A	0.75	0.68
B	0.12	0.12
C	1.01	1.00
D	0.53	0.59

- 4.4 From the results, there is no increase in surface runoff arising from the land use changes for drainage systems A, B and C. As such, it is anticipated that there is no adverse drainage impact to the existing drainage after implementation of the land use changes. For drainage system D, there is slightly increase in surface runoff arising from the land use changes. The existing 750mm dia. pipe is checked and it provide sufficient capacity to cater for the flow after development.

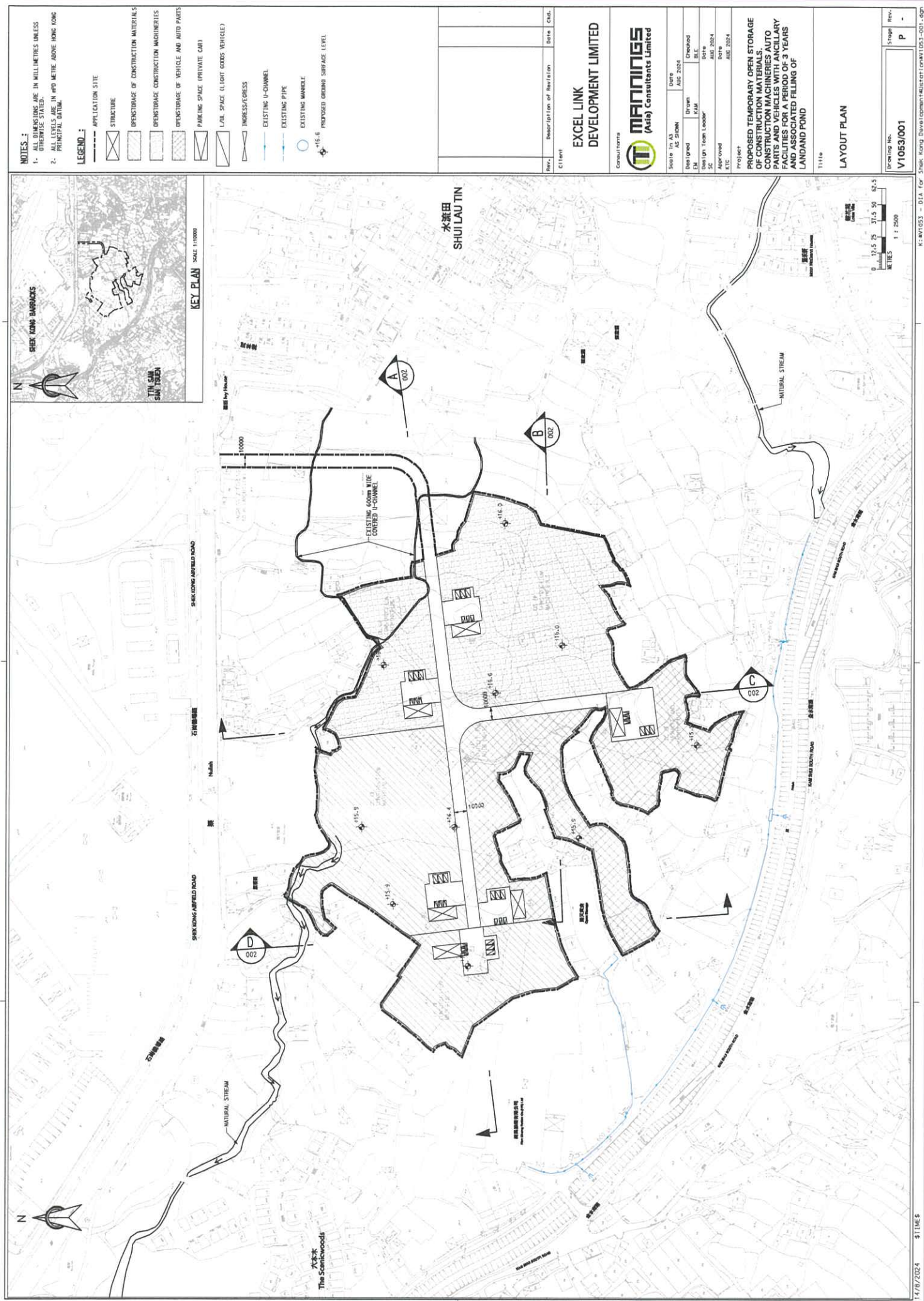


5.0 Conclusion

- 5.1 A Drainage Impact Assessment has been conducted for the proposed land use changes in Shek Kong. There is no increase in surface runoff for catchment A, B and C. The existing drainage system is checked for catchment D. Based on the calculation, the existing drainage design has enough adequacies to cater the surface water.



Appendix A Drawings



1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN MPO METRE ABOVE HONG KONG PRINCIPAL DATUM.



Rev.	Description of Revision	Date	By
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Client

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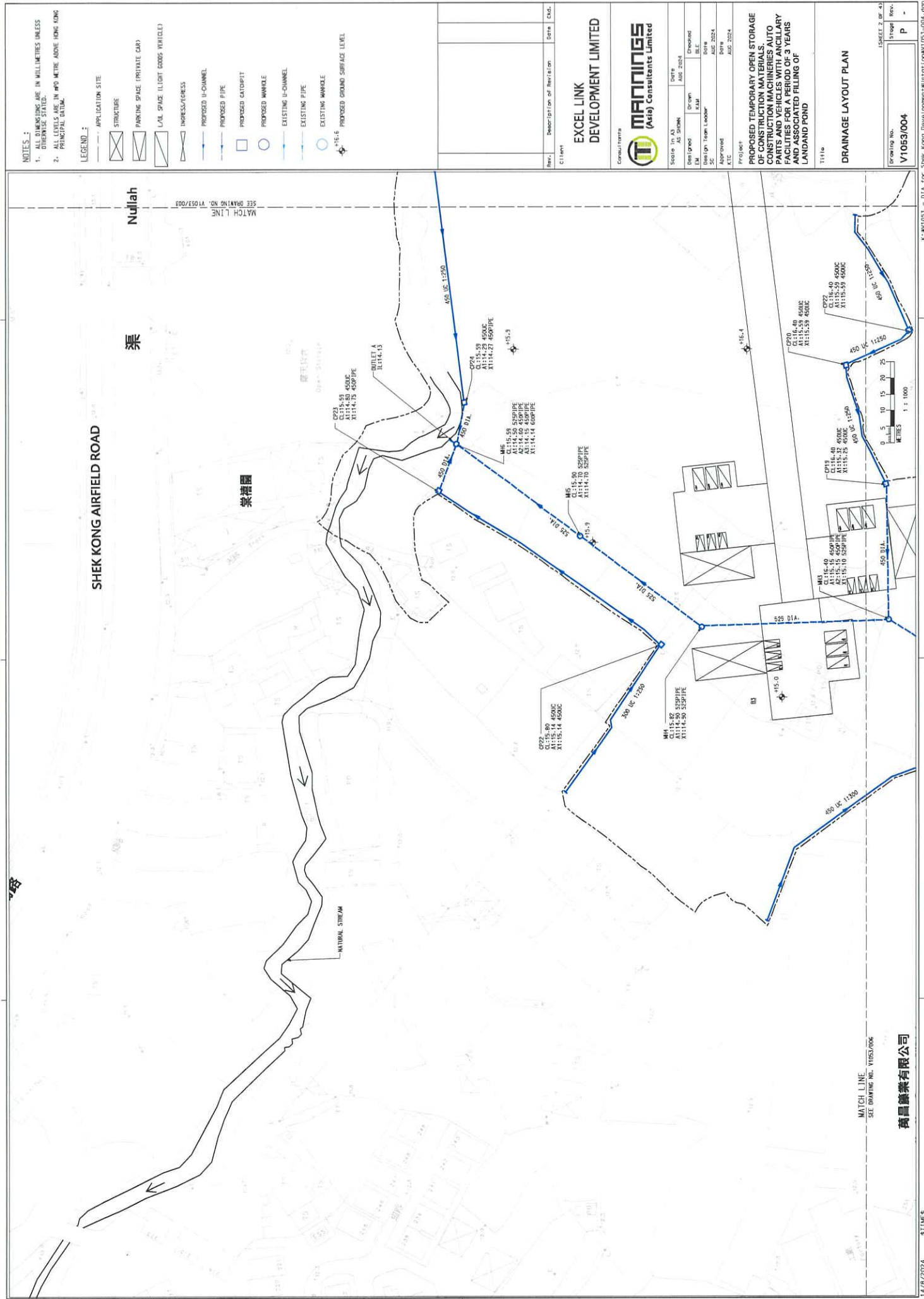
Issued in A3 AS SHOWN	Date AUG 2024
Designed N	Drawn KAM
Checked BLE	
Design Team Leader JC	Date AUG 2024
Approved JC	Date AUG 2024

Project
PROPOSED TEMPORARY OPEN STORAGE
OF CONSTRUCTION MATERIALS,
CONSTRUCTION MACHINERIES AUTO
PARTS AND VEHICLES WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3 YEARS
AND ASSOCIATED FILLING OF
LAND AND POND

Title

SECTIONS

Drawing No.	Stage	Rev.
V1053/002	P	-



NOTES :
1. DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN MPD METRE ABOVE HONG KONG PRINCIPAL DATUM.

- LEGEND :
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE (PRIVATE CAR)
 - LAL SPACE (LIGHT GOODS VEHICLE)
 - INPRESS/VEHICLE
 - PROPOSED U-CHANNEL
 - PROPOSED PIPE
 - PROPOSED CATCHPIT
 - PROPOSED MANHOLE
 - EXISTING U-CHANNEL
 - EXISTING PIPE
 - EXISTING MANHOLE
 - PROPOSED GROUND SURFACE LEVEL

Rev.	Description of Revision	Date	Chd.
Client			

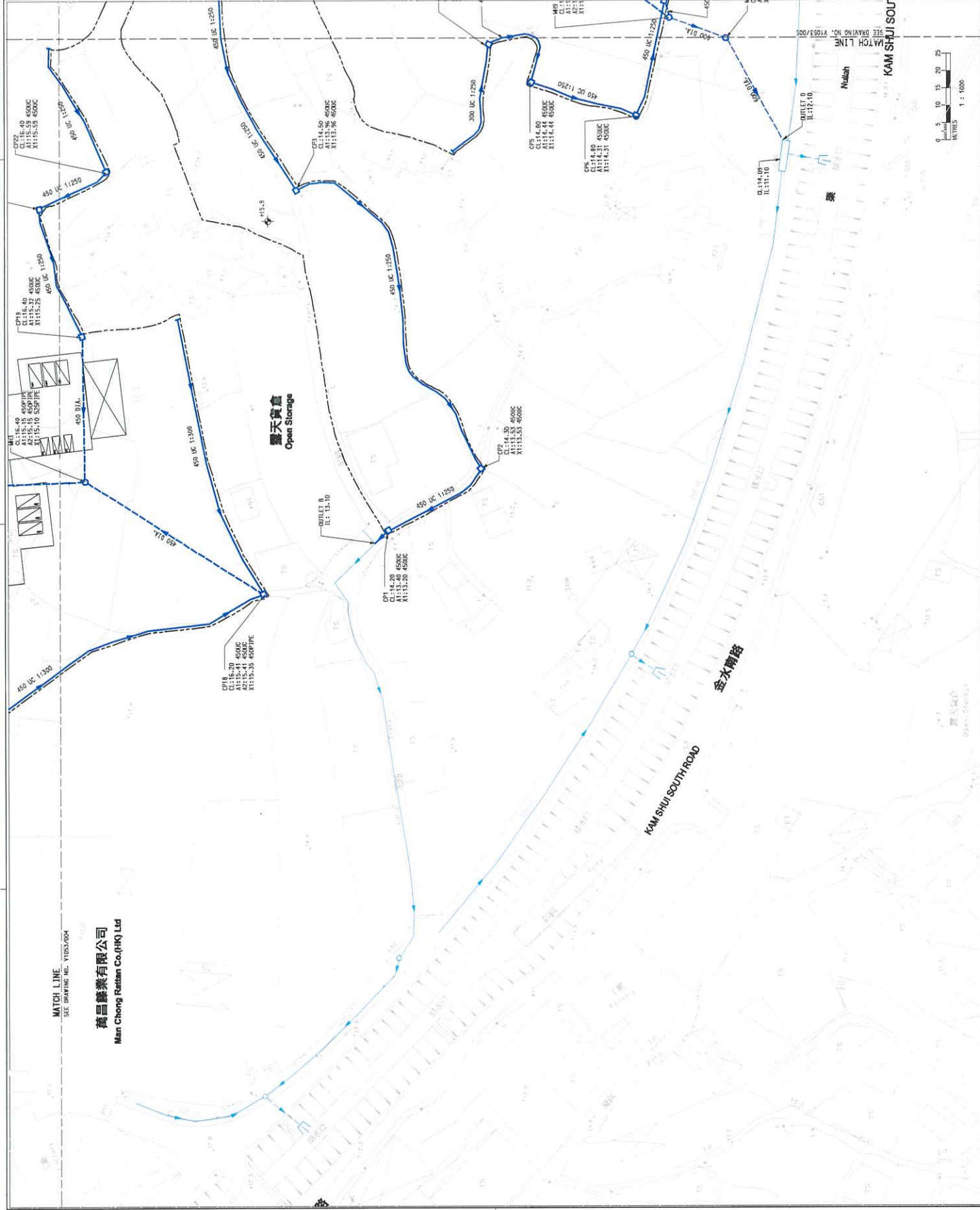
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Scale 1:1000	Date AUG 2024
Drawn By	Checked By
Drawn Date	Checked Date
Drawn By	Checked By
Drawn Date	Checked Date
Drawn By	Checked By
Drawn Date	Checked Date

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS. CONSTRUCTION MATERIALS AUTO STORAGE AND ASSOCIATED FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

Drainage Layout Plan
V1053/004
P



NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN 400 METRE ABOVE HONG KONG PRINCIPAL DATUM.

- LEGEND:
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE (PRIVATE CAR)
 - PARKING SPACE (LIGHT GOODS VEHICLE)
 - IMPROVED/DEPRESS
 - PROPOSED B-CANAL
 - PROPOSED PIPE
 - PROPOSED CATCHPIT
 - PROPOSED MANHOLE
 - EXISTING B-CANAL
 - EXISTING PIPE
 - EXISTING MANHOLE
 - +16.6 PROPOSED GROUND SURFACE LEVEL

Rev.	Description of Revision	Date	Chd.
Client			

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Scale in A3 AS SHOWN	Date AUG 2024	
	Drawn KAM	Checked BLE
Design Team Leader SC		
Approved ATC	Date AUG 2024	
	Date AUG 2024	

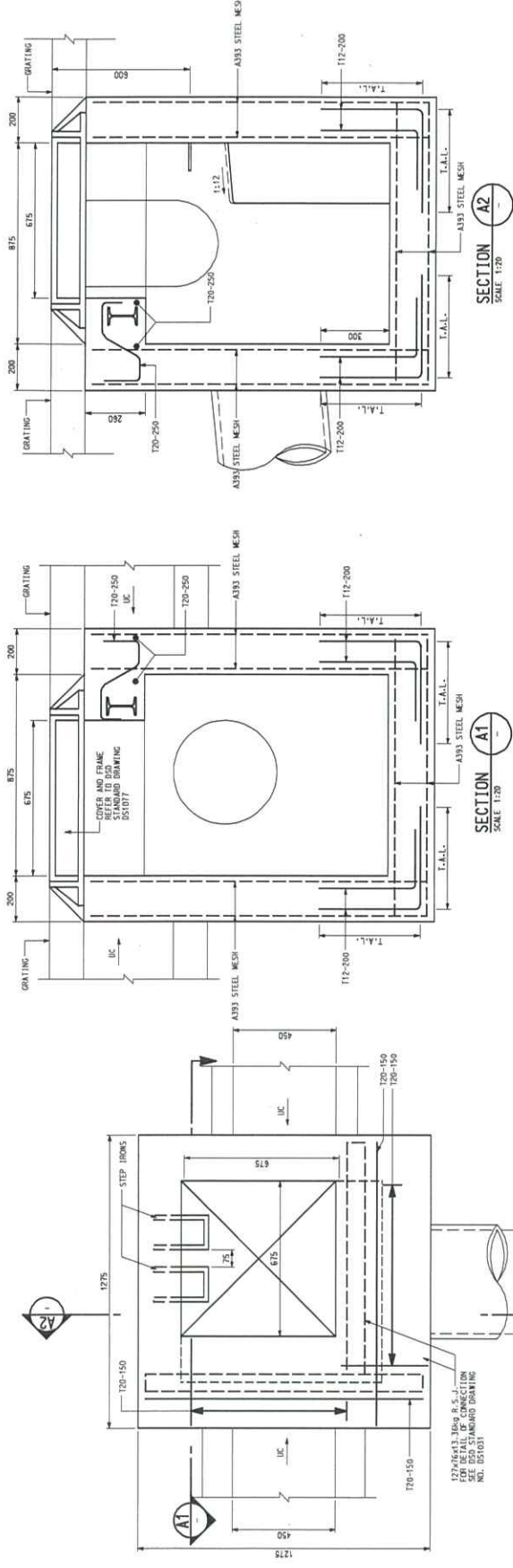
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, RESURFACING, LAYING AUTO PAVING, AND CONSTRUCTION OF FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

Drainage LAYOUT PLAN

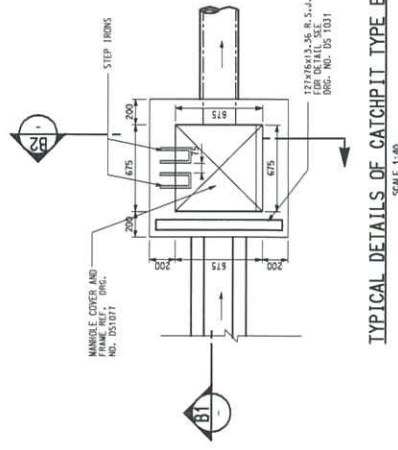
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Sheet	P

NOTES :

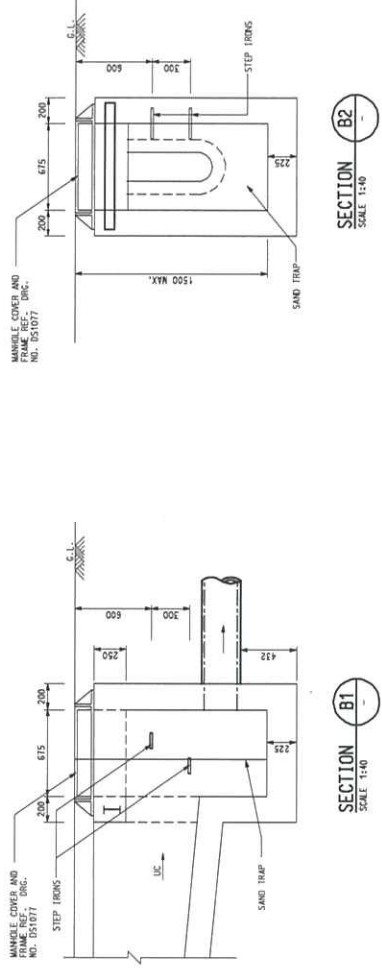
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN MVD METRE ABOVE HONG KONG PRINCIPAL DATUM.
3. LETTERING FOR CONTRACT NO. AND MANUFACTURER'S NAME SHALL BE RAISED 2mm ABOVE FINISH SURFACE.



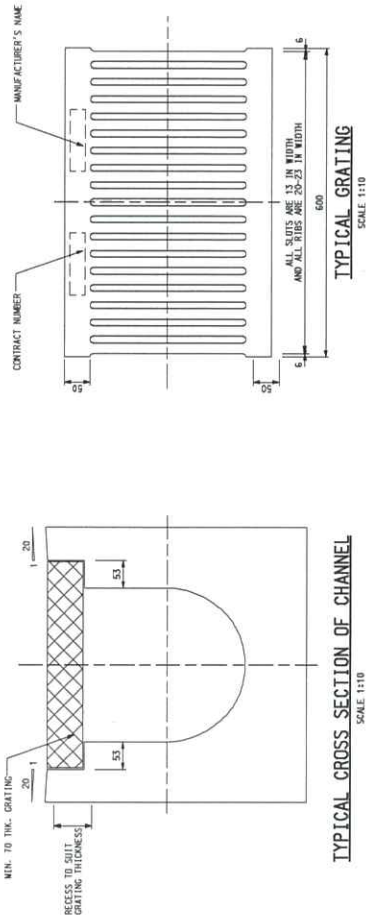
TYPICAL DETAILS OF CATCHPIT TYPE A



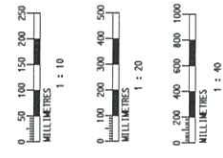
TYPICAL DETAILS OF CATCHPIT TYPE B



TYPICAL CROSS SECTION OF CHANNEL



TYPICAL GRATING



TYPICAL DETAILS OF DRAINAGE

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Drawn	EM	Checked	EM
Revision	Team Leader	Date	AUG 2024
Approved	KTC	Date	AUG 2024

PROPOSED TEMPORARY OPEN STORAGE
OF CONSTRUCTION MATERIALS,
CONSTRUCTION MACHINERIES AUTO
PARTS AND VEHICLES WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3 YEARS
AND ASSOCIATED FILLING OF
LAND AND POND

Project
T1116
Drawing No.
V1059/007
Revision
P



Appendix B

Design Calculations

Rational method is used for calculation of the peak runoff. The formula is extracted from Section 7.5.2 (a) of SDM.

$$Q_p = 0.278 C i A$$

Where Q_p = peak runoff in m^3/s

i = rainfall intensity in mm/hr

A = catchment area in km^2

The parameters and assumptions refer to section 3.

Before Development

Runoff Estimation at Catchment A

Natural Catch. (m^2)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $\frac{0.14465L}{(H^{0.2} A^{0.1})}$	Length of Nullah L (m)	flow vel. (m^3/s)	$t_t = L/v$ (min)	$t_c = t_t + t_r$ (min)	Runoff coeff.	Total Catch. Area (m^2)	10 year Intensity (mm/hr)	10 year design runoff = $0.278CiA$	10 year Total runoff (m^3/s)
41254	188	14.55	9.98	2.43	7.87	401	1.218	5	13.4	0.25 0.95	36027 5227	193.95	0.49 0.27	0.75

Runoff Estimation at Catchment B

Natural Catch. (m^2)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $\frac{0.14465L}{(H^{0.2} A^{0.1})}$	Length of Nullah L (m)	flow vel. (m^3/s)	$t_t = L/v$ (min)	$t_c = t_t + t_r$ (min)	Runoff coeff.	Total Catch. Area (m^2)	10 year Intensity (mm/hr)	10 year design runoff = $0.278CiA$	10 year Total runoff (m^3/s)
9023	200	15.1	14.1	0.50	13.37	192	1.343	2	15.7	0.25	9023	186.78	0.12	0.12

Runoff Estimation at Catchment C

Natural Catch. (m^2)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $\frac{0.14465L}{(H^{0.2} A^{0.1})}$	Length of Nullah L (m)	flow vel. (m^3/s)	$t_t = L/v$ (min)	$t_c = t_t + t_r$ (min)	Runoff coeff.	Total Catch. Area (m^2)	10 year Intensity (mm/hr)	10 year design runoff = $0.278CiA$	10 year Total runoff (m^3/s)
55533	126	14.55	12.87	1.33	5.77	289	1.343	4	9.4	0.25 0.95	50423 5110	207.63	0.73 0.28	1.01

Runoff Estimation at Catchment D

Natural Catch. (m^2)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $\frac{0.14465L}{(H^{0.2} A^{0.1})}$	Length of Nullah L (m)	flow vel. (m^3/s)	$t_t = L/v$ (min)	$t_c = t_t + t_r$ (min)	Runoff coeff.	Total Catch. Area (m^2)	10 year Intensity (mm/hr)	10 year design runoff = $0.278CiA$	10 year Total runoff (m^3/s)
34114	172	16.3	15.1	0.70	9.42	70	1.343	1	10.4	0.25 0.95	32941 1173	203.69	0.47 0.06	0.53

Rational method is used for calculation of the peak runoff. The formula is extracted from Section 7.5.2 (a) of SDM.

$$Q_p = 0.278 C i A$$

Where Q_p = peak runoff in m³/s

i = rainfall intensity in mm/hr

A = catchment area in km²

The parameters and assumptions refer to section 3.

After Development

Runoff Estimation at Catchment A

Natural Catch. (m ²)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $0.14465 / (H^{0.2} A^{0.1})$	Length of Nullah L (m)	flow vel. (m ³ /s)	$t_f = L/v$ (min)	$t_c = t_o + t_f$ (min)	Runoff coeff.	Total Catch. Area (m ²)	10 year Intensity (mm/hr)	10 year design runoff = 0.278CiA	10 year Total runoff (m ³ /s)
36706	188	14.55	9.98	2.43	7.96	401	1.218	5	13.4	0.25 0.95 1.00	30599 5227 880	193.66	0.41 0.27 0.00	0.68

Runoff Estimation at Catchment B

Natural Catch. (m ²)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $0.14465 / (H^{0.2} A^{0.1})$	Length of Nullah L (m)	flow vel. (m ³ /s)	$t_f = L/v$ (min)	$t_c = t_o + t_f$ (min)	Runoff coeff.	Total Catch. Area (m ²)	10 year Intensity (mm/hr)	10 year design runoff = 0.278CiA	10 year Total runoff (m ³ /s)
8906	200	15.1	14.1	0.50	13.38	192	1.343	2	15.8	0.25	8906	186.73	0.12	0.12

Runoff Estimation at Catchment C

Natural Catch. (m ²)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $0.14465 / (H^{0.2} A^{0.1})$	Length of Nullah L (m)	flow vel. (m ³ /s)	$t_f = L/v$ (min)	$t_c = t_o + t_f$ (min)	Runoff coeff.	Total Catch. Area (m ²)	10 year Intensity (mm/hr)	10 year design runoff = 0.278CiA	10 year Total runoff (m ³ /s)
55533	126	14.55	12.87	1.33	5.77	289	1.343	4	9.4	0.25 0.95 1.00	50203 5110 220	207.63	0.72 0.28 0.00	1.00

Runoff Estimation at Catchment D

Natural Catch. (m ²)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $0.14465 / (H^{0.2} A^{0.1})$	Length of Nullah L (m)	flow vel. (m ³ /s)	$t_f = L/v$ (min)	$t_c = t_o + t_f$ (min)	Runoff coeff.	Total Catch. Area (m ²)	10 year Intensity (mm/hr)	10 year design runoff = 0.278CiA	10 year Total runoff (m ³ /s)
36779	172	16.3	15.1	0.70	9.30	70	1.343	1	10.3	0.25 0.95 1.00	37386 1173 220	204.12	0.53 0.06 0.00	0.59

Mannings (Asia) Consultants Ltd.				Job No.		Sheet No.		Rev.	
Calculation Sheet				Member / Location					
Job Title: Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories				Drg. Ref.					
				Made By NHL		Date		Chd.	

The drainage design is referring to DSD's SDM 2018 & Corrigendum No. 1/2022 and Corrigendum No. 1/2024
1 in 10 year design return period is taken.

Rational method is used for calculation of the peak runoff. The formula is extracted from Section 7.5.2 (a) of SDM.
 $Q_p = 0.278 C I A$
 Where Q_p = peak runoff in m^3/s
 I = rainfall intensity in mm/hr
 A = catchment area in km^2

Runoff Estimation

Location	Natural Catch. (m^2)	Longest flow path (m)	Gradient (m per 100m)	t_o (min) = $\frac{0.14465L}{(H^{0.2}A^{0.1})}$	$t_r = \frac{L}{v}$ (min)	$t_c = t_o + t_r$ (min)	Total Catch. Area (m^2)	10 year Intensity (mm/hr)	10 year design runoff = $0.278CI A$ (m^3/s)
A1	2581	30	0.010	4.97	0.90	5.87	2581	221.74	0.04
A2	9945	98	0.010	14.13	0.06	14.19	9945	191.37	0.13
A3	13534	93	0.010	13.14	0.81	13.95	13534	192.10	0.18
A4	5928	94	0.006	15.67	0.34	16.02	5928	186.02	0.08
A5	3665	37	0.005	6.69	0.70	7.39	3665	215.29	0.05
A6	4323	72	0.003	14.63	0.06	14.70	4323	189.84	0.06
A7	2745	30	0.030	3.96	0.70	4.66	2745	227.21	0.04
A8	1726	41	0.024	5.92	1.63	7.55	1726	214.65	0.03
B1	5770	98	0.009	15.23	1.11	16.34	5770	185.10	0.07
B2	8745	98	0.006	15.85	3.78	19.63	8745	176.46	0.11
C1	6133	105	0.009	16.45	0.10	16.55	6133	184.52	0.08
C2	15963	134	0.007	20.03	1.08	21.11	15963	172.88	0.19
D1	9098	138	0.007	21.95	0.74	22.69	9098	169.27	0.11
D2	9415	212	0.007	33.52	0.06	33.58	9415	148.64	0.10
D3	4862	100	0.007	16.70	0.19	16.89	4862	183.59	0.06
D4	8139	193	0.005	32.50	0.74	33.24	8139	149.19	0.08
D5	2266	61	0.016	9.27	0.13	9.41	2266	207.44	0.03

Stormwater Drainage Design

Manhole		Catchment Area		Length (m)	Nominal Diameter (mm)	Gradient, S _r		Roughness Coefficient (m)	Velocity (m/s)	Time of Flow (min)	Time of Conc. (min)	Rainfall Duration (min)	10 year Intensity (mm/hr)	10 year Runoff (m ³ /s)	Inflow (m ³ /s)	Total Flow (m ³ /s)	Capacity (m ³ /s)	Adjusted Capacity > Total Flow ?	Cover Level		Invert Level		
From	To	Increment (m ²)	Accu. (m ²)			(%)	1 in												From (mPD)	To (mPD)	From (mPD)	To (mPD)	
MH8	CP17	MH7	22096	22096	49	525	0.8	122.5	3.0	1.547	21.11	21.11	172.88	0.265	0.000	0.265	0.301	Yes	16.00	16.20	14.30	13.90	
	MH7	MH8	22096	22096	58	525	0.7	145.0	3.0	1.422	21.11	21.11	172.88	0.265	0.000	0.265	0.277	Yes	16.20	16.20	13.90	13.50	
	Existing Stream	22096	22096	52	525	0.8	130.0	3.0	1.502	21.11	21.11	21.11	172.88	0.265	0.000	0.265	0.293	Yes	16.20	16.20	13.50	13.10	
CP7	CP13	MH2	18513	18513	41	525	1.3	74.5	3.0	1.984	33.58	33.58	148.64	0.191	0.000	0.191	0.386	Yes	16.00	15.50	13.95	13.40	
	MH9	13000	13000	4	450	2.5	40.0	3.0	2.447	16.89	16.89	16.89	183.59	0.166	0.000	0.166	0.350	Yes	15.50	15.50	14.00	13.90	
	CP10	MH2	2266	2266	5	300	2.0	50.0	3.0	1.670	9.41	9.41	207.44	0.033	0.000	0.033	0.106	Yes	15.50	15.50	14.25	14.15	
MH1	MH9	MH1	33780	33780	20	600	2.3	44.4	3.0	2.805	13.95	13.95	13.95	192.10	0.451	0.000	0.451	0.714	Yes	15.50	15.90	13.30	12.85
	Existing Stream	33780	33780	36	600	1.4	72.0	3.0	2.203	16.02	16.02	16.02	186.02	0.437	0.000	0.437	0.561	Yes	15.50	15.50	12.60	12.10	
	CP18	MH3	7988	7988	58	450	0.3	290.0	3.0	0.907	14.70	14.70	14.70	189.84	0.105	0.000	0.105	0.130	Yes	16.20	16.40	15.35	15.15
MH3	CP19	MH3	2745	2745	43	450	0.2	430.0	3.0	0.745	14.70	14.70	14.70	189.84	0.036	0.000	0.036	0.107	Yes	16.40	16.40	15.25	15.15
	MH4	10734	10734	58	525	0.3	290.0	3.0	1.004	14.70	14.70	14.70	189.84	0.142	0.000	0.142	0.196	Yes	16.40	16.00	15.10	14.90	
	MH5	MH4	10734	10734	45	525	0.4	225.0	3.0	1.141	14.70	14.70	14.70	189.84	0.142	0.000	0.142	0.222	Yes	16.00	15.90	14.90	14.70
MH6	MH5	MH6	10734	10734	47	525	0.4	235.0	3.0	1.116	16.34	16.34	16.34	185.10	0.138	0.000	0.138	0.217	Yes	15.90	15.90	14.70	14.50
	Existing Stream	10734	10734	47	525	0.4	235.0	3.0	1.116	16.34	16.34	16.34	185.10	0.138	0.000	0.138	0.217	Yes	15.90	15.80	14.70	14.50	
	CP23	MH6	9945	9945	18	450	0.8	120.0	3.0	1.412	14.19	14.19	14.19	191.37	0.132	0.000	0.132	0.202	Yes	15.59	15.90	14.75	14.60
CP24	MH6	13534	13534	13	450	0.9	108.3	3.0	1.486	16.02	16.02	16.02	186.02	0.175	0.000	0.175	0.213	Yes	15.59	15.90	14.27	14.15	
MH6	Existing Stream	34213	34213	1	600	1.0	100.0	3.0	1.869	33.58	33.58	33.58	148.64	0.353	0.000	0.353	0.476	Yes	15.59	15.90	14.14	14.13	
Check Existing Pipe																							
Existing Catchment Area D		34114	34114	10	750	1.0	100.0	3.0	2.162	3.08	3.08	3.08	234.94	0.557	0.000	0.557	0.859	Yes	14.09	12.17	11.10	11.00	
Proposed Catchment Area D		38779	38779	10	750	1.0	100.0	3.0	2.162	3.08	3.08	3.08	234.94	0.633	0.000	0.633	0.859	Yes	14.09	12.17	11.10	11.00	

Mean Velocity is calculated by Colebrook- White equation

$$\bar{V} = -\sqrt{32gRS_f} \log \left[\frac{k_s}{14.8R} + \frac{1.25S_v}{R\sqrt{32gRS_f}} \right]$$

Where:
 $\bar{V}$ = Mean Velocity (m/s)
 R = Hydraulic Diameter (m)
 k_s = Surface Roughness (m)
 ν = Kinematic viscosity (kg/ms)
 S_f = Slope of Hydraulic Gradient
 g = Gravity (m/s²)

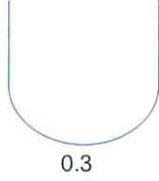
The Roughness Coefficient K_s is assumed to be 3 for concrete.
Peak Runoff is estimated using rational method according to SDMI.

Mannings (Asia) Consultants Ltd.		Job No.		Sheet No.	Rev.
Calculation Sheet		Member / Location			
		Drg. Ref.			
Job Title: Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories					
		Made By	NHL	Date	Chd.

Checking of Capacity (300UC)

Input Data

Width of UC	=	0.3 m	0.15
Height of UC	=	0.3 m	
Design Runoff	=	0.04 m ³ /s	0.15
		(Q _{discharge})	



Flow capacity, Q

$$Q = \frac{A \times r^{2/3} \times s^{1/2}}{n}$$

where

A	=	cross sectional area of flow (m ²)	=	0.080343 m ²
r	=	hydraulic radius (m)		
s	=	slope of the water surface or the linear hydraulic head loss (m/m)		
n	=	Manning coefficient of roughness		

Hydraulic radius

r	=	$\frac{A}{P}$		
P	=	wetted perimeter (m)	=	0.77 m
r	=	0.10 m		

Slope

s	=	0.004 m/m
---	---	-----------

Manning coefficient of roughness

n	=	0.014
---	---	-------

Therefore,

Q	=	0.08 m ³ /s	> Design runoff, OK!
V	=	Q/A =	1.00 m/s

Mannings (Asia) Consultants Ltd.

Job No.

Sheet No.

Rev.

Calculation Sheet

Job Title: Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories

Member / Location

Drg. Ref.

Made By

NHL

Date

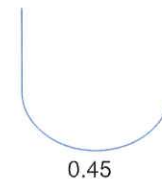
Chd.

Checking of Capacity (450UC)**Input Data**

Width of UC = 0.45 m
Height of UC = 0.45 m
Design Runoff = 0.19 m³/s
(Q_{after,uncov.})

0.225

0.225

**Flow capacity, Q**

$$Q = \frac{A \times r^{2/3} \times s^{1/2}}{n}$$

where A = cross sectional area of flow (m²) = 0.180772 m²
r = hydraulic radius (m)
s = slope of the water surface or the linear hydraulic head loss (m/m)
n = Manning coefficient of roughness

Hydraulic radius

$$r = \frac{A}{P}$$

p = wetted perimeter (m) = 1.16 m

r = 0.16 m

Slope

$$s = 0.004 \text{ m/m}$$

Manning coefficient of roughness

$$n = 0.014$$

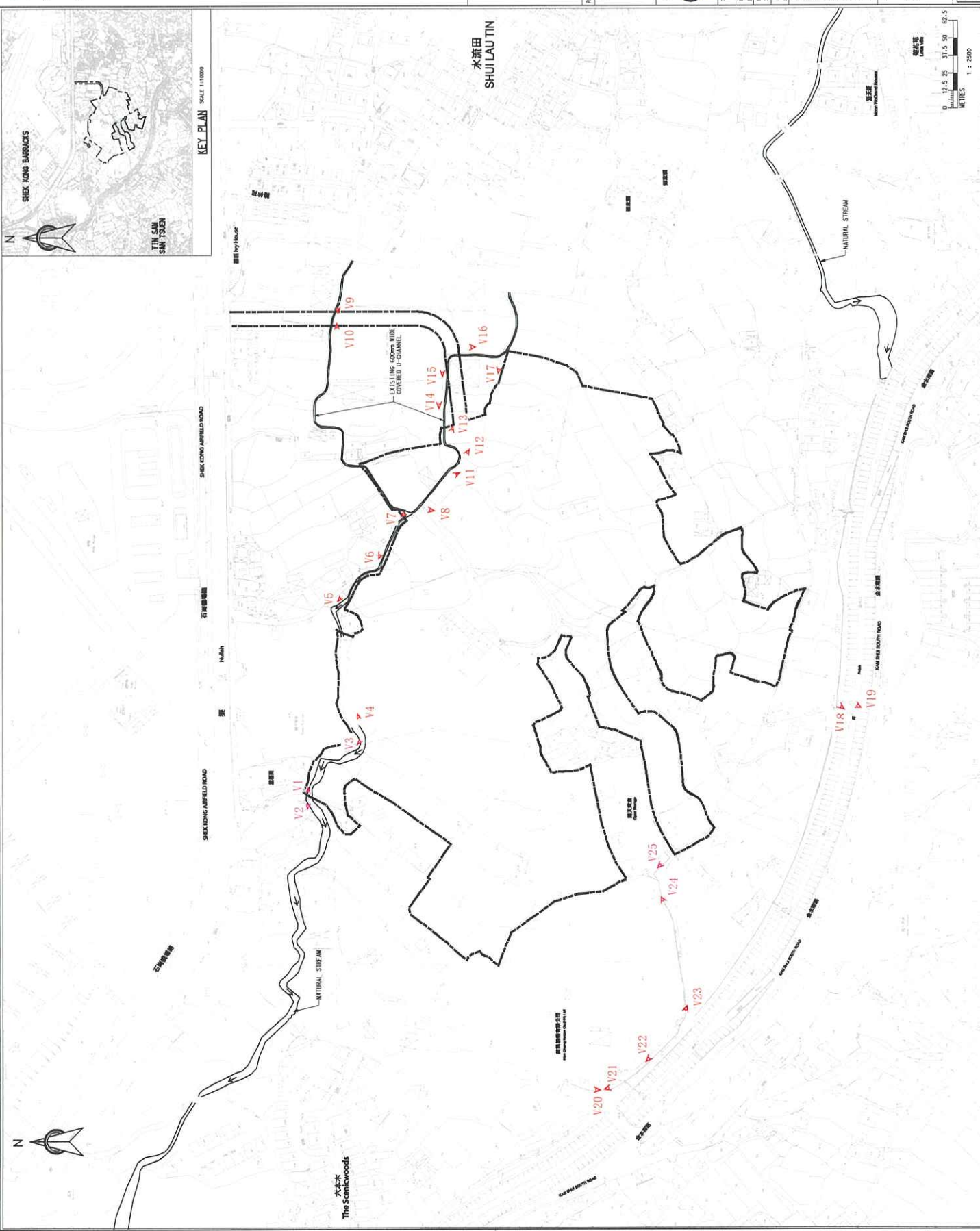
Therefore,

$$Q = 0.24 \text{ m}^3/\text{s} > \text{Design runoff, OK!}$$

$$V = Q/A = 1.31 \text{ m/s}$$



Appendix C
Site Photos



NOTES :
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN MPD ABOVE HONG KONG PRINCIPAL DATUM.

