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潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 17 February 2025
Your Ref.: TPB/A/NE-KLH/650
Our Ref. : LDS/PLAN/7102

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

Dear Sir/Madam,

Application for Planning Permission for Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years at Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9 and Adjoining Government Land, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.
(Application No. A/NE-KLH/650)

We refer to the comments from the Lands Department and Water Supplies Department on the captioned application and submit herewith our response in **Table 1** for your consideration.

Should there be any queries, please contact our Miss Cannis Lee at

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Lawson David & Sung



Encl.

c.c. DPO/STN (Attn: Ms. Theodora Chan) - By Email
Client

Table 1: Responses to Comments from Government Departments on Planning Application No. A/NE-KLH/650 (17 February, 2025)

COMMENTS	RESPONSES
1. District Lands Officer/Tai Po, Lands Department	
<p>(a) The applicant should verify that the proposed built over area of 514m² covered the whole structures and the occupation of Government Land (GL) by 17m². Subject to verification provided by the applicant, preferably submitted by an Authorized Land Surveyor (ALS), District Lands Office, Tai Po (DLO(TP)) reserves comment on the proposed Built over area on private lots and GL. Please note that LandsD would not process Short Term Tenancy (“STT”)/Short Term Waiver (“STW”) application which extent is not covered by the Town Planning Board’s (TPB) decision/approval.</p>	<p>(a) We confirm that the proposed built over area of the warehouse within the Application Site will not exceed 514m² and the occupation of Government land will not exceed 17m². The area to the immediate east of the Application Site and all other structures outside the Application Site are not involved in this application.</p>
<p>(b) Should the TPB approve the application, the lot owner is required to submit applications for STT and STW to LandsD if they wish to permit structures erected or to be erected on the application site. LandsD will consider the STT/STW applications in accordance with the established procedures and guidelines and with reference to development perimeters approved by TPB. However, there is no guarantee at this stage that the STT/STW application would be approved. If the STT/STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of waiver fee and administrative fee as appropriate.</p>	<p>(b) Noted.</p>

COMMENTS	RESPONSES																					
<p>(c) The applicant will likely make use of the adjoining unleased/unallocated GL as vehicle access to and from the application site. The maintenance and management responsibility of the said Government land and any other Government land leading to the application site should be sorted out with the relevant Government departments, prior to the use of access purpose. The applicant should sort out the relevant issues with the lot owner concerned.</p>	<p>(c) Noted.</p>																					
<p>2. Construction Division, Water Supplies Department</p>																						
<p>Based on the provided information, there are risks of contamination to the WGG due to the proposed use. In order to safeguard the raw water quality in WGG, the applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of the WSD that there is no material increase in pollution effect resulting from the proposed development. In particular, the applicant shall provide evidences and/or control measures to ensure that the following conditions are met:</p>	<p>Please be informed that the Application Site, or part of it, is involved in 9 previously approved planning applications as follows:</p> <table border="1" data-bbox="1200 842 2107 1444"> <thead> <tr> <th data-bbox="1200 842 1413 938">Application No.</th> <th data-bbox="1413 842 1962 938">Applied Use</th> <th data-bbox="1962 842 2107 938">Approval Date</th> </tr> </thead> <tbody> <tr> <td data-bbox="1200 938 1413 1034">A/NE-KLH/48</td> <td data-bbox="1413 938 1962 1034">Temporary Open Storage of Ceramic Tiles for a Period of 12 Months</td> <td data-bbox="1962 938 2107 1034">29.12.1995</td> </tr> <tr> <td data-bbox="1200 1034 1413 1129">A/NE-KLH/139</td> <td data-bbox="1413 1034 1962 1129">Open Storage of Ceramic Tiles for a Temporary Period of 12 Months</td> <td data-bbox="1962 1034 2107 1129">19.12.1997</td> </tr> <tr> <td data-bbox="1200 1129 1413 1225">A/NE-KLH/202</td> <td data-bbox="1413 1129 1962 1225">Temporary Open Storage of Ceramic Tiles for a Period of 3 Years</td> <td data-bbox="1962 1129 2107 1225">3.12.1999</td> </tr> <tr> <td data-bbox="1200 1225 1413 1321">A/NE-KLH/313</td> <td data-bbox="1413 1225 1962 1321">Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years</td> <td data-bbox="1962 1225 2107 1321">13.6.2003</td> </tr> <tr> <td data-bbox="1200 1321 1413 1417">A/NE-KLH/373</td> <td data-bbox="1413 1321 1962 1417">Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years</td> <td data-bbox="1962 1321 2107 1417">5.9.2008</td> </tr> <tr> <td data-bbox="1200 1417 1413 1444">A/NE-KLH/420</td> <td data-bbox="1413 1417 1962 1444">Temporary Warehouse for Storage of Ceramic</td> <td data-bbox="1962 1417 2107 1444">15.10.2010</td> </tr> </tbody> </table>	Application No.	Applied Use	Approval Date	A/NE-KLH/48	Temporary Open Storage of Ceramic Tiles for a Period of 12 Months	29.12.1995	A/NE-KLH/139	Open Storage of Ceramic Tiles for a Temporary Period of 12 Months	19.12.1997	A/NE-KLH/202	Temporary Open Storage of Ceramic Tiles for a Period of 3 Years	3.12.1999	A/NE-KLH/313	Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years	13.6.2003	A/NE-KLH/373	Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years	5.9.2008	A/NE-KLH/420	Temporary Warehouse for Storage of Ceramic	15.10.2010
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A/NE-KLH/420	Temporary Warehouse for Storage of Ceramic	15.10.2010																				

