

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 110 S.A RP, 110 S.B, 110 S.C, 110 S.D ss.1 S.A, 110 S.D ss.1 RP, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (the proposed development) (**Plan 1**).
- 1.2 Due to shortage of recreational, sports or cultural activity venues across the rural area of the New Territories, locals living in the New Territories often require travelling to the urban area to carry out the aforesaid activities, which has undoubtedly been causing inconvenience for the locals. In view of this, the applicant would like to utilize the Site for the applied use to alleviate the pressing demand of such use, in order to better serve the nearby locals.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/9 (**Plan 2**). According to the Notes of the OZP, the applied use is a column 2 use, which requires planning permission from the Board.
- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by residential, recreational and agricultural uses. Although the Site falls within "AGR" zone, the Site has been left vacant without active agricultural activities. Therefore, approval of the current application on a temporary basis would better utilize precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.3 Several similar applications (Nos. A/YL-SK/294, 299, 356 and 374) for 'Place of Recreation, Sports or Culture' were approved by the Board within the same "AGR" zone between 2021 and 2024. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.
- 2.4 Portion the Site was the subject of 2 previous application nos. A/YL-SK/244 and 306 for 'Place of Recreation, Sports or Culture' submitted by the same applicant, which were approved by

the Board in 2018 and 2021 respectively. As such, approval of the current application is in line with the Board's previous decisions.

2.5 Compared to the latest application, the site area, gross floor area (GFA) and no. of structures are slightly increased to meet the operational need of the proposed development.

2.6 In support of the application, the applicant has submitted a drainage proposal, a fire service installations (FSI) proposal and a set of photographic records of the existing run-in/out to support the current application (**Appendices I to III**).

### 3) Development Proposal

3.1 The Site occupies an area of 2,856 m<sup>2</sup> (about) (**Plan 3**). The operation hours of the Site are from 10:00 to 22:00 daily, including public holidays. A total of 3 structures are proposed at the Site for activity rooms, washrooms, site office, store rooms and rain shelter with total GFA of 472 m<sup>2</sup> (about) (**Plan 4**). Depends on operational needs, the area reserved for recreational, sports or cultural activities can be converted to various recreational uses such as tennis court, volleyball court, football pitch and lawn bowl court (**Plan 5**) to serve nearby locals. The site office is intended to provide indoor workspace for administrative staff to support the operation of the proposed development. It is estimated that the Site will accommodate 8 nos. of staff. It is anticipated that the proposed development would accommodate not more than 50 visitors per day. Major development parameters are shown at **Table 1** below:

**Table 1** - Major Development Parameters

|                            |                              |
|----------------------------|------------------------------|
| <b>Site Area</b>           | 2,856 m <sup>2</sup> (about) |
| <b>Covered Area</b>        | 409 m <sup>2</sup> (about)   |
| <b>Uncovered Area</b>      | 2,447 m <sup>2</sup> (about) |
| <b>Plot Ratio</b>          | 0.16 (about)                 |
| <b>Site Coverage</b>       | 14% (about)                  |
| <b>Number of Structure</b> | 3                            |
| <b>Total GFA</b>           | 472 m <sup>2</sup> (about)   |
| - Domestic GFA             | Not applicable               |
| - Non-Domestic GFA         | 472 m <sup>2</sup> (about)   |
| <b>Building Height</b>     | 3 m - 7 m (about)            |
| <b>No. of Storey</b>       | 1 - 2                        |

- 3.2 Portion of the Site (i.e. 863 m<sup>2</sup>) has been hard-paved with concrete of not more than 0.2 m in depth (**Plan 6**). The current application serves to regularize the existing filling of land, which is intended to facilitate a flat surface for site formation of structures, parking and loading/unloading (L/UL) spaces and circulation area. The filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out at any time during the planning approval period.
- 3.3 The Site will be entirely or partly rented for clients to conduct various types of recreational, sports or cultural activities, such as wedding banquet, ball games, dancing, painting, drawing and yoga classes etc. on hourly or daily basis. Upon clients' request, pre-ordered food can be provided at the Site to serve visitors at the Site only. No cooking procedures will be carried out at the Site. Walk-in visitor will not be served.
- 3.4 The Site is accessible from Kam Sheung Road via Ko Sheung Road and Nam Hing Road West (**Plan 1**). A total of 3 parking and L/UL spaces are provided at the Site for staff and visitors, details are shown at **Table 2** below:

**Table 2** – Parking and L/UL Provision

| Type of Space   | No. of Space |
|---|--------------|
| Private Car Parking Space for Staff<br>- 2.5 m (W) x 5 m (L)          | 1            |
| Private Car Parking Space for Visitor<br>- 2.5 m (W) x 5 m (L)        | 1            |
| Light Goods Vehicle and Light Bus L/UL Space<br>- 3.5 m (W) x 8 m (L) | 1            |

- 3.5 Visitors are required to make prior appointment to use the visitor parking space. The majority of visitors and staff are required to make good use of public transport services available at Kam Sheung Road, which is within walking distance from the Site. L/UL space for light bus is also provided for visitors who would travel in group. Light goods vehicle will be deployed for the delivery of goods and food to the Site. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back or reverse onto/from the Site to the public road (**Plan 7**). As the estimated trip generation/attraction of the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

**Table 3 – Estimated Trip Generation and Attraction**

| Time Period   | Estimated Trip Generation and Attraction |     |    |     |     |     |                |
|---|--|-----|----|-----|-----|-----|----------------|
|   | PC                                       |     | LB |     | LGV |     | 2-Way<br>Total |
|   | In                                       | Out | In | Out | In  | Out |                |
| Trips at <u>AM peak</u> per hour<br>(10:00 – 11:00) | 2  | 0   | 1  | 1   | 1   | 0   | 5              |
| Trips at <u>PM peak</u> per hour<br>(21:00 – 22:00) | 0  | 2   | 1  | 1   | 0   | 1   | 5              |
| Traffic trip per hour<br>(average)                  | 1  | 1   | 0  | 0   | 1   | 1   | 4              |

3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the Environmental Protection Department to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will also follow relevant *Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs)* for sewage treatment at the Site. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period. Due to the close proximity of nearby residential uses, staff will be deployed at the Site to control noise pollution at night time to minimize nuisance to nearby sensitive receivers.

#### 4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage and FSI proposals and photographic records of the existing run-in/out to mitigate any adverse impact arising from the proposed development (**Appendices I to III**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

**R-riches Property Consultants Limited**

**November 2024**

## **APPENDICES**

|                     |   |
|---------------------|---|
| <b>Appendix I</b>   | Drainage Proposal                               |
| <b>Appendix II</b>  | Fire Service Installations Proposal             |
| <b>Appendix III</b> | Photographic Records of the Existing Run-in/out |

## **LIST OF PLANS**

|               |  |
|---------------|--|
| <b>Plan 1</b> | Location Plan                                |
| <b>Plan 2</b> | Plan showing the Zoning of the Site          |
| <b>Plan 3</b> | Plan showing the Land Status of the Site     |
| <b>Plan 4</b> | Layout Plan of the Site                      |
| <b>Plan 5</b> | Layout Plan of the Multi-purpose Area        |
| <b>Plan 6</b> | Plan showing the Filling of Land at the Site |
| <b>Plan 7</b> | Swept Path Analysis                          |

Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 112, Shek Kong, Yuen Long, New Territories

Drainage Appraisal

---

# Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 112, Shek Kong, Yuen Long, New Territories

## Drainage Appraisal

Jun 2024

## Table of Content

|                                    |   |
|------------------------------------|---|
| 1. Introduction .....              | 1 |
| 1.1 Background .....               | 1 |
| 1.2 The Site .....                 | 1 |
| 2. Development Proposal.....       | 2 |
| 2.1 The Proposed Development ..... | 2 |
| 3. Assessment Criteria .....       | 2 |
| 4. Proposed Drainage System .....  | 5 |
| 5. Conclusion.....                 | 5 |

## List of Table

|  |   |
|--|---|
| Table 1 - Key Development Parameters     | 2 |
| Table 2– Design Return Periods under SDM | 2 |

## List of Figure

|  |  |
|--|--|
| Figure 1 – Site Location Plan                                  |  |
| Figure 2 - Existing Drainage Plan                              |  |
| Figure 3 – Proposed Drainage System with Asbuilt Drainage Plan |  |
| Figure 4 – Catchment Plan                                      |  |

## List of Appendix

|   |  |
|---|--|
| Appendix A – Design Calculation                           |  |
| Appendix B - Development Layout Plan                      |  |
| Appendix C – Reference Drawings for UChannel and Catchpit |  |
| Appendix D – Photos of Surroundings                       |  |
| Appendix E – Sections                                     |  |
| Appendix F - Capacity checking of existing 750mm channel  |  |

# 1. Introduction

## 1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 110 S.A RP, 110 S.B, 110 S.C, 110 S.D ss.1 S.A, 110 S.D ss.1 RP, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long, New Territories (the Site) for 'Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land' (Proposed Development).
- 1.1.2 This Drainage Proposal is to support the planning application for the proposed use.