LEGEND :
--- APPLICATION SITE

KEY PLAN SCALE 1:10000

SHEK KONG BARRACKS

TIN SHAN SAN TSEEN

Rev.	Description of Revision	Date	Chd.
Client			
EXCEL LINK DEVELOPMENT LIMITED			
Consultants			
MANNING'S (Asia) Consultants Limited			
Scale 1m A3	Date	Date	
AS SHOWN	AUG 2024	AUG 2024	
Task Lead	Drawn	Checked	
EM	SAU	SE	
Task Lead	Team Leader	Date	
SC	AUG 2024		
Approved	Date		
ATC	AUG 2024		
PROJECT			
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MATERIALS AUTO STORAGE AND ACCESSORIES, AUXILIARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND			
Title			
SITE PHOTO PLAN			
Drawing No.		Stage	Rev.
V1053/008		P	-



Photo V1

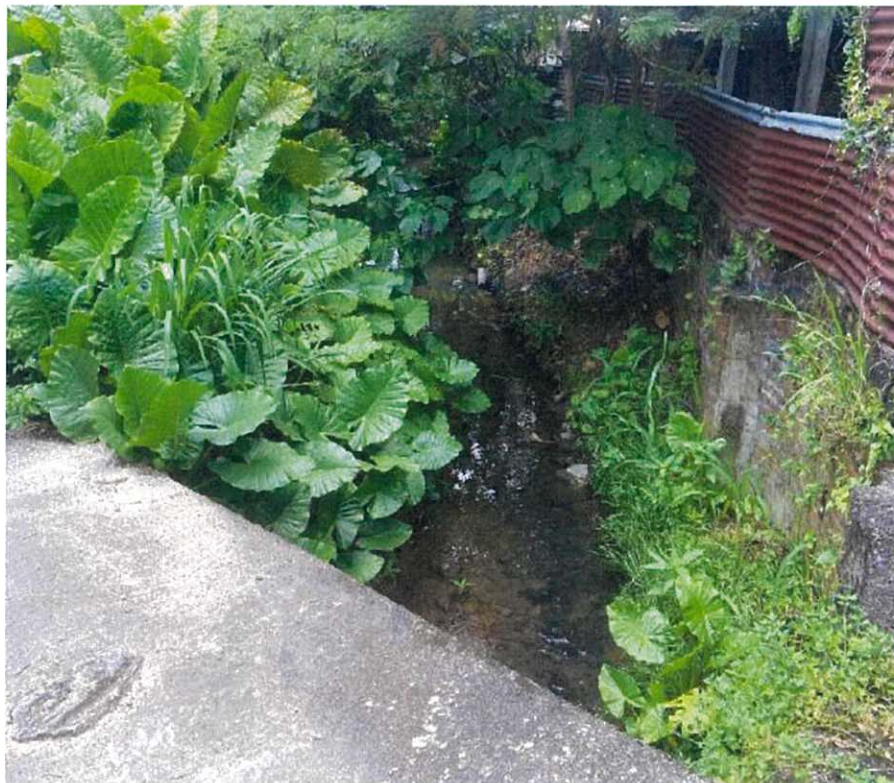


Photo V2





Photo V3



Photo V4





Photo V5

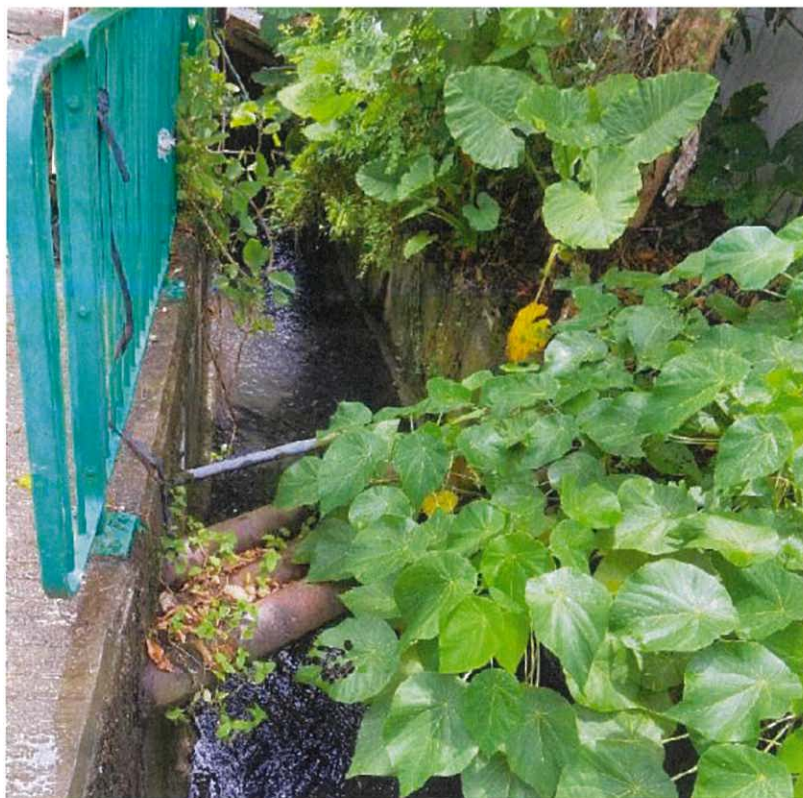


Photo V6





Photo V7



Photo V8





Photo V9



Photo V10





Photo V11



Photo V12

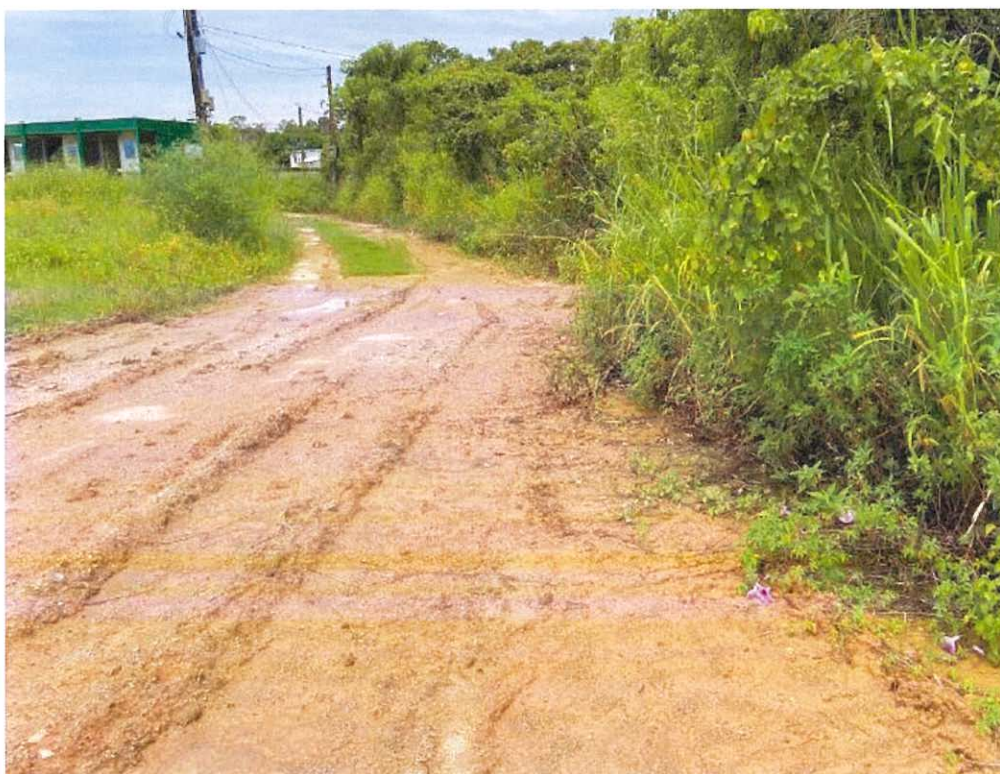




Photo V13



Photo V14





Photo V15



Photo V16





Photo V17



Photo V18





Photo V19



Photo V20





Photo V21



Photo V22

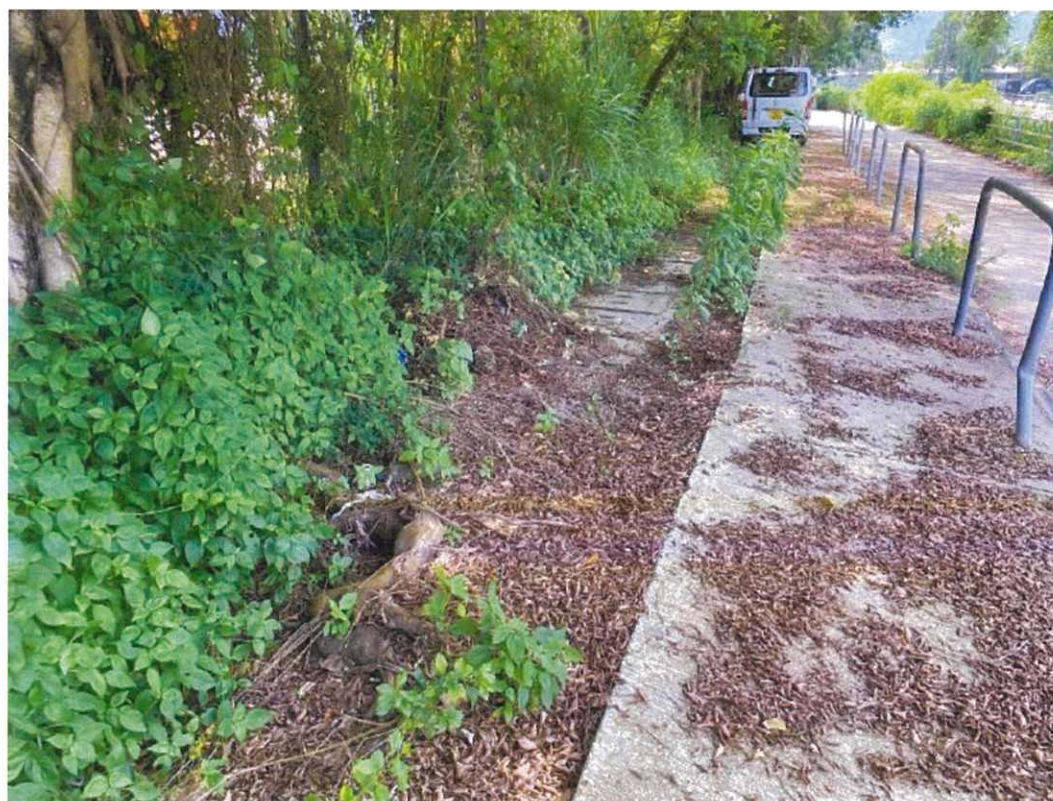




Photo V23



Photo V24





Photo V25





Tree Survey Report

Date of Survey: 16th August 2024

Location:

**Various Lots in D.D. 106 and Adjoining Government Land
Shek Kong, Pat Heung, Yuen Long, New Territories**

Prepared by:

A handwritten signature in black ink, appearing to be 'Mak Ka Hei', written over a horizontal line.

Mak Ka Hei

Registered Arborist

Date: 17th August 2024

Table of contents

1. Introduction	3
2. Summary of Existing Trees	4

Appendix:

- I. Tree Survey Schedule
- II. Tree Survey Plan
- 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, tree tagging with durable labels, 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 16th August 2024. Plants with DBH less than 95mm were not recorded in the survey.

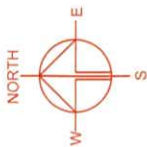
2. Summary of Existing Trees

The surveyed site is located at Various Lots in D.D. 106 and Adjoining Government Land Shek Kong, Pat Heung, Yuen Long, New Territories

At the time of inspection on 16th August 2024, **60 nos.** tree were found within the Site. **1 no.** of dead tree (T30) 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



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 78,557 m² (ABOUT)
AREA OF PRIVATE LAND : 76,740 m² (ABOUT)
AREA OF GOVERNMENT LAND : 1,817 m² (ABOUT)

GOVERNMENT LAND
PORTION OF THE
APPLICATION SITE

GOVERNMENT LAND
PORTION OF THE
APPLICATION SITE

APPLICATION SITE

LEGEND

APPLICATION SITE
GOVERNMENT LAND

PLANNING CONSULTANT



PROJECT
PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS, AUTO PARTS
AND VEHICLES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND
AND POND

SITE LOCATION
VARIOUS LOTS IN D.D. 106 AND
ADJOINING GOVERNMENT LAND
SHEK KONG, PAT HEUNG, YUEN
LONG, NEW TERRITORIES

SCALE
1:2500 @ A4

DRAWN BY	DATE
MN	2.8.2024
CHECKED BY	DATE
APPROVED BY	DATE

DRAWING TITLE	
TREE SURVEY PLAN	
DWG NO.	PLAN 3
YEAR	002

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Private Area, Shek Kong, Pat Heung
 Tree surveyor(s): Mak Ka Hei
 Field Survey was conducted on: 16 August 2024



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)						
T1	<i>Dimocarpus longan</i>	龍眼	6.0	180	7.5	Med	Fair	Fair	Fair	Low	-
T2	<i>Dimocarpus longan</i>	龍眼	6.0	210	6.0	Med	Fair	Fair	Fair	Low	co-dominant trunks
T3	<i>Dimocarpus longan</i>	龍眼	8.0	220	7.0	Med	Fair	Fair	Fair	Low	-
T4	<i>Citrus maxima</i>	柚	8.0	190	7.0	Med	Fair	Fair	Fair	Low	multi-trunks
T5	<i>Ficus religiosa</i>	菩提樹	6.0	130	5.0	Med	Fair	Fair	Fair	Low	-
T6	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5.0	140	7.0	Low	Fair	Fair	Poor	Low	restricted root
T7	<i>Leucaena leucocephala</i>	銀合歡	7.0	120	4.0	Low	Poor	Fair	Poor	Low	climber
T8	<i>Leucaena leucocephala</i>	銀合歡	8.0	140	2.0	Low	Poor	Fair	Poor	Low	climber
T9	<i>Leucaena leucocephala</i>	銀合歡	8.0	150	3.0	Low	Poor	Fair	Poor	Low	climber
T10	<i>Leucaena leucocephala</i>	銀合歡	8.0	130	5.0	Low	Poor	Fair	Poor	Low	climber
T11	<i>Leucaena leucocephala</i>	銀合歡	8.0	160	5.0	Low	Poor	Fair	Poor	Low	climber
T12	<i>Dalbergia odorifera</i>	降香黃檀	16.0	410	10.0	Med	Fair	Fair	Fair	Low	climber
T13	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5.0	100	3.0	Low	Fair	Fair	Fair	Low	-
T14	<i>Dimocarpus longan</i>	龍眼	7.0	210	5.0	Med	Fair	Fair	Fair	Low	climber
T15	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	180	6.0	Low	Fair	Fair	Fair	Low	climber, leaning
T16	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	190	6.0	Low	Poor	Fair	Poor	Low	trunk conflict with structure, leaning
T17	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	300	8.0	Low	Fair	Fair	Fair	Low	-
T18	<i>Celtis sinensis</i>	朴樹	10.0	180	6.0	Low	Fair	Fair	Fair	Low	-
T19	<i>Celtis sinensis</i>	朴樹	11.0	170	5.0	Low	Fair	Fair	Fair	Low	-
T20	<i>Celtis sinensis</i>	朴樹	10.0	160	5.0	Low	Fair	Fair	Fair	Low	-
T21	<i>Celtis sinensis</i>	朴樹	9.0	170	6.0	Low	Fair	Fair	Fair	Low	-
T22	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	8.0	160	5.0	Low	Fair	Fair	Fair	Low	-
T23	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	8.0	150	4.0	Low	Fair	Fair	Fair	Low	-
T24	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	170	5.0	Low	Fair	Fair	Fair	Low	-
T25	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	8.0	160	7.0	Low	Fair	Fair	Fair	Low	-
T26	<i>Morus alba</i>	桑	7.0	120	3.0	Med	Fair	Poor	Fair	Low	epicormics
T27	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	130	4.0	Low	Fair	Fair	Fair	Low	climber
T28	<i>Ficus hispida</i>	對葉榕(牛乳樹)	7.0	160	5.0	Low	Fair	Fair	Fair	Low	-
T29	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	8.0	170	6.0	Low	Fair	Fair	Poor	Low	leaning
T30	Unidentified	未能鑑別	7.0	170	4.0	-	Poor	Dead	Poor	-	dead tree

Tree Survey Schedule

Location: Private Area, Shek Kong, Pat Heung
 Tree surveyor(s): Mak Ka Hei
 Field Survey was conducted on: 16 August 2024



Tree No.	Tree Species		Tree Size Measurements			Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)					
T31	<i>Ficus hispida</i>	對葉榕(牛乳樹)	8.0	190	5.0	Fair	Fair	Fair	Low	-
T32	<i>Celtis sinensis</i>	朴樹	9.0	150	4.0	Fair	Fair	Fair	Low	-
T33	<i>Celtis sinensis</i>	朴樹	9.0	160	4.0	Fair	Fair	Fair	Low	-
T34	<i>Celtis sinensis</i>	朴樹	9.0	155	5.0	Fair	Fair	Fair	Low	-
T35	<i>Litchi chinensis</i>	荔枝	6.0	140	4.0	Fair	Fair	Fair	Low	dead twigs
T36	<i>Litchi chinensis</i>	荔枝	6.0	180	5.0	Fair	Fair	Fair	Low	-
T37	<i>Litchi chinensis</i>	荔枝	6.0	160	4.0	Fair	Fair	Fair	Low	-
T38	<i>Litchi chinensis</i>	荔枝	6.0	120	5.0	Fair	Fair	Fair	Low	-
T39	<i>Litchi chinensis</i>	荔枝	7.0	120	5.0	Fair	Fair	Fair	Low	-
T40	<i>Dimocarpus longan</i>	龍眼	7.0	130	4.0	Fair	Fair	Fair	Low	-
T41	<i>Dimocarpus longan</i>	龍眼	7.0	140	5.0	Fair	Fair	Fair	Low	-
T42	<i>Dimocarpus longan</i>	龍眼	7.0	170	4.0	Fair	Fair	Fair	Low	-
T43	<i>Syzgium hancei</i>	韓氏蒲桃(紅鱗蒲桃)	8.0	350	8.0	Fair	Fair	Fair	Low	-
T44	<i>Averrhoa carambola</i>	楊桃	5.0	170	6.0	Fair	Fair	Fair	Low	-
T45	<i>Litchi chinensis</i>	荔枝	6.0	180	6.0	Fair	Fair	Fair	Low	dead twigs
T46	<i>Averrhoa carambola</i>	楊桃	5.0	140	5.0	Fair	Fair	Fair	Low	-
T47	<i>Psidium guajava</i>	番石榴	6.0	120	2.0	Fair	Fair	Fair	Low	-
T48	<i>Psidium guajava</i>	番石榴	6.0	110	4.0	Fair	Fair	Fair	Low	-
T49	<i>Psidium guajava</i>	番石榴	6.0	120	3.0	Fair	Fair	Fair	Low	-
T50	<i>Dimocarpus longan</i>	龍眼	6.0	130	4.0	Fair	Fair	Fair	Low	-
T51	<i>Dimocarpus longan</i>	龍眼	6.0	140	5.0	Fair	Fair	Fair	Low	-
T52	<i>Dimocarpus longan</i>	龍眼	6.0	110	6.0	Fair	Fair	Fair	Low	-
T53	<i>Mangifera indica</i>	芒果	7.0	140	4.0	Fair	Fair	Fair	Low	-
T54	<i>Dimocarpus longan</i>	龍眼	8.0	230	5.0	Fair	Fair	Fair	Low	-
T55	<i>Dimocarpus longan</i>	龍眼	8.0	240	6.0	Fair	Fair	Fair	Low	-
T56	<i>Dimocarpus longan</i>	龍眼	8.0	220	5.0	Fair	Fair	Fair	Low	-
T57	<i>Dimocarpus longan</i>	龍眼	8.0	260	6.0	Fair	Fair	Fair	Low	dead twigs
T58	<i>Dimocarpus longan</i>	龍眼	8.0	250	5.5	Fair	Fair	Fair	Low	dead twigs
T59	<i>Dimocarpus longan</i>	龍眼	8.0	220	6.0	Fair	Fair	Fair	Low	-
T60	<i>Litchi chinensis</i>	荔枝	8.0	210	6.0	Fair	Fair	Fair	Low	-

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



General view 06

General View



General view 07



General view 08

General View



General view 09



General view 10

General View



General view 11



General view 12

General View



General view 13



General view 14

Photo Records



T1 (Overview)



T2 (Overview)



T3 (Overview)



T4 (Overview)

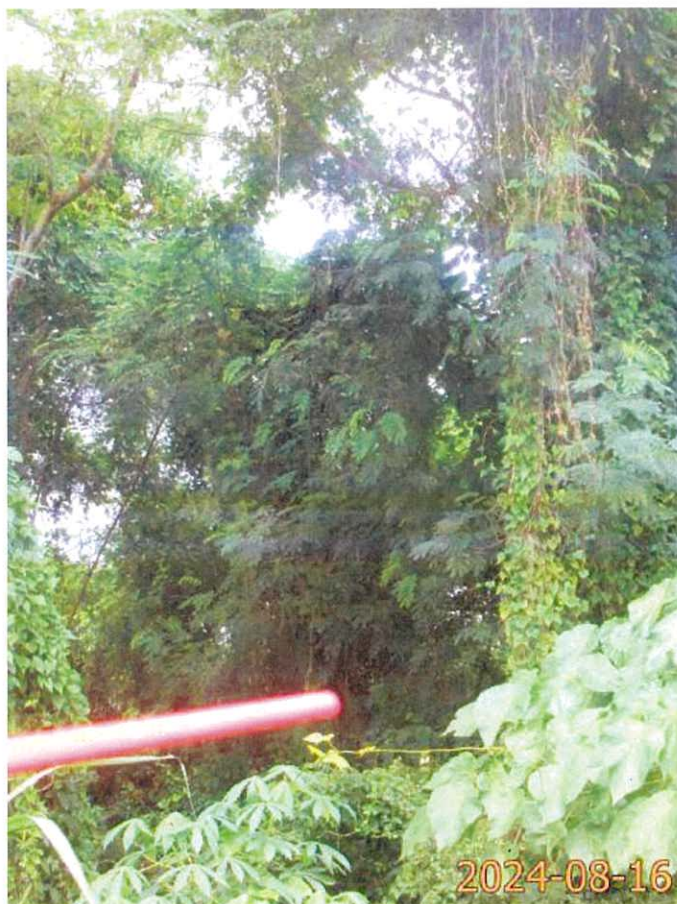
Photo Records



T5 (Overview)



T6 (Overview)



T7 (Overview)



T8 (Overview)

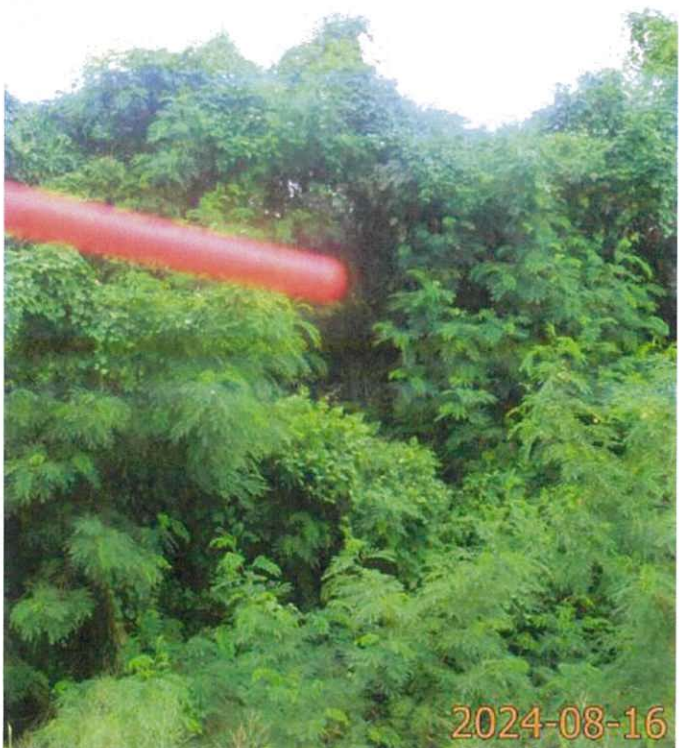
Photo Records



T9 (Overview)



T10 (Overview)



T11 (Overview)



T12 (Overview)

Photo Records



T13 (Overview)



T14 (Overview)



T15 (Overview)



T16 (Overview)

Photo Records



T17 (Overview)



T18 (Overview)



T19 (Overview)



T20 (Overview)

Photo Records



T21 (Overview)



T22 (Overview)



T23 (Overview)



T24 (Overview)

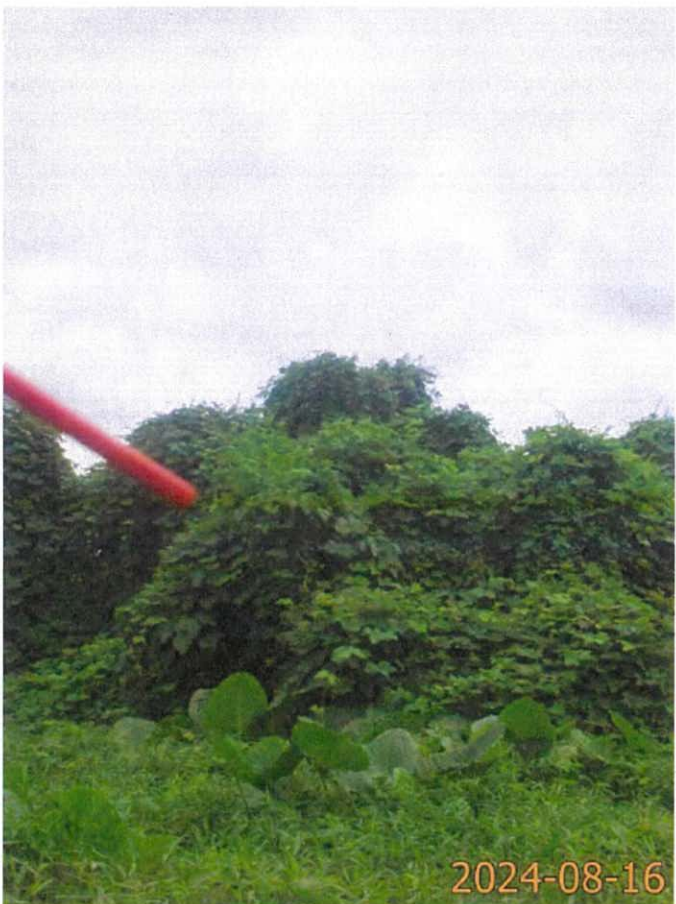
Photo Records



T25 (Overview)



T26 (Overview)



T27 (Overview)



T28 (Overview)

Photo Records



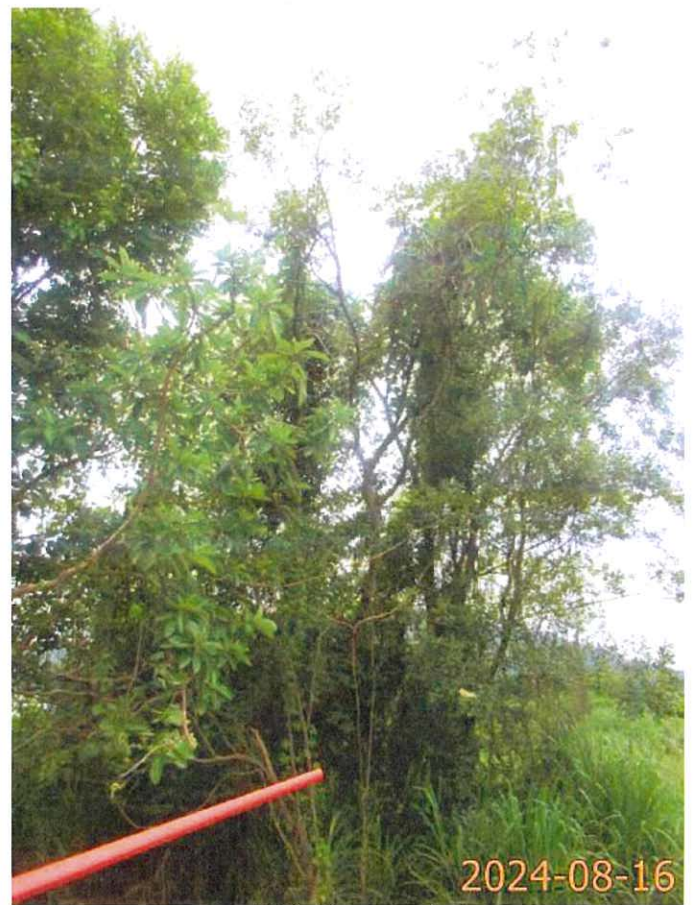
T29 (Overview)



T30 (Overview)



T31 (Overview)



T32 (Overview)

Photo Records



T33 (Overview)



T34 (Overview)

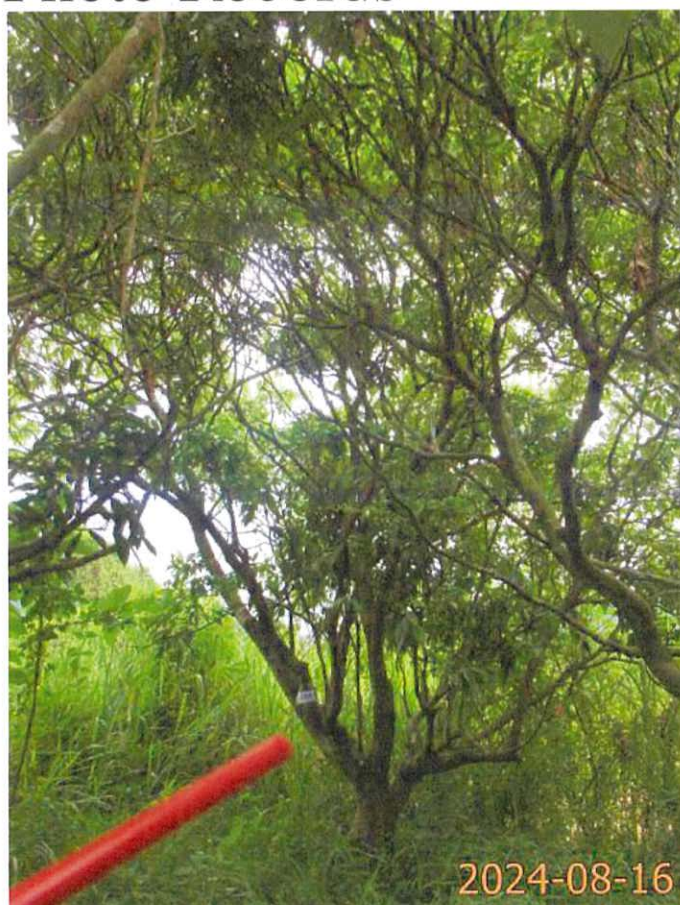


T35 (Overview)



T36 (Overview)

Photo Records



T37 (Overview)



T38 (Overview)



T39 (Overview)



T40 (Overview)

Photo Records



T41 (Overview)



T42 (Overview)



T43 (Overview)

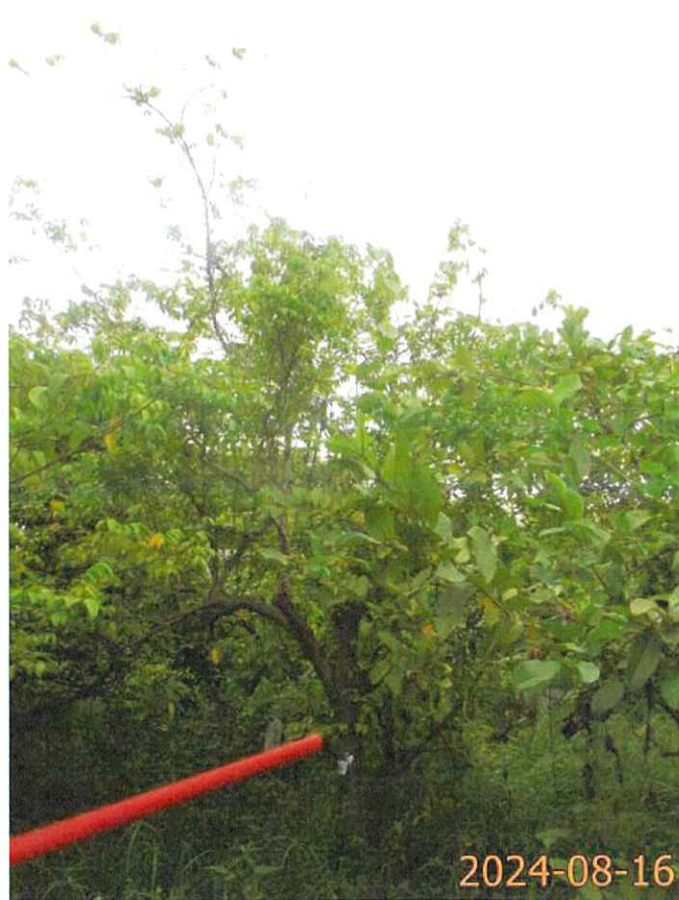


T44 (Overview)

Photo Records



T45 (Overview)



T46 (Overview)



T47 (Overview)

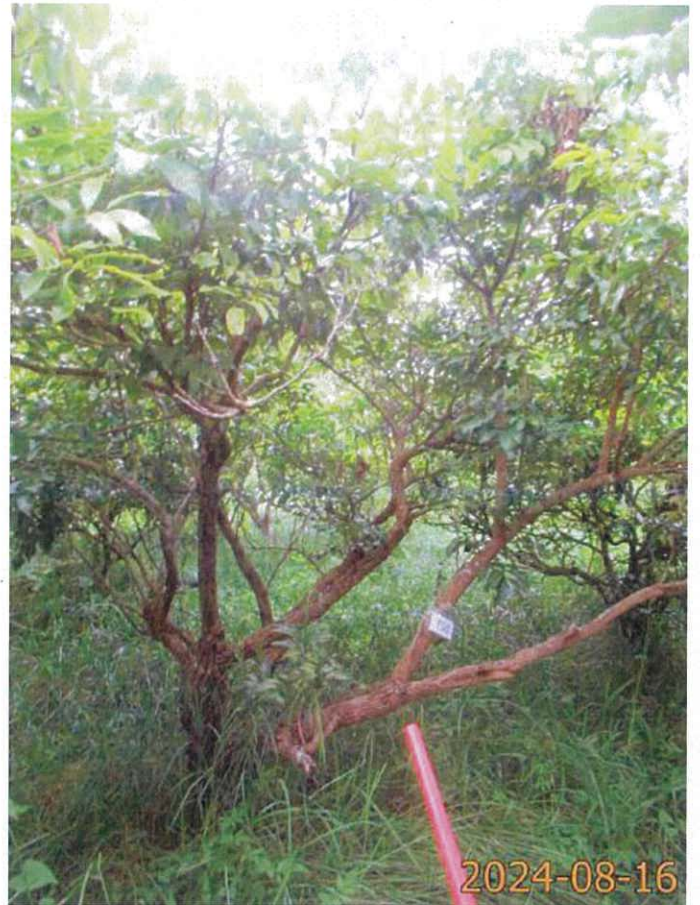


T48 (Overview)

Photo Records



T49 (Overview)



T50 (Overview)



T51 (Overview)



T52 (Overview)

Photo Records



T53 (Overview)



T54 (Overview)



T55 (Overview)

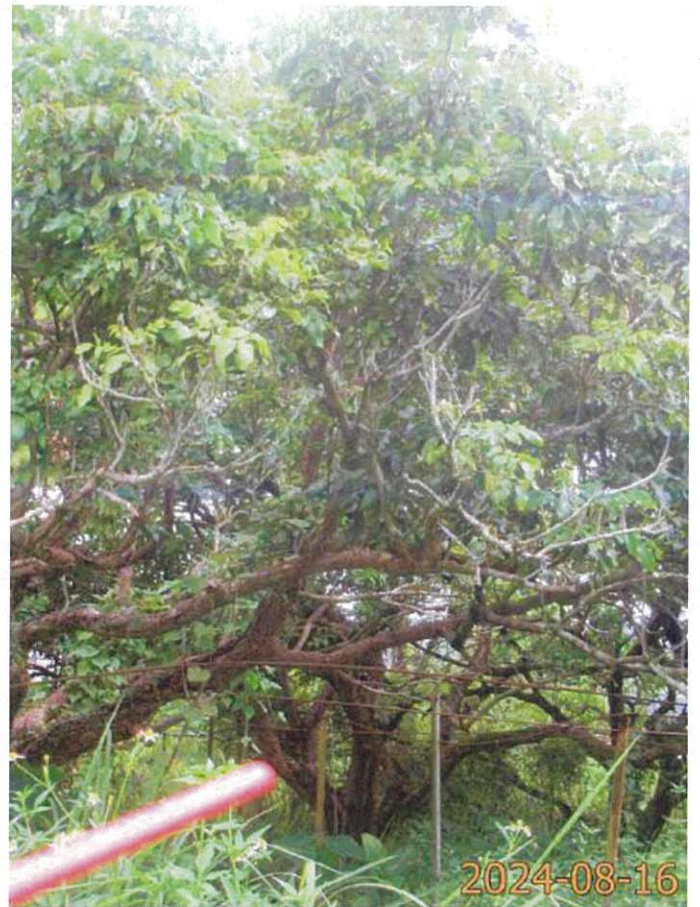


T56 (Overview)

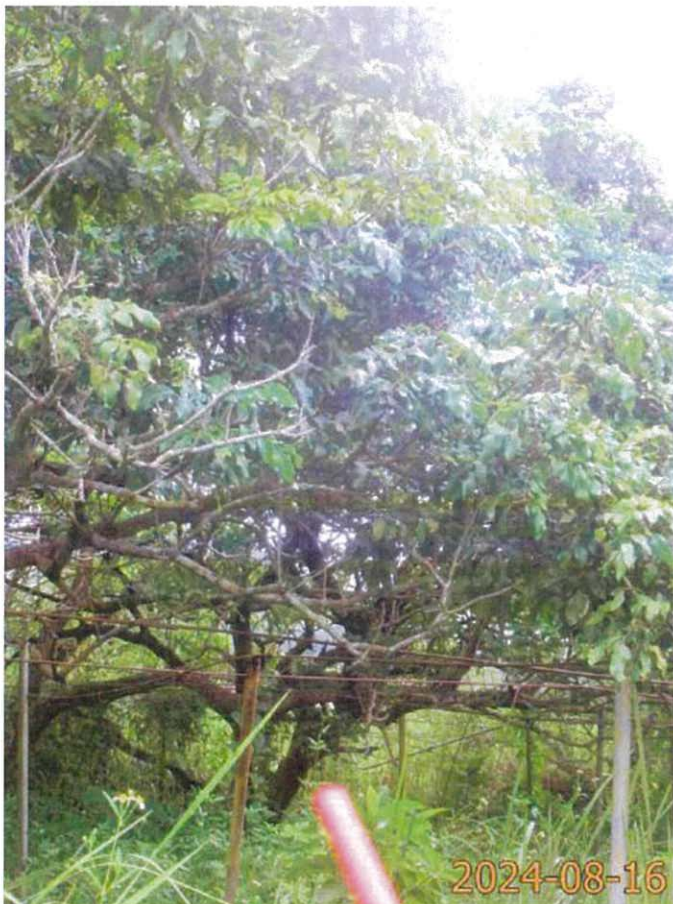
Photo Records



T57 (Overview)



T58 (Overview)



T59 (Overview)



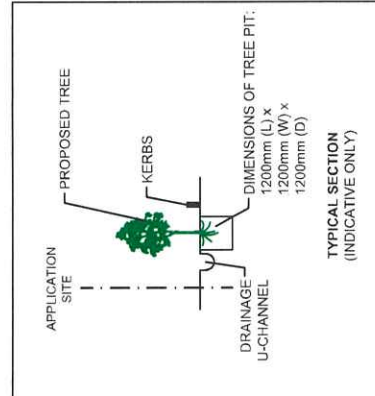
T60 (Overview)

TREE PRESERVATION AND LANDSCAPE PROPOSAL

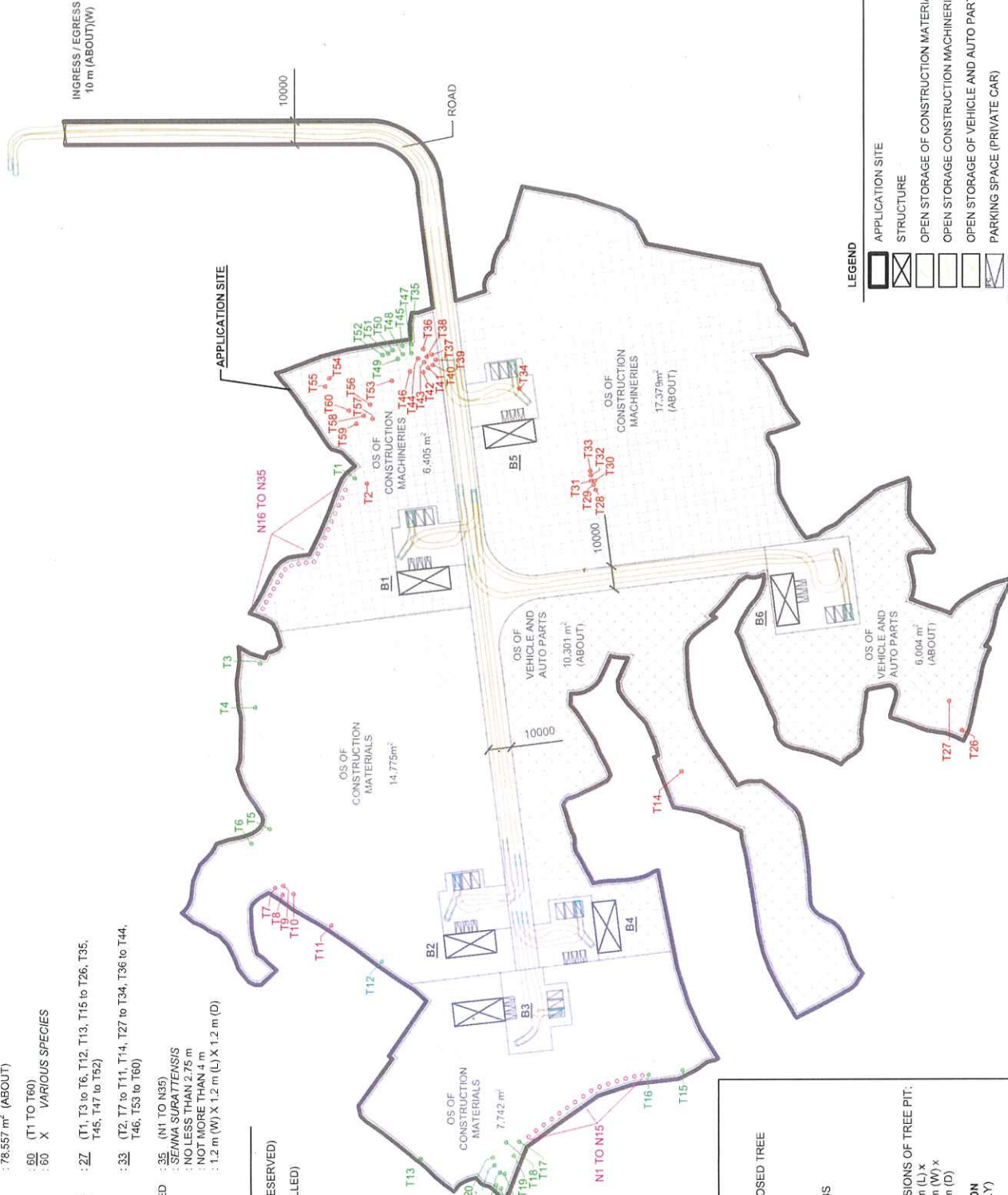
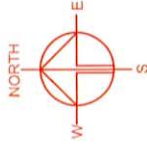
APPLICATION SITE AREA	: 78,557 m ² (ABOUT)
NO. OF EXISTING TREE SPECIES	: 60 (T1 TO T60)
	: 60 X VARIOUS SPECIES
NO. OF TREES WILL BE PRESERVED	: 27 (T1, T3 to T6, T12, T13, T15 to T26, T35, T45, T47 to T52)
NO. OF TREES WILL BE FELLED	: 33 (T2, T7 to T11, T14, T27 to T34, T36 to T44, T46, T53 to T60)
NO. OF NEW TREES WILL BE PLANTED	: 35 (N1 TO N35)
SPECIES OF NEW TREES	: SEMMA SURATTENSIS
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT MORE THAN 4 m
DIMENSION OF TREE PITS	: 1.2 m (W) X 1.2 m (L) X 1.2 m (D)

LEGEND

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



- NOTES:
- THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
 - THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
 - THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE OF CONSTRUCTION MATERIALS
- OPEN STORAGE CONSTRUCTION MACHINERIES
- OPEN STORAGE OF VEHICLE AND AUTO PARTS
- PARKING SPACE (PRIVATE CAR)
- LUUL SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEEP PATH OF VEHICLE

From: Louis Tse [REDACTED]
Sent: Wednesday, December 4, 2024 4:47 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]

Subject: [FI] S.16 Application No. A/YL-SK/371 - FI to address departmental comments

Dear Sir,

Attached herewith the revised FI to **supersede** the FI submitted on 04/12/2024 (*below email*), to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

寄件者: Louis Tse
寄件日期: 2024 年 12 月 4 日 下午 12:39
收件者: Town Planning Board <tpbpd@pland.gov.hk>
副本: [REDACTED]

主旨: [FI] S.16 Application No. A/YL-SK/371 - FI to address departmental comments

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

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

Louis TSE | Town Planner

R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited



Our Ref. : DD106 Lot 1012 & VL
Your Ref. : TPB/A/YL-SK/371

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

By Email

4 December 2024

Dear Sir,

2nd Further Information

**Proposed Temporary Open Storage of Construction Materials, Construction Machineries,
Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land and Pond in "Agriculture" Zone,
Various Lots in D.D. 106 and Adjoining Government land, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/371)

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. Danny NG 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/FSYLE, PlanD

(Attn.: [REDACTED])
(Attn.: [REDACTED])
(Attn.: [REDACTED])



Responses-to-Comments

Proposed Temporary Open Storage of Construction Materials, Construction Machineries,
Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land and Pond in "Agriculture" Zone,
Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories

(Application No. A/YL-SK/371)

- (i) The applicant would like to provide clarifications for the proposed development:

Existing Condition, Filling of Land and Pond of the Application Site (the Site)

- The Site occupied an area of 78,557m², including 1,817m² of Government land (GL). Although the GL portion mostly encroached onto/in the vicinity of an existing natural stream located at the north of the Site flowing from east to west and connecting to Kam Tin River, according to the drainage impact assessment (DIA) submitted by the applicant (**Annex VI**), some of the runoff from the Site will be discharged into this existing stream. The GL portion is therefore deemed necessary to meet the operational needs for the proposed development.
- Portions of the Site (i.e. 22,190m²), including the dried ponds (i.e. 9,287m²) have been filled with soil at site level ranging from +12.7mPD to +15.1mPD (**Plan 1**). The current application seeks to regularize the existing land and pond filling areas. Under the current application, the Site is proposed to be filled with soil to a depth of no more than 2.3m for open storage area and circulation space, with approximately 1,320m² of the Site is proposed to be filled with no more than 0.2m of concrete at the top of the filled area to facilitate a flat surface for site formation of structures. The proposed site level varies from +15mPD to +16.6mPD after filling of land and pond (**Plan 1**). The applicant will strictly follow the proposed scheme, and no further filling of land or pond will be carried out during the planning approval period.
- A replacement page of application form is provided (**Annex I**).