COMMENTS	RESPONSES		
		Tiles for a Period of 3 Years	
	A/NE-KLH/447	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	7.12.2012
	A/NE-KLH/525	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	7.4.2017
	A/NE-KLH/605	Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years	20.5.2022
	<p>The Application Site has been used as open storage yards from 1995-2002 and warehouse since 2003 with planning approvals from the Town Planning Board (the “Board”). During the processing of the previous applications, the Applicant has addressed the concerns of WSD on the risks of contamination to the WGG due to the proposed uses. For the last three applications, approval conditions were imposed by the Board to request the Applicant to submit and implement preventive measures against water pollution within the upper indirect water gathering grounds and the approval conditions were complied with by the Applicant within the specified time period (see the approved proposal and compliance letters of the last application (No. A/NE-KLH/605) attached.</p> <p>For the current application, there are no change to the nature of use (i.e. warehouse for storage purpose) and overall layout including the associated drainage facilities and similar floor area of the Application Site as compared to the scheme previously approved under Application Nos. A/NE-KLH/447, 525 and 605. The Applicant intends to continue to use the Application Site at its existing state as a warehouse for storage</p>		

COMMENTS	RESPONSES
<p>(a) Only dry-type portable toilet facilities with regular desludging schedules are allowed. The sludge must be disposed of properly outside the water gathering grounds. Portable toilets shall be kerbed on all sides and located at least 30m away from any watercourses.</p>	<p>of exhibition materials. As such, the Applicant will maintain the existing approved preventive measures (i.e. drainage facilities to discharge the rainwater from the Application Site to the local stream) on site.</p> <p>In additional to the above preventive measures, the Applicant will follow the measures below as advised by WSD:</p> <p>(a) Noted.</p>
<p>(b) All waste and sludge arising from the subject site shall be disposed of properly outside the gathering grounds.</p>	<p>(b) Noted. The Applicant will dispose all waste and sludge arising from the Application Site properly outside the gathering grounds.</p>
<p>(c) Site formation, construction and drainage plans shall be submitted to WSD for approval.</p>	<p>(c) As mentioned above, the drainage proposal/facilities and preventive measures have been approved by WSD under previously approved application. The Applicant will maintain the existing drainage facilities on site.</p>
<p>(d) No discharge of effluent within the gathering grounds shall be allowed without the prior approval from WSD. Any effluent discharged from the subject site at points within gathering grounds must comply with standards for effluents discharged into Group A Inland Waters as stipulated in Table 3 and paragraph 8.4 of the Technical Memorandum on Effluent Discharge Standards.</p>	<p>(d) Noted. No effluent will be discharged from the Application Site.</p>

COMMENTS	RESPONSES
(e) No chemicals including fertilizers shall be used without the prior approval from WSD. Details of types, nature, quantity and point of application are required for consideration by WSD.	(e) Noted. The Application Site will only be used for storage purpose. No chemicals including fertilizers will be used.
(f) The storage and discharge of pesticide or toxicant, flammable or toxic solvents petroleum oil or tar and other toxic substances are strictly prohibited within the gathering grounds.	(f) Noted. There will be no storage and discharge of pesticide or toxicant, flammable or toxic solvents petroleum oil or tar and other toxic substances.
(g) Drainage traps such as grease traps, petrol interceptors shall be installed and shall be under proper maintenance. The drainage traps shall have sufficient capacity to ensure the proper collection and disposal of fuel, lubricants and chemicals arising from the subject site.	(g) The submission and implementation drainage proposal have been approved by the WSD and DSD under previously approved applications. The Applicant will maintain the existing drainage facilities on site.
(h) Should pollution be detected in future due to the proposed development, immediate remedial action to clear the pollution must be taken by the applicant.	(h) Noted.
(i) Oil leakage and spillage are not allowed within the WFF at all time.	(i) Noted.
(j) The warehouse and its associated storage activities shall be location away from any water courses as far as possible.	(j) Noted.

Compliance Letter for Approval Condition (b) of Last Application (No. A/NE-KLH/605)

規 劃 署

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香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference LDS/PLAN/6102
本署檔號 Our Reference TPB/A/NE-KLH/605
電話號碼 Tel. No. :
傳真機號碼 Fax No. :

By Post & Fax (2524 0355)
(1 page)

27 July 2022

Lawson David & Sung Surveyors Limited
Room 1601, South China Building
1-3 Wyndham Street
Central, Hong Kong
(Attn.: Ms. Cannis LEE/Mr. Jeremy POON)

Dear Sir/Madam,


**Compliance with Approval Condition (b)
Temporary Warehouse for Storage of Exhibition Equipment
for a Period of 3 Years in "Green Belt" Zone, Lots 617 S.B ss.1
and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po
(Application No. A/NE-KLH/605)**

I refer to your submission dated 23.6.2022 received by our office on 27.6.2022 for compliance with approval condition (b), i.e. "*the submission of a proposal of preventive measures against water pollution within the upper indirect water gathering grounds to the satisfaction of the Director of Water Supplies or of the TPB*" of the captioned planning application.