## 1.2 The Site

- 1.2.1 The Application Site at Shek Kong has an area of about 2,856 m<sup>2</sup>. It situates Nam Hing West Road and Ko Sheung Road. The site is currently an unused grassland. The site location plan is shown in **Figure 1**.
- 1.2.2 The existing ground level of the site is approx. +26.4 mPD and it is intended to maintain similar site levels in the development. The site and the surrounding are generally flat, the ground levels are similar.
- 1.2.3 There is an existing public 750 mm U Channel by the side of Nam Hing West Road. Existing Drainage Plan is shown in **Figure 2** for reference.
- 1.2.4 There are asbuilt 300mm U Channels (gradient 1 in 100) within the development area. The asbuilt drainage in green solid line are shown in **Figure 3**.
- 1.2.5 Proposed Development Layout plan is shown in **Appendix B** for reference.



## 2. Development Proposal

### 2.1 The Proposed Development

2.1.1 The total site area is approximately 2,856 m<sup>2</sup>. The indicative development schedule is summarized in **Table 1** below for technical assessment purpose.

| Proposed Development              |       |
|-----------------------------------|-------|
| Total Site Area (m <sup>2</sup> ) | 2,856 |
| Paved Area (m <sup>2</sup> )*     | 1,052 |

**Table 1 - Key Development Parameters**

\* Please refer to **Appendix B** and Catchment Plan in **Figure 4**

## 3. Assessment Criteria

3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this DIA. The recommendation is summarized in **Table 2** below.

| Description   | Design Return Periods |
|---|-----------------------|
| Intensively Used Agricultural Land  | 2 – 5 Years           |
| Village Drainage Including Internal Drainage System under a polder Scheme | 10 Years              |
| Main Rural Catchment Drainage Channels                                    | 50 Years              |
| Urban Drainage Trunk System   | 200 Years             |
| Urban Drainage Branch System  | 50 Years              |

**Table 2– Design Return Periods under SDM**

3.1.2 The proposed village drainage system intended to collect runoff from the internal site and discharge to existing nearby public drainage system. 1 in 10 years return period is adopted for the drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

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

The site is located within the HKO Headquarters Rainfall Zone. Therefore, for 10 years return period, the following values are adopted.

|   |   |       |
|---|---|-------|
| a | = | 471.9 |
| b | = | 3.02  |
| c | = | 0.397 |

2. The peak runoff is calculated by the Rational Method  
i.e.  $Q_p = 0.278CiA$

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

3. The run-off coefficient (C) of surface runoff are taken as follows:

- Paved Area: C = 0.95
- Unpaved Area: C = 0.35

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S<sub>f</sub> = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \underline{v} = -\sqrt{32gRS} \log \log \left( \frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

where,

|                |   |                                 |
|----------------|---|---------------------------------|
| V              | = | velocity of the pipe flow (m/s) |
| S <sub>f</sub> | = | hydraulic gradient              |
| k <sub>r</sub> | = | roughness value (m)             |
| v              | = | kinematics viscosity of fluid   |
| D              | = | pipe diameter (m)               |
| R              | = | hydraulic radius (m)            |

## 4. Proposed Drainage System

- 4.1.1 Proposed drainage system and existing asbuilt channels are designed/checked for collection of runoff from the application site and external catchment nearby. It is proposed to discharge to existing channel at Nam Hing West Road. The alignment, size and gradient of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.2 The design calculations of proposed drains are shown in **Appendix A**.
- 4.1.3 The reference standard drawings of drains are shown in **Appendix C**.
- 4.1.4 Site photos of surroundings is shown in **Appendix D**.
- 4.1.5 Sections of the site is shows in **Appendix E**.
- 4.1.6 Capacity checking of existing 750mm channel is shown in **Appendix F**.

## 5. Conclusion

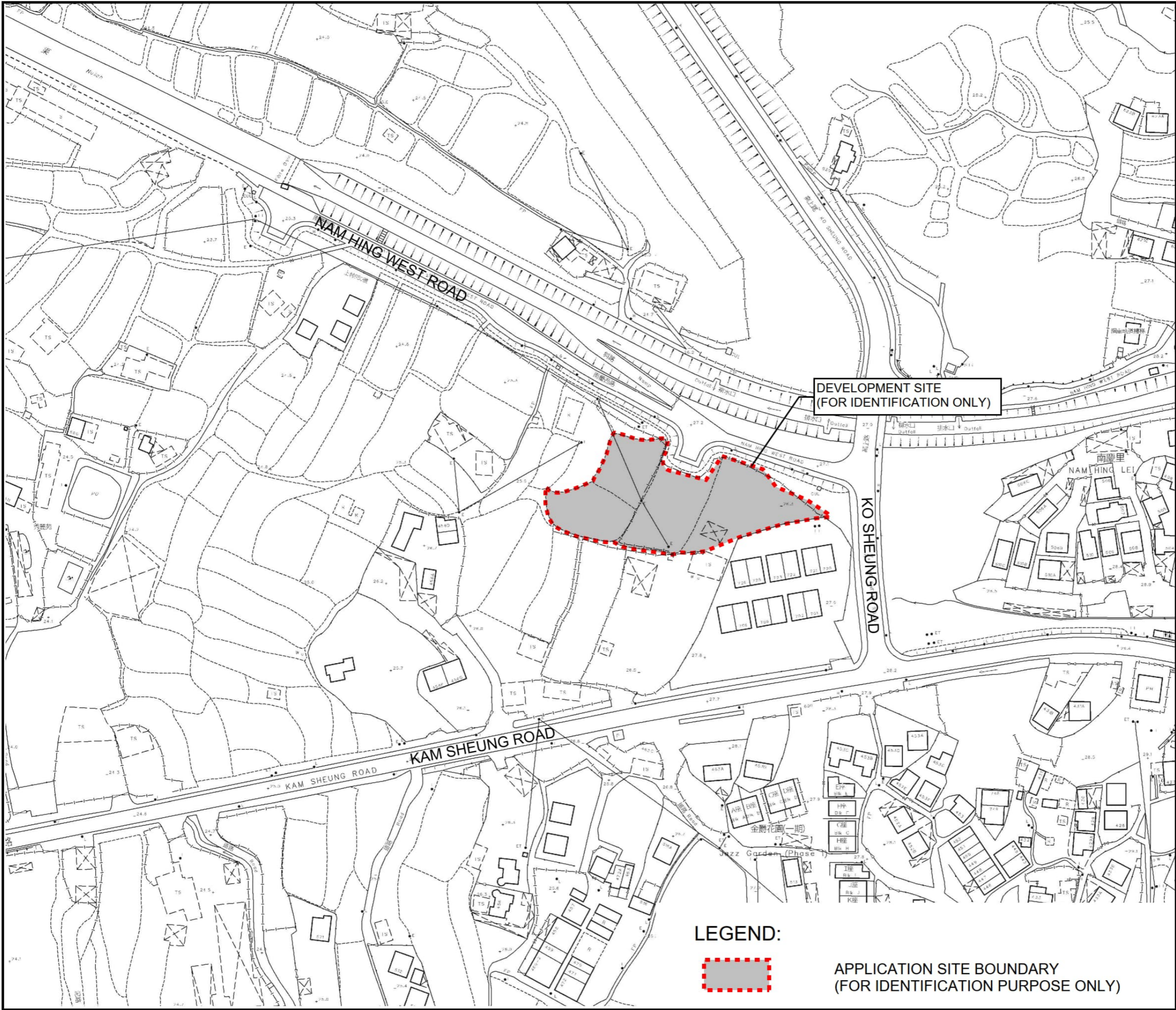
- 5.1.1 A drainage appraisal has been conducted for the Proposed Development. The surface runoff from the Application Site will be collected by the existing/proposed drains and discharged to the existing channel at Nam Hing West Road.
- 5.1.2 With the proposed drainage system, it is anticipated that there will be no significant drainage impact to the area after the implementation of the development.