Open Storage Activities within the Site

- The applicant intends to use the Site for open storage of the construction materials (i.e. tiles, pipes, socket, iron cover, water pump etc.), construction machineries (i.e. elevated platform, digging machine, generator, etc.), auto parts and vehicles (i.e. private car and light goods vehicle (LGV)) in order to support the open storage industry (**Annex II**). The open storage activities would only be carried out within the designated area as indicated in the layout plan. The stacking height of the open storage would not be more than 3m.
- 5.5 tonnes LGV will be deployed for transportation of construction materials, construction machineries, auto parts and goods to and out of the Site. As there is length restriction along the proposed routing to/out of the Site, only private car and LGV (i.e. gross weight not more than 5.5 tonnes) are allowed to enter/exit the Site at any time during the planning approval period. No medium or heavy goods vehicles exceeding 5.5 tonnes, 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.

No Adverse Environmental Impact

- Solid metal walls (i.e. from 2.5m to 3.5m, subject to detail design during the construction stage) will be erected along the site boundary as sound and visual barriers, as well as to prevent dust and debris generated from the open storage activities, to minimize potential nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or silt on boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.
- According to the landscape proposal provided by the applicant, preservation and direct plantation of a total number of 119 trees will also be adopted as a landscape buffer to minimize the landscape and visual impact to the nearby sensitive receivers (**Annex V**).
- During the operation of the proposed development, all dusty materials would be sprayed with water prior to any loading/unloading (L/UL) operation so as to maintain the dusty material wet, effective manual or automatic water spraying system would be provided and used at all L/UL areas. Wheel washing facilities would also be provided at the Site to thoroughly wash down muddy materials from the vehicle body and wheels before vehicles leaving the Site.
- During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee*

S.16 Planning Application No. A/YL-SK/371

Practice Notes (ProPECC PNs) 2/23 to minimize the impact to 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.

- During the operation of the proposed development, the major source of wastewater will be sewage from the portable toilet generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site sewage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.
- Sufficient drainage and fire installations facilities would be provided by the applicant after planning permission has been granted from the Town Planning Board to mitigate any adverse impact arising from the proposed development. Excavation work for the proposed drainage facilities will be carried out on top of the filled area upon the DIA is considered acceptable by the Drainage Services Department. As the excavation work is intended to facilitate the required drainage facilities and no excavation work would be conducted on the existing ground, adverse impact of Shui Lau Tin Site of Archaeological Interest should not be anticipated (**Annex III**). The applicant will reinstate the Site to a state that is suitable for agricultural activities after planning approval period.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) (Contact Person: Ms. LAU Sin Yung; Tel: 2208 4462)		
(a)	The application site is situated within Shui Lau Tin Site of Archaeological Interest (SAI). After reviewing the Further Information (FI01) submitted by the applicant, the applicant is required to conduct a desktop studies to provide information of the current condition of the Subject Site (information including but not	Portions of the Site (i.e. 22,190m ²), including the dried ponds (i.e. 9,287m ²) have been filled with soil at site level ranging from +12.7mPD to +15.1mPD (Plan 1). Under the current application, the Site is proposed to be filled with soil to a depth of no more than 2.3m for open storage area and circulation space, with approximately 1,320m ² of the Site is proposed to be filled with no more than 0.2m of concrete at the top of the filled area to facilitate a flat surface for site formation of structures.

S.16 Planning Application No. A/YL-SK/371

	limited to the area that had been filled up, the thickness of the modern fill and area that had been disturbed) and details of the works, the disturbance to be caused by the proposed application to the archaeological deposits, the impact assessment on the archaeological potential of the Subject Site and so on in agreement with AMO. According to the result of the baseline review, if an archaeological investigation is necessary, the applicant shall engage an archaeologist to apply for a licence under the Antiquities and Monuments Ordinance, Cap. 53 to conduct it. An archaeological impact assessment (AIA) shall be submitted to AMO for agreement prior to applying for the licence. Subject to the findings of AIA, appropriate mitigation measures, if needed, shall be recommended for agreement by AMO and implemented by the Applicant to the satisfaction of AMO.	Regarding the drainage facilities, including peripheral u-channels and catchpits proposed in the revised DIA report, excavation work for the proposed drainage facilities (i.e. Approximately 478m² of the Site will be excavated of not more than 1m in depth for drainage facilities) will be carried out on top of the filled area upon the DIA is considered acceptable by the Drainage Services Department. As the small scale of excavation work is intended to facilitate the required drainage facilities and <u>no</u> excavation work would be conducted on the existing ground, adverse impact of Shui Lau Tin Site of Archaeological Interest should <u>not</u> be anticipated. Please refer to the photomontage and revised DIA at Annexes III and VI for details.
2. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Phil Cai; Tel: 2399 2421)	(a) Given the size of the site is large, the applicant shall provide anticipated traffic generation during construction stage.	Mini dump trucks, flatbed trucks and mini excavators will be deployed for transportation of concrete to facilitate the land filling works during the construction stage. It is estimated that not more than <u>30</u> trips will be generated and attracted by the application site (the Site) per day, details are as follows:

		<table><tr><th>Time Period (Mon to Sat)</th><th>Trip Generation</th><th>Trip Attraction</th><th>Total</th></tr><tr><td>08:00 – 10:00</td><td>0</td><td>0</td><td>0</td></tr><tr><td>10:00 – 12:00</td><td>5</td><td>5</td><td>10</td></tr><tr><td>13:00 – 15:00</td><td>5</td><td>5</td><td>10</td></tr><tr><td>15:00 – 17:00</td><td>5</td><td>5</td><td>10</td></tr></table> As number of vehicular trips generated and attracted by the proposed development is minimal, adverse traffic impact to nearby road network should not be anticipated.	Time Period (Mon to Sat)	Trip Generation	Trip Attraction	Total	08:00 – 10:00	0	0	0	10:00 – 12:00	5	5	10	13:00 – 15:00	5	5	10	15:00 – 17:00	5	5	10													
Time Period (Mon to Sat)	Trip Generation	Trip Attraction	Total																																
08:00 – 10:00	0	0	0																																
10:00 – 12:00	5	5	10																																
13:00 – 15:00	5	5	10																																
15:00 – 17:00	5	5	10																																
(b)	Please advise why 18 number of private car parking space is provided for staff but the trip generation at am and pm peak are 7 and 2 only.	The proposed trip generation at am and pm peak are revised as follows: <table><tr><th rowspan="3">Time Period</th><th colspan="5">Trip Generation and Attraction</th></tr><tr><th colspan="2">PC</th><th colspan="2">LGV</th><th rowspan="2">2-Way Total</th></tr><tr><th>In</th><th>Out</th><th>In</th><th>Out</th></tr><tr><td>Trips at <u>AM peak</u> per hour (09:00 – 10:00)</td><td>18</td><td>3</td><td>5</td><td>1</td><td>27</td></tr><tr><td>Trips at <u>PM peak</u> per hour (17:00 – 18:00)</td><td>3</td><td>18</td><td>2</td><td>6</td><td>29</td></tr><tr><td>Traffic trip per hour (average)</td><td>3</td><td>3</td><td>5</td><td>5</td><td>16</td></tr></table>	Time Period	Trip Generation and Attraction					PC		LGV		2-Way Total	In	Out	In	Out	Trips at <u>AM peak</u> per hour (09:00 – 10:00)	18	3	5	1	27	Trips at <u>PM peak</u> per hour (17:00 – 18:00)	3	18	2	6	29	Traffic trip per hour (average)	3	3	5	5	16
Time Period	Trip Generation and Attraction																																		
	PC			LGV		2-Way Total																													
	In	Out	In	Out																															
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	18	3	5	1	27																														
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	3	18	2	6	29																														
Traffic trip per hour (average)	3	3	5	5	16																														
(c)	Please elaborate the reason of allocating the parking as well as loading / unloading space in the corners of the site.	As the nature of the 'open storage' use requires efficient vehicle circulation L/UL areas, and adequate parking spaces. The proposed layout with allocating the parking and L/UL space in the corners of the Site is considered necessary to accommodate the seamless movement of light goods vehicles, trucks and other equipment, as well as the safe separation of staff and vehicular traffic.																																	

3. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, Pland) (Contact Person: Mr. HUI Yu San, Samuel; Tel: 3565 3957)		
(a)	It is noted that the application site boundary is revised and the site area is reduced. 60 nos. of existing trees are surveyed within site. 35 nos. of new tree are proposed within site to mitigate the loss of 33 nos. of trees proposed to be felled. Please find our comments from landscape planning perspective: It is noted from the R to C table that no protected species was identified. However, <i>Dalbergia odorifera</i> (降香黃檀) (T12) which is the protected species under Protection of Endangered Species of Animals and Plants Ordinance (Cap.586) was identified in the Tree Survey Schedule. Please clarify.	According to the tree survey conducted on 16/08/2024, 31/10/2024, 29/11/2024 and 2/12/2024, a total of 119 nos. of trees were record within the Site, within which trees clusters were found among the northeastern, northwestern and western sides of the Site (Annex IV). 77 out of 119 nos. of identified trees are proposed to be felled, 42 are proposed to be retained and 77 of new trees are proposed to be planted. Please refer to tree treatment schedule at Annex IV for details of the tree information and treatment. To facilitate the proposed development, a tree preservation and landscape proposal (TPLP) has been submitted by the applicant to provide landscape mitigation measures within the Site (Annex V). Direct plantation and preservation of a total of 119 trees will be adopted as a landscape buffer to minimize the landscape and visual impact to the nearby sensitive receivers. Among the 119 nos. of identified trees, T12 and T92 are identified as <i>Pterocarpus indicus</i> (紫檀) and T61, T101 and T102 are identified as <i>Aquilaria sinensis</i> 土沉香 (牙香樹), which are the protected species under Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586) (Annex IV). These protected species will be preserved and maintained by the applicant during the planning approval period. As preservation and direct plantation will be adopted by the applicant to retain the tree resources within the Site, all these trees within the Site will be well maintained by the applicant during the planning approval period, adverse landscape impact generated from the proposed development should not be anticipated.

S.16 Planning Application No. A/YL-SK/371

(b)	Based on our site photos taken in May 2024, approximate 3 nos. of <i>Aquilaria sinensis</i> (土沉香) and which is rare and protected species were observed in the west of the site near the annotation "GV05" in Tree Survey Plan (Plan3). The applicant is advised to review the Tree Survey Plan and avoid removal of rare and protected species.	T61, T101 and T102 were newly records as <i>Aquilaria sinensis</i> 土沉香(牙香樹) at the Site near "GV05". These trees will be preserved and maintained by the applicant during the planning approval period.
(c)	According to the aerial photo of 2023 and the site photos provided in the submission, dense woodland is observed in the west of the site. The applicant should review and provide the existing tree information for our consideration.	The existing tree information, including the west of the Site has been updated, please refer to the revised Tree Survey Report for details.
4. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Kenneth CHAN; Tel: 2300 1259)		
(a)	The application site is encroached onto/in the vicinity of an existing streamcourse. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction.	Noted. All proposed works are 3m away from the top of the river bank. Fencing will also be erected along the existing streamcourse to separate the proposed development and streamcourse. All the proposed works in the vicinity of the streamcourse would not create any adverse drainage impacts. Please also refer to the revised drainage impact assessment report (Annex VI).

S.16 Planning Application No. A/YL-SK/371

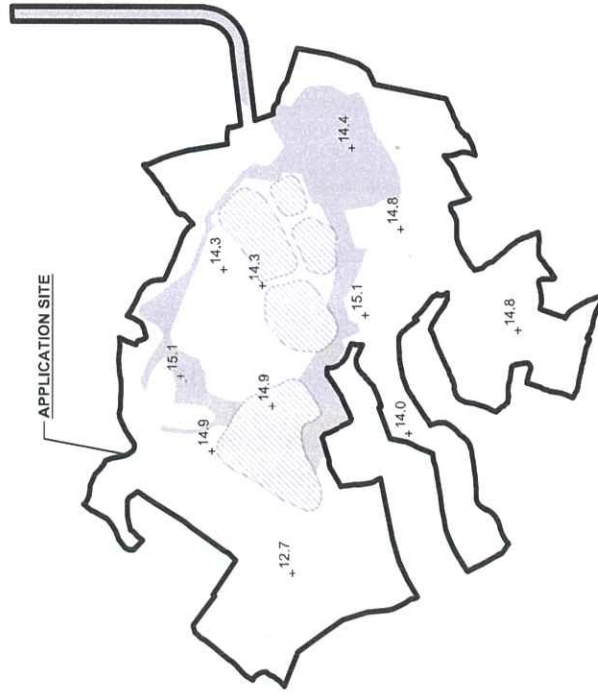
(b)	Please show the construction details as all discharge point and indicate all C.L., I.L and catchpit/streamcourse bottom level in the drawing.	Noted. The connection details at all discharge points are shown on Drawing No. V1053/003A~006A in Appendix A.
(c)	The details showing in the stormwater drainage design table are incompatible.	Noted. Please find the revised calculations in Appendix B.
(d)	Please show breakdown of catchment area (for each row) in the stormwater drainage table.	Noted. Please find the revised calculations in Appendix B.
(e)	Calculation to demonstrate the downstream drainage system receiving the discharge from the development has adequate spare capacity to accommodate the runoff is required.	Noted. The downstream drainage system for site discharges after development has sufficient spare capacity to accommodate the runoff. Please find the calculations in Appendix B.
(f)	The natural stream of the proposed discharge point near MH6 and Outlet C are not maintained by this Department, consent from the concerned department/maintenance parties/owners should be obtained for the proposed connection to their drainage systems.	Noted. Consent from the concerned departments/maintenance parties/owners would be obtained for the proposed connections to their drainage systems.
(g)	The applicant should submit form HBP1 to this Division for application of technical audit for any proposed connection to DSD's drainage facilities.	Noted. Form HBP1 shall be submitted for application of technical audit for any proposed connection to DSD's drainage facilities.

S.16 Planning Application No. A/YL-SK/371

(h)	The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the application site.	Noted. We will liaise with relevant lot owner(s) to resolve any conflict/disagreement and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the Site.
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EXISTING CONDITION OF THE APPLICATION SITE

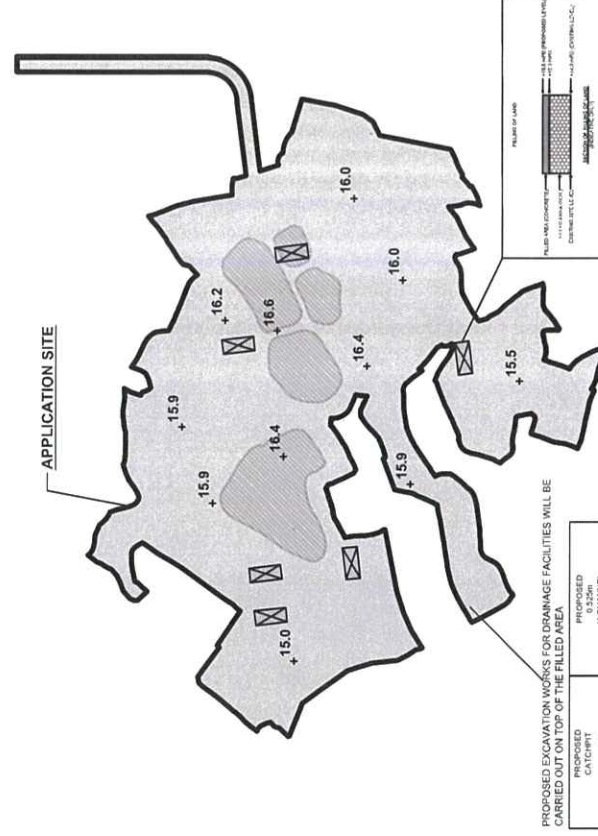
APPLICATION SITE AREA	: 78,557 m ²	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND	(ABOUT)
EXISTING FILLED AREA	: 22,190 m ²	(ABOUT)
EXISTING SITE LEVELS	: +12.7 mPD TO +15.1 mPD	(ABOUT)
EXISTING FILLING OF POND AREA	: 9,287 m ²	(ABOUT)
EXISTING FILLING OF LAND AREA	: 12,903 m ²	(ABOUT)



PROPOSED FILLING OF LAND AND POND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 78,557 m ²	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 78,557 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 2.3 m	(ABOUT)
PROPOSED SITE LEVELS	: +15.0 mPD TO +16.6 mPD	(ABOUT)
PROPOSED FILLING OF POND AREA	: 9,287 m ²	(ABOUT)
DEPTH OF POND FILLING	: NOT MORE THAN 0.5 m	(ABOUT)
MATERIAL OF LAND AND POND FILLING	: SOIL	
PURPOSE OF LAND FILLING	: OPEN STORAGE AREA, AND CIRCULATION SPACE	
FILLING OF LAND AND POND FOR SITE FORMATION OF STRUCTURES#	: 1,320 m ³	
MATERIAL OF FILLING FOR SITE FORMATION OF STRUCTURE	: CONCRETE	

#0.2m OF CONCRETE WILL BE FILLED ON TOP OF THE FILLED LAND/POND TO FACILITATE A FLAT SURFACE FOR SITE FORMATION OF STRUCTURES



PROJECT
PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS, CONSTRUCTION
MACHINERIES, AUTO PARTS
AND VEHICLES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND
AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 106 AND ADJOINING GOVERNMENT LAND SHEK KONG, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE 1 : 5000 @ A4		DATE	
DRAWN BY MN		26.3.2024	
REVIEWED BY LT		DATE	
APPROVED BY		28.11.2024	
DWG. TITLE		DATE	
FILLING OF LAND & POND AREA		DATE	
DWG NO PLAN 1	VER		001

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

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

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

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

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

Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond

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

(b) Effective period of permission applied for
申請的許可有效期
☒ year(s) 年 3
☐ month(s) 個月
(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 77,237sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 1,320sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 6

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 1,320sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 1,320sq.m ☒About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)	
B2	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)	
B3	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)	
B4	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)	
B5	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)	
B6	SITE OFFICE AND WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)	
TOTAL		1,320 m ² (ABOUT)	1,320 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 18

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 旅遊巴士位

Light Goods Vehicle Spaces 輕型貨車車位 18

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)

Annex II – Details of the Open Storage Uses

Open storage activities would only be taking place on the designated area within the application site (i.e. about 62,606m²). The examples of the construction materials/machineries, auto parts and vehicles are shown as follows:

Type of Open Storage of Construction Materials

- (1) Tiles: from 0.3 m (L) x 0.3 m (W) and up to 0.6 m (L) x 0.6 m (W)



- (2) Iron cover: 0.6 m (L) x 0.6 cm (W) x 0.1 m (H)



(3) Stainless Steel Socket: 0.05 m (L) x 0.05 m (W) x 0.3 m (H)



(4) Pressure Pipe: ranges from 0.3 m (W) to 0.9 m (W), with lengths typically around 1 m



(5) Water pump: 0.35 m (L) x 0.4 m (W) x 0.3 m (H)



Type of Open Storage of Construction Machineries

(1) Digging Machine: 0.4m (L) x 0.3m (W) x 0.4m (H)



(2) Generator: 1.2m (L) x 1.16 (W) x 1.2m (H)



(3) Elevated platform: 1.44m(L) x 0.76m (W) x 1.7m (H)



Type of Open Storage of Auto Parts and Vehicles

(1) Examples of Auto Parts

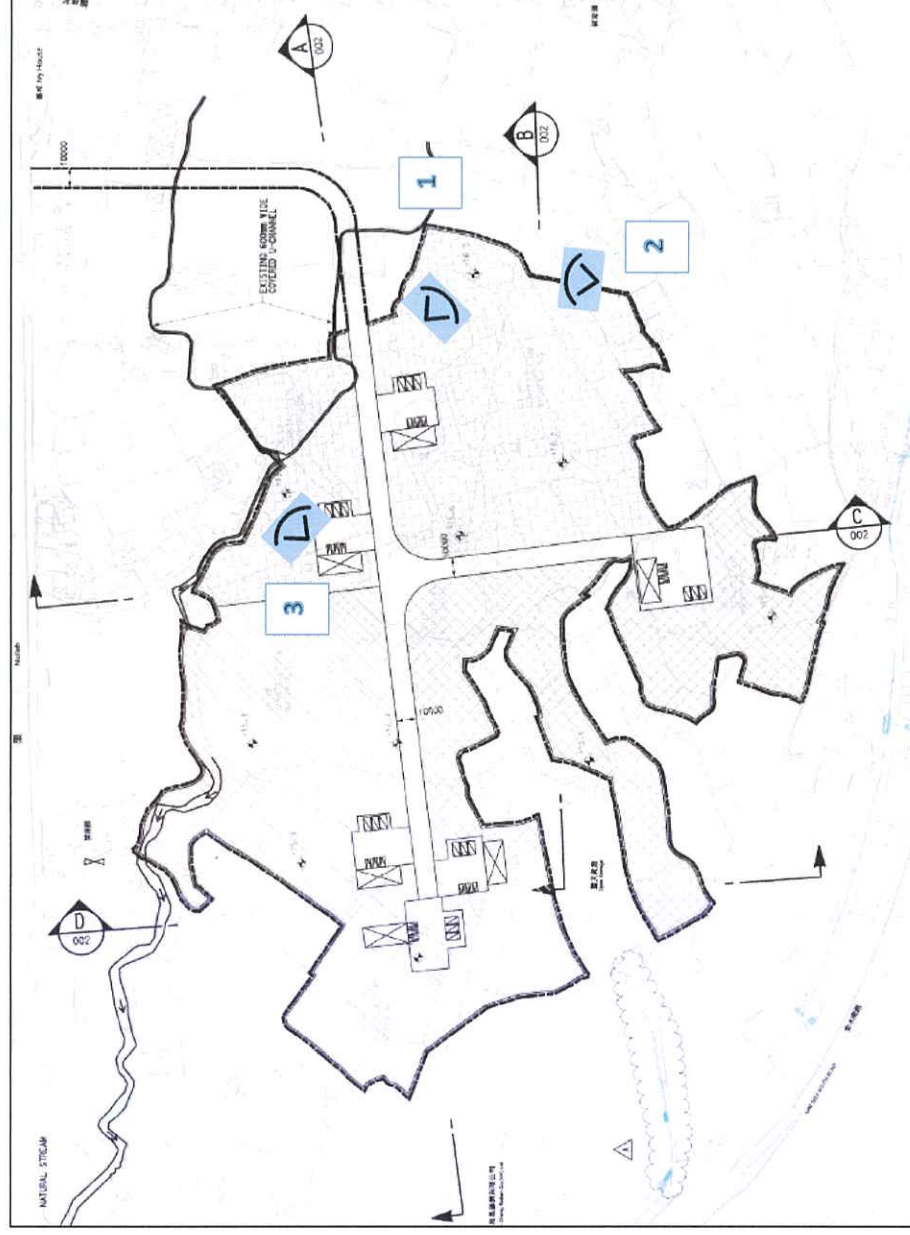


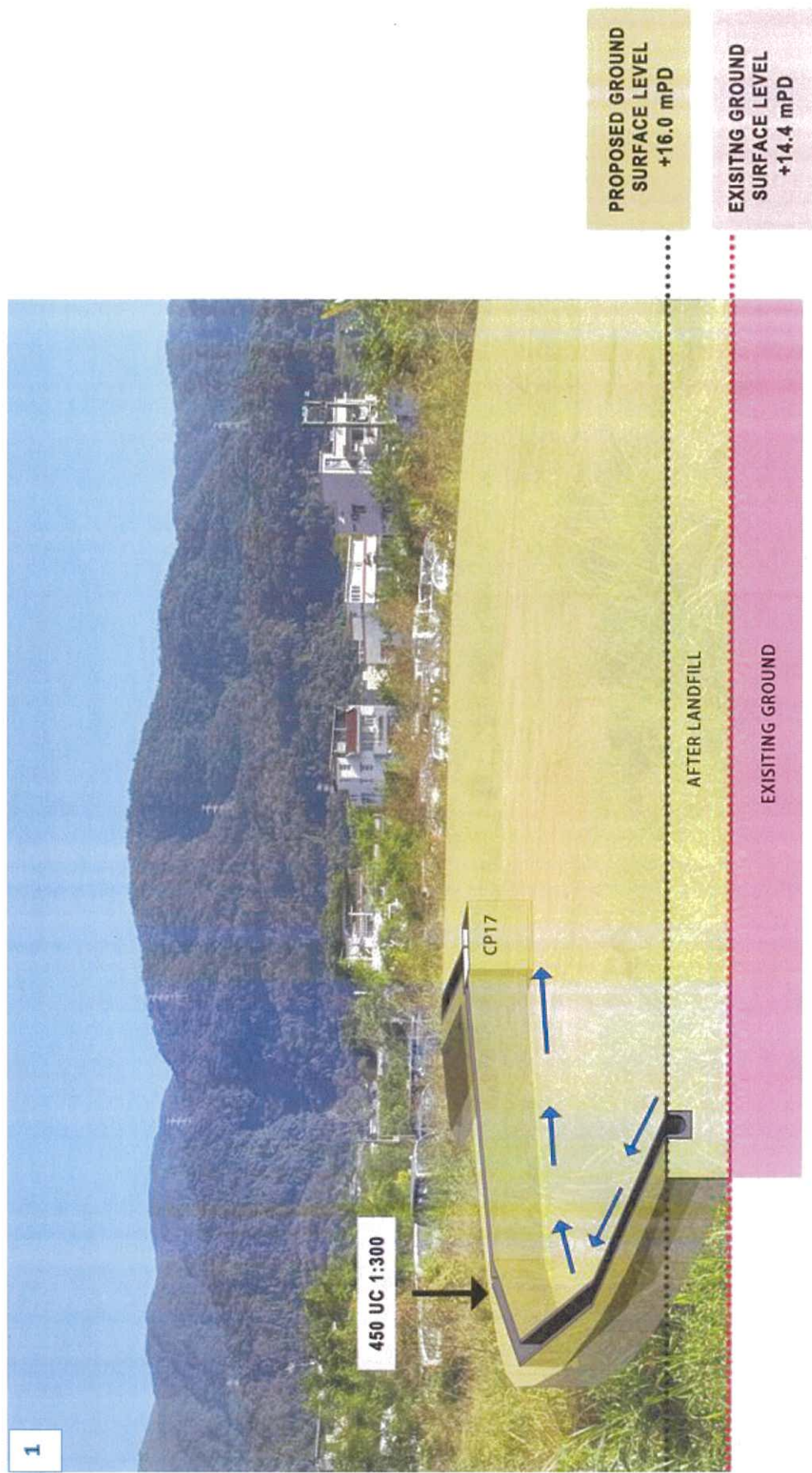
(2) Examples of Vehicle



Annex III – Excavation Works for the Proposed Drainage Facilities

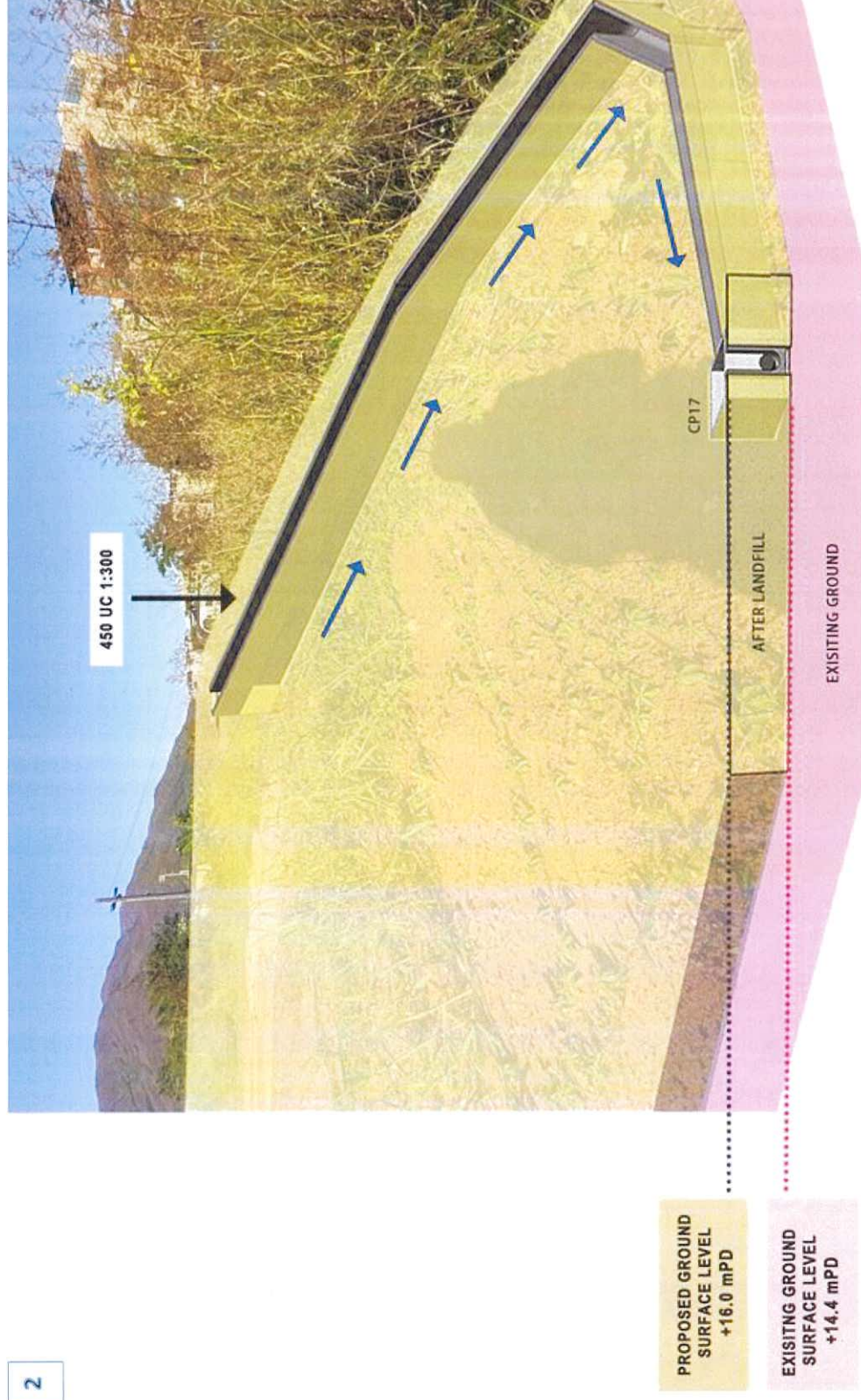
The proposed excavation work for the proposed drainage facilities will be carried out on top of the filled area upon the drainage Impact assessment is considered acceptable by the Drainage Services Department. As the excavation work is intended to facilitate the required drainage facilities and no excavation works would take place on the existing ground, adverse impact of Shui Lau Tin Site of Archaeological Interest should not be anticipated. Photomontage to illustrate the proposed filling of land and the provision of drainage facilities are shown as follows:



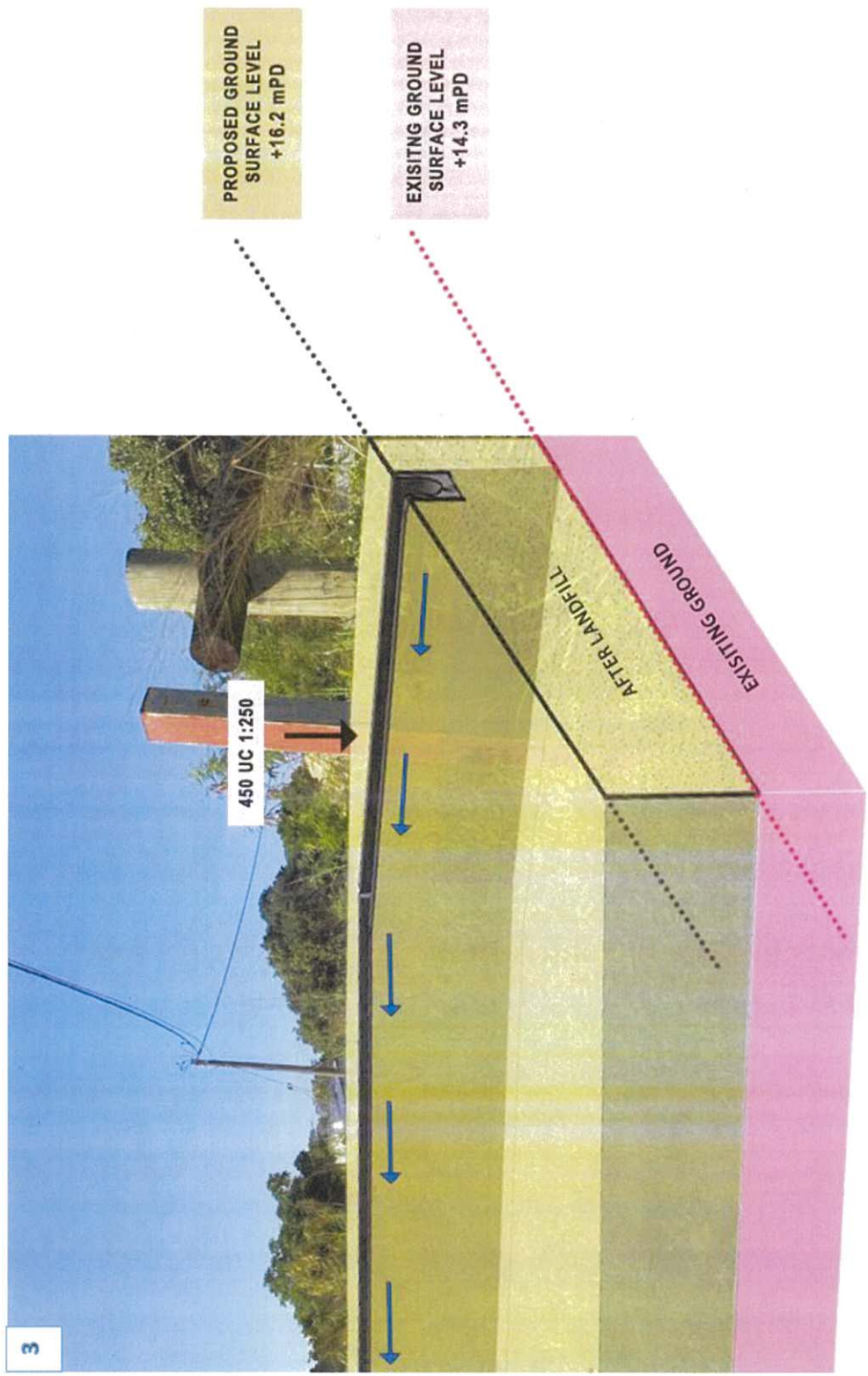


(Photo taken on 28.12.2024)

2



(Photo taken on 28.12.2024)



(Photo taken on 28.12.2024)



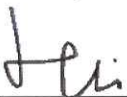
Tree Survey Report

**Date of Survey: 16th August, 31st October, 29th November,
2nd December 2024**

Location:

**Various Lots in D.D. 106 and Adjoining Government Land
Shek Kong, Pat Heung, Yuen Long, New Territories**

Prepared by:


A handwritten signature in black ink, appearing to be 'Mak Ka Hei', is written over a horizontal line.

Mak Ka Hei

Registered Arborist

Date: 2nd December 2024

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, tree tagging with durable labels, 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 16th August, 31st October, 29th November, 2nd December 2024. Plants with DBH less than 95mm were not recorded in the survey.

2. Summary of Existing Trees

The surveyed site is located at Various Lots in D.D. 106 and Adjoining Government Land Shek Kong, Pat Heung, Yuen Long, New Territories

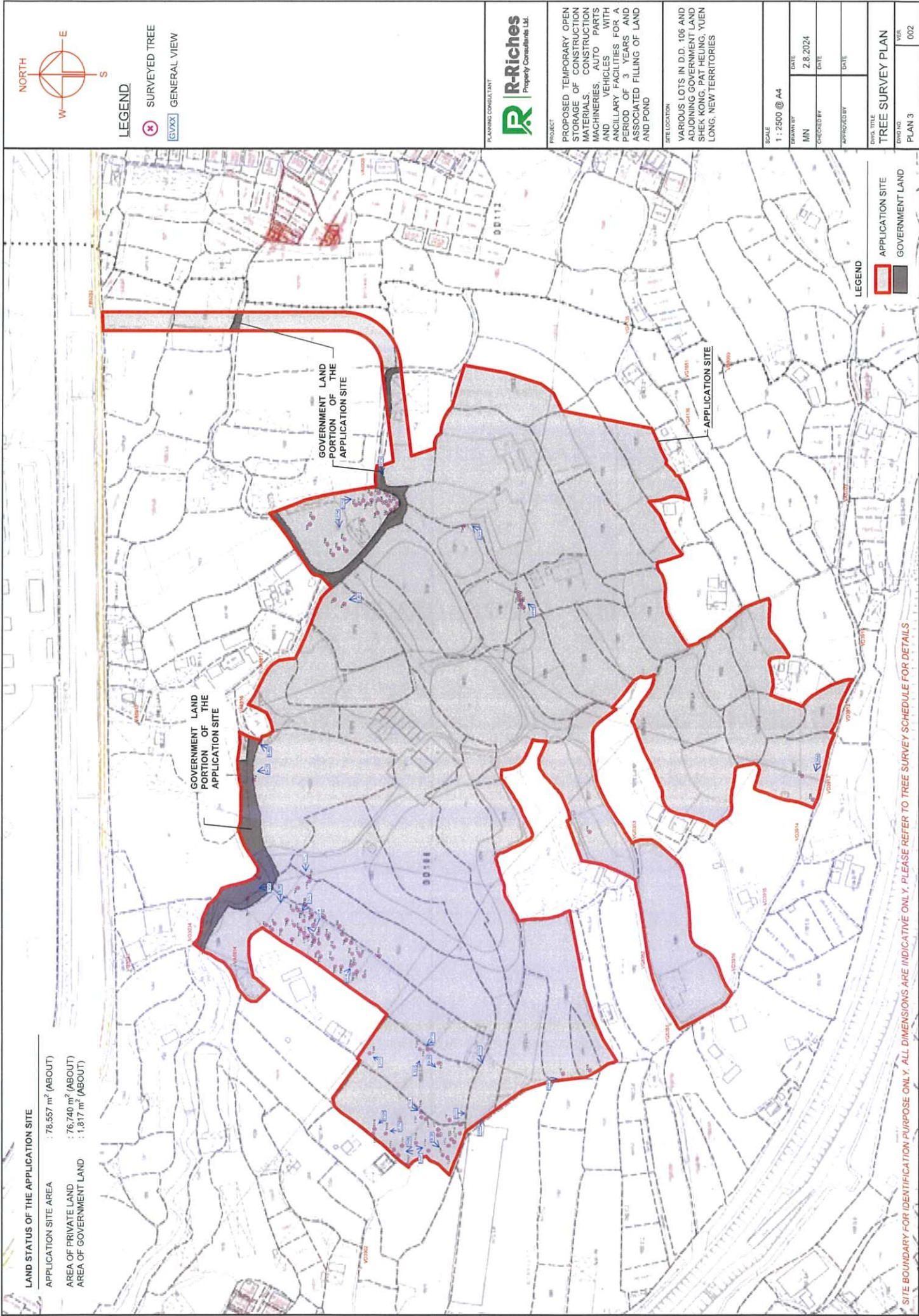
At the time of inspection on 16th August, 31st October, 29th November, 2nd December 2024, **119 nos.** tree were found within the Site. **6 nos.** of dead trees (T30, T101, T102, T103, T104, T109) were recorded in the surveyed area.