The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has been consulted and advised that your submission is acceptable. As such, approval condition (b) as stated in the approval letter (Ref. TPB/A/NE-KLH/605) dated 20.5.2022 has been complied with.

Should you have any queries, please contact Ms. Jenny CHAN (Tel:) of this Office.

Yours faithfully,


(Margaret CHAN)
for Director of Planning

c.c.
CE/C, WSD

(Attn.: Ms. Victoria SUEN)

(Fax No. 2351 6949)

Internal.
CTP/TPB(1)
Site Record

MC/HL/JY/jy

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference LDS/PLAN/6102
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電話號碼 Tel. No. :
傳真機號碼 Fax No. :

By Post & Fax (2524 0355)
(1 page)

15 August 2022

Lawson David & Sung Surveyors Limited
Room 1601, South China Building
1-3 Wyndham Street
Central, Hong Kong
(Attn.: Ms. Cannis LEE/Mr. Jeremy POON)

Dear Sir/Madam,

Compliance with Approval Condition (c)
Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years
Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po
(Application No. A/NE-KLH/605)

I refer to your submission dated 2.8.2022 received by our office on the same day for compliance with approval condition (c), i.e. *“the implementation of the proposal of preventive measures against water pollution within the upper indirect water gathering grounds to the satisfaction of the Director of Water Supplies or of the TPB”* of the captioned planning application.

The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has been consulted and advised that your submission is acceptable. As such, approval condition (c) as stated in the approval letter (Ref. TPB/A/NE-KLH/605) dated 20.5.2022 has been complied with.

Should you have any queries, please contact Ms. Jenny CHAN (Tel:) of this Office.

Yours faithfully,


(Margaret CHAN)
for Director of Planning

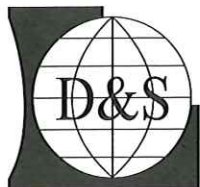
c.c.
CE/C, WSD

(Attn.: Ms. Victoria SUEN)

(Fax No. 2351 6949)

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Consultant :

陳志凌

Elwyn C. Chan

RPE PMgr CEnv FIHE FCI0B MICE
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劉志光

Lau Chi Kwong

FHKIS FRICS ALS MHKIUS RPS(LS) MSc

潘孝維

Pun How Wai

MRIBA

By Email and Post

Date : 23 June 2022

Your Ref.: TPB/A/NE-KLH/605

Our Ref. : LDS/PLAN/6102

Sha Tin, Tai Po and North District Planning Office
Planning Department
14/F, Sha Tin Government Offices
1 Sheung Wo Che Road
Sha Tin, N.T.

Attn.: Ms. Jenny Chan

Dear Ms. Chan,

Compliance with Approval Condition (b)

Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years at Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.

(Application No. A/NE-KLH/605)

We refer to the captioned application.

It is noted that the Approval Condition (f) of the previously approved planning application No. A/NE-KLH/525 on the Application Site is the same as the approval condition (b) of the captioned application. The submission and implementation of Condition (f) under Application No. A/NE-KLH/525 preventive measures against water pollution within upper indirect water gathering grounds (i.e., provision of drainage facilities to discharge the rainwater from the Application Site to the local stream) were approved by the Water Supplies Department (WSD) during compliance with approval condition stage (see the attached approval letters and approved proposal).

There will be no major difference on the site condition as the Applicant intends to continue the existing use as a temporary warehouse. The existing drainage facilities on site are in good conditions and the Applicant will maintain the same measures to prevent any water pollution at any time during the approval period.

Should this proposal be considered satisfactory by the WSD for compliance with approval condition (b) for the captioned application, the Applicant will submit a condition record of the existing preventive measures to the satisfaction of WSD.

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Lawson David & Sung 

Encl.

c.c. Client

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沙田、大埔及北區規劃處
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沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference 951030
本署檔號 Our Reference TPB/A/NE-KLH/525
電話號碼 Tel. No. :
傳真機號碼 Fax No. :

By Post & Fax (3907 0101)

(1 page)

17 October 2017

Fotton ELA Architects Ltd.
Unit C, 13/F, Por Yen Building
478 Castle Peak Road
Cheung Sha Wan, Kowloon
(Attn: Mr. Aldrich LEE)

Dear Sir,

**Compliance with Approval Condition (g)
Temporary Warehouse for Storage of Recreational Equipments
for a Period of Three Years in "Green Belt" Zone,
Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po
(Planning application No. A/NE-KLH/525)**

I refer to your letter dated 6.9.2017 for compliance with approval condition (g) on the implementation of proposals of preventive measures against water pollution within the upper indirect water gathering grounds to the satisfaction of the Director of Water Supplies or of the Town Planning Board by 7.1.2018.

The Chief Engineer/Construction of Water Supplies Department (CE/C, WSD) has been consulted and has no objection to your submission. I am pleased to inform you that the requirement of approval condition (g) as stated in the approval letter (Ref. TPB/A/NE-KLH/525) dated 28.4.2017 has been fully complied with.

Should you have any queries, please contact Ms. Shirley TANG (Tel:) of this office.

Yours faithfully,


(Ms Jessica CHU)

for and on behalf of Director of Planning

c.c.

Secy., TPB

CE/C, WSD

DLO/IP, LandsD

(Attn.: Mr. TONG Man-kit)

(Attn.: Mr. Marco CHENG)

(Fax No. 2351 6949)

(Fax No. 2650 9896)

Internal

Site Record

JC/KC/IL/JI

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."