- End of Text -

# FIGURES

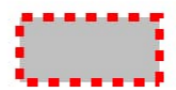
---

**PROJECT:**  
 Proposed Temporary Place of  
 Recreation, Sports or Culture  
 with Ancillary Facilities for a  
 Period of 3 Years and  
 Associated Filling of Land in “  
 Agriculture” Zone, Various  
 Lots in D.D. 112, Shek Kong,  
 Yuen Long, New Territories



DEVELOPMENT SITE  
 (FOR IDENTIFICATION ONLY)

**LEGEND:**



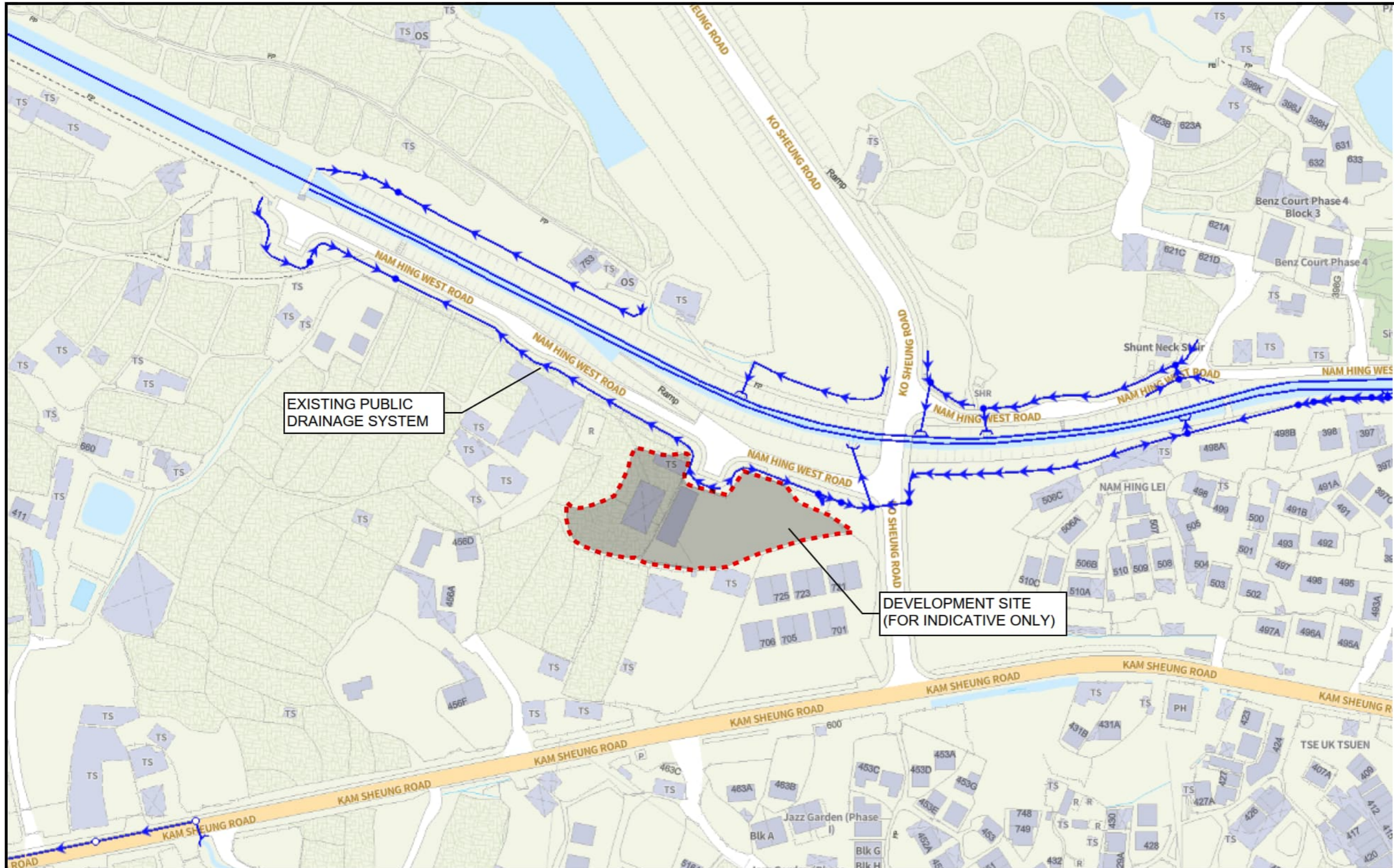
APPLICATION SITE BOUNDARY  
 (FOR IDENTIFICATION PURPOSE ONLY)

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |

DRAWING TITLE  
**SITE LOCATION PLAN**

DRAWING NUMBER  
**FIGURE 1**

**PROJECT:**  
 Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 112, Shek Kong, Yuen Long, New Territories



EXISTING PUBLIC DRAINAGE SYSTEM

DEVELOPMENT SITE (FOR INDICATIVE ONLY)

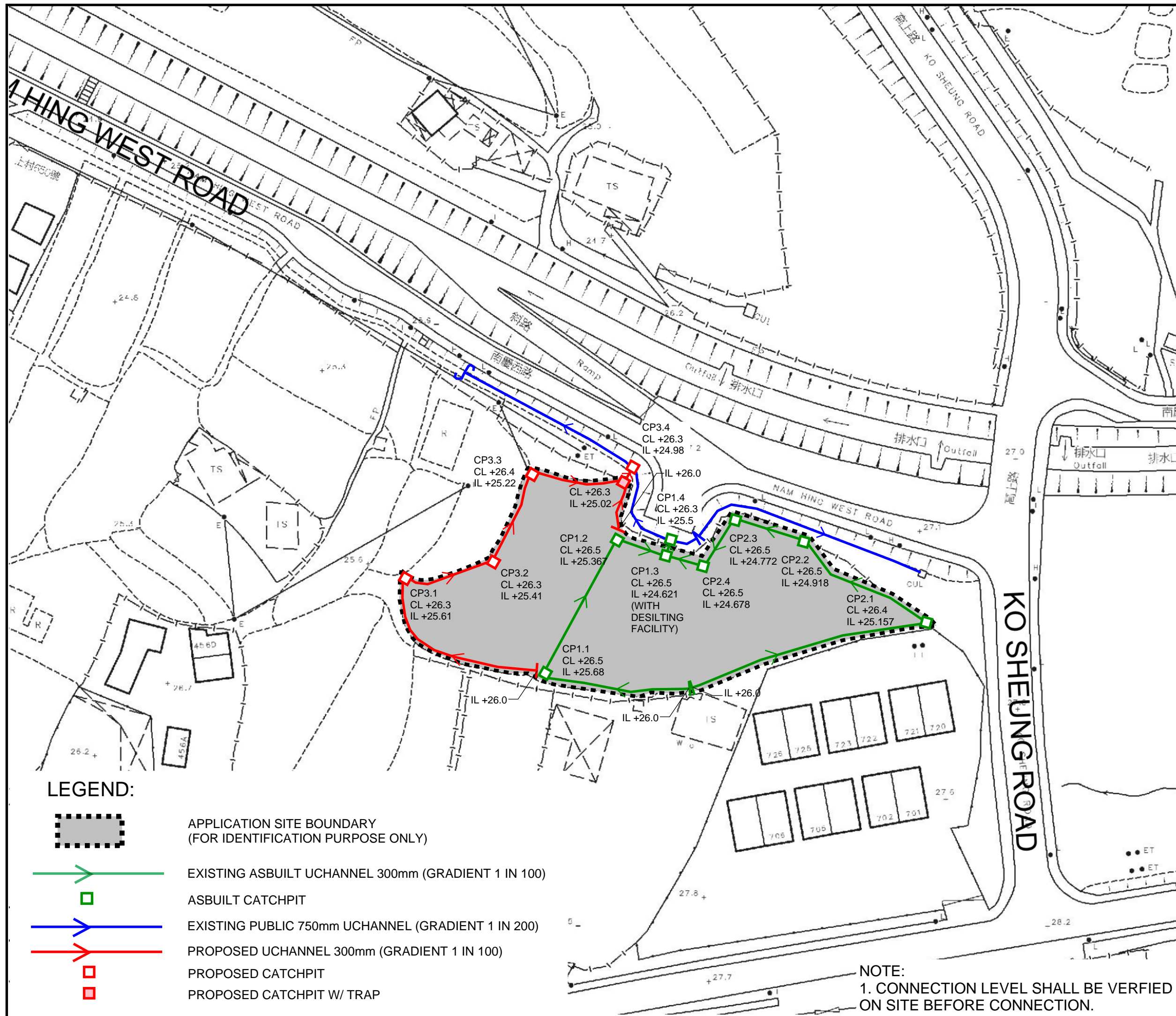
**LEGEND:**

- |  |                          |  |                        |  |  |
|--|--------------------------|--|------------------------|--|--|
|  | Combined Manhole         |  | Tapping Point (Sewer)  |  | Tapping Point (Storm)                  |
|  | Overflow (Combined)      |  | Sewer Terminal Manhole |  | Storm Water Terminal Manhole           |
|  | Pipe (Combined)          |  | Catchpit               |  | Tunnel Protection Zone (100m / 200m)   |
|  | Interface Valve Chamber  |  | Inlet                  |  | Tunnel Protection Zone (General Range) |
|  | Sewer Manhole            |  | Storm Water Manhole    |  | Tunnel / Box Culvert (Sewer)           |
|  | Oil / Petrol Interceptor |  | Outlet                 |  | Tunnel / Box Culvert (Storm)           |
|  | Overflow (Sewer)         |  | Pipe (Storm)           |  |  |
|  | Pipe (Sewer)             |  | Sand Trap              |  |  |

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |

DRAWING TITLE  
**EXISTING DRAINAGE PLAN**

DRAWING NUMBER  
**FIGURE 2**



**PROJECT:**  
 Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 112, Shek Kong, Yuen Long, New Territories

**LEGEND:**

- APPLICATION SITE BOUNDARY (FOR IDENTIFICATION PURPOSE ONLY)
- EXISTING ASBUILT UCHANNEL 300mm (GRADIENT 1 IN 100)
- ASBUILT CATCHPIT
- EXISTING PUBLIC 750mm UCHANNEL (GRADIENT 1 IN 200)
- PROPOSED UCHANNEL 300mm (GRADIENT 1 IN 100)
- PROPOSED CATCHPIT
- PROPOSED CATCHPIT W/ TRAP