T12 and T92 were identified as *Pterocarpus indicus* 紫檀; T61, T101 and T102 were identified as *Aquilaria sinensis* 土沉香(牙香樹) which is rare and protected species. However, T101 and T102 were observed dead in the time of inspection.

Location of individual tree refers to Appendix I.

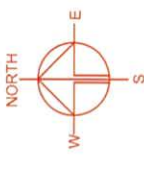
Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 78,557 m² (ABOUT)
AREA OF PRIVATE LAND : 76,740 m² (ABOUT)
AREA OF GOVERNMENT LAND : 1,817 m² (ABOUT)



LEGEND

- SURVEYED TREE
- GENERAL VIEW



PROJECT
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES, AUTO PARTS AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION
VARIOUS LOTS IN D.D. 106 AND ADJOINING GOVERNMENT LAND SHEK KONG, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 2500 @ A4

DATE	DATE
DRAWN BY MN	2.8.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	DWG. NO.	VER.
TREE SURVEY PLAN	PLAN 3	002

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY. ALL DIMENSIONS ARE INDICATIVE ONLY. PLEASE REFER TO TREE SURVEY SCHEDULE FOR DETAILS

Appendix II –Tree Treatment Schedule

Tree Treatment Schedule

Tree No.	Photo No.	Species		Tree Size			Proposed Treatment (Retain / Transplant / Fell)	Remarks (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)		
T1	1	<i>Dimocarpus longan</i>	龍眼	6.0	180	7.5	Retain	
T2	2	<i>Dimocarpus longan</i>	龍眼	6.0	210	6.0	Fell	
T3	3	<i>Dimocarpus longan</i>	龍眼	8.0	220	7.0	Retain	
T4	4	<i>Citrus maxima</i>	柚	8.0	190	7.0	Retain	
T5	5	<i>Ficus religiosa</i>	菩提樹	6.0	130	5.0	Retain	
T6	6	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5.0	140	7.0	Retain	
T7	7	<i>Leucaena leucocephala</i>	銀合歡	7.0	120	4.0	Fell	
T8	8	<i>Leucaena leucocephala</i>	銀合歡	8.0	140	2.0	Fell	
T9	9	<i>Leucaena leucocephala</i>	銀合歡	8.0	150	3.0	Fell	
T10	10	<i>Leucaena leucocephala</i>	銀合歡	8.0	130	5.0	Fell	
T11	11	<i>Leucaena leucocephala</i>	銀合歡	8.0	160	5.0	Fell	
T12	12-15	<i>Pterocarpus indicus</i>	紫檀	16.0	410	10.0	Retain	rare species, protected species
T13	16	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5.0	100	3.0	Fell	
T14	17	<i>Dimocarpus longan</i>	龍眼	7.0	210	5.0	Fell	
T15	18	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	180	6.0	Retain	
T16	19	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	190	6.0	Retain	
T17	20	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	300	8.0	Retain	
T18	21	<i>Celtis sinensis</i>	朴樹	10.0	180	6.0	Retain	
T19	22	<i>Celtis sinensis</i>	朴樹	11.0	170	5.0	Retain	
T20	23	<i>Celtis sinensis</i>	朴樹	10.0	160	5.0	Retain	
T21	24	<i>Celtis sinensis</i>	朴樹	9.0	170	6.0	Retain	
T22	25	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	8.0	160	5.0	Retain	
T23	26	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	8.0	150	4.0	Retain	
T24	27	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	170	5.0	Retain	
T25	28	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	8.0	160	7.0	Retain	
T26	29	<i>Morus alba</i>	桑	7.0	120	3.0	Fell	
T27	30	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	130	4.0	Fell	
T28	31	<i>Ficus hispida</i>	對葉榕(牛乳樹)	7.0	160	5.0	Fell	
T29	32	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	8.0	170	6.0	Fell	
T30	33	Dead tree	死樹	7.0	170	4.0	Fell	
T31	34	<i>Ficus hispida</i>	對葉榕(牛乳樹)	8.0	190	5.0	Fell	
T32	35	<i>Celtis sinensis</i>	朴樹	9.0	150	4.0	Fell	
T33	36	<i>Celtis sinensis</i>	朴樹	9.0	160	4.0	Fell	

Tree Treatment Schedule

Tree No.	Photo No.	Species		Tree Size			Proposed Treatment (Retain / Transplant / Fell)	Remarks (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)		
T34	37	<i>Celtis sinensis</i>	朴樹	9.0	155	5.0	Fell	
T35	38	<i>Litchi chinensis</i>	荔枝	6.0	140	4.0	Retain	
T36	39	<i>Litchi chinensis</i>	荔枝	6.0	180	5.0	Fell	
T37	40	<i>Litchi chinensis</i>	荔枝	6.0	160	4.0	Fell	
T38	41	<i>Litchi chinensis</i>	荔枝	6.0	120	5.0	Fell	
T39	42	<i>Litchi chinensis</i>	荔枝	7.0	120	5.0	Fell	
T40	43	<i>Dimocarpus longan</i>	龍眼	7.0	130	4.0	Fell	
T41	44	<i>Dimocarpus longan</i>	龍眼	7.0	140	5.0	Fell	
T42	45	<i>Dimocarpus longan</i>	龍眼	7.0	170	4.0	Fell	
T43	46	<i>Syzygium hancei</i>	韓氏蒲桃(紅鱗蒲桃)	8.0	350	8.0	Fell	
T44	47	<i>Averrhoa carambola</i>	楊桃	5.0	170	6.0	Fell	
T45	48	<i>Litchi chinensis</i>	荔枝	6.0	180	6.0	Retain	
T46	49	<i>Averrhoa carambola</i>	楊桃	5.0	140	5.0	Fell	
T47	50	<i>Psidium guajava</i>	番石榴	6.0	120	2.0	Retain	
T48	51	<i>Psidium guajava</i>	番石榴	6.0	110	4.0	Retain	
T49	52	<i>Psidium guajava</i>	番石榴	6.0	120	3.0	Retain	
T50	53	<i>Dimocarpus longan</i>	龍眼	6.0	130	4.0	Retain	
T51	54	<i>Dimocarpus longan</i>	龍眼	6.0	140	5.0	Retain	
T52	55	<i>Dimocarpus longan</i>	龍眼	6.0	110	6.0	Retain	
T53	56	<i>Mangifera indica</i>	芒果	7.0	140	4.0	Fell	
T54	57	<i>Dimocarpus longan</i>	龍眼	8.0	230	5.0	Fell	
T55	58	<i>Dimocarpus longan</i>	龍眼	8.0	240	6.0	Fell	
T56	59	<i>Dimocarpus longan</i>	龍眼	8.0	220	5.0	Fell	
T57	60	<i>Dimocarpus longan</i>	龍眼	8.0	260	6.0	Fell	
T58	61	<i>Dimocarpus longan</i>	龍眼	8.0	250	5.5	Fell	
T59	62	<i>Dimocarpus longan</i>	龍眼	8.0	220	6.0	Fell	
T60	63	<i>Litchi chinensis</i>	荔枝	8.0	210	6.0	Fell	
T61	64-65	<i>Aquilaria sinensis</i>	土沉香(牙香樹)	5.5	210	3.0	Retain	rare species, protected species
T62	66	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	240	4.0	Fell	
T63	67	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	180	4.0	Fell	
T64	68	<i>Ficus hispida</i>	對葉榕(牛乳樹)	7.0	130	5.0	Fell	
T65	69	<i>Leucaena leucocephala</i>	銀合歡	7.0	150	4.0	Fell	

Tree Treatment Schedule

Tree No.	Photo No.	Species		Tree Size			Proposed Treatment (Retain / Transplant / Fell)	Remarks (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)		
T66	70	<i>Pongamia pinnata</i>	水黃皮	7.0	130	6.0	Fell	
T67	71	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	140	5.0	Fell	
T68	72	<i>Pongamia pinnata</i>	水黃皮	7.0	140	6.0	Fell	
T69	73	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	120	4.0	Fell	
T70	74	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5.0	100	5.0	Fell	
T71	75	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.5	110	6.0	Fell	
T72	76	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	8.0	95	4.0	Fell	
T73	77	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	95	5.0	Fell	
T74	78	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	220	5.5	Fell	
T75	79	<i>Leucaena leucocephala</i>	銀合歡	6.0	100	5.0	Fell	
T76	80	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	120	3.0	Fell	
T77	81	<i>Leucaena leucocephala</i>	銀合歡	7.0	130	4.0	Fell	
T78	82	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5.0	100	3.0	Fell	
T79	83	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	95	3.0	Fell	
T80	84	<i>Leucaena leucocephala</i>	銀合歡	7.0	130	4.0	Fell	
T81	85	<i>Leucaena leucocephala</i>	銀合歡	6.0	140	3.0	Fell	
T82	86	<i>Leucaena leucocephala</i>	銀合歡	6.0	150	4.0	Fell	
T83	87	<i>Leucaena leucocephala</i>	銀合歡	7.0	120	5.0	Fell	
T84	88	<i>Leucaena leucocephala</i>	銀合歡	7.0	120	3.5	Fell	
T85	89	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	130	4.0	Fell	
T86	90	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	140	4.5	Fell	
T87	91	<i>Leucaena leucocephala</i>	銀合歡	7.0	100	4.0	Fell	
T88	92	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	120	3.0	Fell	
T89	93	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	110	4.0	Fell	
T90	94	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	120	4.5	Fell	
T91	95-96	<i>Ficus hispida</i>	對葉榕(牛乳樹)	7.0	160	6.0	Fell	
T92	98	<i>Pterocarpus indicus</i>	紫檀	10.0	400	8.0	Retain	rare species, protected species
T93	99	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5.0	95	4.0	Fell	
T94	100	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	120	3.0	Fell	
T95	101	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	110	3.0	Fell	
T96	102	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	100	3.0	Fell	
T97	103	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	95	4.0	Fell	
T98	104	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	100	3.0	Fell	

Tree Treatment Schedule

Tree No.	Photo No.	Species		Tree Size			Proposed Treatment (Retain / Transplant / Fell)	Remarks (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)		
T99	105	<i>Macaranga tanarius var. tomentosa</i>	血桐	7.0	100	4.0	Fell	
T100	106	<i>Macaranga tanarius var. tomentosa</i>	血桐	6.0	95	2.0	Fell	
T101	107	<i>Aquilaria sinensis</i>	土沉香(牙香樹)	5.0	110	2.0	Retain	rare species, protected species
T102	108	<i>Aquilaria sinensis</i>	土沉香(牙香樹)	5.0	100	2.0	Retain	rare species, protected species
T103	109	Dead tree	死樹	6.0	130	2.0	Fell	
T104	110	Dead tree	死樹	6.0	210	4.0	Fell	
T105	111	<i>Ficus hispida</i>	對葉榕(牛乳樹)	5.0	120	4.0	Fell	
T106	112	<i>Macaranga tanarius var. tomentosa</i>	血桐	4.0	110	4.0	Retain	
T107	113	<i>Ficus hispida</i>	對葉榕(牛乳樹)	5.0	120	4.0	Retain	
T108	114	<i>Bischofia javanica</i>	秋楓	8.0	210	5.0	Retain	
T109	115	Dead tree	死樹	7.0	140	4.0	Fell	
T110	116	<i>Cinnamomum camphora</i>	樟	9.0	230	5.0	Retain	
T111	117	<i>Macaranga tanarius var. tomentosa</i>	血桐	6.0	150	4.0	Retain	
T112	118	<i>Melia azedarach</i>	楝(苦楝)	8.0	210	4.0	Retain	
T113	119	<i>Macaranga tanarius var. tomentosa</i>	血桐	7.0	110	3.0	Retain	
T114	120	<i>Melia azedarach</i>	楝(苦楝)	8.0	130	5.0	Retain	
T115	121	<i>Celtis sinensis</i>	朴樹	12.0	680	13.0	Retain	
T116	122	<i>Macaranga tanarius var. tomentosa</i>	血桐	7.0	140	4.0	Retain	
T117	123	<i>Macaranga tanarius var. tomentosa</i>	血桐	8.0	130	4.0	Retain	
T118	124-125	<i>Celtis sinensis</i>	朴樹	12.0	450	11.0	Retain	
T119	126	<i>Livistona chinensis</i>	蒲葵	9.0	240	4.0	Retain	

Summary Table

	Number of Tree(s)
Tree to be Retained	42
Tree to be Transplanted	0
Tree to be Felled	77
Total Number of Existing Tree(s)	119

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



General view 06

General View



General view 07



General view 08

General View



General view 09



General view 10

General View



General view 11



General view 12

General View



General view 13



General view 14

General View



General view 15

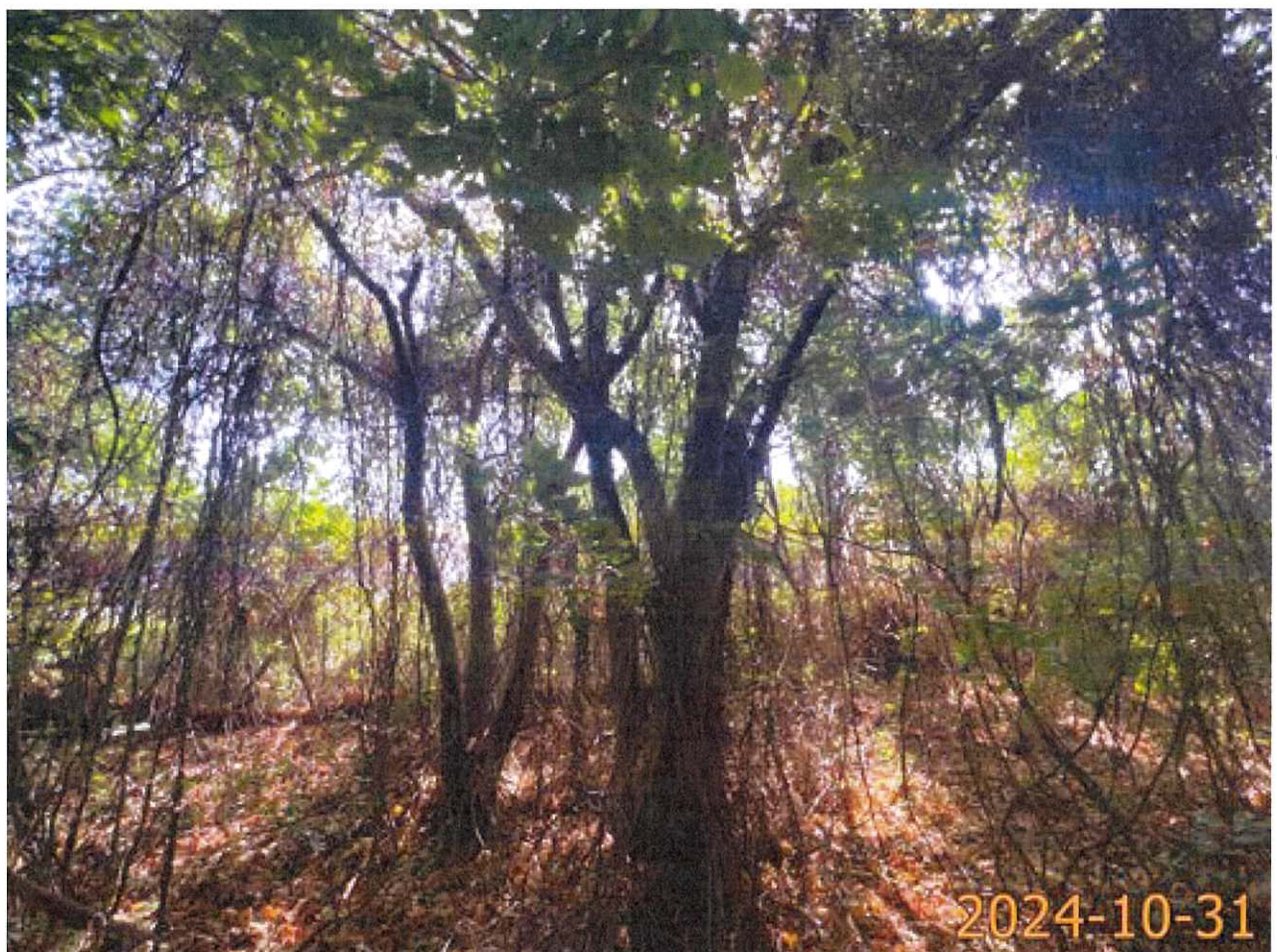


General view 16

General View

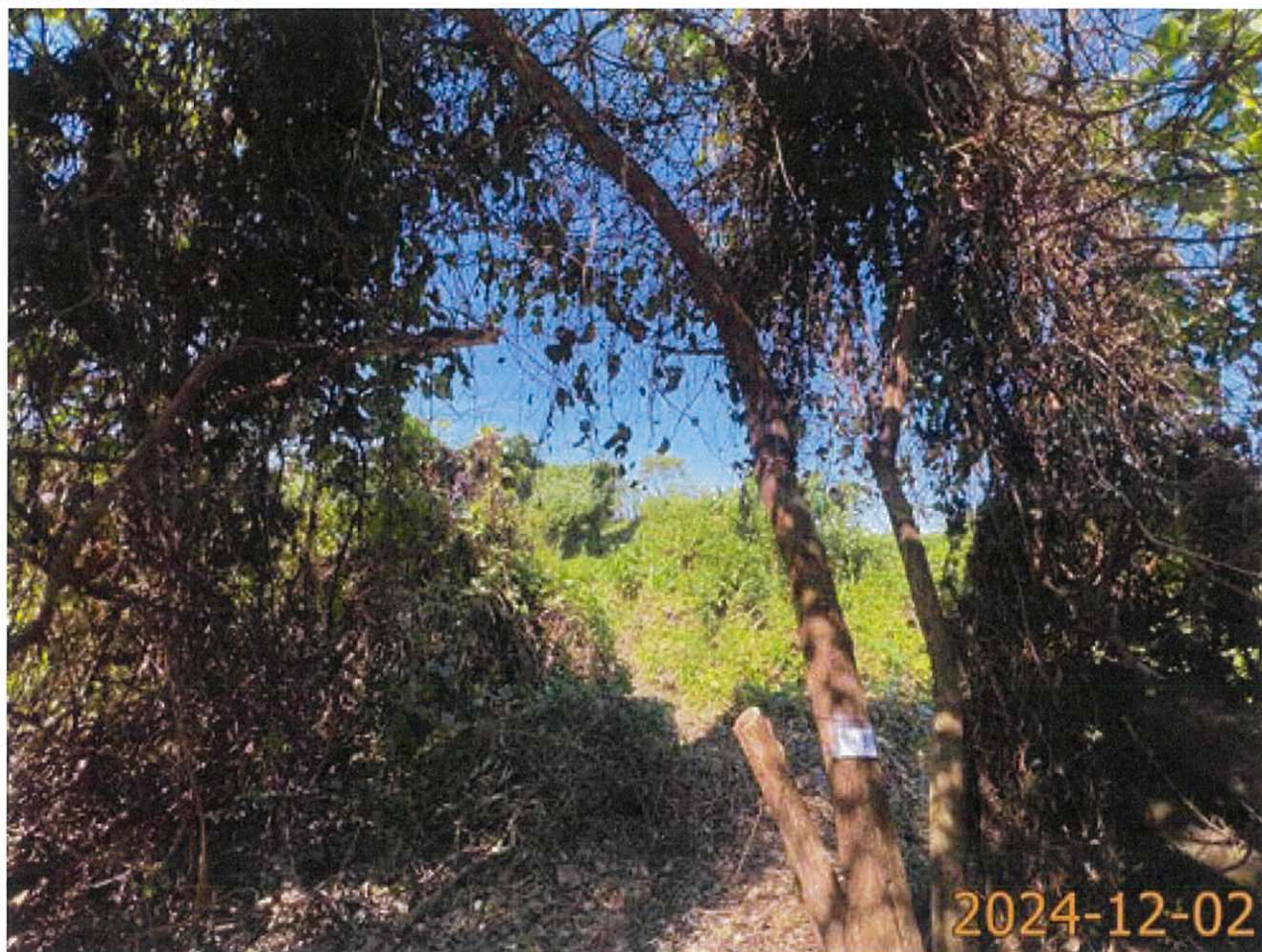


General view 17



General view 18

General View



General view 19



General view 20

General View

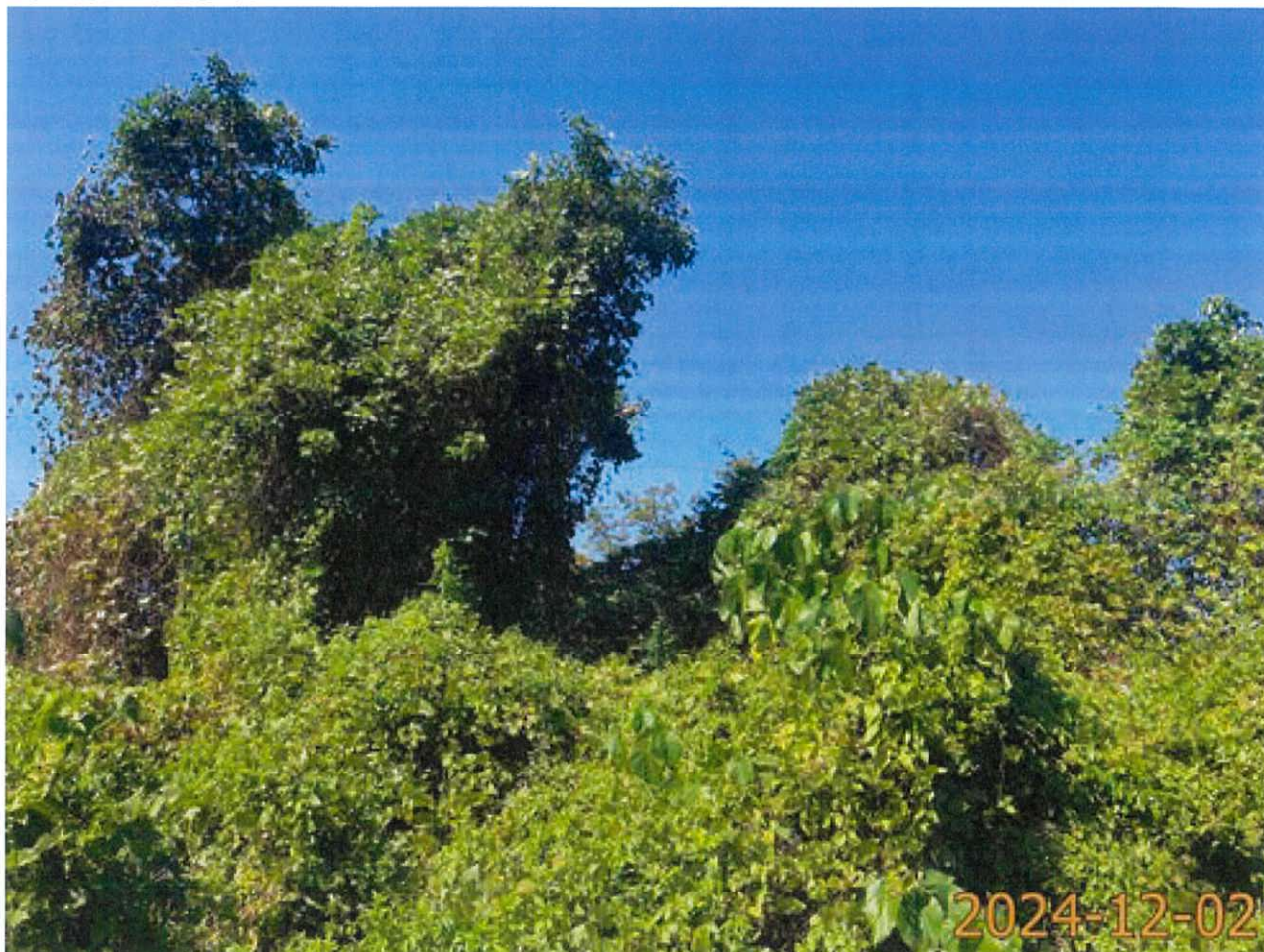


General view 21

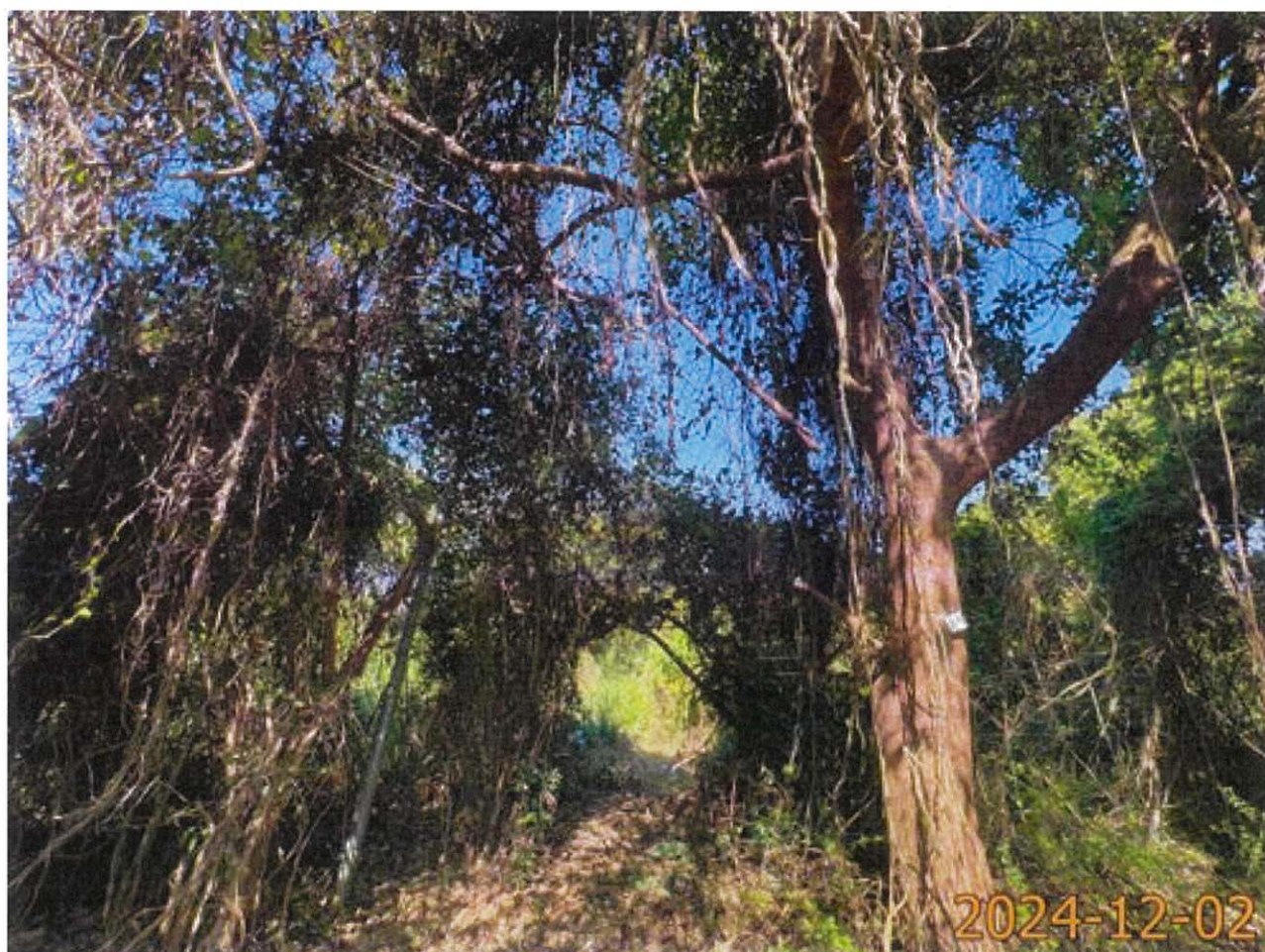


General view 22

General View



General view 23

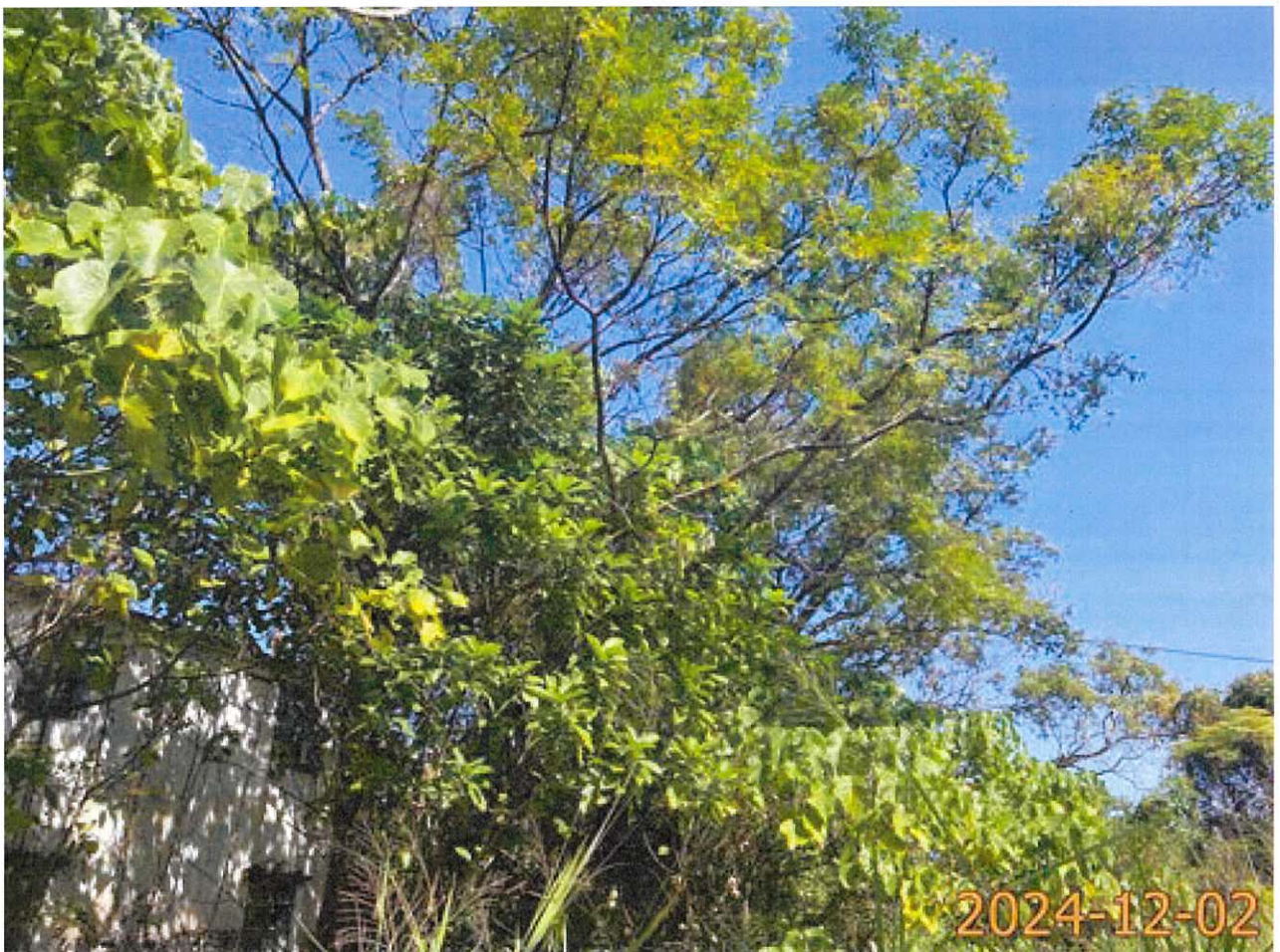


General view 24

General View



General view 25



General view 26

General View



General view 27



General view 28

General View



General view 29

Photo Records



1 - T1 (Overview)



2 - T2 (Overview)



3 - T3 (Overview)



4 - T4 (Overview)

Photo Records



5 - T5 (Overview)



6 - T6 (Overview)



7 - T7 (Overview)



8 - T8 (Overview)

Photo Records



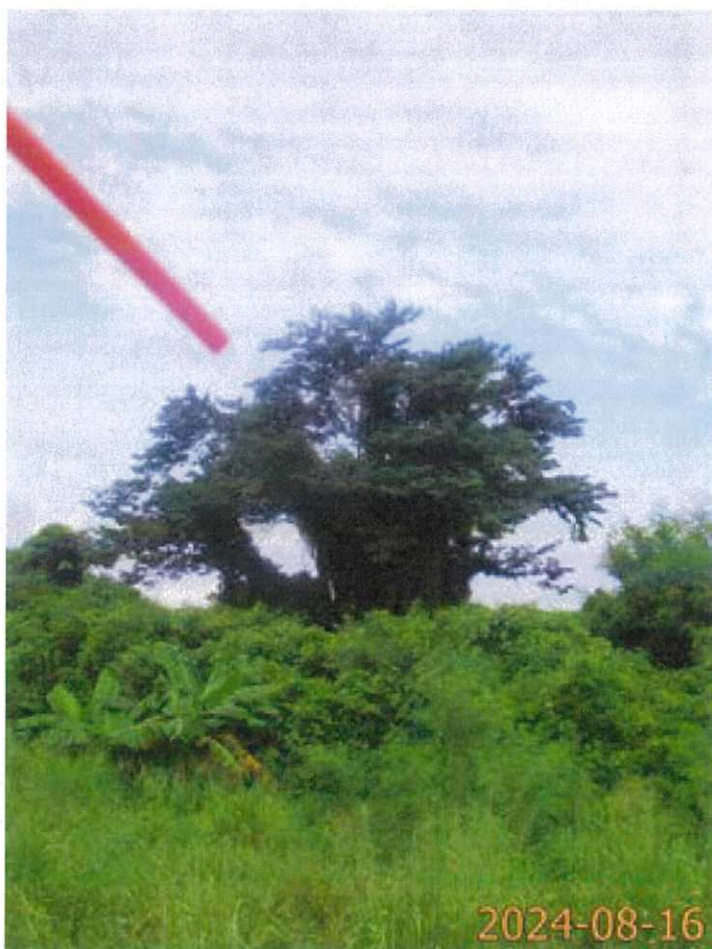
9 - T9 (Overview)



10 - T10 (Overview)

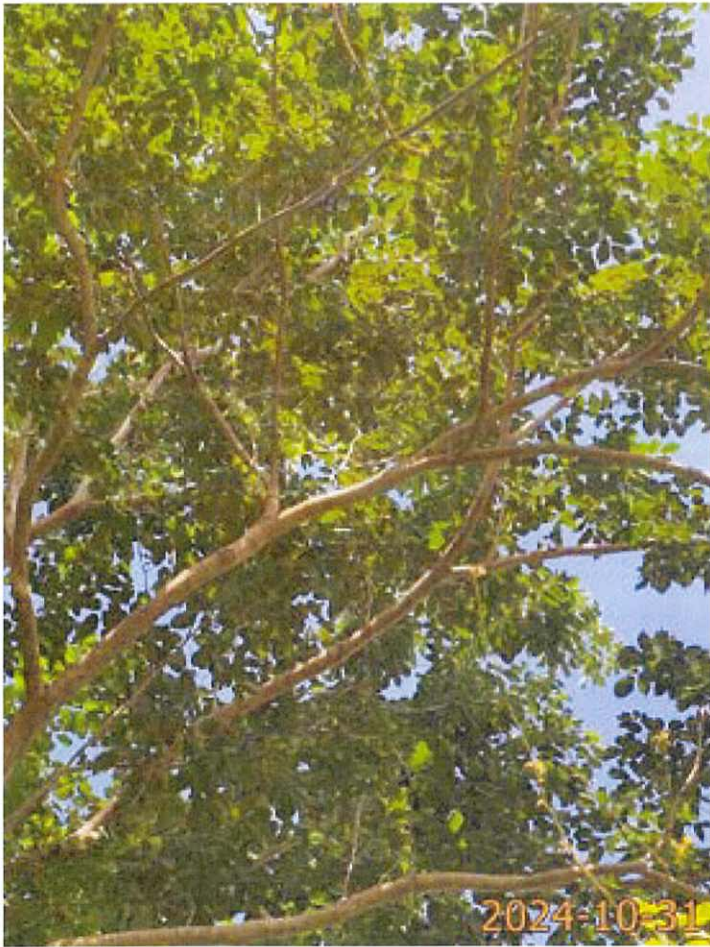


11 - T11 (Overview)

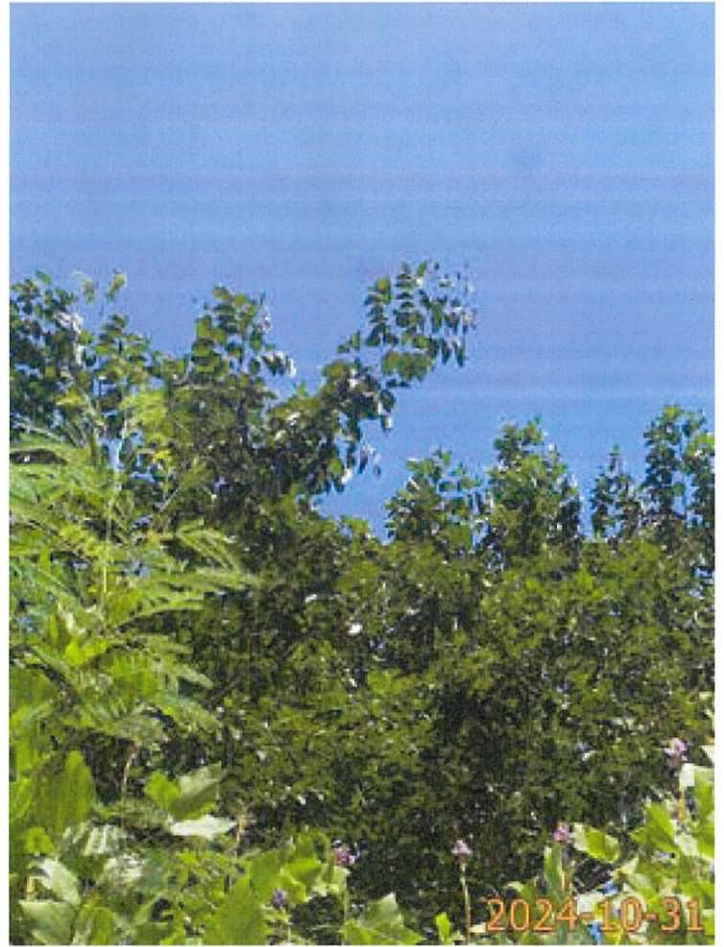


12 - T12 (Overview)

Photo Records



13 - T12 Branch



14 - T12 Crown



15 - T12 Root



16 - T13 (Overview)

Photo Records



17 - T14 (Overview)



18 - T15 (Overview)



19 - T16 (Overview)



20 - T17 (Overview)

Photo Records



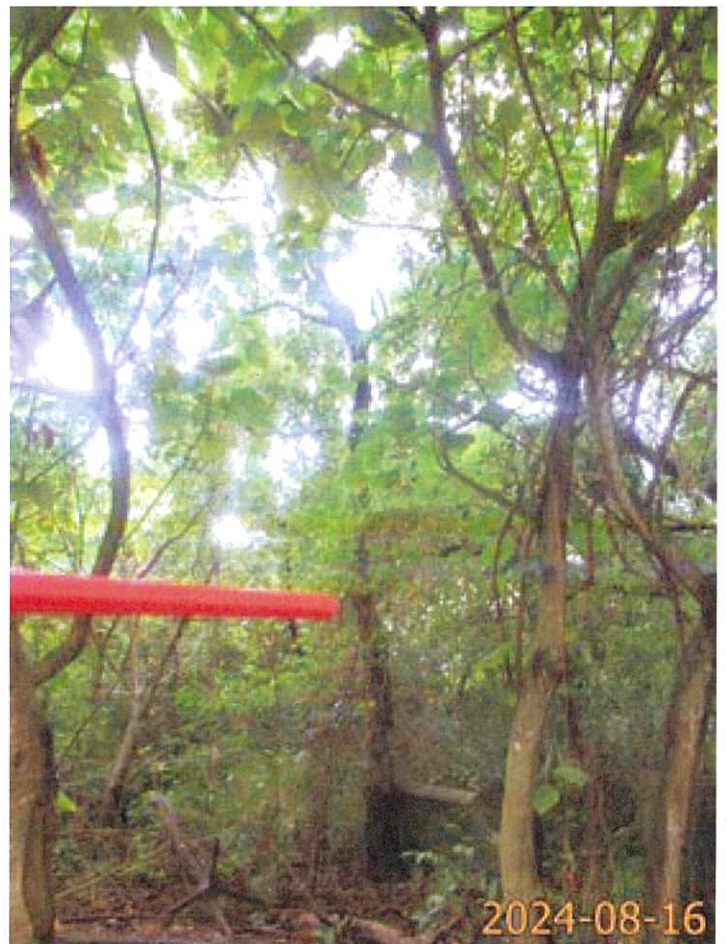
21 - T18 (Overview)