FOTTON ELA ARCHITECTS LTD.
李兆民建築師有限公司

ARCHITECTS • INTERIOR DESIGNERS • ENGINEERS • TOWN PLANNERS • DEVELOPMENT CONSULTANTS 建築及室內設計 • 城市規劃 • 物業發展顧問

Your Ref.: A/NE-KLH/525
Our Ref.: 951030

Date: 31st July 2017

Sha Tin, Tai Po and North District Planning Office
13th floor, Sha Tin Government Offices
1 Sheung Wo Che Road, Sha Tin

By mail

Dear Sir/Madam,

Temporary Warehouse for Storage of Recreational Equipments
For A Period of 3 Yeas In "Green Belt" Zone,
Lots No. 617 S.B. Ss.1 And 618 S.B RP (Part) In D.D. 9, Nam Wa Po, Kau Hang, Tai Po

I am writing with reference to the letter from TPB dated 28 April 2017 regarding the approval conditions, in particular approval condition (g). Kindly find attached the photographic record and Plan PR-02 of the existing drainage facilities for your perusal and processing in relation to the compliance with the said condition.

Should you have any queries, please feel free to contact me on

Yours sincerely,
Fotton ELA Architects Ltd.

Aldrich, LEE

Date: 6 September 2017 (Revision)

Planning application No. A/NE-KLH/525 – Photographic Record for compliance with approval condition (g)

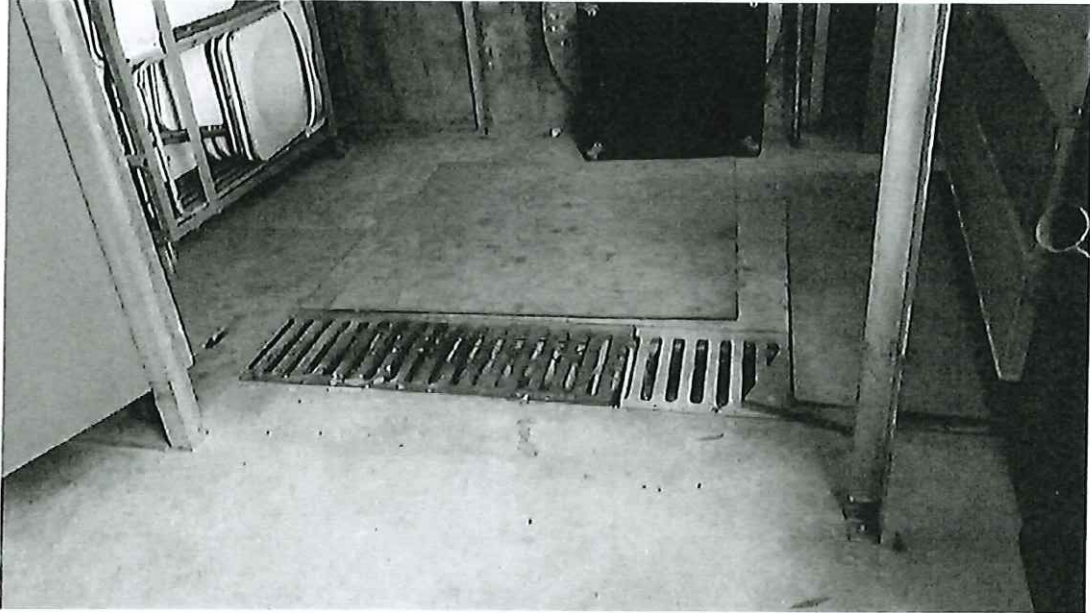


Photo 1

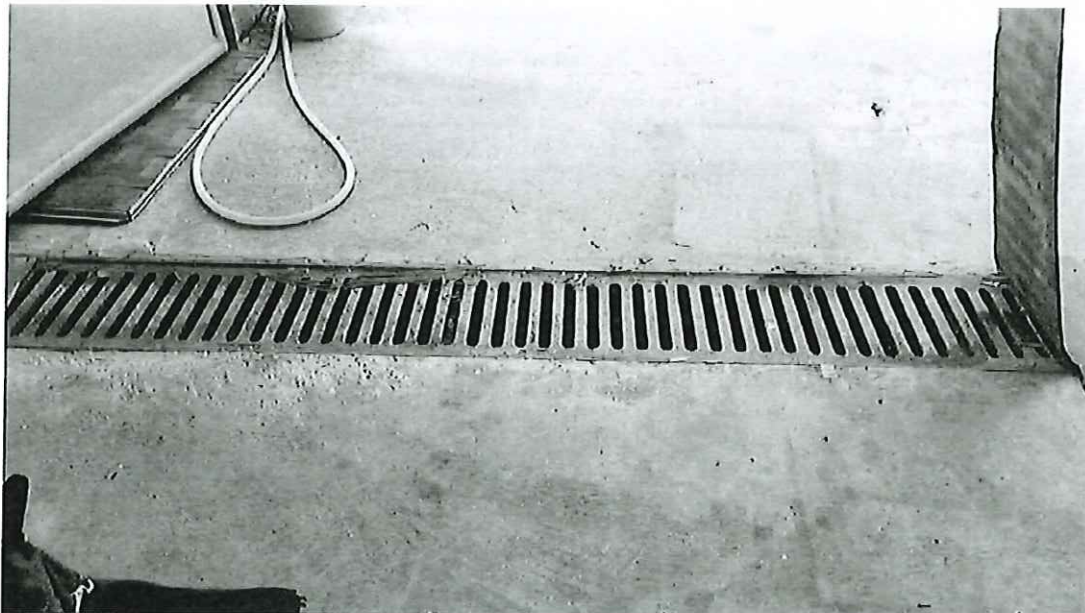


Photo 2

Date: 6 September 2017 (Revision)