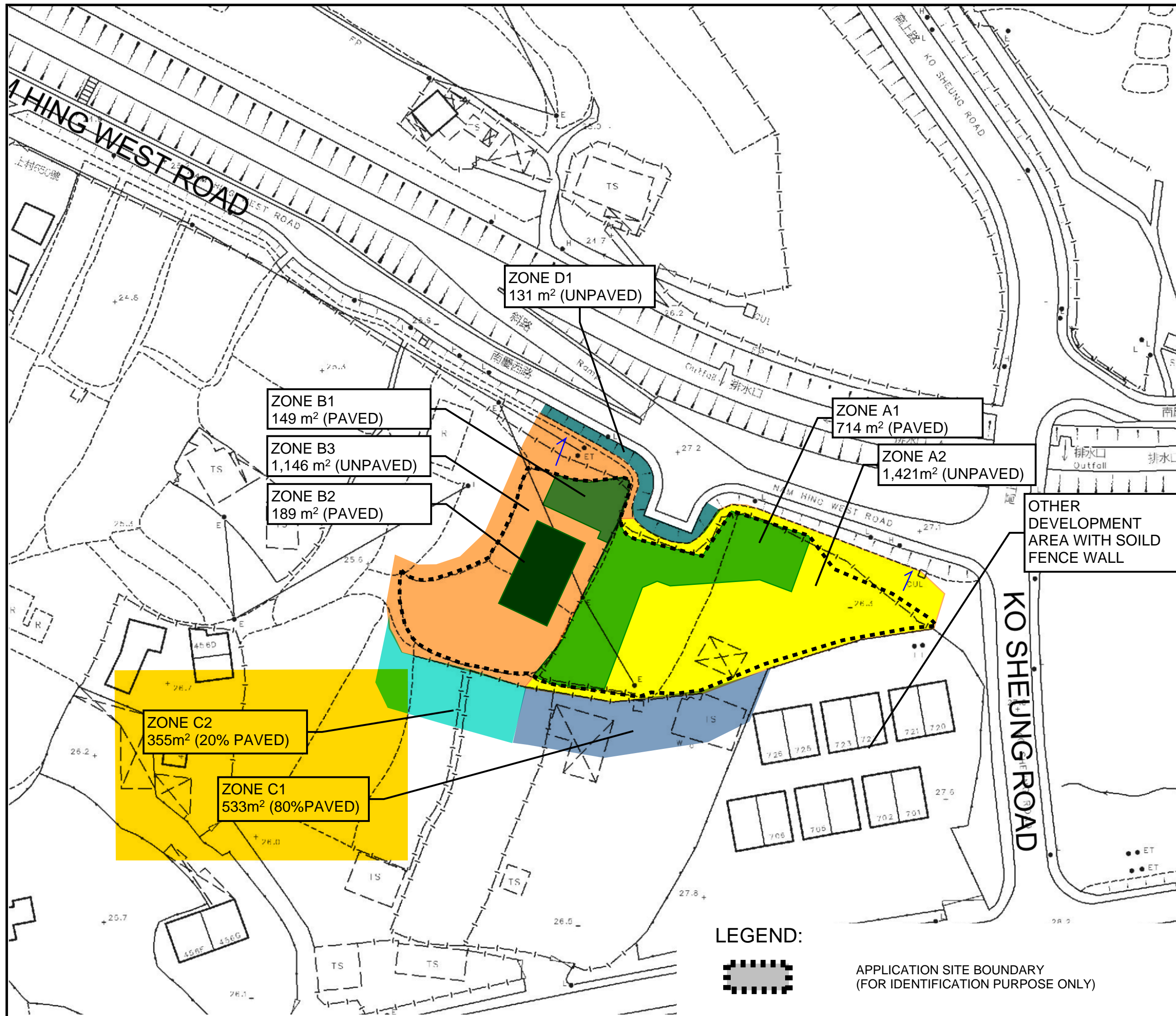
**NOTE:**  
 1. CONNECTION LEVEL SHALL BE VERIFIED ON SITE BEFORE CONNECTION.

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |

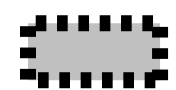
**DRAWING TITLE**  
 PROPOSED DRAINAGE AND EXISTING ASBUILT DRAINAGE SYSTEM

**DRAWING NUMBER**  
 FIGURE 3





**PROJECT:**  
 Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 112, Shek Kong, Yuen Long, New Territories

**LEGEND:**  
 APPLICATION SITE BOUNDARY (FOR IDENTIFICATION PURPOSE ONLY)

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |

DRAWING TITLE  
**CATCHMENT PLAN**

DRAWING NUMBER  
**FIGURE 4A**

# Appendix

---

## Appendix A - Design Calculation

### U Channel 1 (Zone A1 + A2 + C1)

#### Runoff Estimation

|                          |                                |      |       |                   |
|--------------------------|--------------------------------|------|-------|-------------------|
| Design Return Period     |                                | 1 in | 10    | years             |
| Paved Area               | 714 + 533 x 0.8 =              |      | 1140  | (m <sup>2</sup> ) |
| Unpaved Area             | 1421 + 533 x 0.2 =             |      | 1528  | (m <sup>2</sup> ) |
| Total Equivalent Area    | 1140 x 0.95 + 1528 x 0.35 =    |      | 1618  | (m <sup>2</sup> ) |
| Rainfall Intensity, I *  |                                |      | 235   | mm/hr             |
| Design Discharge Rate, Q | 0.278 x 1618 x 235 / 1000000 = |      | 0.106 | m <sup>3</sup> /s |

#### U Channel

|              |  |      |       |                   |
|--------------|--|------|-------|-------------------|
| Channel Size |  | 1 in | 300   | (mm)              |
| Gradient     |  |      | 100   |                   |
| Velocity     |  |      | 1.58  | m/s               |
| Capacity     |  |      | 0.127 | m <sup>3</sup> /s |

Utilization = 0.106 / 0.127 = **83.25** %

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

where  $t_d = 2.76$  min

OK

### U Channel 2 (Zone B1 + B2 + B3 + C2)

#### Runoff Estimation

|                          |                                |      |       |                   |
|--------------------------|--------------------------------|------|-------|-------------------|
| Design Return Period     |                                | 1 in | 10    | years             |
| Paved Area               | 338 + 355 x 0.2 =              |      | 409   | (m <sup>2</sup> ) |
| Unpaved Area             | 1146 + 355 x 0.8 =             |      | 1430  | (m <sup>2</sup> ) |
| Total Equivalent Area    | 409 x 0.95 + 1430 x 0.35 =     |      | 889   | (m <sup>2</sup> ) |
| Rainfall Intensity, I *  |                                |      | 235   | mm/hr             |
| Design Discharge Rate, Q | 0.278 x 1430 x 235 / 1000000 = |      | 0.058 | m <sup>3</sup> /s |

#### U Channel

|              |  |      |       |                   |
|--------------|--|------|-------|-------------------|
| Channel Size |  | 1 in | 300   | (mm)              |
| Gradient     |  |      | 100   |                   |
| Velocity     |  |      | 1.58  | m/s               |
| Capacity     |  |      | 0.127 | m <sup>3</sup> /s |

