

Our Ref. : DD125 Lot 1373 & VL
Your Ref. : TPB/A/YL-HTF/1168

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

By Email

16 February 2024

Dear Sir,

Supplementary Information

Proposed Temporary Open Storage of Construction Materials, Construction Machineries and Vehicle with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land, Filling of Pond and Excavation of Land in "Green Belt" Zone and area shown as ' Road', Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-HTF/1168)

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

- (i) Replacement pages of the application form, planning statement and plan are provided (**Appendices I to II and Plan 1**).
- (ii) Replacement pages of the Drainage Impact Assessment are provided (**Appendix III**).
- (iii) The proposed filling of pond, filling of land and excavation of land has already considered the provision of the proposed drainage facilities.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

 

Louis TSE
Town Planner

Proposed operating hours 擬議營運時間 Monday to Saturday 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?	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) The southern portion is accessible from Kong Sham Western Highway via a local access.....</p> <p><input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p>No 否 <input type="checkbox"/> The northern portion is accessible from Kong Sham Western Highway via a local access and a proposed road.</p>																														
(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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 658 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 1 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 40,911 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 4.1 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 16,116 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 not more than 3.3 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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B7	Site Office, Washroom and Meter Room	108m ² (about)	216m ² (about)	7m (about) 2-Storey
Total		756m² (about)	1,512m² (about)	-

Filling of Land/Pond and Excavation of Pond at the Site

- 5.3 In view of the existing topographic profile of the Site as being a sloping land ranging from +17.9mPD at the northeast to +29.1mPD at the southwest of the Site, filling and excavation of land are required to be carried out for the whole Site, in order to facilitate a flat surface to meet operational needs (**Plan 11**). The majority of the Site (i.e. 40,911m²) will be filled with soil and concrete of not more than 4.1m while the existing 1m deep dried pond (i.e. 658m²) within the Site will also be filled with soil and concrete to the surrounding site levels (i.e. +23.mPD) in order to facilitate a flat ground surface (**Plan 11**). To facilitate the proposed development, the southwest portion of the Site (i.e. about 16,116m²) will be excavated to a depth of not more than 3.3 m and then filled with concrete to a depth of not more than 0.2m. The proposed site levels of the southern portion range from +22mPD to 26mPD. Site levels of the proposed filling and excavation works already included 0.2m of concrete over the soil area to facilitate a solid surface for site formation of structure, open storage and circulation purposes.
- 5.4 As heavy loading of structures and vehicles would compact the existing soiled ground, concrete site formation is required to support the operational needs and the extent of filling and excavation has been kept to minimal. The applicant will strictly follow the proposed scheme and reinstate the Site to an amenity area after the planning approval period.

Operation mode

- 5.5 The operation hours of the proposed development are Monday to Saturday from 09:00 - 19:00. No operation on Sunday and public holiday. A total of 25,790m² of the site area is proposed to be used as 'open storage'. Construction materials, construction machineries and vehicles will be openly stored in an area designated as 'open storage' of the Site (**Plan 10**). No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. Details of the area reserved for 'open storage' are provided at **Table 4** below:

Table 4 – Area Designated for 'Open Storage' Use

Use	Area
Open Storage of Construction Materials	4,210m ² (about)
Open Storage of Construction Machineries	3,439m ² (about)
Open Storage of Vehicle	18,141m ² (about)
Total	25,790m² (about)

Proposed Temporary Open Storage of Construction Materials, Construction Machineries and Vehicles with Ancillary Facilities for A Period of 3 Years and Associated Filling of Pond, Filling of Land and Excavation of Land, Various Lots in D.D. 125 And Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

APPENDICES

Appendix A	Drawings
Appendix B	Runoff Calculations
Appendix C	Calculation of Drainage Capacity of U Channels
Appendix D	Calculation of the Existing 6m Open Rectangular Channel
Appendix E	Standard Details

LIST OF TABLES

Table 1	Runoff Coefficients
Table 2	Storm Constants for Different Return Periods of HKO Headquarters

1 Project Background

1.1 Introduction

1.1.1 The Applicant intends to develop a open storage of construction materials, construction machineries and vehicles with ancillary facilities for a period of 3 years and associated filling of pond, filling of land and excavation of land at various lots in D.D. 125 and adjoining Government Land in Ha Tsuen, Yuen Long, New Territories.

1.1.2 According to the Approved Ha Tsuen Fringe Outline Zoning Plan (“OZP”) No. S/NE-HTF/12, the application site currently falls within “Green Belt” (“GB”) zone and area shown as ‘Road’.

1.1.3 A planning permission for the proposed open storage of construction materials, construction machineries and vehicles as well as the proposed filling of pond, filling of land and excavation of land, are required on application to the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance.

1.1.4 In order to assess possible drainage impact may be generated from the proposed development, a Drainage Impact Assessment (“DIA”) is conducted to support this Section 16 planning application.

1.2 Objective of the Assessment

1.2.1 The objectives of this DIA are to assess the potential drainage impact that may be generated from the proposed development and recommend the mitigation measures, if necessary, to alleviate the impacts.