Photo 3



Photo 4



Photo 5

Date: 6 September 2017 (Revision)

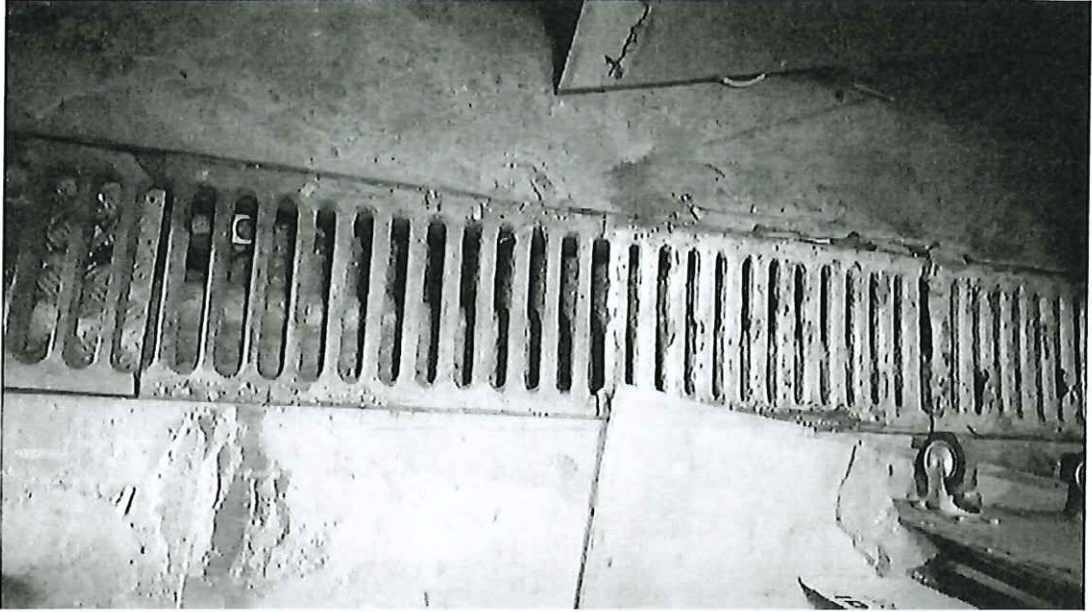


Photo 6



Photo 7

Date: 6 September 2017 (Revision)



Photo 8

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新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference 951030
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電話號碼 Tel. No. :
傳真機號碼 Fax No. :

By Post & Fax (3907 0101)
(1 page)

19 June 2017

Fotton ELA Architects Ltd.
Unit C, 13/F, Por Yen Building
478 Castle Peak Road
Cheung Sha Wan, Kowloon
(Attn: Mr. Aldrich LEE)

Dear Sir,

**Compliance with Approval Condition (f)
Temporary Warehouse for Storage of Recreational Equipment
for a Period of Three Years in "Green Belt",
Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po
(Planning application No. A/NE-KLH/525)**

I refer to your letter dated 12.5.2017 for compliance with approval condition (f) on the submission of proposals of preventive measures against water pollution within the upper indirect water gathering grounds to the satisfaction of the Director of Water Supplies or of the Town Planning Board by 7.10.2017.

The Chief Engineer/Construction of Water Supplies Department (CE/C, WSD) has been consulted and has no objection to your submission. I am pleased to inform you that the requirement of approval condition (f) as stated in the Secretary of Town Planning Board's approval letter (Ref. TPB/A/NE-KLH/525) dated 28.4.2017 has been fully complied with.

Should you have any queries, please contact Mr. Edwin YOUNG (Tel:) of this office.

Yours faithfully,

(Ms Jessica CHU)

for and on behalf of Director of Planning

c.c.

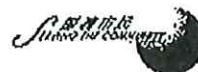
Secy., TPB
CE/C, WSD
DLO/TP, LandsD

(Attn.: Mr. TONG Man-kit)
(Attn.: Mr. Marco CHENG)

(Fax No. 2351 6949)
(Fax No. 2650 9896)

Internal

Site Record
JC/CTI/A/Y/JL/JI





Your Ref.: A/NE-KLH/525
Our Ref.: 951030

Date: 12th May 2017

Sha Tin, Tai Po and North District Planning Office
13th floor, Sha Tin Government Offices
1 Sheung Wo Che Road, Sha Tin

By mail

Dear Sir/Madam,

**Temporary Warehouse for Storage of Recreational Equipments
For A Period of 3 Years In "Green Belt" Zone,
Lots No. 617 S.B. Ss.1 And 618 S.B RP (Part) In D.D. 9, Nam Wa Po, Kau Hang, Tai Po**

I am writing with reference to your letter date 28 April 2017, please find attached the following documents for compliance with approval condition (f):

1. DP-01 (Drainage Proposal)
2. Drainage Proposal Calculations

Kindly note with reference to the submitted F.I. dated 7th March 2017, the same approval condition (f) had been complied with for the previous application on the same site and had been technically implemented. This is to resubmit the accepted proposal with some corrections for such condition.