Utilization = 0.058 / 0.127 = **45.74** %

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

where  $t_d = 2.76$  min

OK

### Time of Concentration (by using B1, B2 and B3 for assessment purpose)

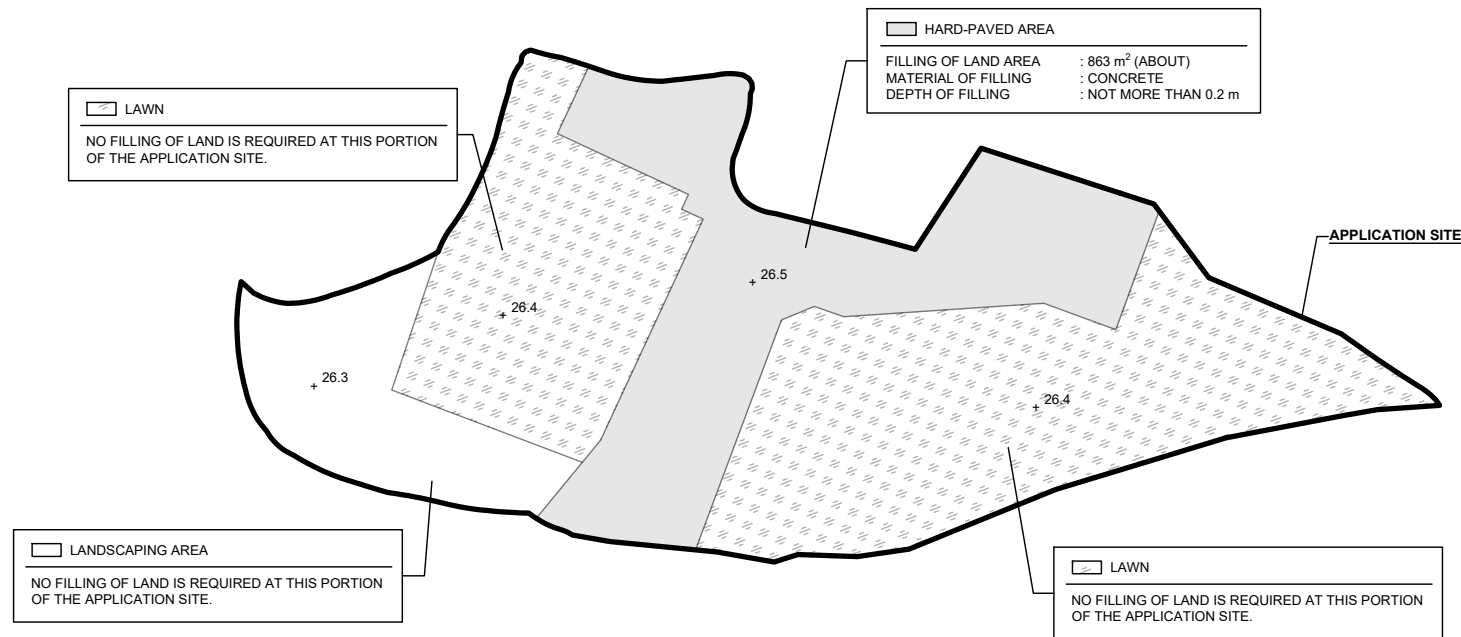
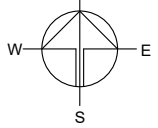
| Catchment (B1, B2 and B3) | Flow Distance | Highest Level | Lowest Level | Gradient (per 100m)<br>= (H1-H2)/L x 100 | $t_o$ (min) =<br>$0.14465L / (H^{0.2} A^{0.1})$ | $t_c =$<br>$t_o + t_f$ |
|---------------------------|---------------|---------------|--------------|--|---|------------------------|
| A                         | L             | (mPD)         | (mPD)        | H  | (min)   | (min)                  |
| (m <sup>2</sup> )         | (m)           | (mPD)         | (mPD)        |  | (min)   | (min)                  |
| 1484                      | 35            | 26.5          | 26.3         | 0.571                                    | 2.73  | 2.73                   |

# Appendix B - Proposed Development Layout Plan

## PAVED RATIO OF THE APPLICATION SITE

|                           |  |         |
|---------------------------|--|---------|
| APPLICATION SITE AREA     | : 2,856 m <sup>2</sup>                                   | (ABOUT) |
| COVERED BY STRUCTURE      | : 409 m <sup>2</sup>                                     | (ABOUT) |
| EXISTING HARD-PAVED AREA  | : 863 m <sup>2</sup>                                     | (ABOUT) |
| DEPTH OF LAND FILLING     | : NOT MORE THAN 0.2 m                                    |         |
| EXISTING SITE LEVELS      | : +26.5 mPD (ABOUT)                                      |         |
| MATERIAL OF LAND FILLING  | : CONCRETE   |         |
| USE                       | : SITE FORMATION OF STRUCTURES,<br>AND CIRCULATION SPACE |         |
| EXISTING LAWN AREA        | : 1,623 m <sup>2</sup>                                   | (ABOUT) |
| EXISTING LANDSCAPING AREA | : 370 m <sup>2</sup>                                     | (ABOUT) |

\*NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE APPLICATION SITE AFTER PLANNING APPROVAL HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



### LEGEND

|      |                   |
|------|-------------------|
|      | APPLICATION SITE  |
|      | LAND FILLING AREA |
| +3.4 | SITE LEVEL        |

SITE LEVELS ARE FOR REFERENCE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY: MN DATE: 1.2.2024

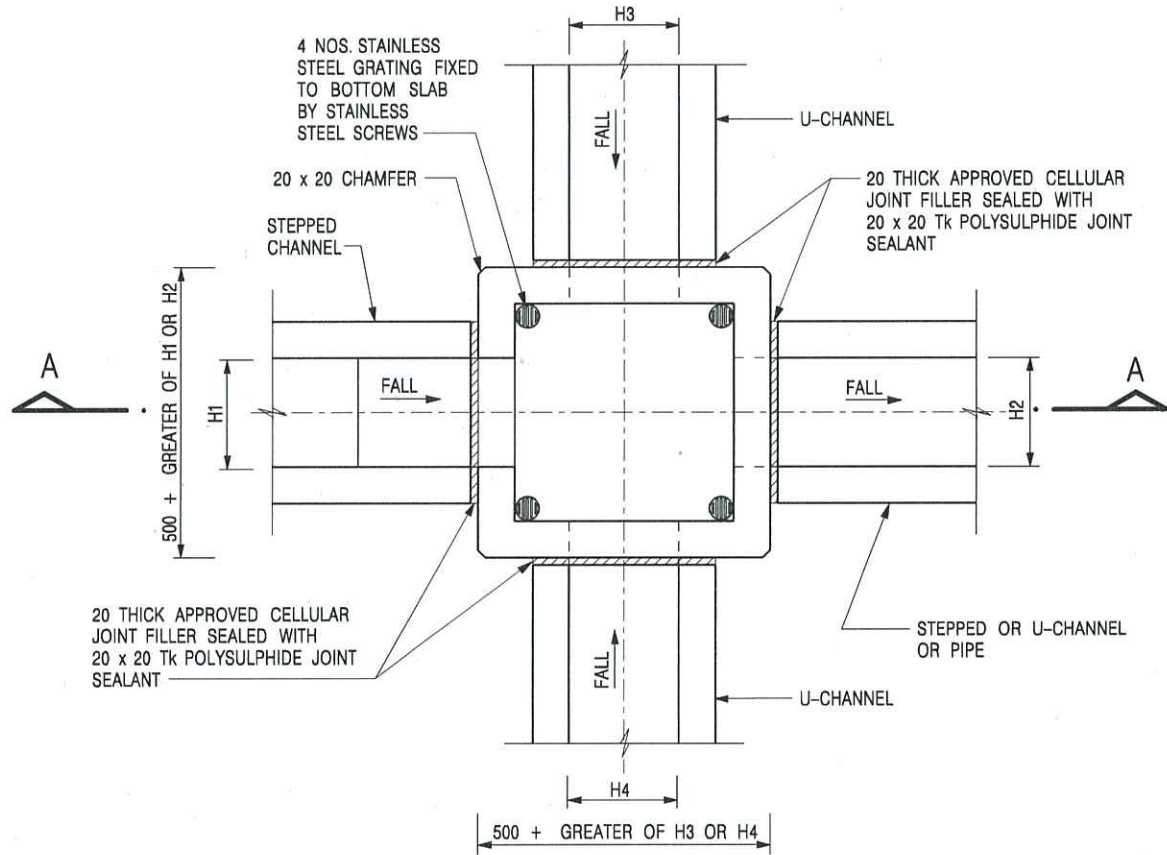
REVISED BY: DATE:

APPROVED BY: DATE:

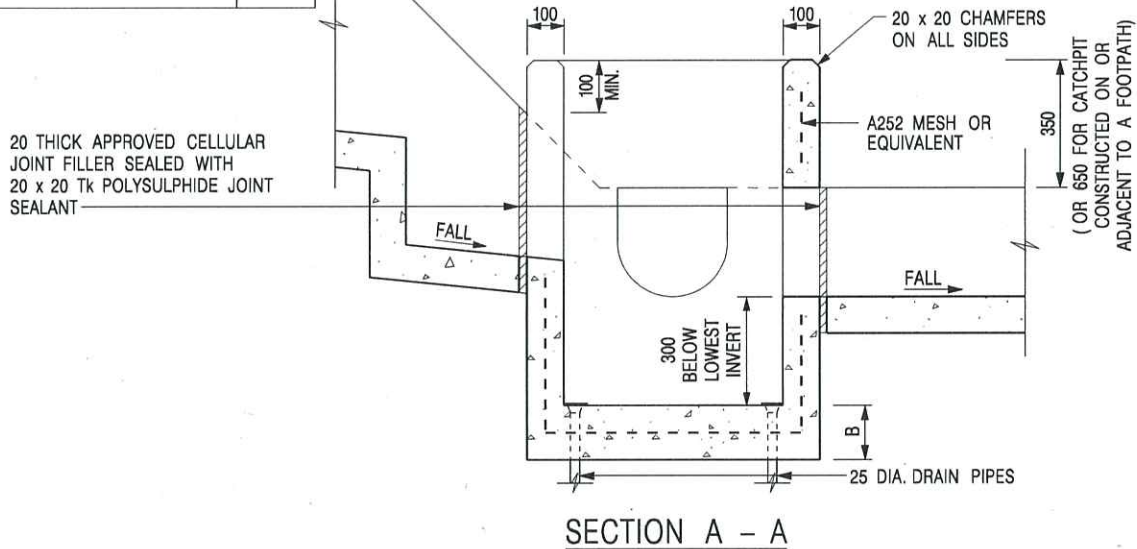
DWG. TITLE  
FILLING OF LAND

DWG NO.: PLAN 5 VER.: 001

# Appendix C - Reference Drawings



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



**NOTES:**

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

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

CATCHPIT WITH TRAP  
(SHEET 1 OF 2)