22 - T19 (Overview)



23 - T20 (Overview)



24 - T21 (Overview)

Photo Records



25 - T22 (Overview)



26 - T23 (Overview)



27 - T24 (Overview)

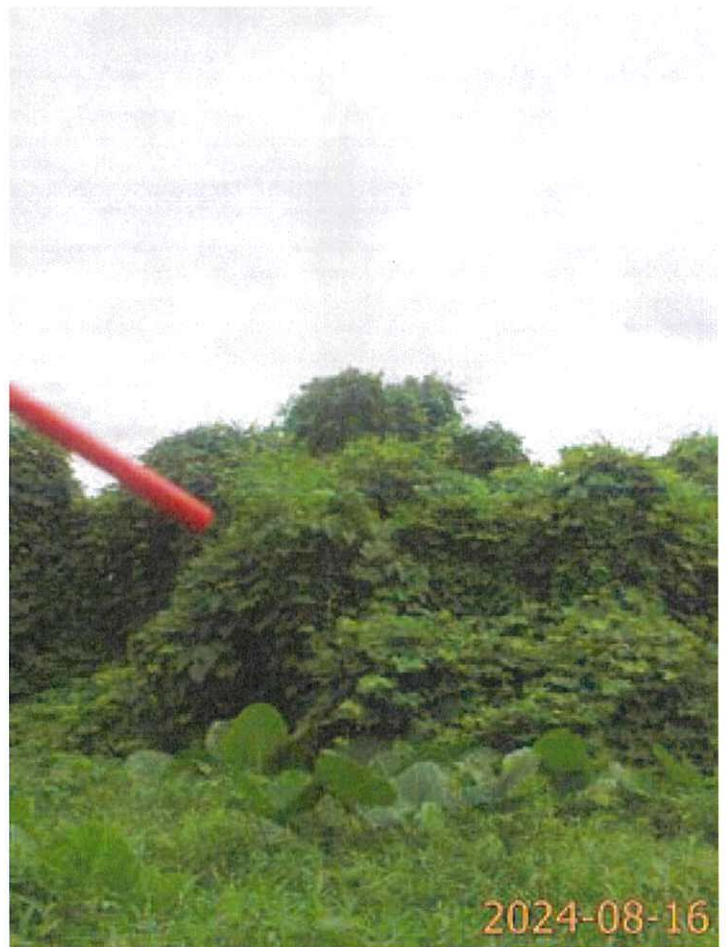


28 - T25 (Overview)

Photo Records



29 - T26 (Overview)



30 - T27 (Overview)



31 - T28 (Overview)



32 - T29 (Overview)

Photo Records



33 - T30 (Overview) (Dead tree)



34 - T31 (Overview)

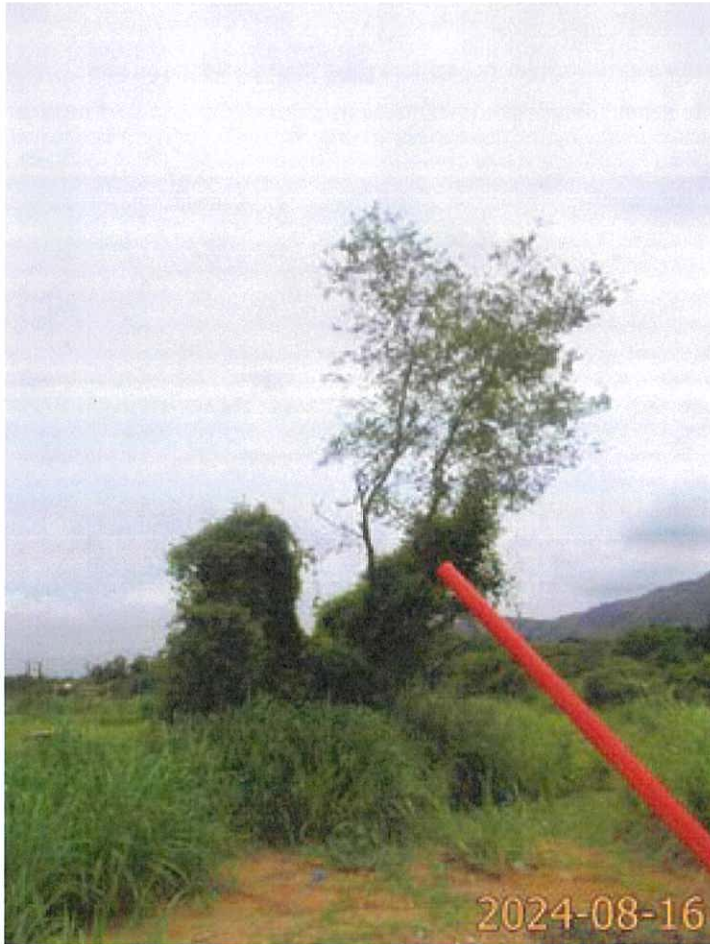


35 - T32 (Overview)



36 - T33 (Overview)

Photo Records



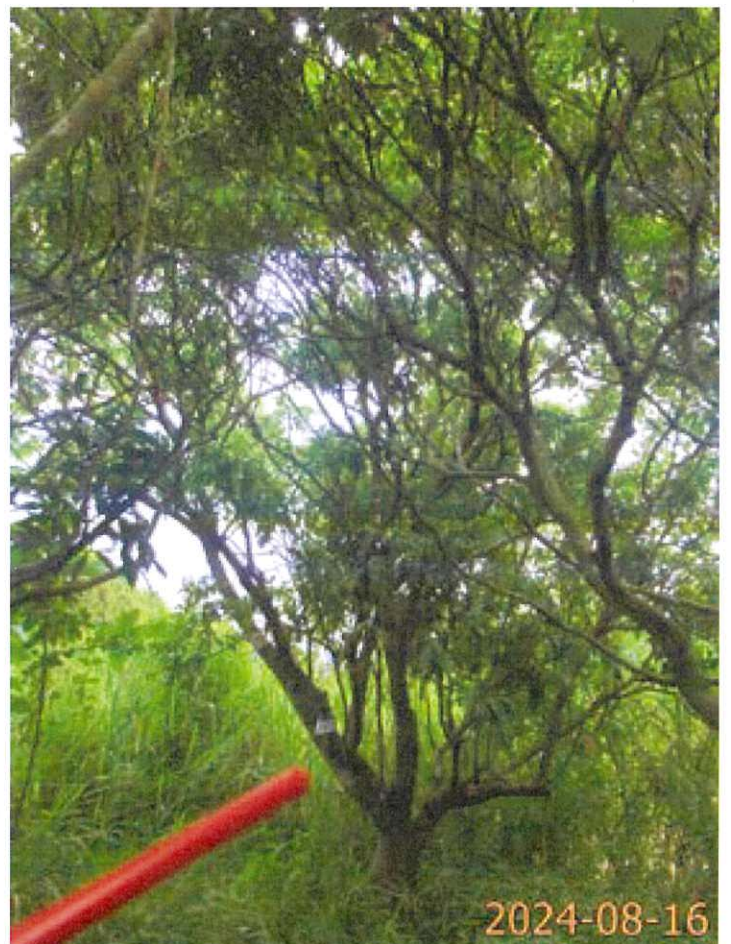
37 - T34 (Overview)



38 - T35 (Overview)



39 - T36 (Overview)



40 - T37 (Overview)

Photo Records



41 - T38 (Overview)



42 - T39 (Overview)



43 - T40 (Overview)



44 - T41 (Overview)

Photo Records



45 - T42 (Overview)



46 - T43 (Overview)

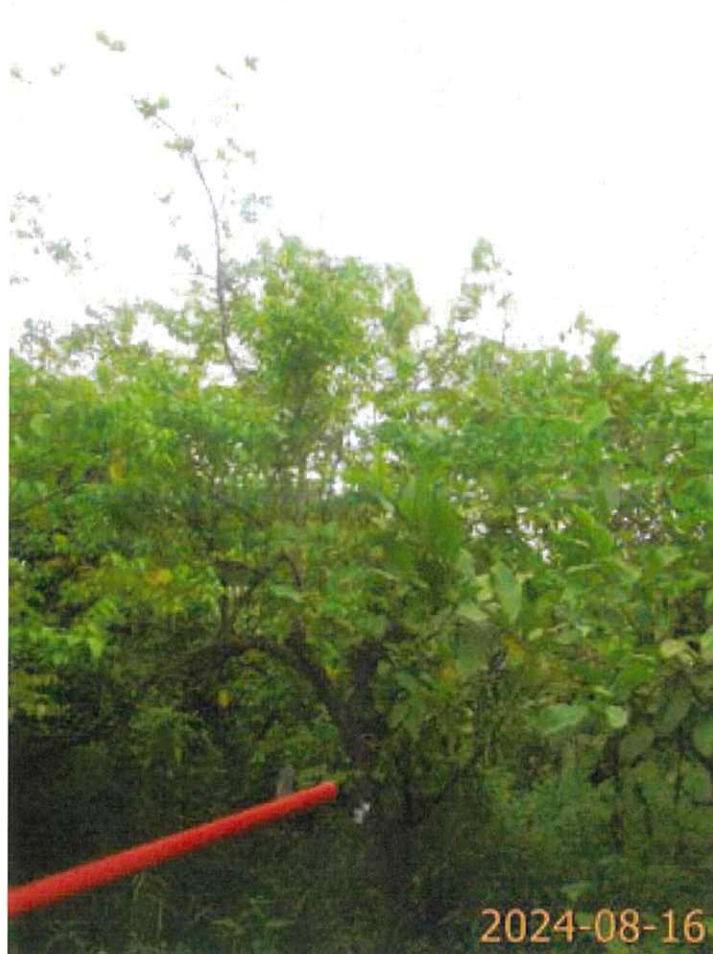


47 - T44 (Overview)



48 - T45 (Overview)

Photo Records



49 - T46 (Overview)



50 - T47 (Overview)



51 - T48 (Overview)



52 - T49 (Overview)

Photo Records



53 - T50 (Overview)



54 - T51 (Overview)



55 - T52 (Overview)



56 - T53 (Overview)

Photo Records



57 - T54 (Overview)



58 - T55 (Overview)



59 - T56 (Overview)

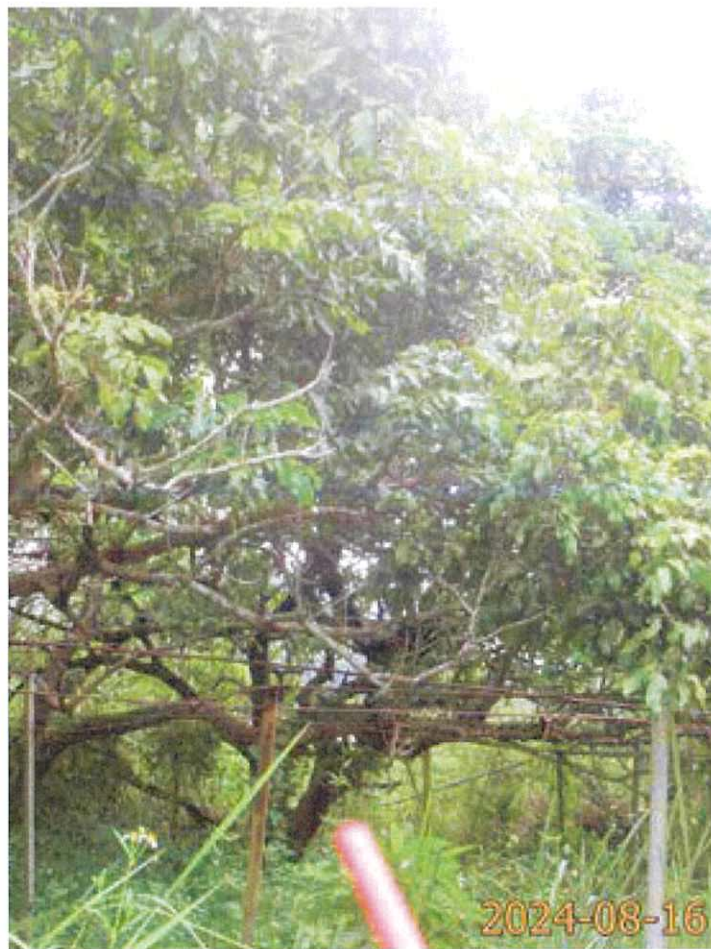


60 - T57 (Overview)

Photo Records



61 - T58 (Overview)



62 - T59 (Overview)



63 - T60 (Overview)



64 - T61 (Overview)

Photo Records



65 - T61 Co-dominant trunks



66 - T62 (Overview)



67 - T63 (Overview)



68 - T64 (Overview)

Photo Records



69 - T65 (Overview)



70 - T65 Uprooted

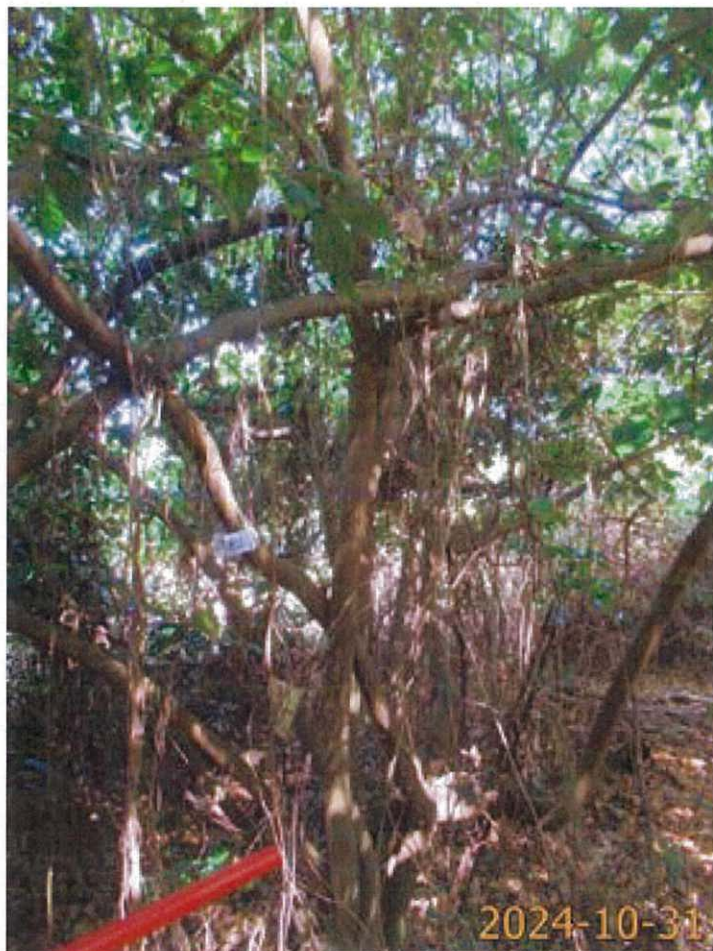


71 - T66 (Overview)



72 - T67 (Overview)

Photo Records



73 - T68 (Overview)



74 - T69 (Overview)



75 - T70 (Overview)

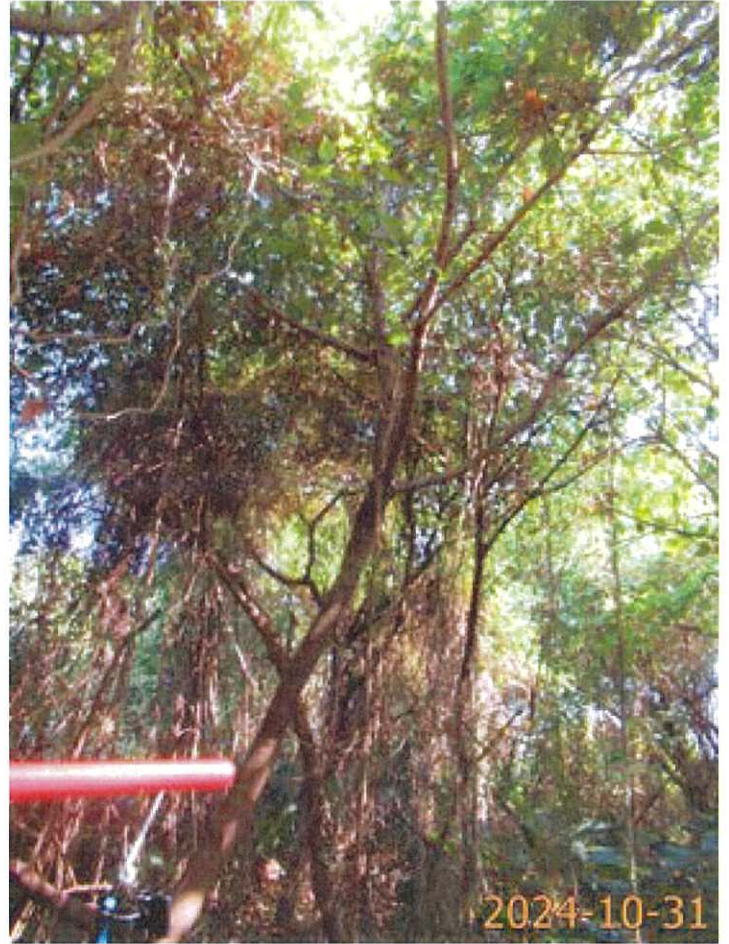


76 - T71 (Overview)

Photo Records



77 - T72 (Overview)



78 - T73 (Overview)



79 - T74 (Overview)



80 - T75 (Overview)

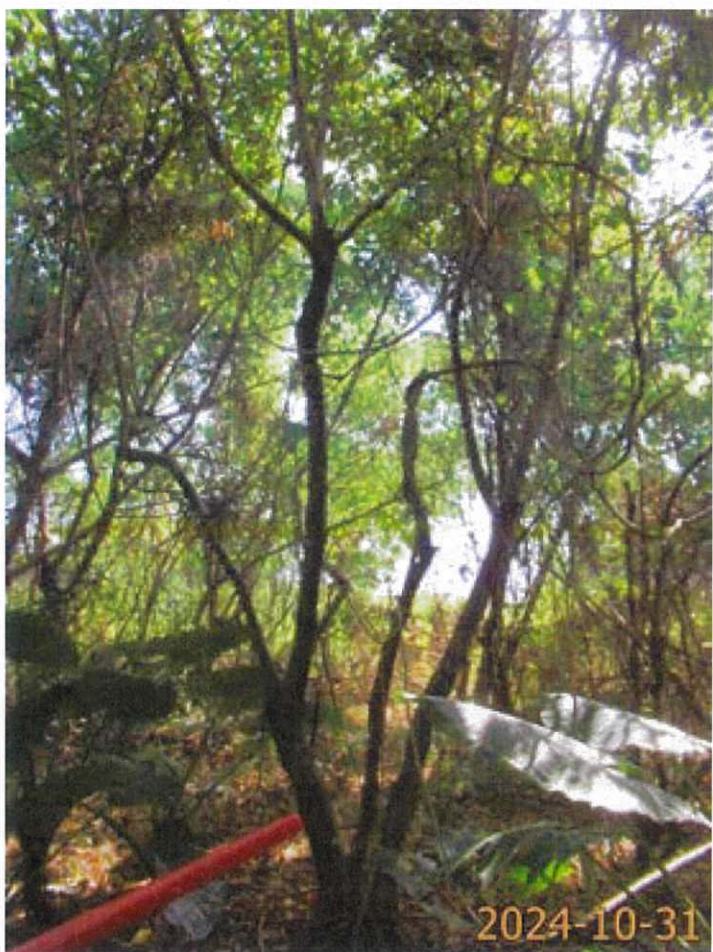
Photo Records



81 - T76 (Overview)



82 - T77 (Overview)



83 - T78 (Overview)

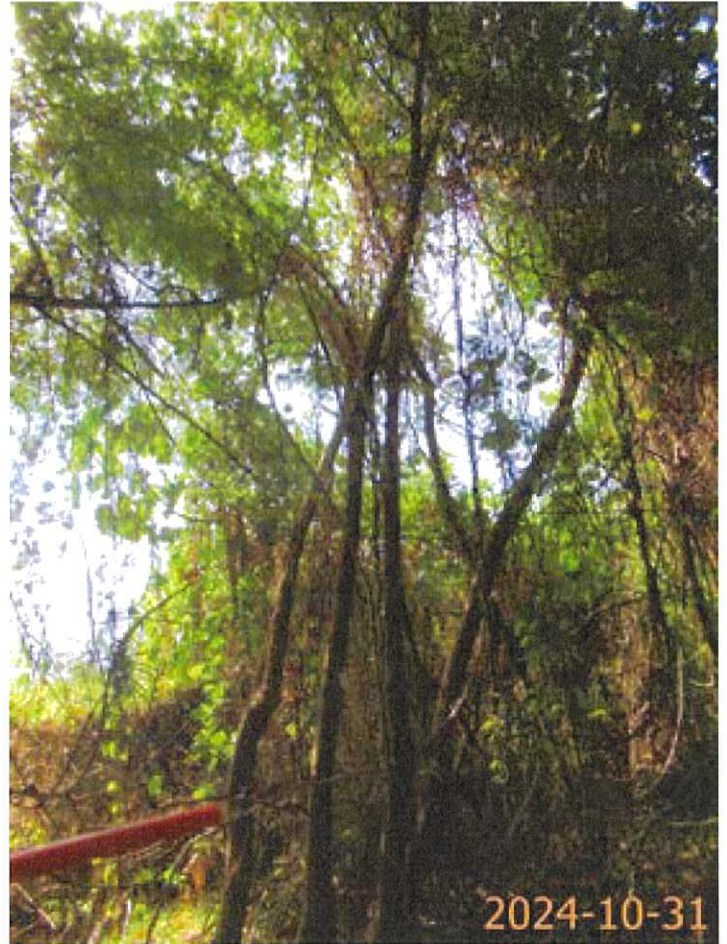


84 - T79 (Overview)

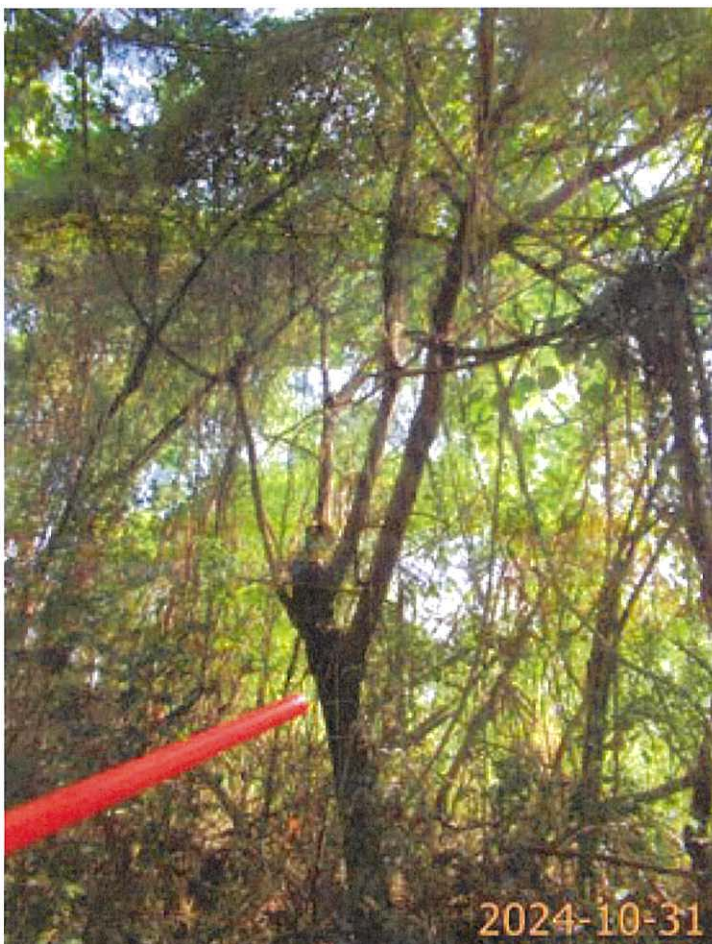
Photo Records



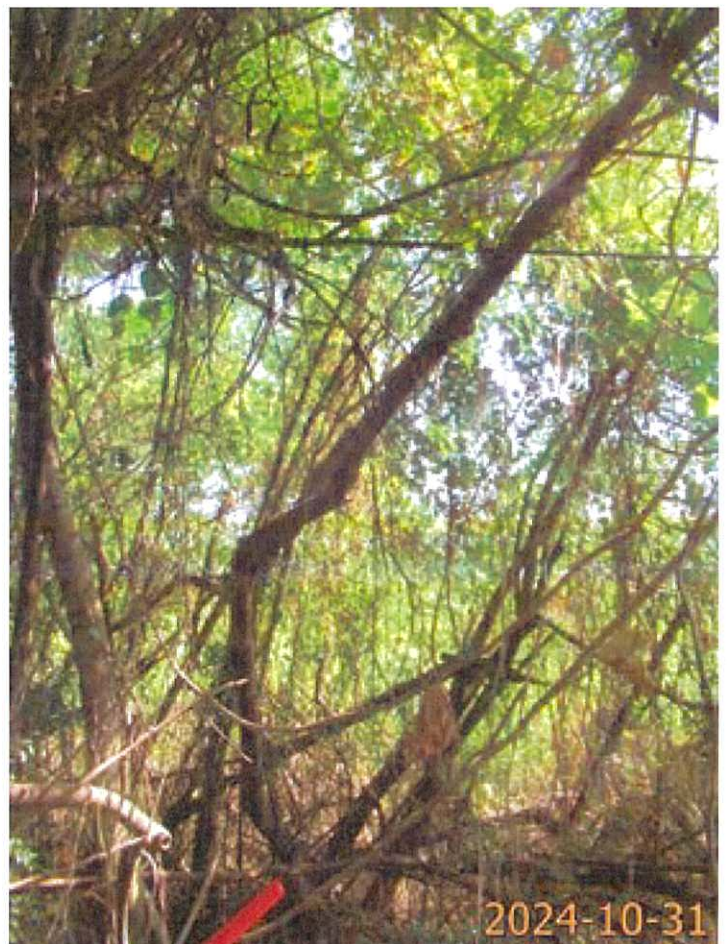
85 - T80 (Overview)



86 - T81 (Overview)

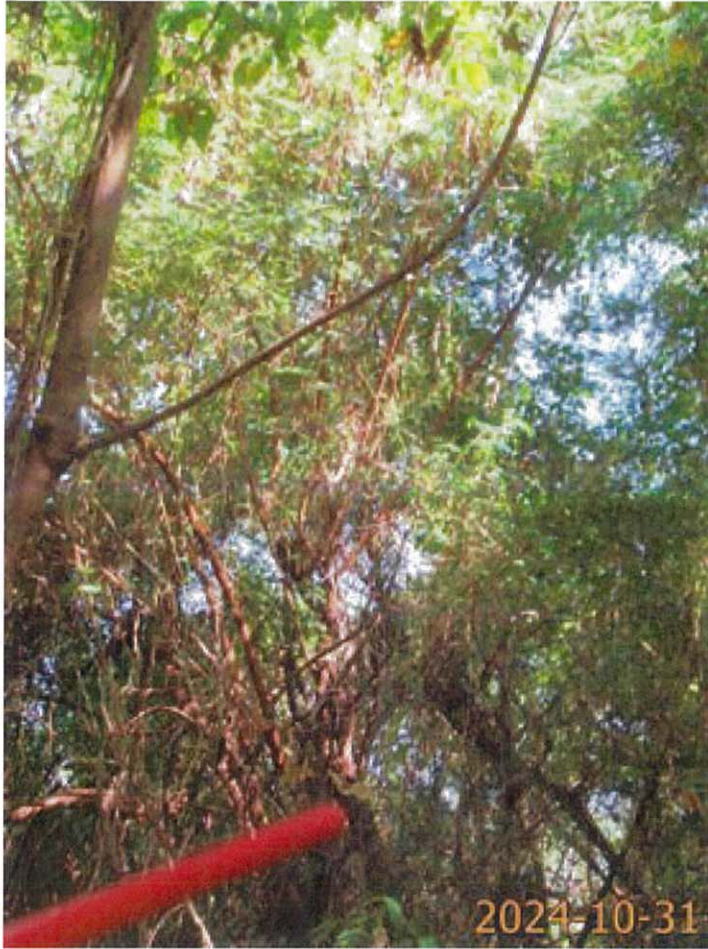


87 - T82 (Overview)

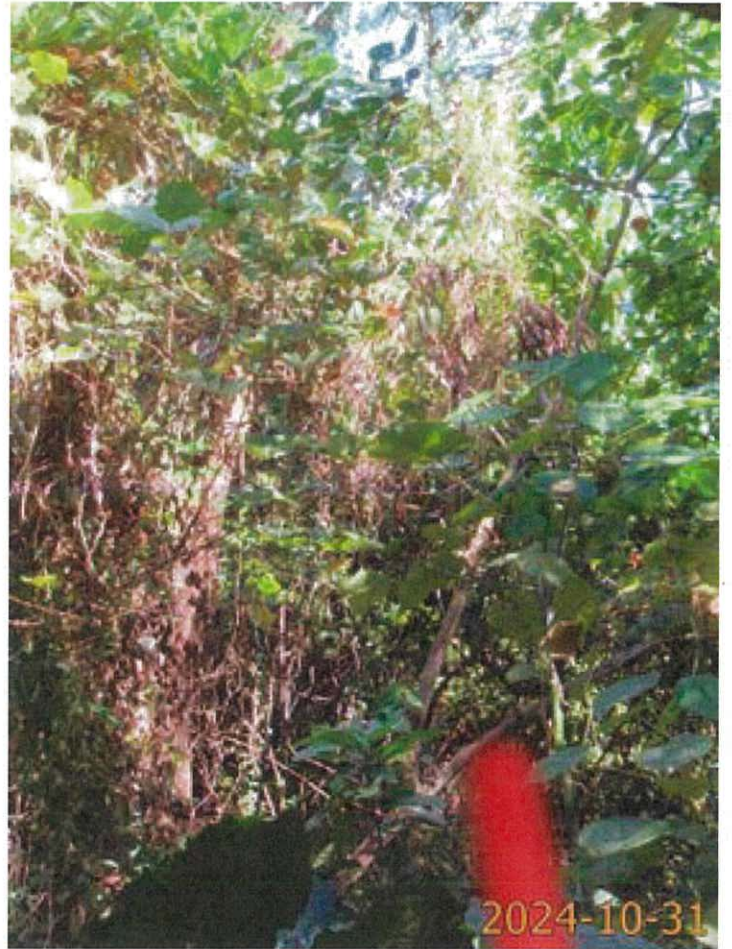


88 - T83 (Overview)

Photo Records



89 - T84 (Overview)



90 - T85 (Overview)



91 - T86 (Overview)



92 - T87 (Overview)

Photo Records



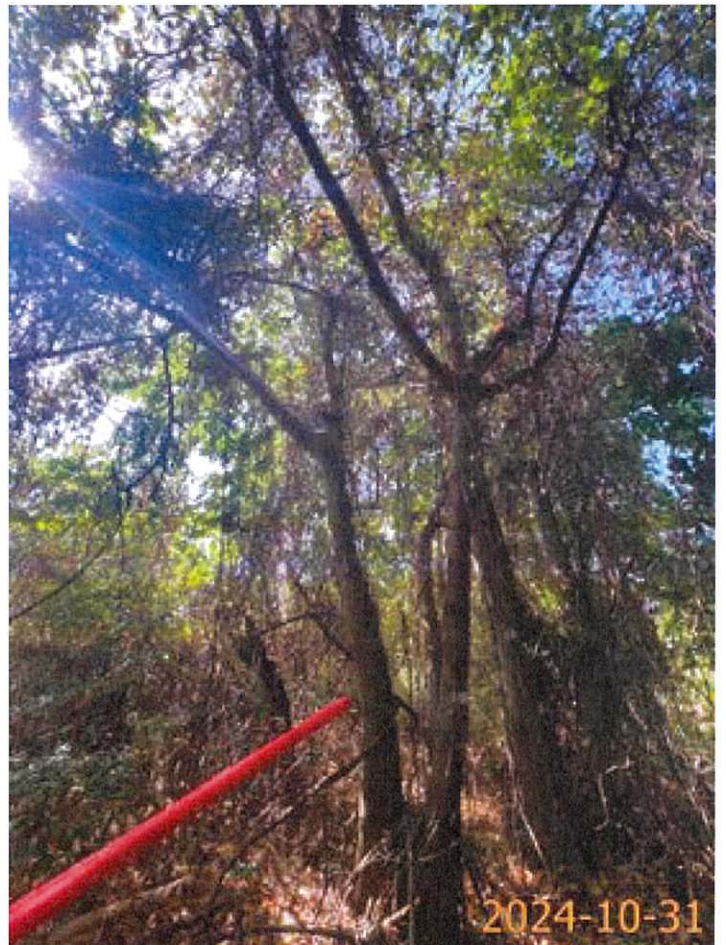
93 - T88 (Overview)



94 - T89 (Overview)



95 - T90 (Overview)



96 - T91 (Overview)

Photo Records



97 - T91 Co-dominant trunks



98 - T92 (Overview)

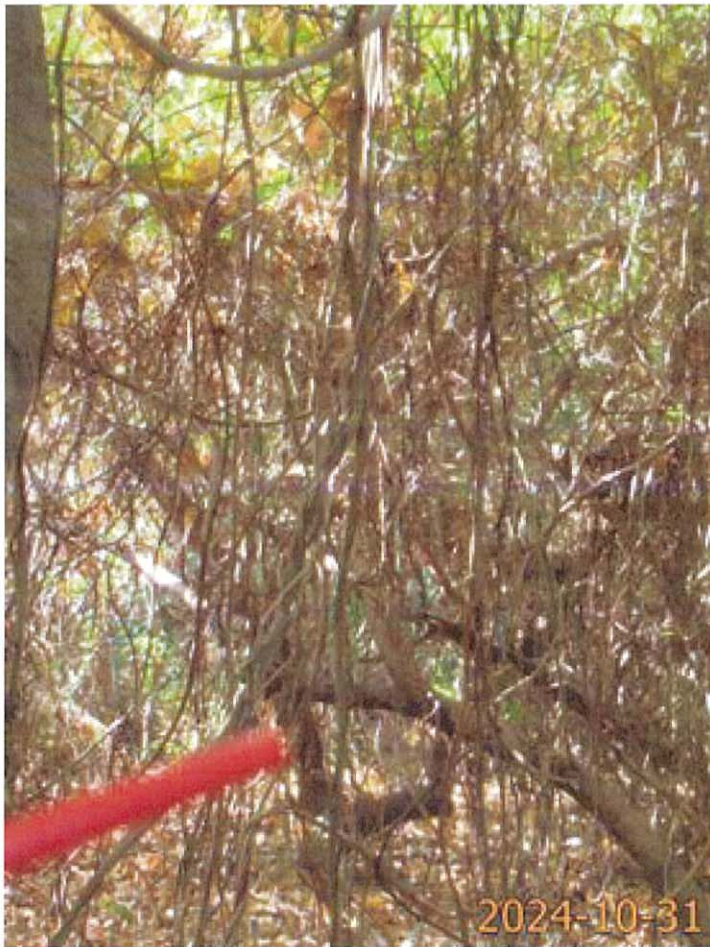


99 - T93 (Overview)

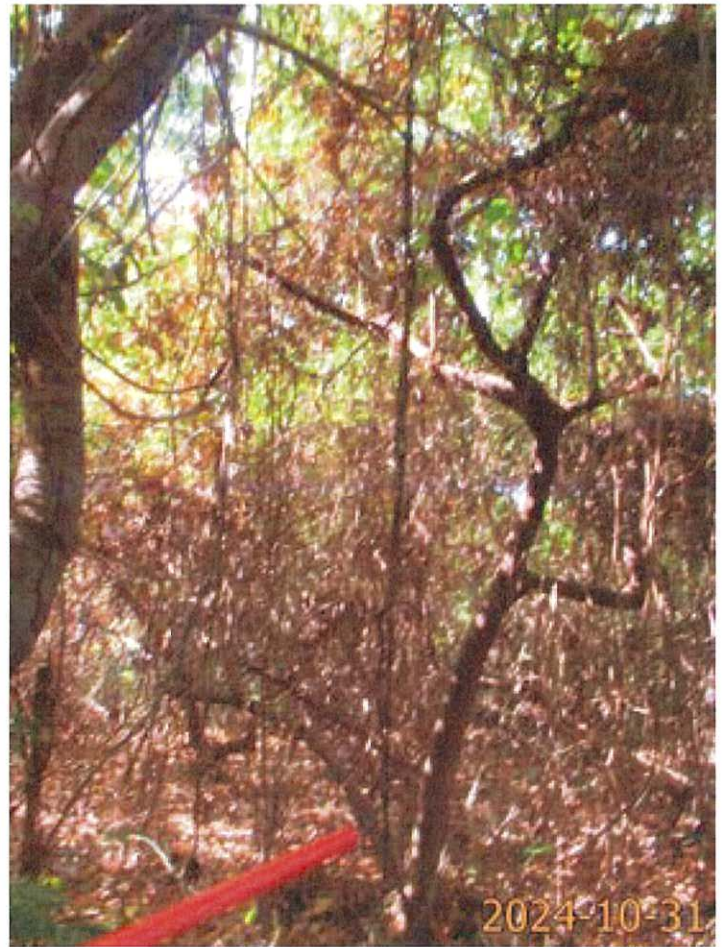


100 - T94 (Overview)

Photo Records



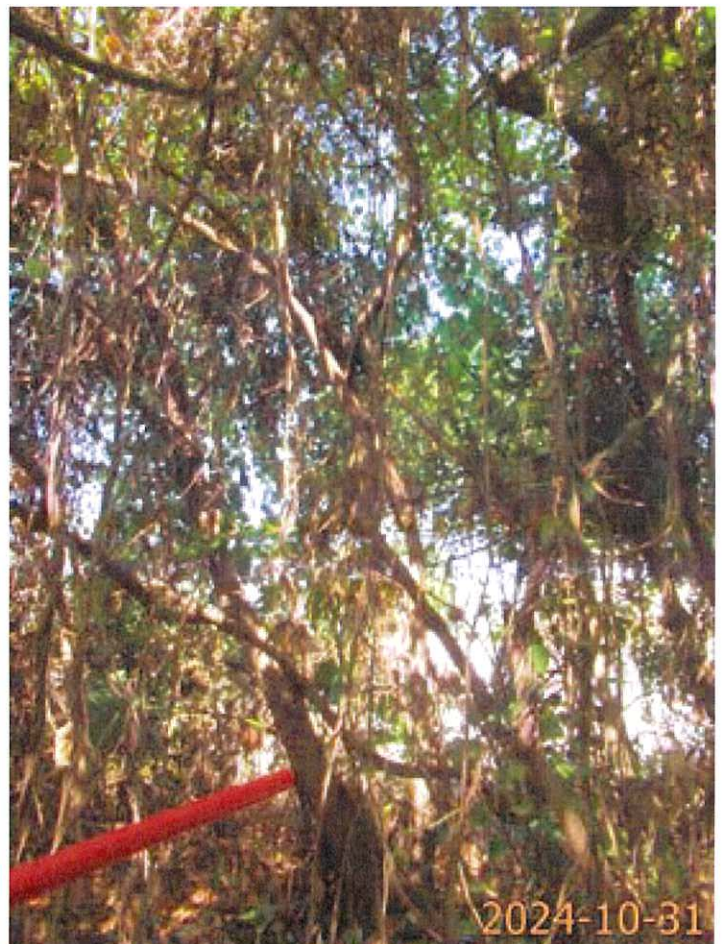
101 - T95 (Overview)



102 - T96 (Overview)



103 - T97 (Overview)



104 - T98 (Overview)

Photo Records



105 - T99 (Overview)



106 - T100 (Overview)



107 - T101 (Overview) (Dead tree)



108 - T102 (Overview) (Dead tree)

Photo Records



109 - T103 (Overview) (Dead tree)



110 - T104 (Overview) (Dead tree)

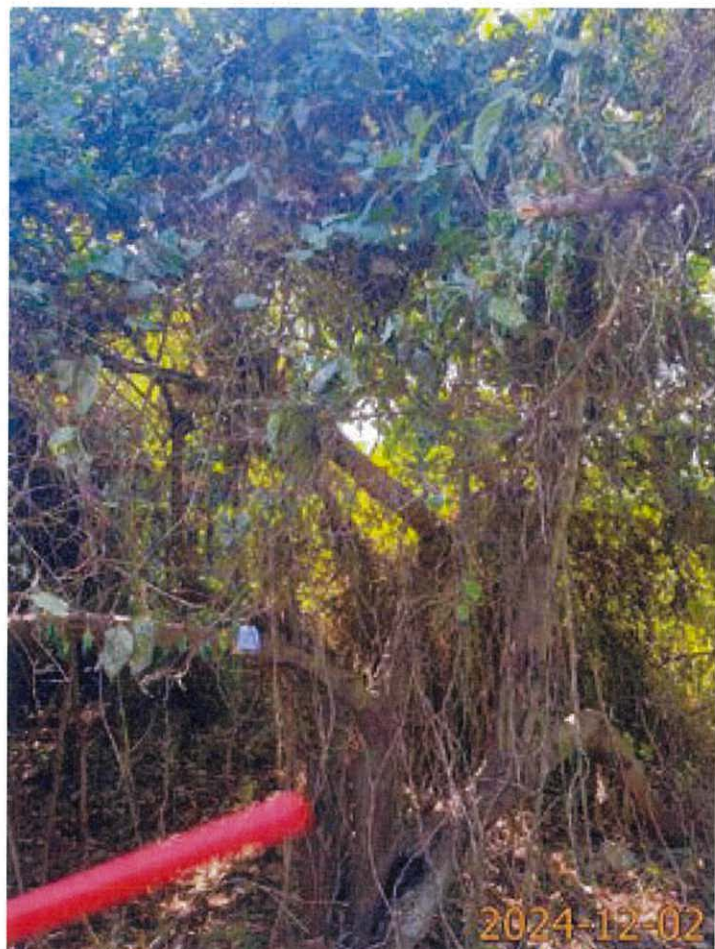


111 - T105 (Overview)



112 - T106 (Overview)

Photo Records



113 - T107 (Overview)