Should you have any queries, please feel free to contact me on

Yours sincerely,
Fotton ELA Architects Ltd.

Aldrich, LEE
Project Manager

Temporary Warehouse for Storage of Recreational Equipments for a Period of 3 Years in "Green Belt" Zone, Lots No. 617 S.B ss.1 and 618 S.B RP (Part) in D.D.9, Nam Wa Po, Kau Lung Hang, Tai Po

(Application No.: A/NE-KLH/525)

Drainage Proposal Calculations

With reference to the Stormwater Drainage Manual (with Eurocodes incorporated) Fourth Edition, May 2013 issued by the Drainage Services Department, Government of Hong Kong, (the "Manual") the following considerations are taken:

1. Rational method

Given $Q_p = 0.278 CiA$ (page 34 from the Manual)

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

Take $C = 1$

Take return period = 10 years with 5 minutes duration, according to Table 2 in the manual, the extreme intensity = 210 mm/hr . Take $i = 210$ mm/hr .

Catchment area $\approx 530m^2 = 0.000530km^2$

Computing the above equation we have the peak runoff of stormwater within the application site:

$\Rightarrow Q_p \approx 0.031$ m^3/s

2. Manning's Formula for discharge capacity of drain

$$Q_c = \frac{1}{n} AR^{\frac{2}{3}} S^{\frac{1}{2}}$$

where Q_c = discharge capacity of drain in m^3/s
 n = roughness coefficient
 A = flow area in m^2
 P = wetted perimeter in m
 $R = A/P$ = hydraulic radius in m
 S = bed gradient

Take $n = 0.012$ for concrete channel (cement form)

$A = 0.051$ m^2 (225mm U-channel, 225mm internal height)

$P = 0.675$ m

$R = 0.076$ m

$S = 1/100$

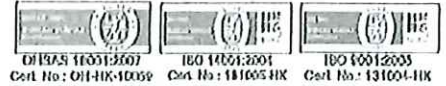
$\Rightarrow Q_c = 0.076$ m^3/s

Since there are two U-channels, divide Q_p by two $\approx 0.0155 \Rightarrow Q_c > Q_p/2$

Conclusion: the U-channels will have enough capacity to direct stormwater within the application site.



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Your Ref. : TPB/A/NE-KLH/525
Our Ref. : 9510530/TP
Date : 7th March 2017

By email
tpbpd@pland.gov.hk

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

Dear Sirs/Madams,

**Temporary Open Storage for Recreational Equipments
Lot 617B1 and 618B R.P. (part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.
(Application No. A/NE-KLH/525)**

I am writing with reference to application number A/NE-KLH/447, which is a previous application covering the same premises of the current application A/NE-KLN/525. Due to some difficulties, approval condition (g), the implementation of proposals of preventive measures against water pollution within the upper indirect water gathering grounds of application A/NE-KLH/447 could not be complied with in time.

The proposal of preventive measures against water pollution within the upper indirect water gathering grounds for compliance with approval condition (f) had been accepted by TPB. However, due to the prolonged construction works of the local stream at which the proposed underground drainage pipe was to be connected to which hindered the implementation, such implementation of the accepted proposal could not be carried out in a timeframe under the Applicant's control. Nonetheless, after the Applicant expressing such concern to the party who was carrying out the said construction works, an underground pipe and an additional sand trap were eventually constructed for discharging of rainwater from the Application Site to the local stream for the Applicant. Unfortunately, due to the prolongation of the implementation, the Applicant could not report completion of the works in time even the approval condition (g) should have been technically complied.



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Now, in support of the current application No. A/NE-KLH/525, please find attached documents related to approval conditions (f) and (g) for application A/NE-KLH/447, photographic record of the constructed sand trap and underground pipe, and Photographic Record Plan PR-01. An underground pipe had been constructed from the site entrance instead with an additional sand trap constructed as indicated on the attached plan PR-01, which should serve the same purpose as the proposed underground pipe to satisfy approval condition (g) of application A/NE-KLH/447. Therefore, the WSD's concern on preventive measures against water pollution within the water gathering ground should be duly addressed to.

Should you have any queries, please feel free to contact me.

Yours faithfully,
Fotton ELA Architects Ltd.

Aldrich LEE

c.c. Mr. Young by e-mail (epyoung@pland.gov.hk)

Z:\Fotton ELA Project\Fotton Project\New Territories\951030 南華莆 SECTION 16 & 16A\Nov 2016 516 Application (Aldrich)\6 March 2017 Further Information.doc



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Cert. No.: 01141K-10059 ISO 14001:2001 ISO 9001:2008
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TEMPORARY OPEN STORAGE FOR RECREATIONAL EQUIPMENTS
LOT 617B1 AND 618B R.P. (PART) IN D.D. 9, NAM WA PO, KAU LUNG HANG, TAI PO, N.T.
(APPLICATION NO. A/NE-KLH/525)