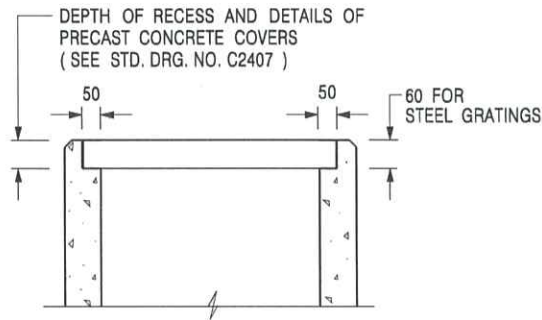
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /1



**ALTERNATIVE TOP SECTION  
FOR PRECAST CONCRETE COVERS / GRATINGS**

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2 ) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043 ) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

|             |                         |                  |             |
|-------------|-------------------------|------------------|-------------|
| A           | MINOR AMENDMENT.        | Original Signed  | 04.2016     |
| -           | FORMER DRG. NO. C2406J. | Original Signed  | 03.2015     |
| <b>REF.</b> | <b>REVISION</b>         | <b>SIGNATURE</b> | <b>DATE</b> |

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



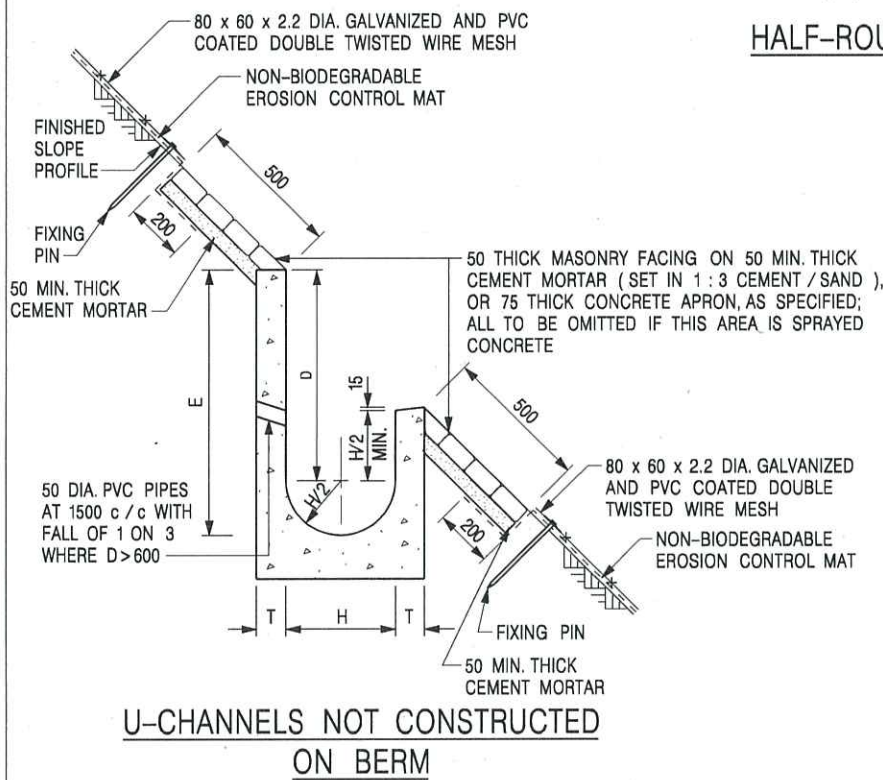
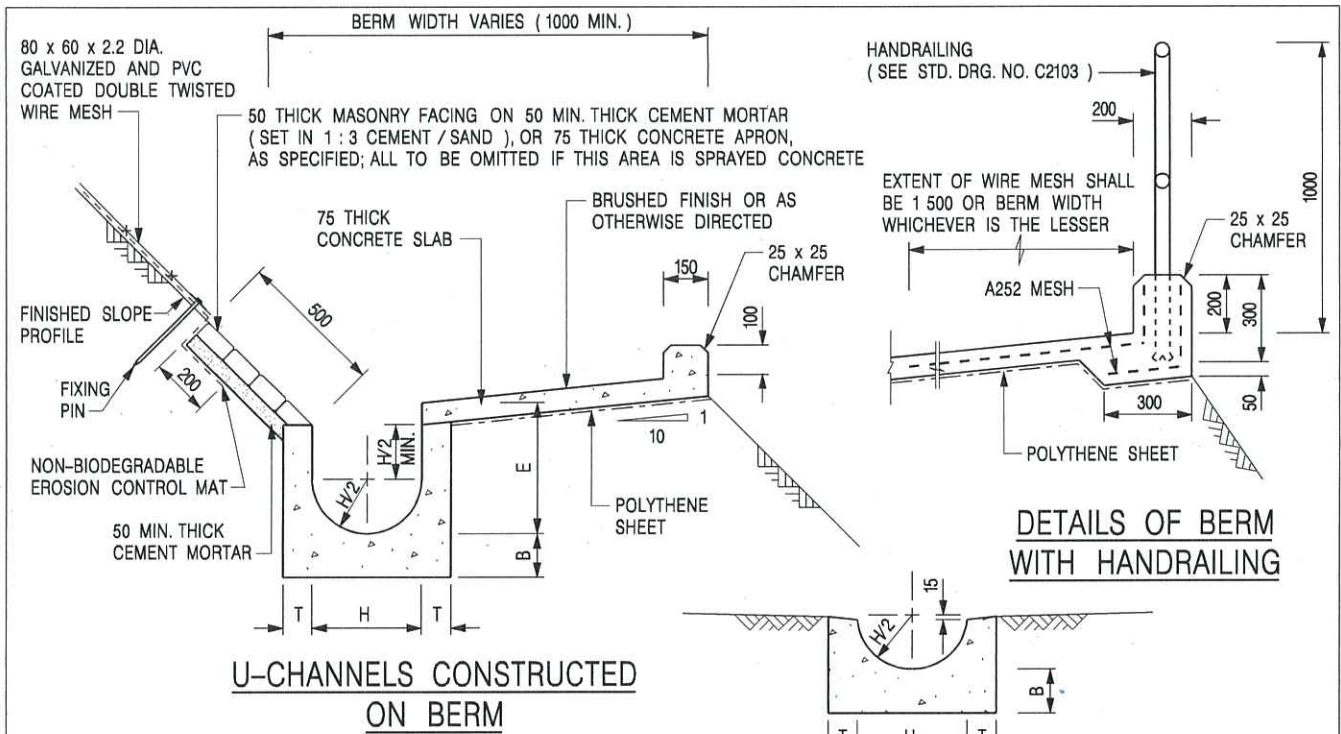
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DRAWING NO.**

**DATE** JAN 1991

**C2406 /2A**



**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

| NOMINAL SIZE H | T   | B   | REINFORCEMENT                                     |
|----------------|-----|-----|---|
| 300            | 80  | 100 | A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650 |
| 375 - 600      | 100 | 150 |   |
| 675 - 900      | 125 | 175 | A252 MESH PLACED CENTRALLY                        |

| REF. | REVISION                             | SIGNATURE       | DATE    |
|------|--------------------------------------|-----------------|---------|
| I    | MINOR AMENDMENT.                     | Original Signed | 07.2018 |
| H    | THICKNESS OF MASONRY FACING AMENDED. | Original Signed | 01.2005 |
| G    | MINOR AMENDMENT.                     | Original Signed | 01.2004 |
| F    | GENERAL REVISION.                    | Original Signed | 12.2002 |
| E    | DRAWING TITLE AMENDED.               | Original Signed | 11.2001 |
| D    | MINOR AMENDMENT.                     | Original Signed | 08.2001 |
| C    | 150 x 100 UPSTAND ADDED AT BERM.     | Original Signed | 6.99    |
| B    | MINOR AMENDMENTS.                    | Original Signed | 3.94    |

**DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A WITH MASONRY APRON)**



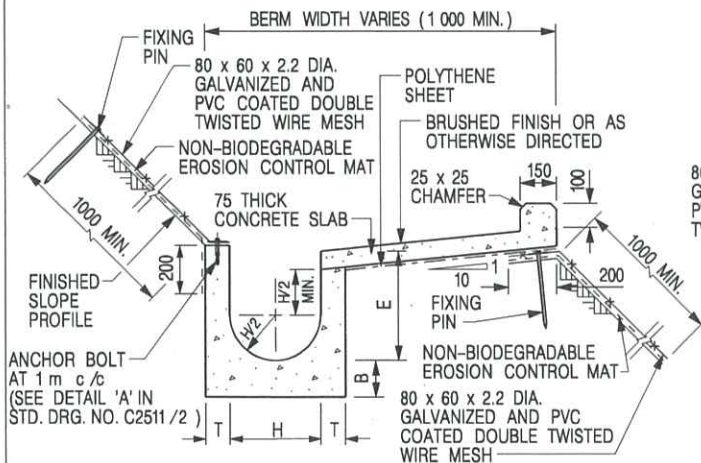
**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE 1 : 25**