114 - T108 (Overview)



115 - T109 (Overview) (Dead tree)

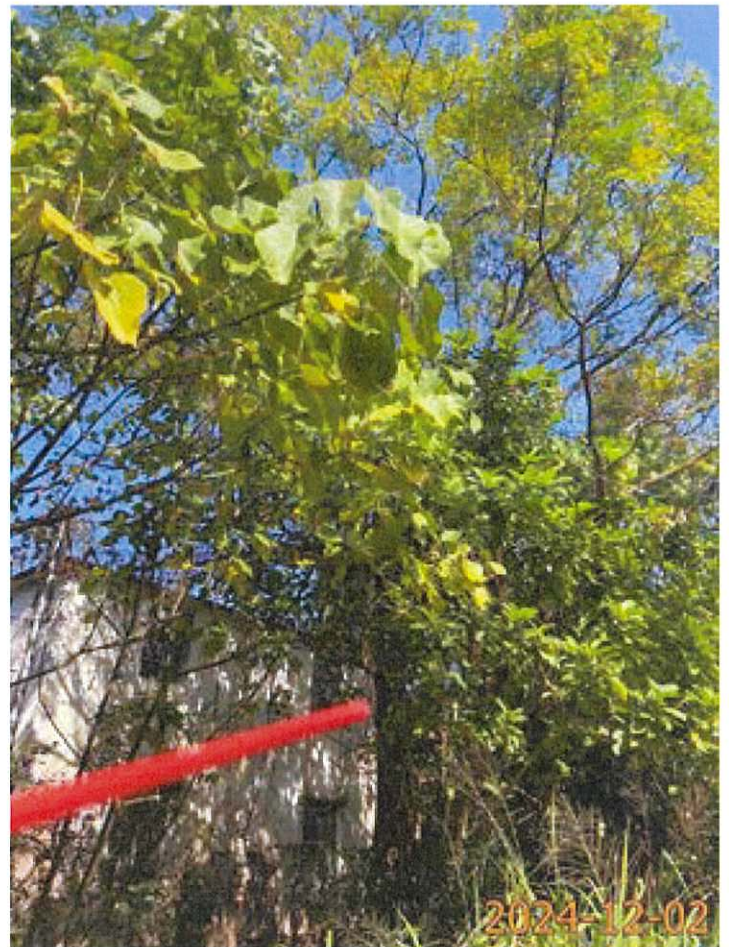


116 - T110 (Overview)

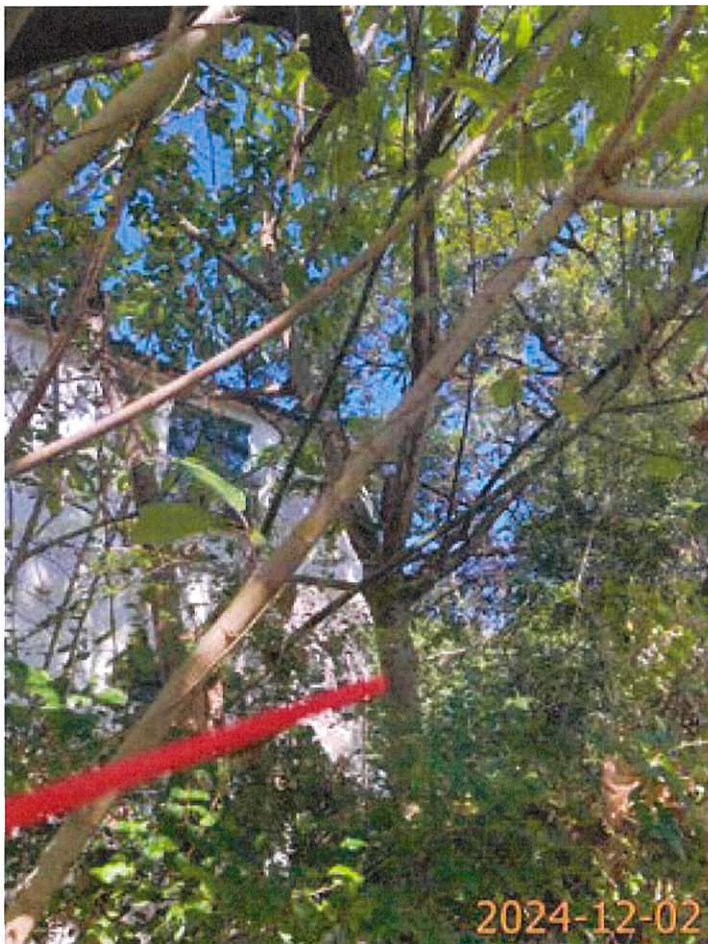
Photo Records



117 - T111 (Overview)



118 - T112 (Overview)



119 - T113 (Overview)

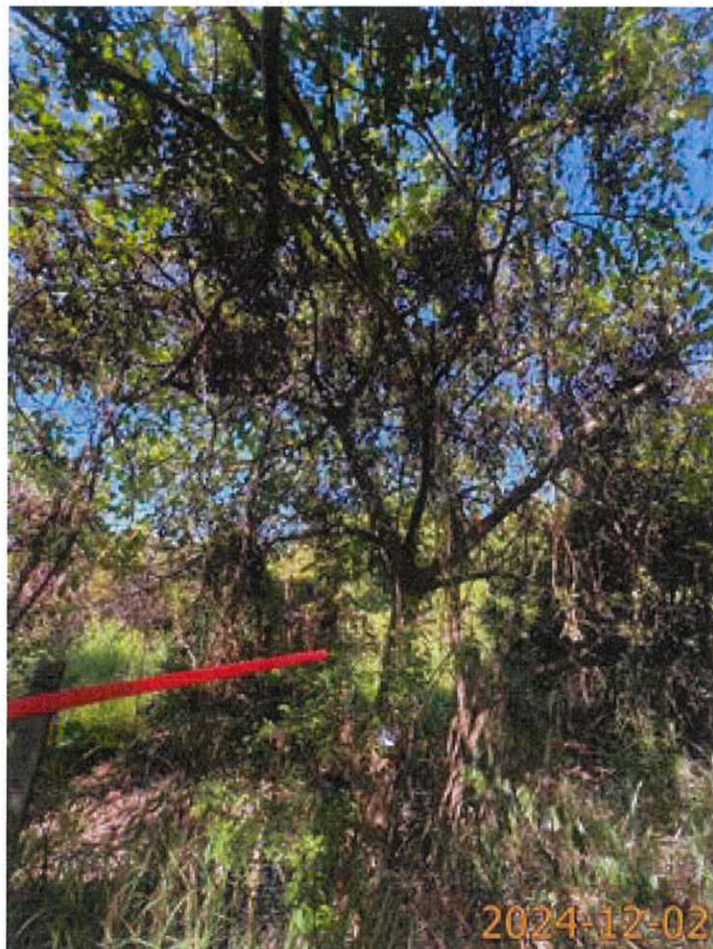


120 - T114 (Overview)

Photo Records



121 - T115 (Overview)



122 - T116 (Overview)



123 - T117 (Overview)

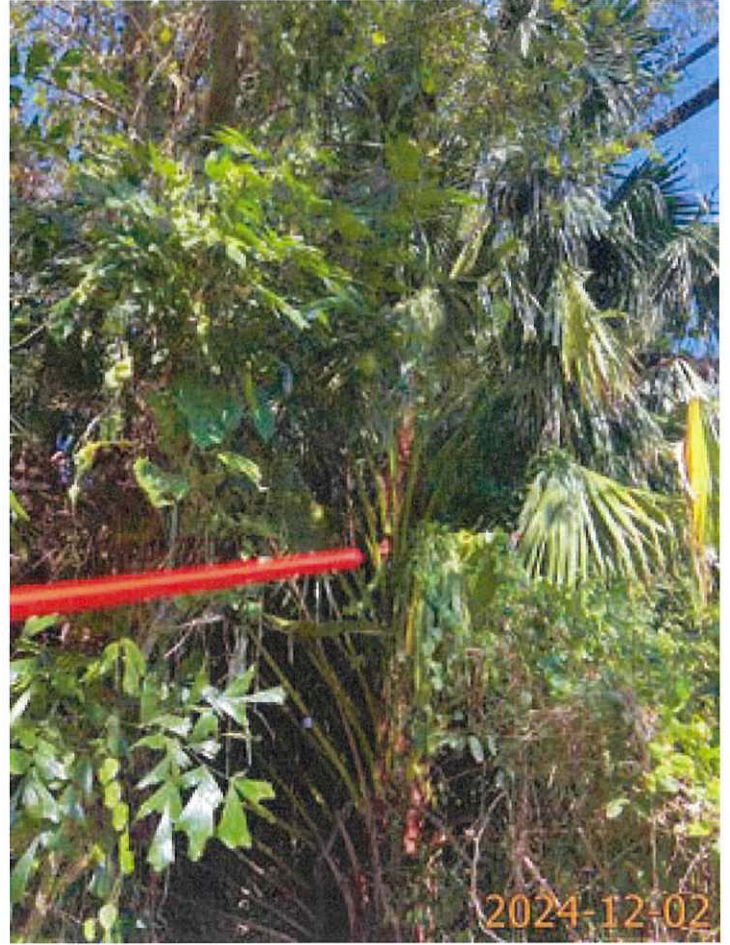


124 - T118 (Overview)

Photo Records



125 - T118 (Overview)2



126 - T119 (Overview)

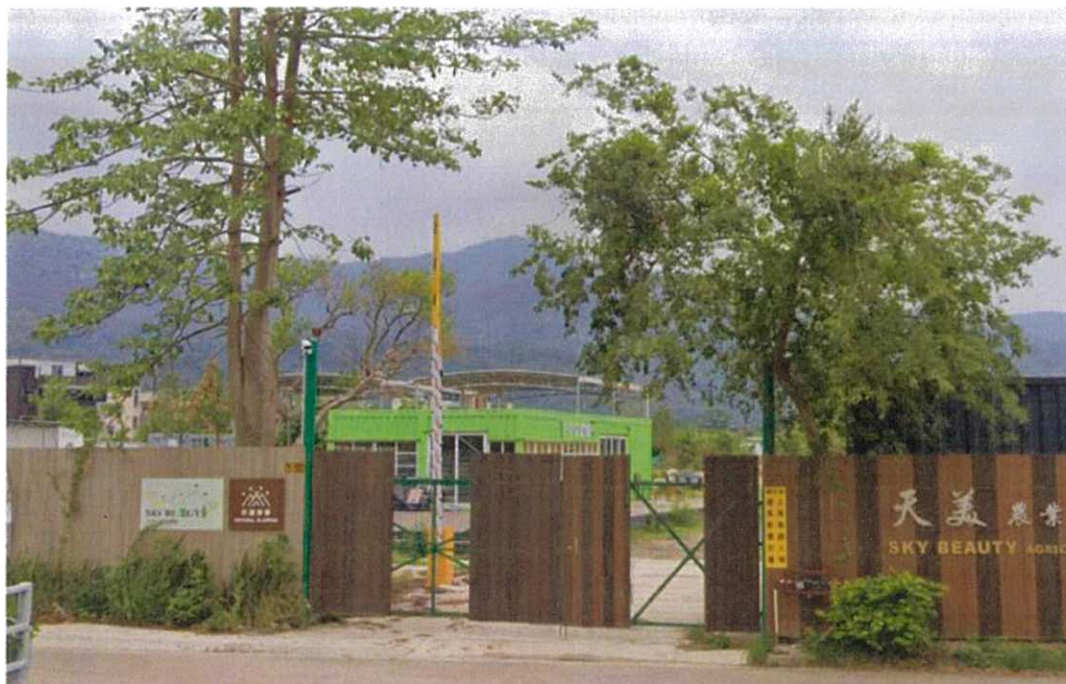
Annex V

Tree Preservation and Landscape Proposal

United Crown Holdings Limited

Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in “Agriculture” Zone, Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories

Drainage Impact Assessment



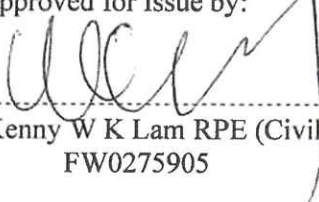
Document No. V1053/01
Issue 2

December 2024

V1053/01
Issue 2
December 2024

Proposed Temporary Open Storage of Construction Materials Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories

Drainage Impact Assessment

Approved for Issue by:	
	
Kenny W K Lam RPE (Civil)	
FW0275905	
Position:	Deputy Managing Director
Date:	3 December 2024

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V1053/01
Issue 2
December 2024

**Proposed Temporary Open Storage of Construction Materials Construction Machineries,
Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated
Filling of Land and Pond in “Agriculture” Zone, Various Lots in D.D. 106 and
Adjoining Government Land, Shek Kong, Yuen Long, New Territories**

Drainage Impact Assessment

Issue	Prepared by	Reviewed by	Date
1	EM	BLE	20 Sep 2024
2	EM	BLE	3 Dec 2024

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Abbreviations

- D.D. Demarcation District
- DSD Drainage Services Department
- SDM Stormwater Drainage Manual



1.0 Introduction

- 1.1 This submission presents the drainage impact assessment of the proposed temporary open storage for construction materials construction machineries, auto parts and vehicles with ancillary facilities for a period of 3 years, the associated filling of land and pond at various lots in D.D. 106 and the adjoining government land at Shek Kong, Pat Heung, Yuen Long, New Territories ("Site").
- 1.2 The Site has an area of about 78,557m² and it is currently occupied by the open space uses. 6 nos. of a 1- storey structure are proposed at the Site for offices and washrooms with total GFA of about 1,320 m². The general layout plan of the Site is shown on the **Drawing No. V1053/001A**.
- 1.3 Due to the concerns of possible drainage impact arising from the change of uses, Mannings (Asia) Consultants Limited (MACL) was appointed by the United Crown Holdings Limited to undertake a Drainage Impact Assessment (DIA) to demonstrate the acceptability of drainage impact upon the surrounding environment.



2.0 Design Methodology and Assumptions

Design Code

2.1 The below design codes are to be followed for this design assessment:

- Stormwater Drainage Manual (DSD) - Fifth Edition, January 2018;
- Stormwater Drainage Manual (DSD) - Corrigendum No. 1/2022;
- Stormwater Drainage Manual (DSD) - Corrigendum No. 1/2024;
- Stormwater Drainage Manual (DSD) - Corrigendum No. 2/2024;
- BS 5911 Code of Practice for Precast Concrete Pipe Design
- DSD Standard Drawings

Design Parameters

2.2 Design Parameters

a) Runoff Coefficient

Table 2-1 Runoff Coefficients

Surface Characteristic	Runoff Coefficient, C
Roof of Structure	1.00
Existing Concrete	0.95
Grassland (heavy soil**) Flat	0.25

Roughness Coefficient for pipe flow $k_s = 3$

b) Minimum Pipeline Cover and Manhole Spacing Requirements

Table 2-2 Minimum Pipeline Cover and Manhole Spacing Requirements

Minimum pipeline cover	
In Roads	0.9 m
In footways and verges	0.45 m
Manhole spacing requirements	
D < 675 mm	80 m
675 < D < 1050	100 m
D > 1050	120 m

c) Bedding factors

- Granular bedding : 1.9
- Plain concrete bedding : 2.6
- Reinforced concrete bedding with allowance : 3.4
for minimum steel area
- Concrete Surround : 4.5

d) Design Flow Velocity



- Minimum : 1 m/s
- Maximum : 3 m/s (desirable)
: 6 m/s (absolute)

2.3 The return period of 1 in 10 years is to be adopted for the drainage impact assessment.

2.4 According to Section E of the SDM Corrigendum No. 1/2022, Table 28 representing the rainfall increase due to climate change in mid of 21st Century in Table 2.3 below.

Table 2.3 Rainfall Increase due Climate Change

Time	Rainfall Increase
Mid of 21st Century (2041-2060)	11.1%

2.5 Description of Analysis Method

- a) Rational method is to be adopted for calculation of the peak runoff. The formula is extracted from Section 7.5.2(a) of Stormwater Drainage Manual (SDM) which is to estimate the stormwater runoff as shown below:

$$Q_p = 0.278 CiA$$

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

- b) 10% reduction of the flow area is allowed taken into account of the decomposition of siltation as per DSD's SDM 2018.
- c) The time of concentration used for determining the duration of the design storm is considered by the time of entry and the time of flow,

$$t_c = t_e + t_f \quad t_f = L/V$$

- d) where t_e = inlet time (time taken for flow from the remotest point to reach the most upstream point of the urban drainage system)

Where

t_f	= flow time
L	= Length of drain
V	= flow velocity

- e) The time of entry or time of flow in the hinterland is calculated using the Bransby William's Equation.

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

Where t_e = time of concentration (min)



L = catchment length (m)
A = catchment area (m²)
H = average catchment slope (m/100m)

- f) The rainfall intensity is extracted from the Section 4.3.2 of SDM which is to estimate the Intensity-Duration –Frequency (IDF) Relationship.

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

Where i = extreme mean intensity in mm/hr
t_d = duration in minutes (t_d < 240), and
a, b, c = storm constants given in table 3 of SDM as below

- g) According to Section A of the SDM Corrigendum No. 1/2024, Table 3a representing the Storm Constants for 10 years Return Periods of HKO Headquarters in Table 2.4 below.

Table 2-4 Storm Constant of SDM

Return Period T (years)	10
a	485
b	3.11
c	0.397

- h) Colebrook-White Equation is used in hydraulic design for pipe flow.

$$V = -\sqrt{(32gRs)} \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{(32gRs)}} \right)$$

Where:

V = mean velocity (m/s)
g = gravitational acceleration (m/s²)
R = hydraulic radius (m)
D = pipe diameter (m)
k_s = equivalent sand roughness (m)
v = kinematic viscosity of fluid (m²/s)
s = frictional slope (energy gradient due to frictional loss)



3.0 Current Flooding Susceptibility and Proposed Drainage

Current Site Condition and Flooding Susceptibility

- 3.1 The topography of the Site is generally flat and currently situated with levels ranging from +12.7 mPD to +15.10 mPD. In general, the direction of existing surface runoff flows from east to west. Since the ground levels of the Site are generally higher than those of the existing surrounding area, flooding susceptibility of the Site is considered as low.

Proposed Development

- 3.2 6 nos. of a 1- storey structure are proposed at the Site for offices and washrooms as stated in Para. 1.2. After completion of the project, the finished ground level of the Site will be raised to approximately +15.0 mPD to +16.6 mPD. Part of the unpaved areas is proposed to be occupied by 6 new covered structures whilst the remaining unpaved area would be unchanged in regards of the finished surface and continued to be an opened space area. In addition, some of these unpaved opened areas are proposed to be served as access road and parking spaces. A layout plan of the proposed development with **Drawing No. V1053/001A** is enclosed in **Appendix A**.

Proposed Drainage

- 3.3 According to the site survey and observation, there is a natural stream located at the north of the Site flowing from east to west and connecting to the Kam Tin River. Site photos are shown in **Appendix C**. Some of the runoff from the Site will be discharged into this natural stream which the assessment of the flow would be shown in the following of this report.
- 3.4 In addition, there are existing u-channels and underground pipes located at the south of the Site. From our observations, these existing facilities discharge part of the storm drain of the Site's surface runoff into the stream at the south. Site photos are shown in **Appendix C**.
- 3.5 The catchment plan after upon completion of the proposed development is demonstrated on the **Drawing No. V1053/010A** in **Appendix A**. The surface runoff within the Site's area will be collected by the proposed drainage systems and to be discharged into the existing drains. The drainage layout plans are shown on the **Drawing Nos. V1053/003A to 006A** in **Appendix A**.
- 3.6 The proposed U-channels and drainage pipes are designed to have sufficient capacities for the estimated runoff from the unpaved area and structure roofing in the Site. Details of the calculation are enclosed in **Appendix B**.



4.0 Changes to the Drainage Characteristics and Potential Drainage Impact

Changes in Land use and Surface Runoff Characteristics

- 4.1 The Site is currently covered in grassland with few temporary structures. After completion of the project, the Site will remain as an unpaved area except the proposed structure. Runoff coefficient are shown in Table 2-1 under Para. 2.2.

Changes to Surface Runoff Hydrographs

- 4.2 Changes in land use from unpaved area to paved area would lead to higher and faster surface runoff. However, considering the paved area of the proposed development is relatively small, the changes to surface runoff hydrographs is considered as negligible.

Changes in Flood Storage

- 4.3 No flood storage was found near the Site.

Changes of Timing of Peak Runoff

- 4.4 Changes of time of concentration of Outlet A, B, C and D before and after development are summarized in below table. The calculation is attached in **Appendix B**.

Outlet	Time of concentration (min)	
	Before Development	After Development
Outlet A	7.87	7.94
Outlet B	12.38	14.84
Outlet C	5.77	5.79
Outlet D	9.42	9.27

Hydraulic Capacity of the Proposed Drainage System

- 4.5 The proposed drainage system mentioned in Para. 3.3 to Para 3.5 are designed to have sufficient capacity to cater the flow from the Site. Detailed calculation is attached in **Appendix B**.
- 4.6 The design runoff, capacity and utilization of the U-channels are summarized in below table.



Proposed U-Channel	Design Runoff (m ³ /s)	Capacity (m ³ /s)	Utilization
To Outlet A			
Upstream U-Channel to CP22	0.05	0.08	0.63
CP22 to CP23	0.14	0.24	0.58
CP25 to CP24	0.16	0.24	0.67
Upstream U-Channel to CP25	0.08	0.24	0.33
Upstream U-Channel to CP18	0.05	0.24	0.21
Upstream U-Channel to CP18	0.06	0.24	0.25
CP20 to CP19	0.04	0.24	0.17
Upstream U-Channel to CP20	0.03	0.24	0.13
To Outlet B			
Upstream U-Channel to CP3	0.07	0.24	0.29
CP3 to CP1	0.11	0.24	0.46
CP1 to CP28	0.45	0.51	0.88
To Outlet C			
Upstream U-Channel to CP17	0.07	0.24	0.29
Upstream U-Channel to CP17	0.17	0.24	0.71
To Outlet D			
Upstream U-Channel to CP13	0.10	0.24	0.42
Upstream U-Channel to CP13	0.09	0.24	0.38
Upstream U-Channel to CP7	0.06	0.24	0.25
Upstream U-Channel to CP7	0.07	0.24	0.29
Upstream U-Channel to CP10	0.03	0.08	0.38

- 4.7 The design runoff, capacity and utilization of the proposed pipes are summarized in below table.

Proposed Pipe	Design Runoff (m ³ /s)	Capacity (m ³ /s)	Utilization
To Outlet A			
CP18 to MH3	0.10	0.15	0.67
CP19 to MH3	0.04	0.15	0.27
MH3 to MH4	0.13	0.24	0.54
MH4 to MH5	0.13	0.27	0.48
MH5 to MH6	0.13	0.31	0.42
CP23 to MH6	0.14	0.30	0.47
CP24 to MH6	0.16	0.27	0.59
MH6 to Natural Stream	0.41	1.63	0.25
To Outlet C			
CP17 to MH7	0.24	0.37	0.65
MH7 to MH8	0.24	0.37	0.65
MH8 to Open Channel	0.24	0.33	0.73
To Outlet D			
CP13 to MH2	0.18	0.36	0.50
CP10 to MH2	0.03	0.11	0.27
MH2 to MH9	0.20	0.35	0.57
CP7 to MH9	0.13	0.35	0.37
MH9 to MH1	0.33	0.71	0.46
MH1 to Natural Stream	0.33	0.56	0.59



Changes in peak runoff and peak velocity at Outfalls

- 4.8 Below table shows the comparison of the peak runoff and peak velocity of the Outlet A, B, C and D before and after the development. Detailed calculation is attached in **Appendix B**.

	Before Development		After Development	
	Peak Runoff (m³/s)	Peak Velocity (m/s)	Peak Runoff (m³/s)	Peak Velocity (m/s)
Outlet A	0.70	1.545	0.68	1.545
Outlet B	0.48	1.588	0.45	1.588
Outlet C	0.99	1.889	0.98	1.889
Outlet D	0.51	2.162	0.60	2.162

Potential Drainage Impact to Existing Drainage System

- 4.9 The surface characteristics of the Site (i.e. Catchment Area Nos. A to D) under the existing conditions and the proposed works are summarized in Table 4-1.

Table 4-1 Existing and Proposed Catchment

Catchment	Existing Catchment (m²)		Proposed Catchment (m²)	
	unpaved	paved	unpaved	paved
A	36,027	5,227	31,307	6,107
B	12,325	7025	12,208	7025
C	50,423	5,110	48,500	5,330
D	32,941	1,173	38,542	1,393

- 4.10 The estimated runoff from the existing land use and the proposed land use is summarized in below Table 4-2.

Table 4-2 Estimated Runoff of the Existing Land Use and Proposed Land Use

Drainage System	Existing runoff (m³/s)	Future runoff (m³/s)
A	0.70	0.68
B	0.48	0.45
C	0.99	0.98
D	0.51	0.60

- 4.11 From the above results, there is no increase in surface runoff arising from the land use changes for the drainage systems A, B and C. As such, it is anticipated that there is no adverse drainage impact to the existing drainage after implementation of the land use changes.
- 4.12 For drainage system B at downstream, the existing 400mm wide U-channel will be reconstructed to 600mm wide U-channel. The existing 600mm wide U-channel has been checked and it shall provide sufficient capacity to cater for this additional flow upon completion of the proposed development.



- 4.13 For the drainage system D, there is slightly increase in surface runoff arising from the land use changes. The existing 750mm dia. pipe has been checked and it shall provide sufficient capacity to cater for this additional flow upon completion of the proposed development.
- 4.14 The downstream existing drainage systems are checked and they have adequate spare capacities to accommodate the runoff discharged from the development. Details of the calculation are enclosed in **Appendix B**.

Temporary Drainage during Construction

- 4.15 According to the site survey and observation, there is no existing drainage system in the Site. Therefore, no existing drainage system would be affected during the construction. Temporary drainage is considered not necessary.

Details of Works to Existing Drainage System

- 4.16 Proposed drainage systems are connecting to existing drainage systems as shown in **Drawing No. V1053/003A to 006A in Appendix A**.

Potential Drainage Impacts to Other Land Users

- 4.17 All runoff in the Site will be collected and drain to existing drainage system, no drainage impact to other land users is anticipated.



5.0 Drainage Impact Mitigation Measures

- 5.1 As discussed in Para. 4.12, the existing 400mm wide U-channel will be reconstructed to 600mm wide U-channel for downstream drainage system B. No adverse drainage impact should be aroused after the mitigation measure.
- 5.2 The Contractor should monitor during the construction to ensure that there is no adverse drainage impact to the nearby drainage systems and adjacent land users.



6.0 Monitoring Requirements

Monitoring Requirements of During Construction

Monitoring of the drainage system is required during construction to ensure that there are no adverse impacts which may result in flooding or deterioration in the water quality.

6.1 Monitoring shall include:

- Any siltation or blockages in channels, slit traps or sediment basins;
- Checking the drainage is performing in accordance with the design;
- Checking for damage; and
- Visual inspection of any high sediment levels

6.2 The detailed requirements of drainage monitoring should be as shown in the following table:

Table 6.1 – Detailed Requirements for Drainage Monitoring

Type / location of monitoring	Minium Frequency	Action by
Prepare method statements	Before the start of any works that could impact on drainage	Contractor
Inspect existing drainage systems and all Construction drainage systems for blockages or breakages	Daily, Weekly, Before every rainstorm warning	Contractor
	After every rainstorm	Contractor
Inspect sedimentation basins and silt traps	Daily, Weekly, Before every rainstorm warning	Contractor
	After every rainstorm	Contractor



7.0 Conclusion

- 7.1 A Drainage Impact Assessment has been conducted for the proposed land use changes in Shek Kong. There is no increase in surface runoff for the catchment area nos. A, B and C.
- 7.2 The downstream existing drainage systems are checked for the updated runoff from the catchment and they have adequate spare capacities to accommodate the runoff discharged from the development.



MANNINGS 

Proposed Temporary Open Storage of Construction Materials Construction Machineries, Auto Parts and Vehicles
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone,
Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long, N.T.

Appendix A

Drawings

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

Rev.	Description of Revision	Date	Chd.
Client			

EXCEL LINK
DEVELOPMENT LIMITED



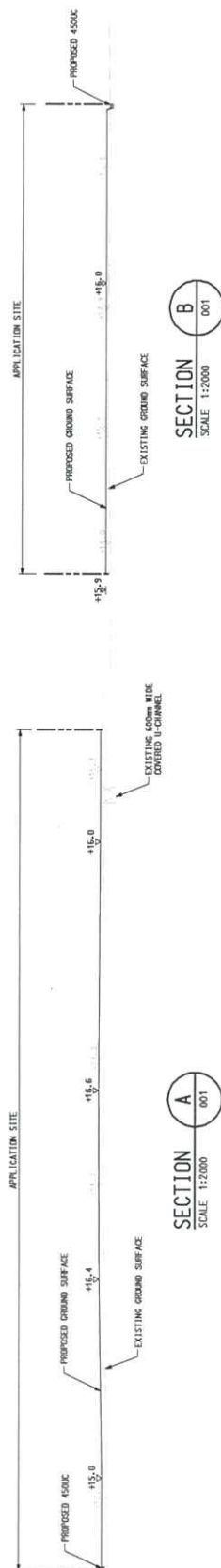
Scale in A3 AS shown	Date Aug 2024
Designed K/M	Drawn K/M
Checked B/E	
Date Aug 2024	
Design Team Leader SC	
Approved KTC	
Date Aug 2024	

Project
PROPOSED TEMPORARY OPEN STORAGE
OF CONSTRUCTION MATERIALS,
CONSTRUCTION MACHINERIES AUTO
PARTS AND VEHICLES WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3 YEARS
AND ASSOCIATED FILLING OF
LAND AND POND

Title

SECTIONS

Drawing No.	Stage	Rev.
V1053/002	P	-



NOTES :
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN MPD METRE ABOVE HONG KONG PRINCIPAL DATUM.

LEGEND :

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- LAIL SPACE (LIGHT GOODS VEHICLE)
- INDEXED/ACCESS
- PROPOSED U-CHANNEL
- PROPOSED PIPE
- PROPOSED CATCHPIT
- PROPOSED MANHOLE
- EXISTING U-CHANNEL
- EXISTING PIPE
- EXISTING MANHOLE
- +16.6 PROPOSED GROUND SURFACE LEVEL

A	GENERAL REVISION	NOV 24	—
Rev.	Description of Revision	Date	Drawn
Client			

EXCEL LINK
DEVELOPMENT LIMITED

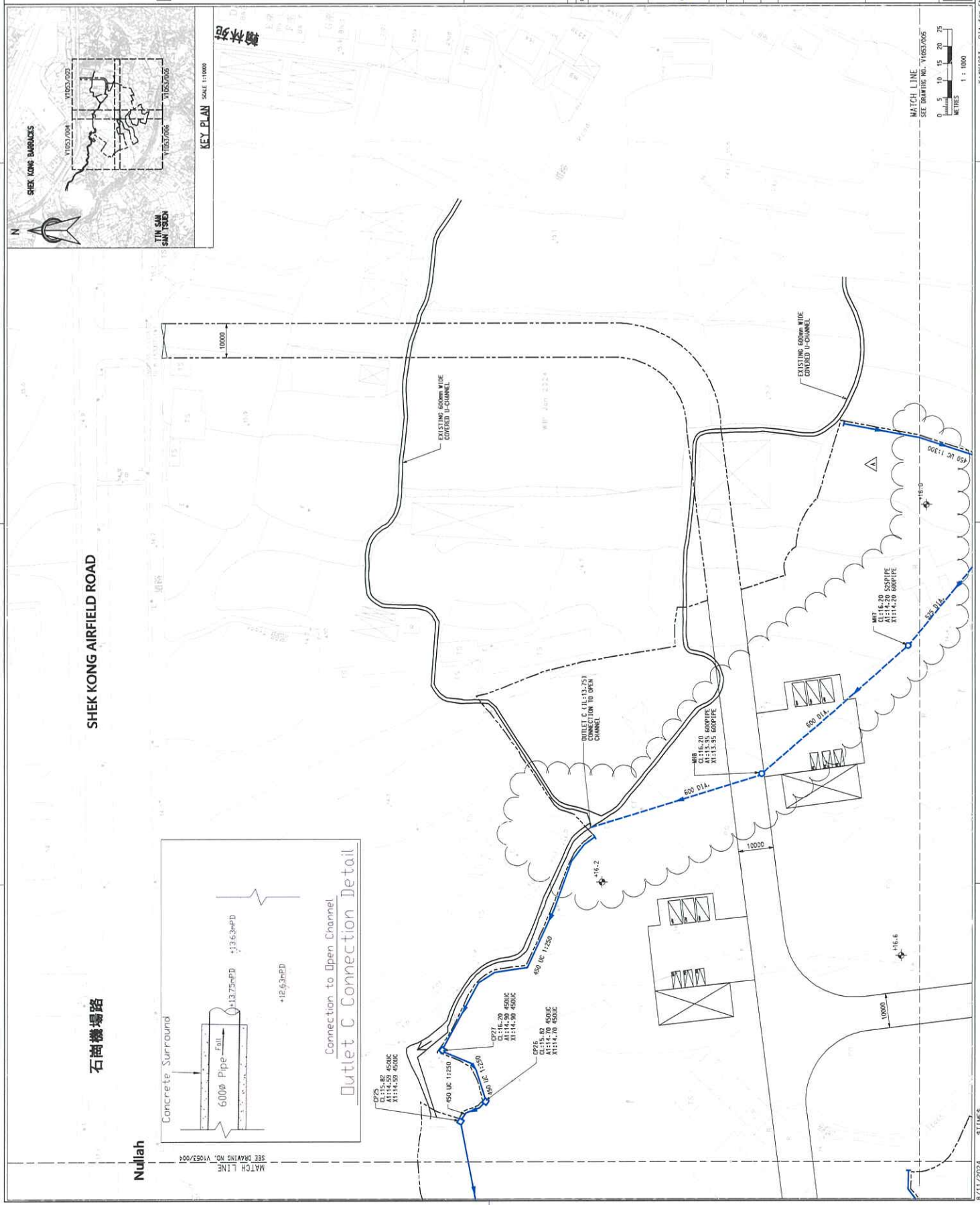


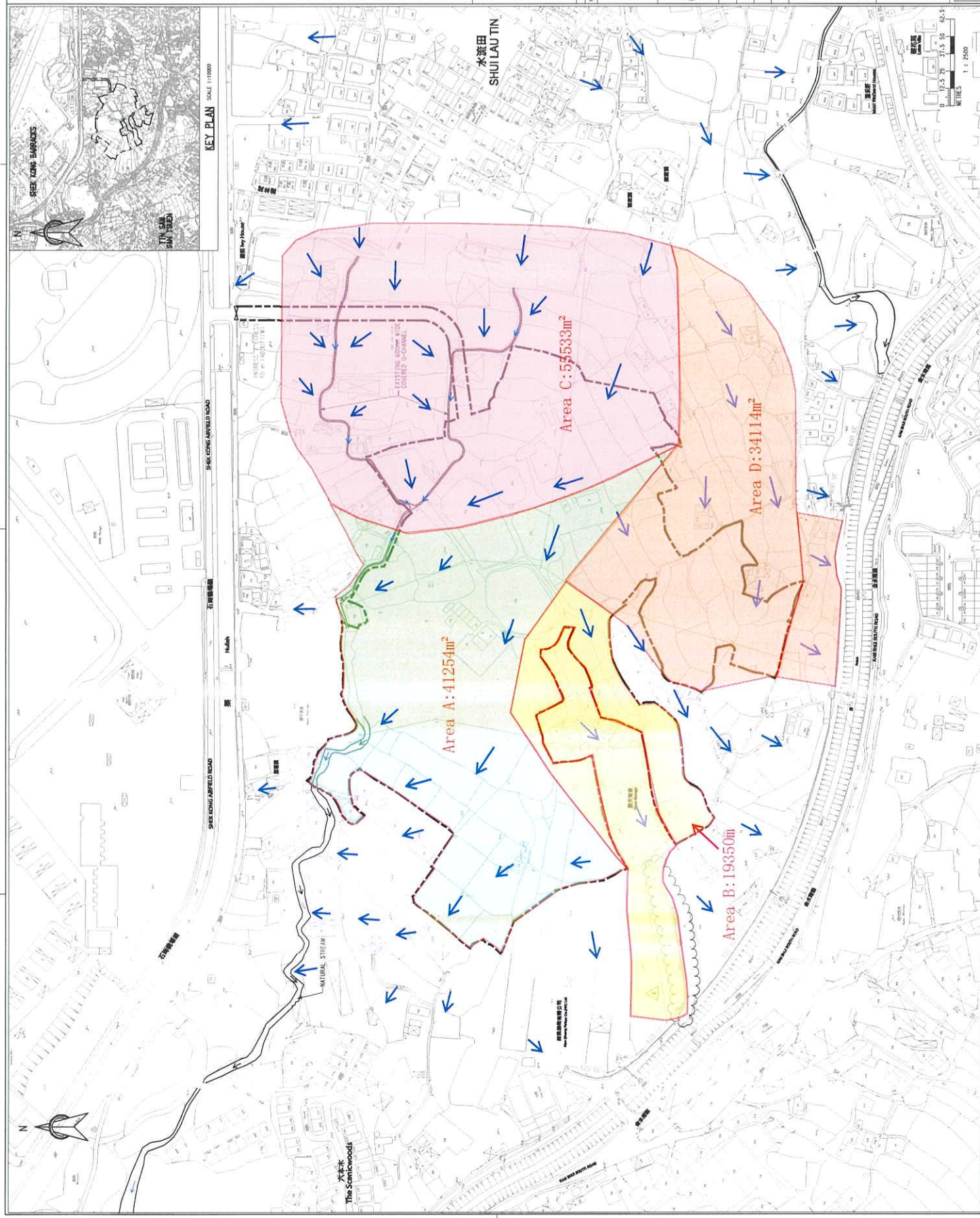
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Designed	AS	Drawn	AS
Checked	AS	Reviewed	AS
Design Team Leader	AS	Date	Aug 2024
SC	AS	Approved	AS
KTC	AS	Approved	AS

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, AUTO PARTS AND VEHICLES WITH ANCILLARY PARKING SPACE, ACCESS ROADS AND ASSOCIATED FILLING OF LAND AND POND

DRAINAGE LAYOUT PLAN

Drawing No.	V1053/003	Storage	P	Rev.	A
K:\WT053 - 01A For Shek Kong Development\B15101\WT053-003A.dgn					





NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN MPD METRE ABOVE HONG KONG PRINCIPAL DATUM.

LEGEND:

- APPLICATION SITE
- CATCHMENT AREA A
- CATCHMENT AREA B
- CATCHMENT AREA C
- CATCHMENT AREA D
- SITE CATCHMENT AREA
- RUNOFF DIRECTION

KEY PLAN
SCALE 1:10000

KEY PLAN
SCALE 1:10000

Area A: 41254m²

Area C: 53533m²

Area D: 34114m²

Area B: 19350m²

水瀨田
SHUI LAU TIN

EXCEL LINK
DEVELOPMENT LIMITED



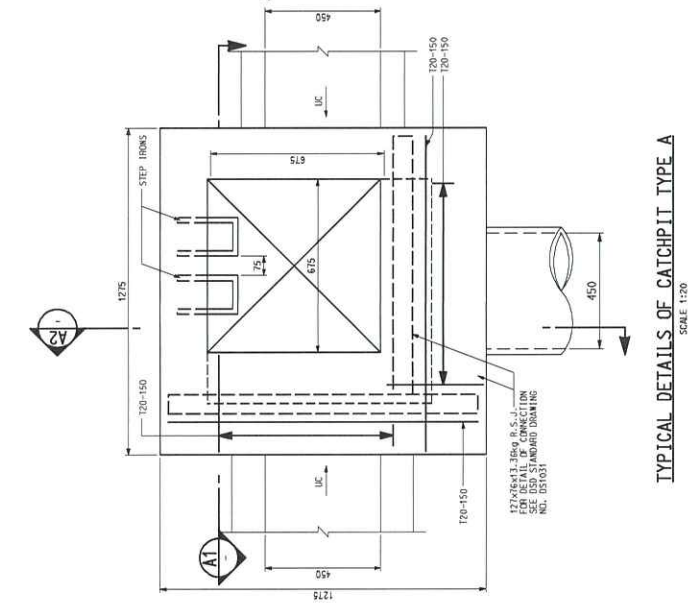
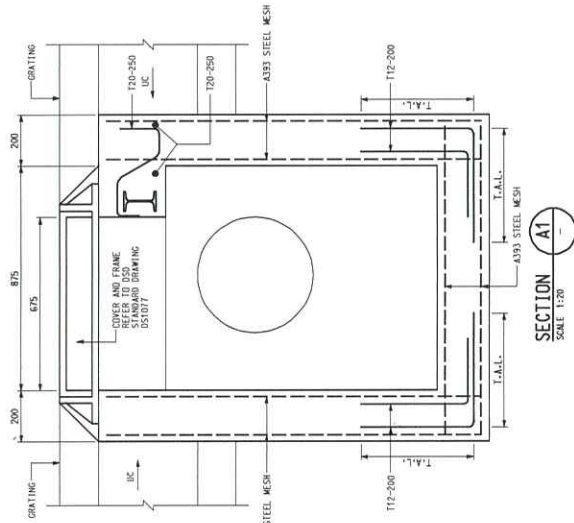
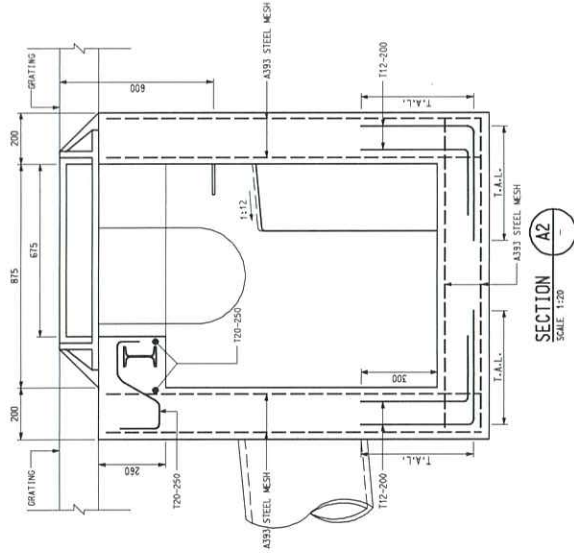
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Drawn	AS SHOWN	By	AS SHOWN
Scale	AS SHOWN	By	AS SHOWN
Project	AS SHOWN	Approved	AS SHOWN
KTC	AS SHOWN	By	AS SHOWN

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES AUTO PARTS AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND TO BE USED FOR FILLING OF LAND AND POND

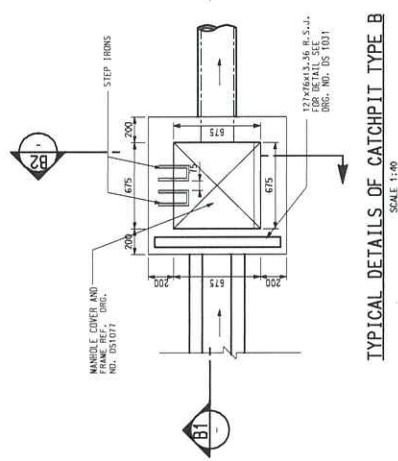
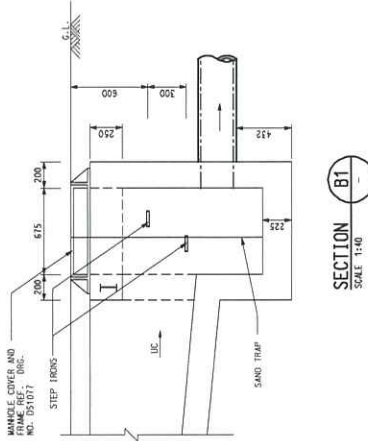
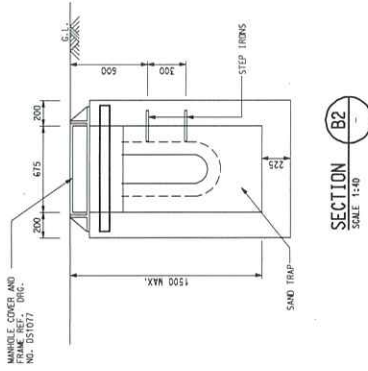
CATCHMENT PLAN - BEFORE DEVELOPMENT

Drawing No.	V1053/009	Page	P
Rev.	A		

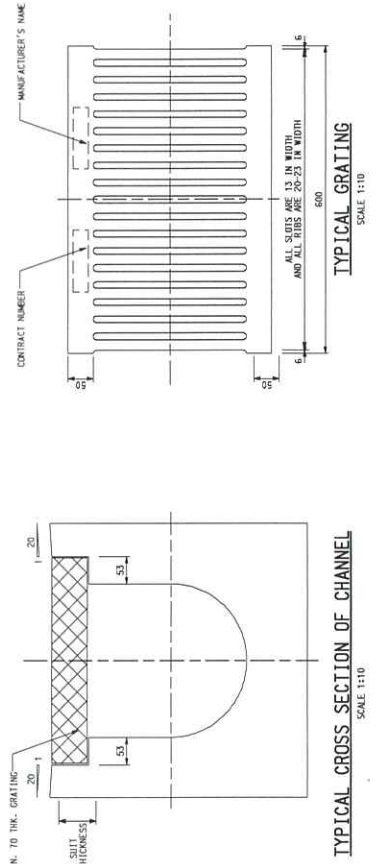
- NOTES :**
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 - ALL LEVELS ARE IN mPD ABOVE HONG KONG PRINCIPAL DATUM.
 - LETTERING FOR CONTRACT NO. AND MANUFACTURER'S NAME SHALL BE RAISED 2mm ABOVE FINISH SURFACE.