PHOTOGRAPHIC RECORD



Photo 1: Sand Trap



Photo 2: Underground Pipe

REV.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

REVISIONS FOR COMMENTS

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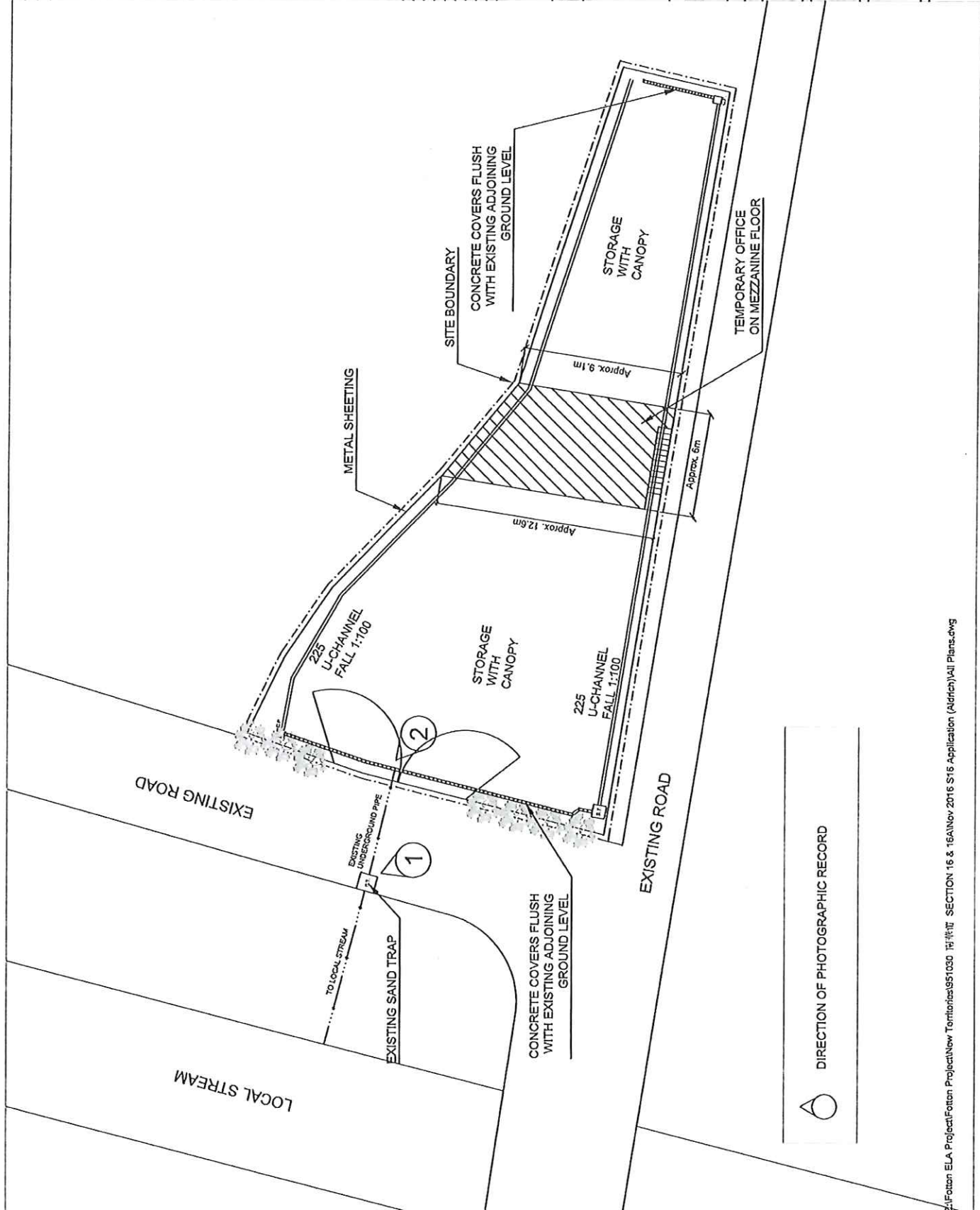
PROPOSED EIA CONSULTANTS LTD.
香港民安建築師有限公司

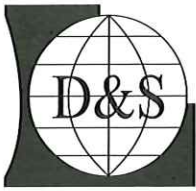
PROJECT NO. 27 Feb 2017
SCALE 1:200

Project Title
Temporary Open Storage for Reclamation
Lot 6 (772) and 6122 (L1), (and) P.O.D. 6, Nam Ya
Pa, Yau Lung Mang, Tai Po, N.T.,
Hong Kong (K.O. AND CU/022)

Drawing Title
Photographic
Record Plan

Drawing No. PR-01





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Honorary World Valuer (WAVO)

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林桂金
Daniel K.K. Lam
MRICS MHKIS MCIREA RPS(GP) BSc

潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 2 August 2022
Your Ref.: TPB/A/NE-KLH/605
Our Ref. : LDS/PLAN/6102

Sha Tin, Tai Po and North District Planning Office
Planning Department
14/F, Sha Tin Government Offices
1 Sheung Wo Che Road
Sha Tin, N.T.

Attn.: Ms. Jenny Chan

Dear Ms. Chan,

**Compliance with Approval Condition (c)
Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years at
Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po,
N.T.**

(Application No. A/NE-KLH/605)

We refer to your letter dated 27.7.2022 confirming that approval condition (b) has been complied with.