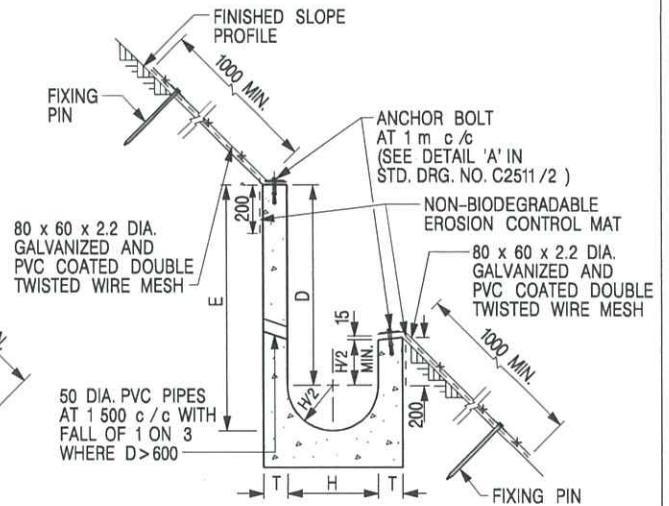
**DRAWING NO.**

**DATE JAN 1991**

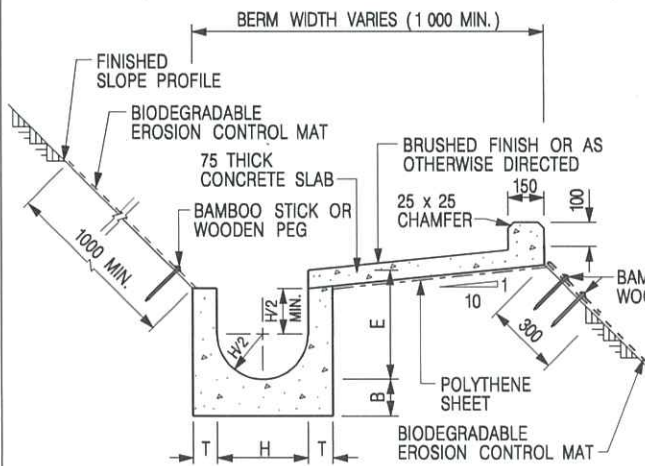
**C24091**



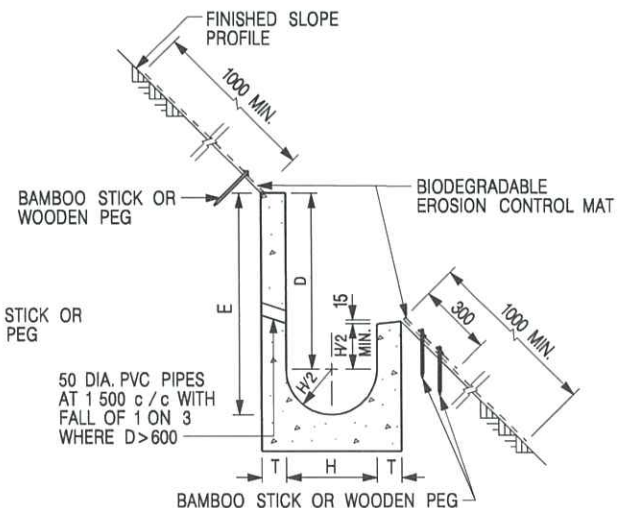
**U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT**

**NOTES:**

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

| NOMINAL SIZE H | T   | B   | REINFORCEMENT                                     |
|----------------|-----|-----|---|
| 300            | 80  | 100 | A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650 |
| 375 - 600      | 100 | 150 |   |
| 675 - 900      | 125 | 175 | A252 MESH PLACED CENTRALLY                        |

| REF. | REVISION   | SIGNATURE       | DATE    |
|------|--|-----------------|---------|
| I    | MINOR AMENDMENT.   | Original Signed | 07.2018 |
| H    | FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED. | Original Signed | 12.2017 |
| G    | DIMENSION TABLE AMENDED.                                   | Original Signed | 01.2005 |
| F    | MINOR AMENDMENT.   | Original Signed | 01.2004 |
| E    | GENERAL REVISION.  | Original Signed | 12.2002 |
| D    | MINOR AMENDMENT.   | Original Signed | 08.2001 |
| C    | 150 x 100 UPSTAND ADDED AT BERM.                           | Original Signed | 6.99    |
| B    | MINOR AMENDMENT.   | Original Signed | 3.94    |
| A    | MINOR AMENDMENT.   | Original Signed | 10.92   |

**DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE B - WITH EROSION CONTROL MAT APRON)**



**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

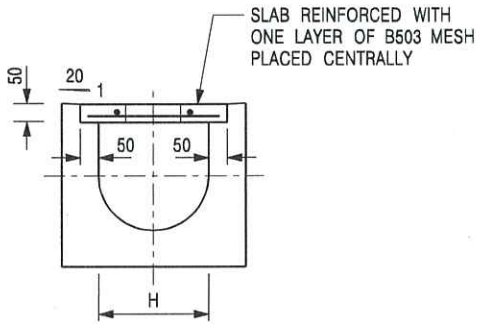
**SCALE** DIAGRAMMATIC

**DRAWING NO.**

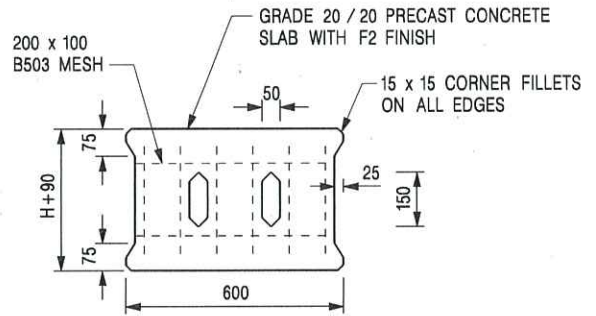
**DATE** JAN 1991

**C24101**





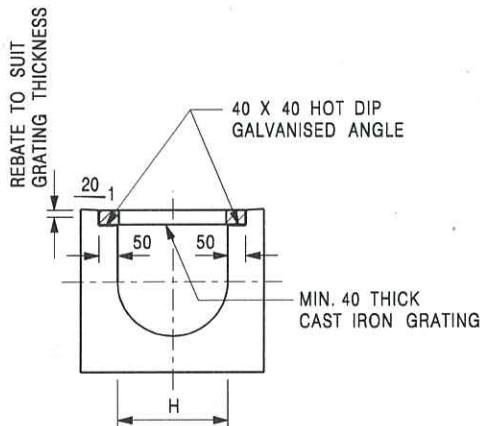
TYPICAL SECTION



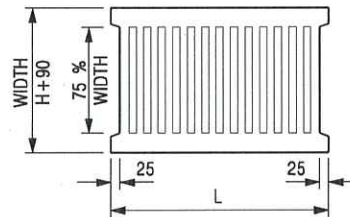
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm  
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

| REF. | REVISION                       | SIGNATURE       | DATE    |
|------|--------------------------------|-----------------|---------|
| E    | NOTES 3 & 4 AMENDED.           | Original Signed | 12.2014 |
| D    | NOTE 4 ADDED.                  | Original Signed | 06.2008 |
| C    | MINOR AMENDMENT. NOTE 3 ADDED. | Original Signed | 12.2005 |
| B    | NAME OF DEPARTMENT AMENDED.    | Original Signed | 01.2005 |
| A    | CAST IRON GRATING AMENDED.     | Original Signed | 12.2002 |

COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS



CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

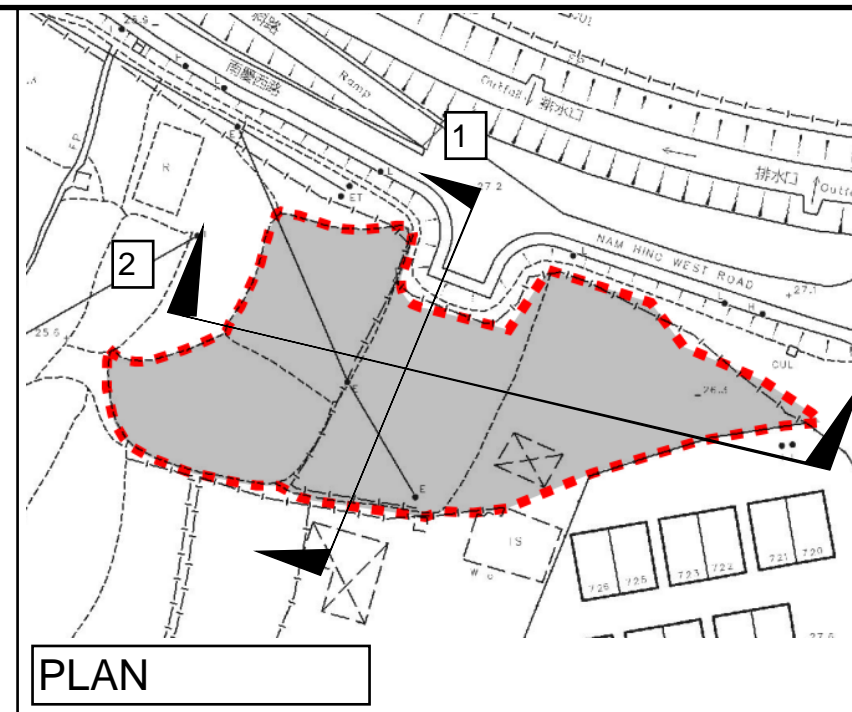
SCALE 1 : 20

DRAWING NO.