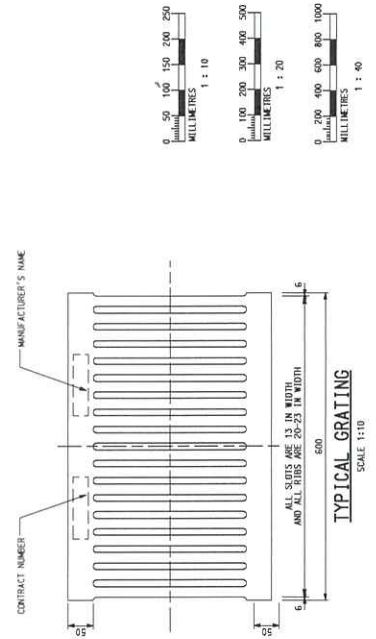
TYPICAL DETAILS OF CATCHPIT TYPE A



TYPICAL DETAILS OF CATCHPIT TYPE B



TYPICAL CROSS SECTION OF CHANNEL



TYPICAL GRATING

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES AUTO PARTS AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND AND POND

TYPICAL DETAILS OF DRAINAGE

Drawing No. V1053/007
Stage P
Rev.

EXCEL LINK DEVELOPMENT LIMITED

MANNINGS (Asia) Consultants Limited

Scale 1:10	AS SHOWN	Date	Aug 2024
Designed	Drawn	Checked	
By	By	By	
SC	SC	SC	
Approved	Approved	Approved	
By	By	By	
SC	SC	SC	
Approved	Approved	Approved	
By	By	By	
SC	SC	SC	



MANNINGS 

Proposed Temporary Open Storage of Construction Materials Construction Machineries, Auto Parts and Vehicles
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone,
Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long, N.T.

Appendix B

Design Calculations

Rational method is used for calculation of the peak runoff. The formula is extracted from Section 7.5.2 (a) of SDM.

$$Q_p = 0.278 C i A$$

Where Q_p = peak runoff in m³/s

i = rainfall intensity in mm/hr

A = catchment area in km²

The parameters and assumptions refer to section 3.

The rainfall intensity is extracted from the Section 4.3.2 of SDM which is to estimate the Intensity-Duration -Frequency (IDF) Relationship.

Use of Storm Constants for 10 years Return Periods of HKO Headquarters

$$i = a / (t_d + b)^c$$

i = extreme mean intensity in mm/hr

t_d = duration in minutes ($t_d < 240$), and

a, b, c = storm constants given (note: $a=485.0, b=3.11, c=0.397$)

Before Development

Runoff Estimation at Catchment A

Natural Catch. (m ²)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $0.14465/L (H^{0.2} A^{0.1})$	Length of Nullah L (m)	flow vel. (m ³ /s)	$t_t = L/v$ (min)	$t_c = t_t + t_r$ (min)	Runoff coeff.	Total Catch. Area (m ²)	10 year Intensity (mm/hr)	10 year design runoff = 0.278CiA	11.1%*10 year design runoff = 0.278CiA	10 year Total runoff (m ³ /s)
41254	188	14.55	9.98	2.43	7.87	456	1.545	4.92	12.79	0.25 0.95	36027 5227	161.75	0.40 0.22	0.45 0.25	0.70

Runoff Estimation at Catchment B

Natural Catch. (m ²)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $0.14465/L (H^{0.2} A^{0.1})$	Length of Nullah L (m)	flow vel. (m ³ /s)	$t_t = L/v$ (min)	$t_c = t_t + t_r$ (min)	Runoff coeff.	Total Catch. Area (m ²)	10 year Intensity (mm/hr)	10 year design runoff = 0.278CiA	11.1%*10 year design runoff = 0.278CiA	10 year Total runoff (m ³ /s)
19350	200	15.1	14.1	0.50	12.38	80	1.588	0.84	13.22	0.25 0.95	12325 7025	160.01	0.14 0.30	0.15 0.33	0.48

Runoff Estimation at Catchment C

Natural Catch. (m ²)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $0.14465/L (H^{0.2} A^{0.1})$	Length of Nullah L (m)	flow vel. (m ³ /s)	$t_t = L/v$ (min)	$t_c = t_t + t_r$ (min)	Runoff coeff.	Total Catch. Area (m ²)	10 year Intensity (mm/hr)	10 year design runoff = 0.278CiA	11.1%*10 year design runoff = 0.278CiA	10 year Total runoff (m ³ /s)
55533	126	14.55	12.87	1.33	5.77	289	1.889	2.55	8.32	0.25 0.95	50423 5110	184.36	0.65 0.25	0.72 0.28	0.99

Runoff Estimation at Catchment D

Natural Catch. (m ²)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $0.14465/L (H^{0.2} A^{0.1})$	Length of Nullah L (m)	flow vel. (m ³ /s)	$t_t = L/v$ (min)	$t_c = t_t + t_r$ (min)	Runoff coeff.	Total Catch. Area (m ²)	10 year Intensity (mm/hr)	10 year design runoff = 0.278CiA	11.1%*10 year design runoff = 0.278CiA	10 year Total runoff (m ³ /s)
34114	172	16.3	15.1	0.70	9.42	70	2.620	0.52	9.94	0.25 0.95	32941 1173	174.93	0.40 0.05	0.44 0.06	0.51

Rational method is used for calculation of the peak runoff. The formula is extracted from Section 7.5.2 (a) of SDM.

$$Q_p = 0.278 C_i A$$

Where Q_p = peak runoff in m³/s

i = rainfall intensity in mm/hr

A = catchment area in km²

The parameters and assumptions refer to section 3.

The rainfall intensity is extracted from the Section 4.3.2 of SDM which is to estimate the Intensity-Duration –Frequency (IDF) Relationship.

Use of Storm Constants for 10 years Return Periods of HKO Headquarters

$$i = a / (t_b + b)^c$$

i = extreme mean intensity in mm/hr

t_b = duration in minutes (to < 240), and

a, b, c = storm constants given (note: $a=485.0, b=3.11, c=0.397$)

After Development

Runoff Estimation at Catchment A

Natural Catch. (m ²)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $0.14465L / (H^{0.2} A^{0.1})$	Length of Nullah L (m)	flow vel. (m ³ /s)	$t_t = L/v$ (min)	$t_c = t_t + t_r$ (min)	Runoff coeff.	Total Catch. Area (m ²)	10 year design runoff = 0.278C _i A (mm/hr)	10 year design runoff = 0.278C _i A (m ³ /s)	11.1% x 10 year design runoff = 0.278C _i A (m ³ /s)	10 year Total runoff (m ³ /s)
37414	188	14.55	9.98	2.43	7.94	456	1.545	4.9	12.86	0.25 0.95 1.00	31307 5227 880	161.44	0.35 0.22 0.04	0.39 0.25 0.04	0.68

Runoff Estimation at Catchment B

Natural Catch. (m ²)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $0.14465L / (H^{0.2} A^{0.1})$	Length of Nullah L (m)	flow vel. (m ³ /s)	$t_t = L/v$ (min)	$t_c = t_t + t_r$ (min)	Runoff coeff.	Total Catch. Area (m ²)	10 year design runoff = 0.278C _i A (mm/hr)	10 year design runoff = 0.278C _i A (m ³ /s)	11.1% x 10 year design runoff = 0.278C _i A (m ³ /s)	10 year Total runoff (m ³ /s)
19233	200	15.1	14.1	0.50	14.84	80	1.588	0.8	15.68	0.25 0.95	12208 7025	151.35	0.13 0.28	0.14 0.31	0.45

Runoff Estimation at Catchment C

Natural Catch. (m ²)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $0.14465L / (H^{0.2} A^{0.1})$	Length of Nullah L (m)	flow vel. (m ³ /s)	$t_t = L/v$ (min)	$t_c = t_t + t_r$ (min)	Runoff coeff.	Total Catch. Area (m ²)	10 year design runoff = 0.278C _i A (mm/hr)	10 year design runoff = 0.278C _i A (m ³ /s)	11.1% x 10 year design runoff = 0.278C _i A (m ³ /s)	10 year Total runoff (m ³ /s)
53830	126	14.55	12.87	1.33	5.79	289	1.889	2.6	8.34	0.25 0.95 1.00	48500 5110 220	184.25	0.62 0.25 0.01	0.69 0.28 0.01	0.98

Runoff Estimation at Catchment D

Natural Catch. (m ²)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $0.14465L / (H^{0.2} A^{0.1})$	Length of Nullah L (m)	flow vel. (m ³ /s)	$t_t = L/v$ (min)	$t_c = t_t + t_r$ (min)	Runoff coeff.	Total Catch. Area (m ²)	10 year design runoff = 0.278C _i A (mm/hr)	10 year design runoff = 0.278C _i A (m ³ /s)	11.1% x 10 year design runoff = 0.278C _i A (m ³ /s)	10 year Total runoff (m ³ /s)
39935	172	16.3	15.1	0.70	9.27	70	2.620	0.5	9.79	0.25 0.95 1.00	38542 1173 220	175.72	0.47 0.05 0.01	0.52 0.06 0.01	0.60

Mannings (Asia) Consultants Ltd.				Job No.		Sheet No.		Rev.				
Calculation Sheet				Member / Location								
Job Title: Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories				Drg. Ref.								
				Made By		Date						
The drainage design is referring to DSD's SDM 2018 & Corrigendum No. 1/2022 and Corrigendum No. 1/2024 1 in 10 year design return period is taken. The rainfall intensity is extracted from the Section 4.3.2 of SDM which is to estimate the Intensity-Duration –Frequency (IDF) Relationship. Use of Storm Constants for 10 years Return Periods of HKO Headquarters $i = a / (t_d + b)^c$ i = extreme mean intensity in mm/hr t_d = duration in minutes ($t_d < 240$), and a, b, c = storm constants given (note: a=485.0, b=3.11, c=0.397) Rational method is used for calculation of the peak runoff. The formula is extracted from Section 7.5.2 (a) of SDM. $Q_p = 0.278 C i A$ Where Q_p = peak runoff in m^3/s i = rainfall intensity in mm/hr A = catchment area in km^2												
Runoff Estimation												
Location	Natural Catch. (m^2)	Longest flow path (m)	Gradient (m per 100m)	t_o (min) = $0.14465L / (H^{0.2} A^{0.1})$	$t_r = L/v$ (min)	$t_c = t_o + t_r$ (min)	Runoff coeff.	Total Catch. Area (m^2)	10 year Intensity (mm/hr)	10 year design runoff = $0.278 C i A$ (m^3/s)	11.1%×10 year design runoff = $0.278 C i A$ (m^3/s)	Total Flow (m^3/s)
A1	2679	30	0.007	5.37	0.90	6.27	0.25	2679	199.44	0.04	0.04	0.05
	220						1.00	220		0.01	0.01	
A2	9725	98	0.010	14.16	1.02	15.18	0.25	9725	153.00	0.10	0.11	0.14
	440						1.00	440		0.02	0.02	
A3	13314	93	0.010	15.73	0.81	16.55	0.25	13314	148.67	0.14	0.15	0.16
	220						1.00	220		0.01	0.01	
A4	5708	94	0.006	15.73	0.34	16.08	0.25	5708	150.11	0.06	0.07	0.08
	220						1.00	220		0.01	0.01	
A5	3665	37	0.005	6.69	0.70	7.39	0.25	3665	190.68	0.05	0.05	0.05
A6	4103	72	0.003	14.71	0.06	14.77	0.25	4103	154.36	0.04	0.05	0.06
	220						1.00	220		0.01	0.01	
A7	2745	30	0.030	7.16	0.70	7.86	0.25	2745	187.40	0.04	0.04	0.04
A8	1726	41	0.024	5.92	1.25	7.16	0.25	1726	192.37	0.02	0.03	0.03
B1	5770	80	0.011	11.94	1.11	13.05	0.25	5770	160.70	0.06	0.07	0.07
B2	8906	158	0.004	13.05	1.79	14.84	0.25	8906	154.12	0.10	0.11	0.11
B3	12208	200	0.005	14.84	0.81	15.65	0.25	12208	151.45	0.13	0.14	0.45
	7025						0.95	7025		0.28	0.31	
C1	6133	105	0.009	16.45	0.10	16.55	0.25	6133	148.66	0.06	0.07	0.07
C2	15270	134	0.010	18.69	0.98	19.67	0.25	15270	140.21	0.15	0.17	0.17
	220						1.00	220		0.01	0.01	
D1	9806	138	0.007	21.79	0.74	22.52	0.25	9806	133.80	0.09	0.10	0.10
D2	9321	190	0.008	29.02	0.06	29.08	0.25	9321	122.23	0.08	0.09	0.09
D3	4733	100	0.007	16.74	0.19	16.93	0.25	4733	147.53	0.05	0.05	0.06
	220						1.00	220		0.01	0.01	
D4	8139	193	0.005	32.50	0.74	33.24	0.25	8139	116.47	0.07	0.07	0.07
D5	2266	61	0.007	11.14	0.10	11.24	0.25	2266	168.46	0.03	0.03	0.03
Check Existing 600U-Channel (Outlet B)												
Proposed Catchment Area B	12208	200	0.005	15.65	0.87	16.52	0.25	12208	148.75	0.13	0.14	0.45
	7025						0.95	7025		0.28	0.31	

Stormwater Drainage Design.

Manhole		Catchment Area	Catchment Served	Length (m)	Nominal Diameter (mm)	Gradient, S _r		Roughness Coefficient (m)	Velocity (m/s)	Time of Flow (min)	Time of Conc. (min)	Rainfall Duration (min)	10 year Intensity (mm/hr)	Runoff Coeff.	10 year Runoff (m ³ /s)	11.15*10 ³ Year Runoff (m ³ /s)	Total Flow (m ³ /s)	Capacity (m ³ /s)	Adjusted Capacity > Total Flow ?	Cover Level		Invert Level		utilization	
From	To	Increment (m ²)				Accu. (m ²)	(%)													1 in	From (mPD)	To (mPD)	From (mPD)		To (mPD)
MH-3	CP18	0	7768	58	450	0.4	232.0	3.0	1.015	0.95	15.73	15.73	151.21	0.25	0.08	0.09	0.10	0.15	Yes	16.20	16.40	15.35	15.10	0.70	
		0	220											1.00	0.01	0.01									
	CP19	0	2745	43	450	0.5	215.0	3.0	1.054	0.68	8.54	8.54	182.98	0.25	0.03	0.04	0.04	0.15	Yes	16.40	16.40	15.25	15.05	0.26	
	MH-3	2745	10513	58	525	0.5	193.3	3.0	1.231	0.79	16.51	16.51	148.77	1.00	0.01	0.01	0.13	0.24	Yes	16.40	16.00	15.00	14.70	0.55	
	MH-4	0	10513	45	525	0.7	150.0	3.0	1.398	0.54	17.05	17.05	147.19	1.00	0.11	0.12	0.13	0.27	Yes	16.00	15.90	14.70	14.40	0.48	
		0	220											1.00	0.01	0.01									
MH-5	MH-5	0	10513	47	525	0.9	117.5	3.0	1.580	0.50	17.54	17.54	145.78	1.00	0.01	0.01	0.13	0.31	Yes	15.90	15.59	14.40	14.00	0.42	
		0	220											1.00	0.01	0.01									
MH-6	CP23	0	9725	14	450	1.8	56.0	3.0	2.068	0.11	15.29	15.29	152.63	1.00	0.02	0.02	0.14	0.30	Yes	15.59	15.90	14.40	14.15	0.46	
		0	440											1.00	0.01	0.01									
MH-6	CP24	0	13314	13	450	1.5	65.0	3.0	1.919	0.11	16.19	16.19	149.76	1.00	0.01	0.01	0.16	0.27	Yes	15.59	15.90	14.20	14.00	0.60	
		0	220											1.00	0.01	0.01									
MH-6	Natural Stream	23039	33552	5	600	10.0	10.0	3.0	6.072	0.82	18.37	18.37	143.53	0.25	0.33	0.37	0.41	1.63	Yes	15.90	15.80	13.70	13.20	0.25	
		660	880											1.00	0.04	0.04									
MH-7	CP17	0	21403	49	600	0.6	163.3	3.0	1.462	0.56	19.67	19.67	140.21	0.25	0.21	0.23	0.24	0.37	Yes	16.00	16.20	14.65	14.35	0.65	
		0	220											1.00	0.01	0.01									
MH-8	MH-7	0	21403	58	600	0.6	165.7	3.0	1.451	0.67	20.34	20.34	138.62	0.25	0.21	0.23	0.24	0.37	Yes	16.20	16.20	14.35	14.00	0.65	
		0	220											1.00	0.01	0.01									
Open Channel	MH-8	0	21403	52	600	0.5	208.0	3.0	1.295	0.67	21.01	21.01	137.08	0.25	0.20	0.23	0.24	0.33	Yes	16.20	16.20	14.00	13.75	0.72	
		0	220											1.00	0.01	0.01									
MH-2	CP13	0	19127	47	525	1.2	85.5	3.0	1.853	0.42	29.50	29.50	121.50	0.25	0.16	0.18	0.18	0.36	Yes	16.00	15.50	14.55	14.00	0.50	
		0	2256	5	300	2.0	50.0	3.0	1.670	0.05	11.29	11.29	168.22	0.25	0.03	0.03	0.03	0.11	Yes	15.50	15.50	14.25	14.15	0.50	
MH-2	CP10	0	21933	46	525	1.1	92.0	3.0	1.785	0.43	30.06	30.06	120.78	0.25	0.18	0.20	0.20	0.35	Yes	15.50	15.50	13.90	13.40	0.57	
		2266	21933	46	525	1.1	92.0	3.0	1.785	0.43	30.06	30.06	120.78	0.25	0.18	0.20	0.20	0.35	Yes	15.50	15.50	13.90	13.40	0.57	
MH-9	CP7	0	12872	4	450	2.5	40.0	3.0	2.447	0.03	30.09	30.09	120.74	0.25	0.11	0.12	0.13	0.35	Yes	15.50	15.50	14.00	13.90	0.37	
		0	220											1.00	0.01	0.01									
MH-9	MH-9	34265	12872	20	600	2.3	44.4	3.0	2.805	0.12	30.21	30.21	120.57	0.25	0.29	0.32	0.33	0.71	Yes	15.50	15.90	13.30	12.85	0.46	
		0	220											1.00	0.01	0.01									
MH-1	Natural Stream	0	34265	36	600	1.4	72.0	3.0	2.203	0.27	30.48	30.48	120.18	0.25	0.29	0.32	0.33	0.56	Yes	15.50	13.87	12.60	12.10	0.58	
		0	220											1.00	0.01	0.01									
Check Existing Pipe																									
Proposed Catchment Area D		4277	38542												0.25	0.48	0.53			Yes	14.09	12.17	11.10	11.00	0.70
		0	1173											0.95	0.06	0.06	0.60	0.86							
		0	220											1.00	0.01	0.01									

Mean Velocity is calculated by Colebrook-White equation

$$V = \frac{1.49 R^{2/3} S^{1/2}}{K_s + \frac{1.25 S^{1/2}}{R^{1/3}}}$$

Where:
V = Mean Velocity (m/s)
R = Hydraulic Diameter (m)
K_s = Surface Roughness (m)
S = Slope of Hydraulic Gradient
g = Gravity (m/s²)

The Roughness Coefficient K_s is assumed to be 3 for concrete.
Peak Runoff is estimated using rational method according to SDM.

The rainfall intensity is extracted from the Section 4.3.2 of SDM which is to estimate the Intensity-Duration-Frequency (IDF) Relationship.

Use of Storm Constants for 10 years Return Periods of HKO Headquarters

I = a / (t^b + c)

I = extreme mean intensity, in mm/hr

t_e = duration in minutes (10-240), and

a, b, c = storm constants given (note a=485.0, b=3.11, c=0.397)

Mannings (Asia) Consultants Ltd.

Job No.

Sheet No.

Rev.

Calculation Sheet

Job Title: Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories

Member / Location

Drg. Ref.

Made By

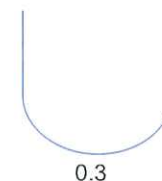
Date

Checking of Capacity (300UC)**Input Data**

Width of UC = 0.3 m
Height of UC = 0.3 m
Design Runoff = 0.05 m³/s
(Q_{discharge})

0.15

0.15

**Flow capacity, Q**

$$Q = \frac{A \times r^{2/3} \times s^{1/2}}{n}$$

where A = cross sectional area of flow (m²) = 0.080343 m²
r = hydraulic radius (m)
s = slope of the water surface or the linear hydraulic head loss (m/m)
n = Manning coefficient of roughness

Hydraulic radius

$$r = \frac{A}{P}$$

p = wetted perimeter (m) = 0.77 m

$$r = 0.10 \text{ m}$$

Slope

$$s = 0.004 \text{ m/m}$$

Manning coefficient of roughness

$$n = 0.014$$

Therefore,

$$Q = 0.08 \text{ m}^3/\text{s} > \text{Design runoff, OK!}$$

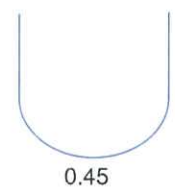
$$V = Q/A = 1.00 \text{ m/s}$$

Mannings (Asia) Consultants Ltd.		Job No.	Sheet No.	Rev.
Calculation Sheet		Member / Location		
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		Made By	Date	

Checking of Capacity (450UC)

Input Data

Width of UC	=	0.45	m		0.225
Height of UC	=	0.45	m		
Design Runoff	=	0.17	m ³ /s		0.225
		(Q _{after, uncov.})			



Flow capacity, Q

$$Q = \frac{A \times r^{2/3} \times s^{1/2}}{n}$$

where

A	=	cross sectional area of flow (m ²)	=	0.180772 m ²
r	=	hydraulic radius (m)		
s	=	slope of the water surface or the linear hydraulic head loss (m/m)		
n	=	Manning coefficient of roughness		

Hydraulic radius

r	=	$\frac{A}{P}$		
p	=	wetted perimeter (m)	=	1.16 m
r	=	0.16	m	

Slope

s	=	0.004 m/m
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Manning coefficient of roughness

n	=	0.014
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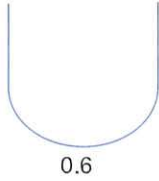
Therefore,

Q	=	0.24 m ³ /s		> Design runoff, OK!
V	=	Q/A	=	1.31 m/s

Mannings (Asia) Consultants Ltd.		Job No.	Sheet No.	Rev.
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		Made By	Date	

Checking of Capacity (600UC)

Input Data

Width of UC	=	0.6 m		0.3	
Height of UC	=	0.6 m			
Design Runoff	=	0.45 m ³ /s (Q _{after, uncov.})		0.3	

Flow capacity, Q

$$Q = \frac{A \times r^{2/3} \times s^{1/2}}{n}$$

where

A	=	cross sectional area of flow (m ²)	=	0.321372 m ²
r	=	hydraulic radius (m)		
s	=	slope of the water surface or the linear hydraulic head loss (m/m)		
n	=	Manning coefficient of roughness		

Hydraulic radius

r	=	$\frac{A}{P}$		
p	=	wetted perimeter (m)	=	1.54 m
r	=	0.21 m		

Slope

s	=	0.004 m/m
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Manning coefficient of roughness

n	=	0.014
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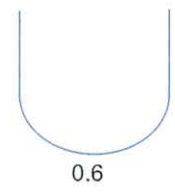
Therefore,

Q	=	0.51 m ³ /s	> Design runoff, OK!
V	=	Q/A	= 1.59 m/s

Mannings (Asia) Consultants Ltd.		Job No.	Sheet No.	Rev.
Calculation Sheet		Member / Location		
Job Title: Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories		Drg. Ref.		
		Made By	Date	

Checking of Capacity of Existing 600U-Channel of Outlet B

Input Data

Width of UC	=	0.6 m		0.3	
Height of UC	=	0.6 m			
Design Runoff	=	0.45 m ³ /s (Q _{after, uncov.})		0.3	

Flow capacity, Q

$$Q = \frac{A \times r^{2/3} \times s^{1/2}}{n}$$

where

A	=	cross sectional area of flow (m ²)	=	0.321372 m ²
r	=	hydraulic radius (m)		
s	=	slope of the water surface or the linear hydraulic head loss (m/m)		
n	=	Manning coefficient of roughness		

Hydraulic radius

r	=	$\frac{A}{P}$		
p	=	wetted perimeter (m)	=	1.54 m
r	=	0.21 m		

Slope

s	=	0.004 m/m
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Manning coefficient of roughness

n	=	0.014
---	---	-------

Therefore,

Q	=	0.51 m ³ /s		> Design runoff, OK!
V	=	Q/A	=	1.59 m/s

Rational method is used for calculation of the peak runoff. The formula is extracted from Section 7.5.2 (a) of SDM.

$$Q_p = 0.278 C I A$$

Where Q_p = peak runoff in m³/s

I = rainfall intensity in mm/hr

A = catchment area in km²

The parameters and assumptions refer to section 3.

The rainfall intensity is extracted from the Section 4.3.2 of SDM which is to estimate the Intensity-Duration –Frequency (IDF) Relationship.

Use of Storm Constants for 10 years Return Periods of HKO Headquarters

$$i = a / (t_d + b)^c$$

i = extreme mean intensity in mm/hr

t_d = duration in minutes (td<240), and

a, b, c = storm constants given (note: $a=485.0, b=3.11, c=0.397$)

Runoff Estimation at Downstream Natural Stream of Outlet A Before Development

Natural Catch., (m ²)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $\frac{0.14465L}{(H^{0.2}A^{0.1})}$	Length of Nullah L (m)	flow vel. (m ³ /s)	$t_t = L/v$ (min)	$t_c = t_t + t_r$ (min)	Runoff coeff.	Total Catch. Area (m ²)	10 year design Intensity (mm/hr)	10 year design runoff = 0.278CIA	11.1%*10 year design runoff = 0.278CIA	10 year Total runoff (m ³ /s)
96787	188	14.55	9.98	2.43	7.22	509	1.545	5	12.7	0.25 0.95	86450 10337	162.04	0.97 0.44	1.08 0.49	1.57

Runoff Estimation at Downstream Open Channel of Outlet C Before Development

Natural Catch., (m ²)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $\frac{0.14465L}{(H^{0.2}A^{0.1})}$	Length of Nullah L (m)	flow vel. (m ³ /s)	$t_t = L/v$ (min)	$t_c = t_t + t_r$ (min)	Runoff coeff.	Total Catch. Area (m ²)	10 year design Intensity (mm/hr)	10 year design runoff = 0.278CIA	11.1%*10 year design runoff = 0.278CIA	10 year Total runoff (m ³ /s)
55533	126	14.55	12.87	1.33	5.77	340	1.889	3	8.8	0.25 0.95	50423 5110	181.56	0.64 0.25	0.71 0.27	0.98

Runoff Estimation at Downstream Natural Stream of Outlet A After Development

Natural Catch., (m ²)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $\frac{0.14465L}{(H^{0.2}A^{0.1})}$	Length of Nullah L (m)	flow vel. (m ³ /s)	$t_t = L/v$ (min)	$t_c = t_t + t_r$ (min)	Runoff coeff.	Total Catch. Area (m ²)	10 year design Intensity (mm/hr)	10 year design runoff = 0.278CIA	11.1%*10 year design runoff = 0.278CIA	10 year Total runoff (m ³ /s)
91244	188	14.55	9.98	2.43	7.27	509	1.545	5	12.8	0.25 0.95 1.00	79807 10337 1100	161.86	0.90 0.44 0.05	1.00 0.49 0.05	1.54

Runoff Estimation at Downstream Open Channel of Outlet C After Development

Natural Catch., (m ²)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $\frac{0.14465L}{(H^{0.2}A^{0.1})}$	Length of Nullah L (m)	flow vel. (m ³ /s)	$t_t = L/v$ (min)	$t_c = t_t + t_r$ (min)	Runoff coeff.	Total Catch. Area (m ²)	10 year design Intensity (mm/hr)	10 year design runoff = 0.278CIA	11.1%*10 year design runoff = 0.278CIA	10 year Total runoff (m ³ /s)
53830	126	14.55	12.87	1.33	5.79	340	1.889	3	8.8	0.25 0.95 1.00	48500 5110 220	181.45	0.61 0.24 0.01	0.68 0.27 0.01	0.96

Mannings (Asia) Consultants Ltd.		Job No.	Sheet No.	Rev.
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		Drg. Ref.		
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		Made By	Date	

Checking of Capacity of Natural Stream of Outlet A

Input Data

Ditch width (Bottom)	=	2.5	m
Ditch width (top)	=	2.5	m
Ditch height (Right)	=	1.2	m
Ditch height (Left)	=	1.2	m
Max. Design flow	=	1.54	m ³ /s

Flow capacity, Q

$$Q = \frac{A \times r^{2/3} \times s^{1/2}}{n}$$

where

A	=	cross sectional area of flow (m ²)	=	3	m ²
r	=	hydraulic radius (m)			
s	=	slope of the water surface or the linear hydraulic head loss (m/m)			
n	=	Manning coefficient of roughness			

Hydraulic radius

r	=	$\frac{A}{P}$		
p	=	wetted perimeter (m)	=	4.90 m
r	=	0.61	m	

Slope

s	=	0.01	m/m
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Manning coefficient of roughness

n	=	0.033
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Therefore,

Q	=	4.6349 m ³ /s	> Design flow, OK!
V	=	1.545	m/s

Mannings (Asia) Consultants Ltd.		Job No.	Sheet No.	Rev.
Calculation Sheet		Member / Location		
Job Title: Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Various Lots in D.D. 106 and Adjoining		Drg. Ref.		
		Made By	Date	

Checking of Capacity of Open Channel of Outlet C

Input Data

Ditch width (Bottom)	=	1	m
Ditch width (top)	=	1	m
Ditch height (Right)	=	1	m
Ditch height (Left)	=	1	m

Max. Design flow = 0.96 m³/s

Flow capacity, Q

$$Q = \frac{A \times r^{2/3} \times s^{1/2}}{n}$$

where

A	=	cross sectional area of flow (m ²)	=	1	m ²
r	=	hydraulic radius (m)			
s	=	slope of the water surface or the linear hydraulic head loss (m/m)			
n	=	Manning coefficient of roughness			

Hydraulic radius

r	=	$\frac{A}{P}$		
p	=	wetted perimeter (m)	=	3.00 m
r	=	0.33 m		

Slope

s	=	0.01 m/m
---	---	----------

Manning coefficient of roughness

n	=	0.018
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Therefore,

Q	=	1.8886 m ³ /s	> Design flow, OK!
V	=	1.8886 m/s	



MANNINGS 

Proposed Temporary Open Storage of Construction Materials Construction Machineries, Auto Parts and Vehicles
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone,
Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long, N.T.

Appendix C

Site Photos



Photo V1



Photo V2





Photo V3



Photo V4





Photo V5

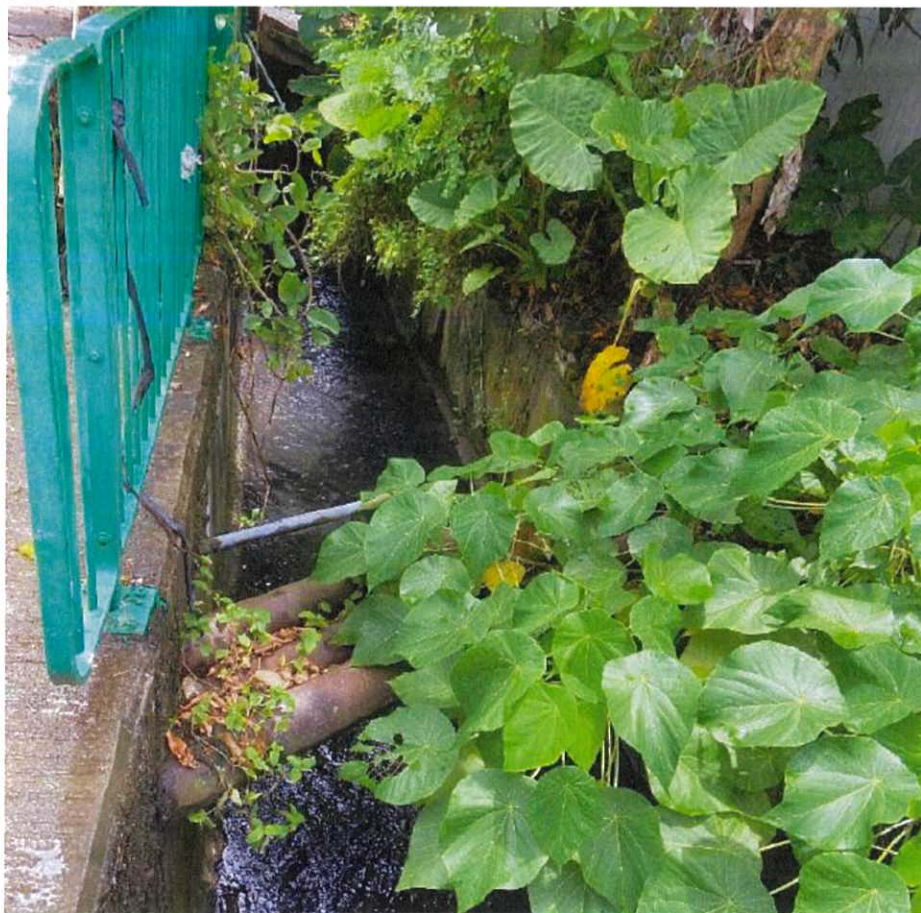


Photo V6

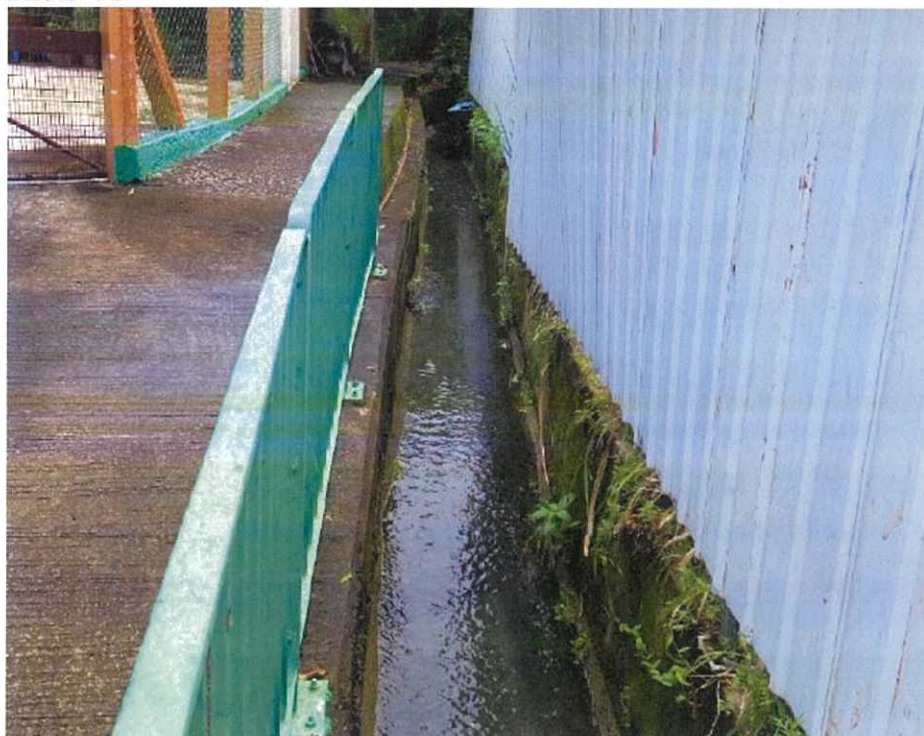




Photo V7



Photo V8





Photo V9



Photo V10





Photo V11



Photo V12

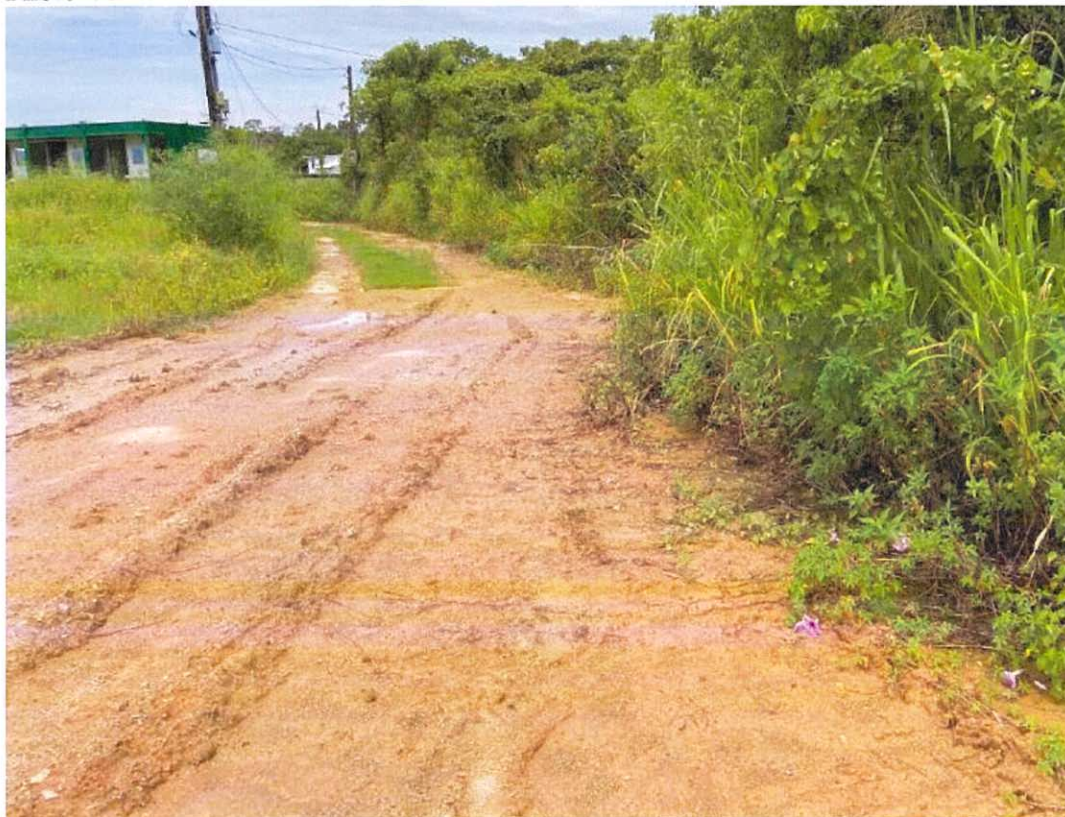




Photo V13



Photo V14





Photo V15



Photo V16





Photo V17



Photo V18





Photo V19



Photo V20





Photo V21



Photo V22

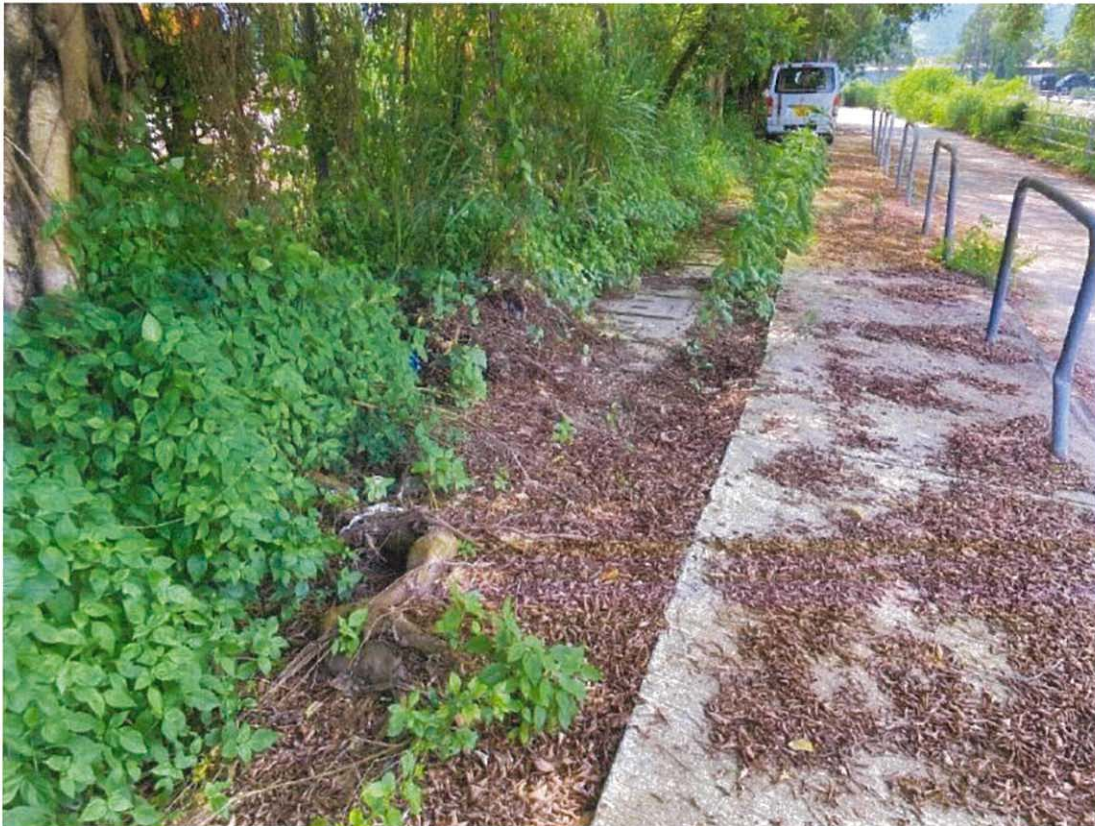




Photo V23



Photo V24





Photo V25



Photo V26





Photo V27



Photo V28





Photo V29

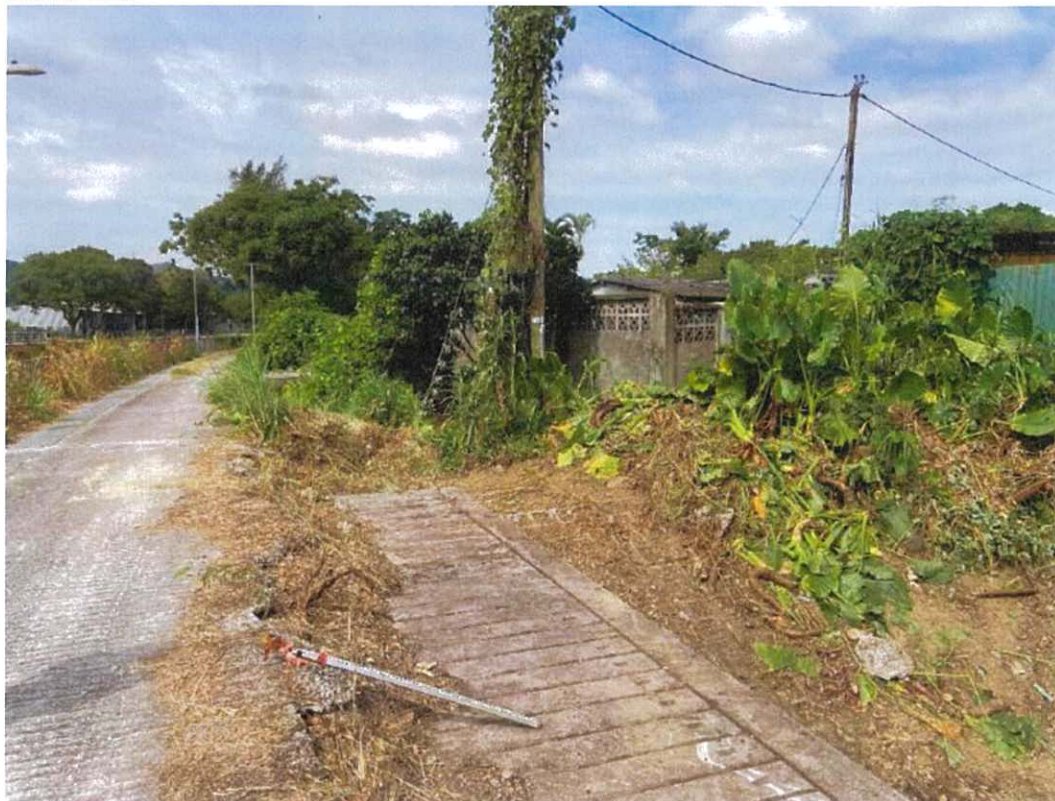


Photo V30



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

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

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

Previous s.16 Applications involving the Application Site

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/YL-SK/317	Proposed Temporary Tent Camping Ground for a Period of 3 Years	29.10.2021
A/YL-SK/337	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years	23.12.2022 (revoked on 23.12.2023)