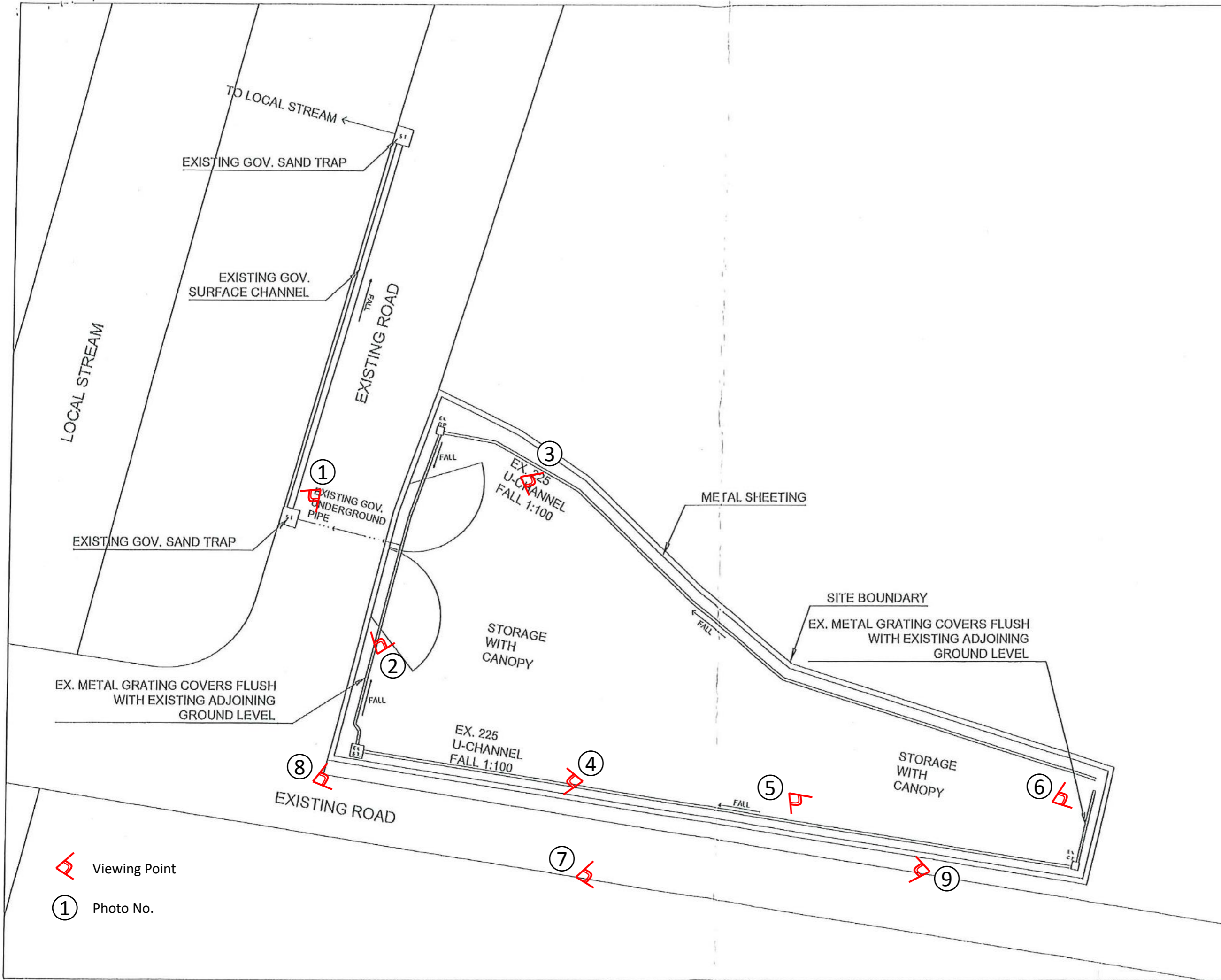
We submit herewith a condition record of the existing preventive measures against water pollution within the upper indirect water gathering grounds (i.e. the approved drainage facilities on site) for compliance with approval condition (c). Site photos of the existing drainage facilities with corresponding locations marked on the approved drainage plan are attached for your reference.

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited



Encl.
c.c. Client



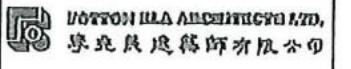
BD Ref/No.	
ESD Ref/No.	
USD Ref/No.	

Rev.	Date	Description

Client	
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ALL DIMENSIONS MUST BE CHECKED AT THE SITE - DO NOT SCALE DRAWING - ALL DIMENSIONS IN METERS AND DECIMALS THEREOF ARE TO BE USED UNLESS OTHERWISE SPECIFIED - DIMENSIONS IN METERS SHALL BE PREVALENT IN THE EVENT OF A DISCREPANCY BETWEEN METERS AND FEET DIMENSIONS - THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE SPECIFIED

BOUNDARY FOR REFERENCE
 EX. METAL GRATING COVERS FLUSH WITH EXISTING ADJOINING GROUND LEVEL



PROJECT NO.	
SCALE	1:200

Date 10 May 2017

Project Title
 TEMPORARY WAREHOUSE FOR STORAGE OF RECREATIONAL EQUIPMENTS FOR A PERIOD OF 3 YEARS IN "GREEN BELT" ZONE, LOTS NO. 617 S D S5 1 AND 618 S D RP (PART) IN D D 9, HUI WA PO, KAU HANG, TAI PO (TPD/ANR/HL/15/25)

Drawing Title
 DRAINAGE PROPOSAL

Drawing No.	Rev.
DP-01	

Site Photos



Photo 1



Photo 2

Site Photos



Photo 3



Photo 4

Site Photos



Photo 5



Photo 6

Site Photos



Photo 7



Photo 8



Photo 9