**Similar s.16 Applications within the Same “AGR” Zone
in the Vicinity of the Site on the Shek Kong OZP in the Past Five Years**

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/YL-SK/350	Proposed Temporary Open Storage of Electric Vehicles with Charging Facilities and Ancillary Site Office for a Period of 3 Years	12.1.2024 (revoked on 12.1.2025)
2.	A/YL-SK/369	Temporary Open Storage of Construction Machineries and Materials for a Period of 3 Years and Filling of Land	4.10.2024
3.	A/YL-SK/381	Proposed Temporary Open Storage of Vehicles and Vehicle Parts and Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land	6.12.2024
4.	A/YL-SK/384	Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	20.9.2024

Government Departments' General Comments

1. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application;
- it is noted that six structures are proposed in the application; and
- advisory comments are at **Appendix VI**.

2. Traffic

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix VI**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from the public drainage point of view;
- should the application be approved, conditions should be stipulated requiring the applicant to submit a revised DIA report, to implement and maintain the proposed drainage facilities and any other stormwater drainage facilities to the satisfaction of the Director of Drainage Services; and
- advisory comments are at **Appendix VI**.

4. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the proposal subject to fire service installations being provided to his satisfaction; and
- advisory comments are at **Appendix VI**.

5. Environment

Comments of the Director of Environmental Protection:

- no objection to the application;

- there was no substantiated environmental complaint case concerning the Site received in the past three years; and
- advisory comments are at **Appendix VI**.

6. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- the Site falls within the “AGR” zone and is generally abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc.; and
- advisory comments are at **Appendix VI**.

7. Archaeology

Comments of the Executive Secretary (Antiquities and Monuments) of Antiquities and Monuments Office, Development Bureau:

- the applicant was requested to conduct a desktop study to provide information of the current condition of the Site (information including but not limited to the area that had been filled up, the thickness of the modern fill and area that had been disturbed and the topography of the Site) and details of the works, the disturbance to be caused by the proposed use to the archaeological deposits, the impact assessment on the archaeological potential of the Site and so on in agreement with AMO. No desktop study on the archaeological significance of the Site has been conducted by the applicant;
- Subject to the planning approval granted by the Board, it is proposed that a condition be included in the approval to require the applicant to submit an archaeological review, clearly providing the findings from the study of the past archaeological work, topography of the Site, etc. to assess the archaeological significance of the Site, and propose mitigation measures, if any, at the early planning stage for her office to consider and approve before implementation; and
- advisory comments are at **Appendix VI**.

8. Other Departments

The following government departments have no objection to/no comment on the application and their advisory comments (if any) are provided in **Appendix VI**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Highway Engineer/New Territories West, Highways Department;

- Chief Engineer/Construction, Water Supplies Department;
- Director of Electrical and Mechanical Services;
- District Officer (Yuen Long), Home Affairs Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the lots owner(s) shall apply to this office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period; and
 - the application proposed to use a vehicular decking adjoining the Shek Kong Airfield Road as their vehicular access route to the Site. As vehicles longer than 7m is currently banned from using that decking, vehicles to and from the Site should comply with this vehicular length restriction as stated in the planning application documents.
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Shek Kong Airfield Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

(e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- in accordance with paragraph 6.6.1 of the Stormwater Drainage Manual, “the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified”. The applicant should check the 50-year impact in the Drainage Impact Assessment (DIA) report. In accordance with section 4 of the Advice Note No.1 “the DIA should be signed and certified by the registered professional engineer (RPE) in charge”. The details of the RPE should also be submitted for DSD’s information and record;
- the Site is encroached onto/in the vicinity of an existing streamcourse. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to his satisfaction;
- the natural stream of the proposed discharge point is not maintained by DSD, consent from the concerned departments/maintenance parties/owners should be obtained for the proposed connections to their drainage systems;
- the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. Where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
- the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD’s permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the Site; and
- the applicant should submit form HBP1 to DSD for application of technical audit for any proposed connection to DSD’s drainage facilities.

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

- based on the proposed access route, it is noted that the nearest available street fire hydrant is more than 500m away from the Site. In this regard, street fire hydrant system with adequate flow, pressure and size of water tank shall be provided in the Site; and
- 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. Good practice guidelines for open storage (**Appendix VIII** of this RNTPC Paper) should also be adhered to. To address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (F.S. 251) to the Fire Service Department for approval. However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (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 to minimise any potential environmental nuisances;
 - the applicant should follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department";
 - the applicant should provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and
 - the applicant should meet the statutory requirements under relevant environmental legislation; and
 - the applicant should ensure that there are no holes, gaps and openings in the boundary wall to avoid leakage of noise. Also, it is recommended that the boundary wall have a surface density of at least 7kg/m² to ensure noise reduction performance.
- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the Site would encroach into existing streams along its northeastern and northern boundary. The proposed use will pose direct impact on the

streams while stream and watercourse should be preserved as far as possible from nature conservation perspective.

- (i) to note the comments of the Executive Secretary (Antiquities and Monuments) of Antiquities and Monuments Office, Development Bureau (ES(AM), AMO, DEVB) that:
 - the applicant is required to submit an archaeological review that clearly provide the findings from the study of the past archaeological work, typography of the Site, etc. to assess the archaeological significance of the Site, and propose mitigation measures, if any, at the early planning stage for her office to consider and approve before implementation.
- (j) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
 - in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The concerned parties should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.
- (k) To note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - the applicant is reminded to take appropriate safety measures for dead trees within the Site; and
 - approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of works.
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - 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 Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW)

under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- 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;
 - 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;
 - if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the current application;
 - for UBW erected on leased land, enforcement action may be taken by the 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;
 - 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
 - detailed checking under the BO will be carried out at building plan submission stage.
- (m) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;
 - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan; and

- government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

(傳真 2877 0245 及 郵遞)

反對新界元朗石崗丈量約份第 106 約多個地段和毗鄰政府土地
申請臨時露天存放建築材料及機械、汽車零件及車輛連附屬設施(為期 3 年)
(申請編號: A/YL-SK/371)

執事先生/女士:

本人是八鄉牛徑村村民，在就上標申請項目提出強烈反對。

本人在申請項目的中心位置(地段 1073(部分))擁有物業，相關發展將本人物業「重重包圍」，完全阻塞本人及物業使用者的進出，嚴重損害本人及物業使用者的應有權益。

相關申請地盤面積 86015 平方米是私人土地，並且涉及 1863 平方米政府土地，規模極度龐大。申請人將農業用途改變為臨時露天存放建築材料及機械、汽車零件及車輛連附屬設施的用途，相關申請定必嚴重破壞當地寧靜獨特的鄉郊環境，滋擾和破壞當地居民的和諧生活！

此外，相關發展的唯一汽車通道是橫越錦田河水流田段的鄉村道路，經錦田河水流田行車橋接連石崗機場路通往錦田。以申請項目規模推算，大量車輛(包括重型車輛)將進出錦田河水流田行車橋的「交匯處」，嚴重窒礙附近居民的交通，對附近居民造成不便和困擾！

再者，申請項目涉及填土和填塘工程，將堵塞現存的天然去水渠道並且削弱政府修建的排水設施的防洪能力，這些渠道和設施部分是位於政府土地之內，附近居民極度擔憂申請項目增加水浸的風險，對他們的生命財產構成威脅！

本人懇請城市規劃委員會正視發展項目對附近居民帶來的交通問題、對當地居住環境造成的破壞、對民生造成的困擾，否決相關申請，造福附近居民！

八鄉牛徑村居民簽署：李維福

姓名：李維福

2024 年 5 月 18 日

通訊地址：

聯絡電話：

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

From: [REDACTED]
Sent: 2024-05-19 星期日 03:46:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-SK/371 DD 106 Shek Kong MEGA BROWNFIELD

A/YL-SK/371

Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong

Site area: About **86,015sq.m** Includes Government Land of about 1,863sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles / 36 Vehicle Parking / **Filling of Land and Pond**

Dear TPB Members,

The size of the proposed brownfield is shocking.

In view of the existing topographic profile of the Site as the site level ranging from +12.7mPD to +15.1mPD with **several existing ponds, filling of land and pond are required to be carried out for the whole Site (i.e. 86,015m²)**, in order to facilitate a flat surface to meet operational needs (Plan 6). The **Site will be filled with concrete of not more than 2.3m in depth** for site formation of structure, open storage area and circulation space. **The existing ponds will be filled with soil of not more than 0.5m and 0.2m of concrete will be filled on top of the filled ponds** in order to facilitate a flat ground surface to the surrounding site levels (+16.6mPD).

Google maps show that ponds have already been filled in and much of the vegetation stripped from the lots.

This at a time that the impact of climate change that will bring increased rainfalls and cause flooding. In addition, there is the impact on air quality that open storage would have on the approved camping sites and local residences.

That "**approval of the current application would not set an undesirable precedent within the same "AGR" zone**" is ludicrous as is "**The applicant will reinstate the Site to an amenity area after the planning approval period**". The land would clearly be heavily polluted by the activities.

TPB members should request PlanD to provide a composite picture of the sit together with other applications form similar use going through the planning process.

The extent of the combined operations would transform much of Shek Kong into a wasteland.

Mary Mulvihill

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

From: [REDACTED]
Sent: 2024-05-21 星期二 14:12:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 申請編號 A/YL-SK/371 的反對信
Attachment: 056PHRC20242702 八鄉鄉事委員會反對信.pdf; 牛徑村民反對信.pdf

執事先生/女士

本會接獲八鄉牛徑村村民的投訴，就上標申請作出強烈和堅決的反對。因為本區人士的強烈反對，發展者「濫用」「申請人提交進一步資料」的程序和機制，目的是明顯不過的！我們對這種「行政手段」極度不滿，十分憤怒。我們八鄉居民重申：八鄉居民堅持在沒有任何地區諮詢，更沒有基建和配套的前提下，反對這項大型發展，懇請城市規劃委員會正視！

八鄉鄉事委員會秘書處
[REDACTED]

八鄉鄉事委員會



PAT HEUNG RURAL COMMITTEE

本會檔號：056/PHRC/2024/27/02

致：城市規劃委員會秘書

傳真：2877 0245 / 2522 8426

電郵：tpbpd@pland.gov.hk

反對新界元朗石崗丈量約份第 106 約多個地段和毗鄰政府土地
申請臨時露天存放建築材料及機械、汽車零件及車輛連附屬設施(為期 3 年)
(申請編號：A/YL-SK/371)

執事先生/女士：

本會接獲八鄉牛徑村村民的投訴，就上標申請作出強烈和堅決的反對。因為本區人士的強烈反對，發展者「濫用」「申請人提交進一步資料」的程序和機制，目的是明顯不過的！我們對這種「行政手段」極度不滿，十分憤怒。我們八鄉居民重申：八鄉居民堅持在沒有任何地區諮詢，更沒有基建和配套的前提下，反對這項大型發展，懇請城市規劃委員會正視！

有關村民在申請項目的中心位置(地段 1073(部分))擁有物業，相關發展將本人物業「重重包圍」，完全阻塞有關村民及物業使用者的進出，嚴重損害有關村民及物業使用者的應有權益。

相關申請地盤面積 86015 平方米是私人土地，並且涉及 1863 平方米政府土地，規模極度龐大。申請人將農業用途改變為臨時露天存放建築材料及機械、汽車零件及車輛連附屬設施的用途，相關申請定必嚴重破壞當地寧靜獨特的鄉郊環境，滋擾和破壞當地居民的和諧生活！

此外，相關發展的唯一汽車通道是橫越錦田河水流田段的鄉村道路，經錦田河水流田行車橋接連石崗機場路通往錦田。以申請項目規模推算，大量車輛(包括重型車輛)將進出錦田河水流田行車橋的「交匯處」，嚴重窒礙附近居民的交通，對附近居民造成不便和困擾！

八鄉鄉事委員會



PAT HEUNG RURAL COMMITTEE

再者，申請項目涉及填土和填塘工程，將堵塞現存的天然去水渠道並且削弱政府修建的排水設施的防洪能力，這些渠道和設施部分是位於政府土地之內，附近居民極度擔憂申請項目增加水浸的風險，對他們的生命財產構成威脅！

八鄉鄉事委員會主席：郭永昌

副主席：鄧志光

黎永添

2024 年 5 月 21 日





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)

21st May, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials, Construction
Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3
Years and Associated Filling of Land and Pond
(A/YL-SK/371)**

1. We refer to the captioned.
2. We urge the Board to look at two photos showing the site and its surroundings in **Figure 1**. We recommend the Board to liaise with relevant authorities as to whether the site is involved in any unauthorised activities/ enforcement case before making a decision.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Figure 1. The site and its surroundings (left: extracted from Town Planning Board Statutory Planning Portal 3 website; application site indicated by the red line; right: aerial photo claimed to be taken in February 2024).



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

From: [REDACTED]
Sent: 2024-09-22 星期日 03:38:40
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-SK/371 DD 106 Shek Kong MEGA BROWNFIELD

A/YL-SK/371

Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong

Site area: About **78,557 (86,015sq.m)** Includes Government Land of about 1, 817 (1,863sq.m)

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles / 36 Vehicle Parking / **Filling of Land and Pond**

Dear TPB Members,

It is shocking that despite the many recent reports of severe damage due to flooding just over the border, here in HK operators propose filling in 80,000sq.mts and eliminating the ponds.

"In view of the existing topographic profile of the Site as the site level ranging from +12.7mPD to +15.1mPD with several existing ponds, filling of land and ponds are required to be carried out of the whole Site (i.e. 78,557m²), in order to facilitate a flat surface to meet operational needs. The Site will be filled with soil of not more than 2.3m in depth for open storage area and circulation space, within which, about 1,320m² of the Site will be filled with not more than 0.2m of concrete at the top of the filled area in order to facilitate a flat surface for site formation of structures. The existing ponds will be filled with soil of not more than 0.5m in order to facilitate a flat ground surface to the surrounding site levels. The proposed site level ranges from +15mPD to +16.6mPD after filling of land and pond".

But when the government steam rolls even more devastating fill ins like San Tin via the now wholly compromised system and EIA's that are works of fiction, what can one expect.

Members should, but expectations are low, consider the cumulative impact of stripping large sites of vegetation and filling in the natural drainage channels.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>

Date: Sunday, 19 May 2024 3:46 AM HKT

Subject: A/YL-SK/371 DD 106 Shek Kong MEGA BROWNFIELD

A/YL-SK/371

Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong

Site area: About **86,015sq.m** Includes Government Land of about 1,863sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles / 36 Vehicle Parking / **Filling of Land and Pond**

Dear TPB Members,

The size of the proposed brownfield is shocking.

In view of the existing topographic profile of the Site as the site level ranging from +12.7mPD to +15.1mPD with **several existing ponds, filling of land and pond are required to be carried out for the whole Site (i.e. 86,015m²)**, in order to facilitate a flat surface to meet operational needs (Plan 6). The **Site will be filled with concrete of not more than 2.3m in depth** for site formation of structure, open storage area and circulation space. **The existing ponds will be filled with soil of not more than 0.5m and 0.2m of concrete will be filled on top of the filled ponds** in order to facilitate a flat ground surface to the surrounding site levels (+16.6mPD).

Google maps show that ponds have already been filled in and much of the vegetation stripped from the lots.

This at a time that the impact of climate change that will bring increased rainfalls and cause flooding. In addition, there is the impact on air quality that open storage would have on the approved camping sites and local residences.

That **"approval of the current application would not set an undesirable precedent within the same "AGR" zone"** is ludicrous as is **"The applicant will reinstate the Site to an amenity area after the planning approval period"**. The land would clearly be heavily polluted by the activities.

TPB members should request PlanD to provide a composite picture of the sit together with other applications form similar use going through the planning process.

The extent of the combined operations would transform much of Shek Kong into a wasteland.

Mary Mulvihill



長春社 Since 1968
The Conservancy Association

24th September 2024

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



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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-SK/371

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9, the planning intention of AGR zone *“is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”*. While all the proposed uses are not related to agriculture, we opine that this is not in line with the planning intention of AGR zone.

2. Adverse environmental impacts

We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: Various structures/uses, including open storage of construction materials, construction machineries, vehicle and auto parts, etc., would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.

- Sewage impacts: According to the application, we cannot see any details sewerage management, such as design; collection, treatment and disposal of sewage, and so on. We worry that if the above issues cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding area.
- Disturbance on natural stream: Part of the natural stream would be within northern part of the site (Figure 1). As stated by AFCD in “Response to Comment Table”, “*stream and watercourse should be preserved as far as possible from nature conservation perspective*”. However, we cannot see any attempts in achieving this purpose. Regarding the stream sections falling outside the site boundary, no buffer zones are provided. No details are available to demonstrate that no deterioration in water quality would be resulted during both construction and operation phase.
- Direct loss of pond: Ponds within the site are entirely filled. We cannot see any attempts to keep minimal extent of filling of pond. Moreover, although it is claimed that “*the applicant stated that will strictly follow the proposed scheme and reinstate the Site to a state that is suitable for agricultural use after the planning approval period*”, it is quite often not practicable to reinstate the entire site to original stage. Worse still, no concrete plans have been provided in this stage to justify that the site can be recovered after the proposed temporary use.

3. Undesirable precedent of “destroy first, build later”

This site has been subject to land formation and vegetation clearance, and the extent kept expanding since February 2024 (Figure 2-3). It is suspected that this is a case of “destroy first, build later”. Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “*the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned*”¹. Therefore, this application should not be given any sympathetic

¹ TPB Press Release. Available at:
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



長春社 Since 1968
The Conservancy Association



consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,

The Conservancy Association

Figure 1 Part of the natural stream (circled in blue) would be within northern part of the site (marked in red)

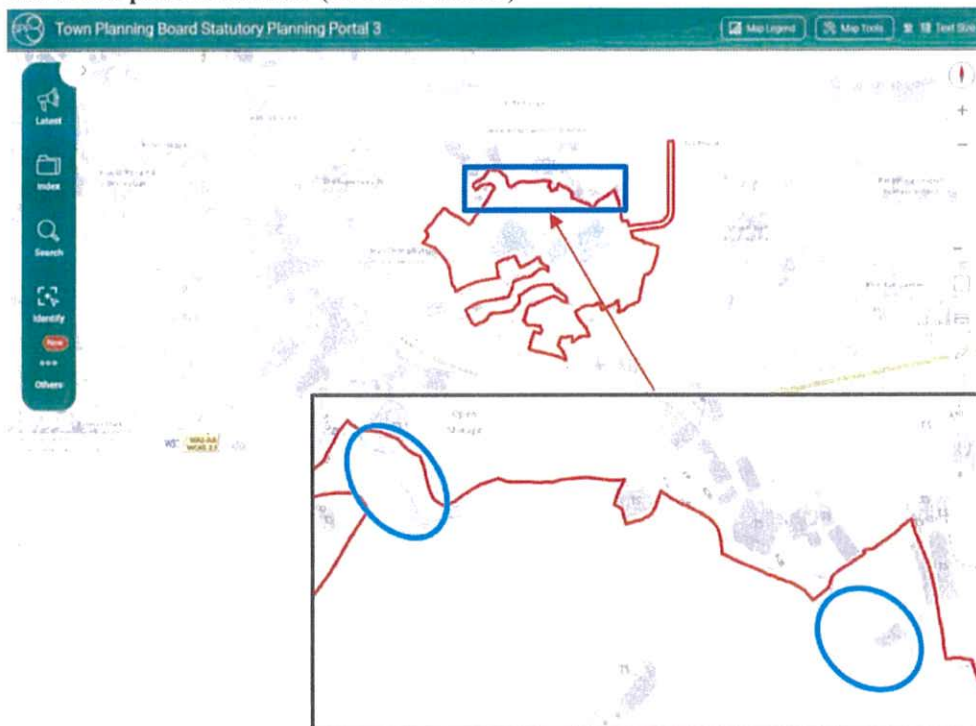


Figure 2-3 According to aerial photos (Source: Google Earth Pro), this site has been subject to land formation and vegetation clearance, and the extent kept expanding since February 2024. It is suspected that this is a case of “destroy first, build later”





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)

24th September, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials, Construction
Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3
Years and Associated Filling of Land and Pond
(A/YL-SK/371)**

1. We refer to the captioned.
2. Our previous submission is attached in **Appendix 1** and we maintain the same view: 'we recommend the Board to liaise with relevant authorities as to whether the site is involved in any unauthorised activities/ enforcement case before making a decision.'
3. We would also like the Board to investigate whether the site is still suitable for farming as from our recent on-site observation (and also revealed from the latest aerial photo below) we consider certain parts of the site would still be largely vegetated.
4. We urge the Board to reject this application as it is unlikely to be in line with the planning intention of Agriculture (AGR) zone. Again, as asked in many of our previous submissions, we urge the Board to seriously consider how many sites under the AGR zone have been gradually converted into brownfield sites, and whether this trend should be continued under the backdrop that our country is promoting the Construction of Ecological Civilisation.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden





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

21st May, 2024.

By email only

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Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Figure 1. The site and its surroundings (left: extracted from Town Planning Board Statutory Planning Portal 3 website; application site indicated by the red line; right: aerial photo claimed to be taken in February 2024).



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

參考編號

Reference Number:

241218-175035-61953

提交限期

Deadline for submission:

31/12/2024

提交日期及時間

Date and time of submission:

18/12/2024 17:50:35

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-SK/371

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 鄧先生

意見詳情

Details of the Comment :

我們是水流田村居民，這申請不付合居民利益，因這申請的規劃會用石崗軍營機場路，這條道路不適宜大多車和大型嘅車行走，因為水流田村道路已經有大量車輛出入有居民車軍營軍，早因有八鄉中心小學早上也有校巴下課是間早上時非常塞車也有收垃圾車，而現時有很多非法大型車進入。另外最重要!!有道橋N1027是居民和其他車出入本村必經嘅道路而這橋是大型車不能通過的，但現在已經有車違反道使用，這橋車長七米不能進入的。而百崗軍營路是很長，現時路兩邊因隣近有修車場已有好多無牌車阻塞也帶來居民不便。我們提出反對是有理的，希望您們多加考慮不要為安居樂業居民帶來不便最後非常感謝您們幫忙關注謝謝你們



長春社

Since 1968

The Conservancy Association

31st September 2024

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



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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-SK/371

The Conservancy Association (CA) would reiterate that most of our comments dated 24th September 2024 remain valid.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9, the planning intention of AGR zone *“is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”*. While all the proposed uses are not related to agriculture, we opine that this is not in line with the planning intention of AGR zone.

2. Adverse environmental impacts

We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: Various structures/uses, including open storage of construction materials, construction machineries, vehicle and auto parts, etc., would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.

- Sewage impacts: According to the application, we cannot see any details sewerage management, such as design; collection, treatment and disposal of sewage, and so on. We worry that if the above issues cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding area.
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3. Undesirable precedent of "destroy first, build later"

This site has been subject to land formation and vegetation clearance, and the extent kept expanding since February 2024 (Figure 2-3). It is suspected that this is a case of "destroy first, build later". Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter "destroy first, build later" activities in 2011. It stated that "*the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned*"¹. Therefore, this application should not be given any sympathetic

¹ TPB Press Release. Available at:
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



長春社 Since 1968

The Conservancy Association

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Yours faithfully,
The Conservancy Association

Figure 1 Part of the natural stream (circled in blue) would be within northern part of the site (marked in red)

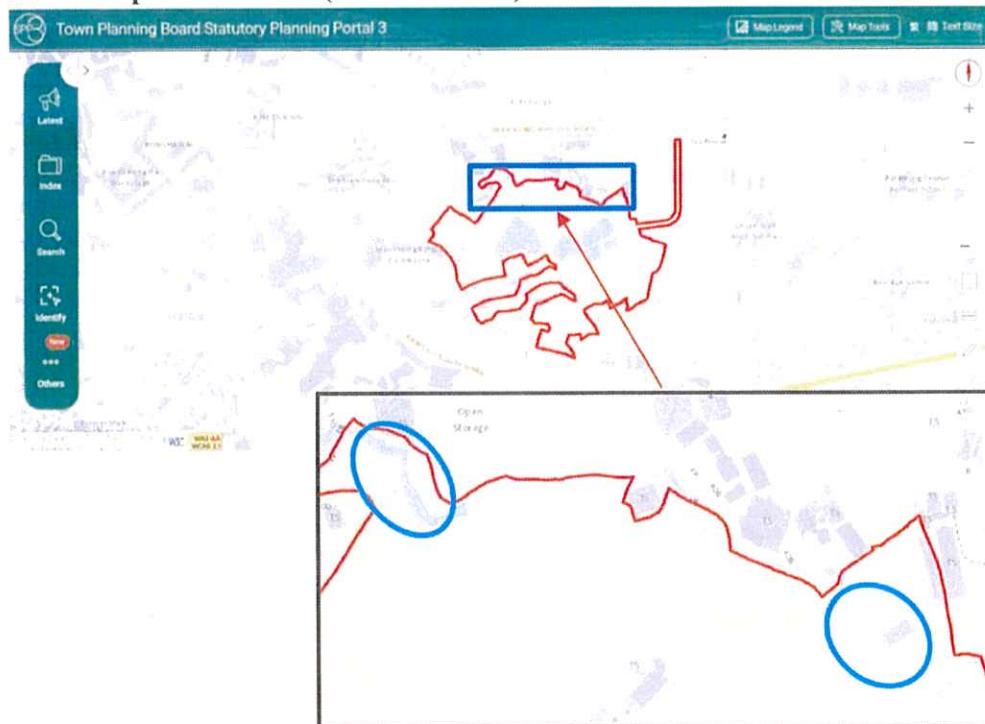
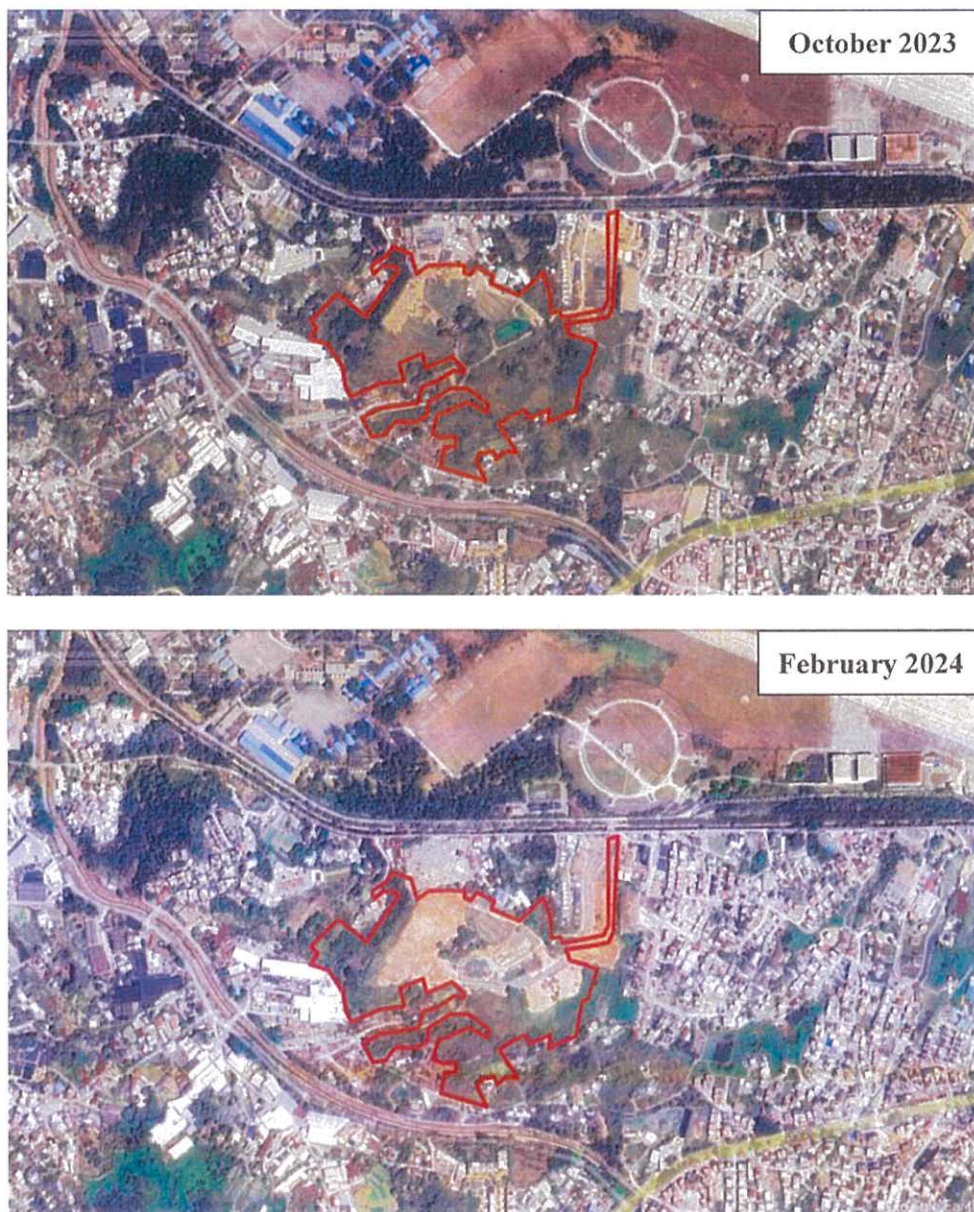


Figure 2-3 According to aerial photos (Source: Google Earth Pro), this site has been subject to land formation and vegetation clearance, and the extent kept expanding since February 2024. It is suspected that this is a case of “destroy first, build later”





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)



31st December, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials, Construction
Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3
Years and Associated Filling of Land and Pond
(A/YL-SK/371)**

1. We refer to the captioned.
2. The government proposed to designate 37 sites as Agricultural Priority Areas (APAs) in early December 2024¹. One of these proposed APAs is located at Shui Lau Tin². According to the relevant government document³, the objective of this APA policy are as follows:

- *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*

3. The document³ also states:

- *To implement the proposal on APAs, the Government plans to promulgate a "Policy*

¹ https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html

² https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Shui_Lau_Tin.pdf

³ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>



Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

-Upon implementation of the proposal on APAs, AFCD will consider the planning applications for non-agricultural use of private land in APAs on individual merits, taking into account the “Policy Statement” on the delineation of APAs by the Government and from the perspective of ecological conservation, etc., and raise objections to the TPB.....

4. We urge the Board to investigate with relevant authorities as to whether the current application site (e.g., part of it) is located within one of the proposed APAs (e.g., Shui Lau Tin); if yes (even only part of the site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to seriously consider whether the approval of this application would affect the APA policy proposed by the government (e.g., if part of the site is covered by the APA and the application is still approved eventually, what kind of message will be sent to the public regarding this government policy?).

5. We also urge the Board to investigate the boundary of the Shui Lau Tin APA² and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts (e.g., pollution) to affect this APA.

6. Also, our previous submissions are attached below for your reference and we would like to reiterate a viewpoint: ‘we recommend the Board to liaise with relevant authorities as to whether the site is involved in any unauthorised activities/ ongoing enforcement case before making a decision.’

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden





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

Previous submissions for
the same application

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

24th September, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials, Construction
Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3
Years and Associated Filling of Land and Pond
(A/YL-SK/371)**

1. We refer to the captioned.
2. Our previous submission is attached in **Appendix 1** and we maintain the same view: 'we recommend the Board to liaise with relevant authorities as to whether the site is involved in any unauthorised activities/ enforcement case before making a decision.'
3. We would also like the Board to investigate whether the site is still suitable for farming as from our recent on-site observation (and also revealed from the latest aerial photo below) we consider certain parts of the site would still be largely vegetated.
4. We urge the Board to reject this application as it is unlikely to be in line with the planning intention of Agriculture (AGR) zone. Again, as asked in many of our previous submissions, we urge the Board to seriously consider how many sites under the AGR zone have been gradually converted into brownfield sites, and whether this trend should be continued under the backdrop that our country is promoting the Construction of Ecological Civilisation.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden





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

21st May, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials, Construction
Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3
Years and Associated Filling of Land and Pond
(A/YL-SK/371)**

1. We refer to the captioned.
2. We urge the Board to look at two photos showing the site and its surroundings in **Figure 1**. We recommend the Board to liaise with relevant authorities as to whether the site is involved in any unauthorised activities/ enforcement case before making a decision.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Figure 1. The site and its surroundings (left: extracted from Town Planning Board Statutory Planning Portal 3 website; application site indicated by the red line; right: aerial photo claimed to be taken in February 2024).



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

From: [REDACTED]
Sent: 2024-12-29 星期日 04:09:28
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-SK/371 DD 106 Shek Kong MEGA BROWNFIELD

Dear TPB Members,

The pledges to retain some of the trees and protect them is not sufficient. These trees will be left in isolation with no supporting eco system and subject to dust, vibrations and wear and tear. The chances of any of them surviving the constant bombardment are extremely low and the trees will certainly not have the ability to support bird and fauna.

Members should question why so much land be taken up by at grade parking when cars for sale could be stored on stacking facilities. These are not vehicles that are arriving and departing multiple times.

Filling in so much land will certainly impact the natural drainage function of an area that is effectively a pond zone.

It is indicative of the failure on the part of both the administration and operators to accept that there is a responsibility to face up to climate change and the urgent need for commercial enterprises to ensure that their activities are carried out with minimal abuse to the land.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 22 September 2024 3:38 AM HKT
Subject: Re: A/YL-SK/371 DD 106 Shek Kong MEGA BROWNFIELD

A/YL-SK/371

Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong

Site area: About **78,557 (86,015sq.m)** Includes Government Land of about 1, 817 (1,863sq.m)

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles / 36 Vehicle Parking / **Filling of Land and Pond**

Dear TPB Members,

It is shocking that despite the many recent reports of severe damage due to flooding just over the border, here in HK operators propose filling in 80,000sq.mts and eliminating the ponds.

"In view of the existing topographic profile of the Site as the site level ranging from +12.7mPD to +15.1mPD with several existing ponds, filling of land and ponds are required to be carried out of the whole Site (i.e. 78,557m²), in order to facilitate a flat surface to meet operational needs. The Site will be filled with soil of not more than 2.3m in depth for open storage area and circulation space, within which, about 1,320m² of the Site will be filled with not more than 0.2m of concrete at the top of the filled area in order to facilitate a flat surface for site formation of structures. The existing ponds will be filled with soil of not more than 0.5m in order to facilitate a flat ground surface to the surrounding site levels. The proposed site level ranges from +15mPD to +16.6mPD after filling of land and pond".

But when the government steam rolls even more devastating fill ins like San Tin via the now wholly compromised system and EIA's that are works of fiction, what can one expect.

Members should, but expectations are low, consider the cumulative impact of stripping large sites of vegetation and filling in the natural drainage channels.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbbpd <tpbbpd@pland.gov.hk>
Date: Sunday, 19 May 2024 3:46 AM HKT
Subject: A/YL-SK/371 DD 106 Shek Kong MEGA BROWNFIELD

A/YL-SK/371

Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong

Site area: About **86,015sq.m** Includes Government Land of about 1,863sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles / 36 Vehicle Parking / **Filling of Land and Pond**

Dear TPB Members,

The size of the proposed brownfield is shocking.

In view of the existing topographic profile of the Site as the site level ranging from +12.7mPD to +15.1mPD with **several existing ponds, filling of land and pond are required to be carried out for the whole Site (i.e. 86,015m²)**, in order to facilitate a flat

surface to meet operational needs (Plan 6). The **Site will be filled with concrete of not more than 2.3m in depth** for site formation of structure, open storage area and circulation space. **The existing ponds will be filled with soil of not more than 0.5m and 0.2m of concrete will be filled on top of the filled ponds** in order to facilitate a flat ground surface to the surrounding site levels (+16.6mPD).

Google maps show that ponds have already been filled in and much of the vegetation stripped from the lots.

This at a time that the impact of climate change that will bring increased rainfalls and cause flooding. In addition, there is the impact on air quality that open storage would have on the approved camping sites and local residences.

That **"approval of the current application would not set an undesirable precedent within the same "AGR" zone"** is ludicrous as is **"The applicant will reinstate the Site to an amenity area after the planning approval period"**. The land would clearly be heavily polluted by the activities.

TPB members should request PlanD to provide a composite picture of the sit together with other applications form similar use going through the planning process.

The extent of the combined operations would transform much of Shek Kong into a wasteland.

Mary Mulvihill

Good Practice Guidelines for Open Storage Sites issued by the Fire Services Department

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

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