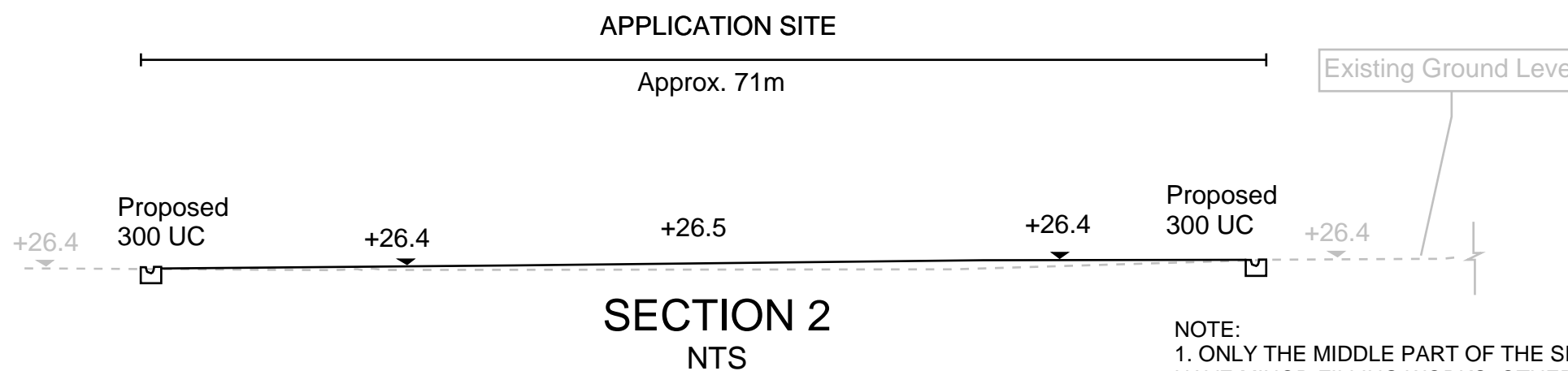
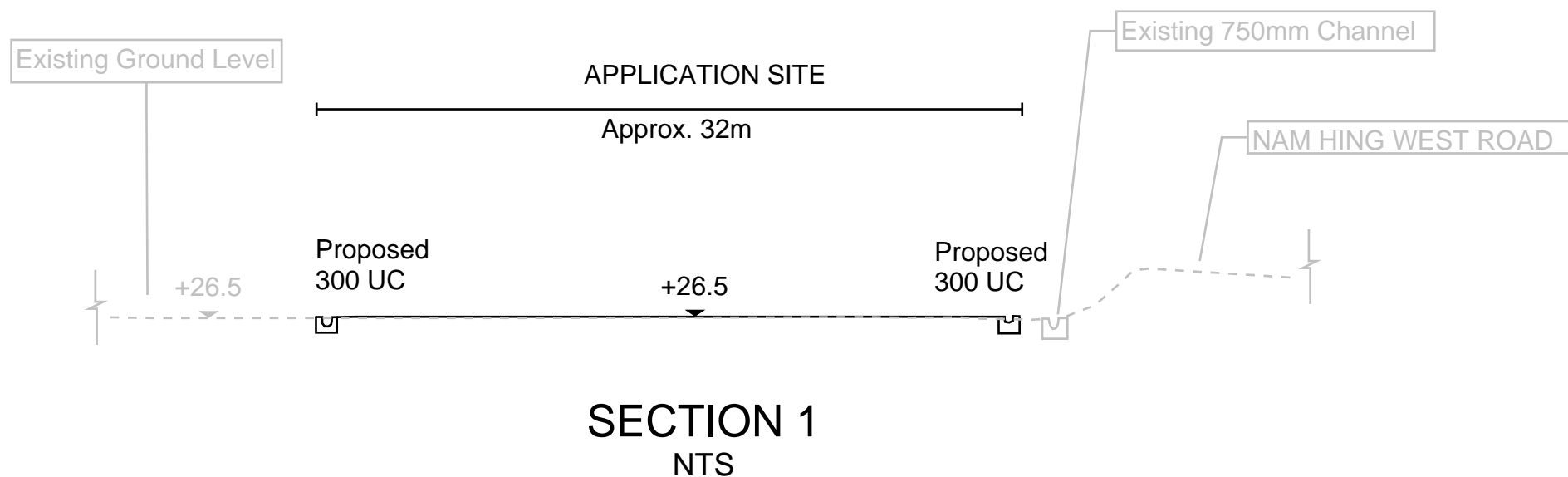
DATE JAN 1991

C2412E





**PROJECT:**  
 Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 112, Shek Kong, Yuen Long, New Territories



NOTE:  
 1. ONLY THE MIDDLE PART OF THE SITE WOULD HAVE MINOR FILLING WORKS. OTHER PART OF THE SITE WOULD NOT BE FILLED UP.

SECTIONS

Appendix E

**Appendix F - Checking of Existing 750mm Channel (Zone [A1 + A2 + C1] + [ B1 + B2 + B3 + C2] + D1)**

**Runoff Estimation**

|                          |                                |      |       |                   |
|--------------------------|--------------------------------|------|-------|-------------------|
| Design Return Period     |                                | 1 in | 10    | years             |
| Paved Area               | 1140 + 409 =                   |      | 1052  | (m <sup>2</sup> ) |
| Unpaved Area             | 1528 + 1430 + 131 =            |      | 3089  | (m <sup>2</sup> ) |
| Total Equivalent Area    | 1052 x 0.95 + 3089 x 0.35 =    |      | 2080  | (m <sup>2</sup> ) |
| Rainfall Intensity, I *  |                                |      | 235   | mm/hr             |
| Design Discharge Rate, Q | 0.278 x 2080 x 235 / 1000000 = |      | 0.136 | m <sup>3</sup> /s |

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

where  $t_d = 2.76$  min

**U Channel**

|              |  |      |       |                   |
|--------------|--|------|-------|-------------------|
| Channel Size |  | 1 in | 750   | (mm)              |
| Gradient     |  |      | 200   |                   |
| Velocity     |  |      | 2.06  | m/s               |
| Capacity     |  |      | 1.034 | m <sup>3</sup> /s |

Utilization  $0.136 / 1.034 = 13.15$  % OK



**DEVELOPMENT PARAMETERS**

|                       |                        |         |
|-----------------------|------------------------|---------|
| APPLICATION SITE AREA | : 2,856 m <sup>2</sup> | (ABOUT) |
| COVERED AREA          | : 409 m <sup>2</sup>   | (ABOUT) |
| UNCOVERED AREA        | : 2,447 m <sup>2</sup> | (ABOUT) |
| PLOT RATIO            | : 0.16                 | (ABOUT) |
| SITE COVERAGE         | : 14 %                 | (ABOUT) |
| NO. OF STRUCTURE      | : 3                    |         |
| DOMESTIC GFA          | : NOT APPLICABLE       |         |
| NON-DOMESTIC GFA      | : 472 m <sup>2</sup>   | (ABOUT) |
| TOTAL GFA             | : 472 m <sup>2</sup>   | (ABOUT) |
| BUILDING HEIGHT       | : 3 m - 7 m            | (ABOUT) |
| NO. OF STOREY         | : 1 - 2                |         |

**PARKING AND LOADING / UNLOADING PROVISIONS**

|  |                       |
|--|-----------------------|
| NO. OF PRIVATE CAR PARKING SPACE                     | : 2                   |
| DIMENSION OF PARKING SPACE                           | : 5 m (L) x 2.5 m (W) |
| NO. OF L/U SPACE FOR LIGHT BUS / LIGHT GOODS VEHICLE | : 1                   |
| DIMENSION OF L/U SPACE                               | : 8 m (L) x 3.5 m (W) |

**FIRE SERVICE INSTALLATIONS**

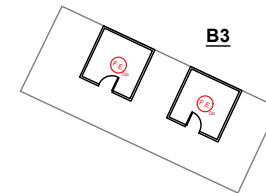
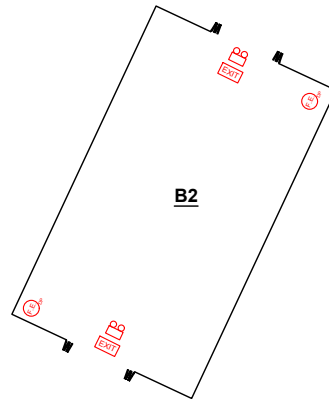
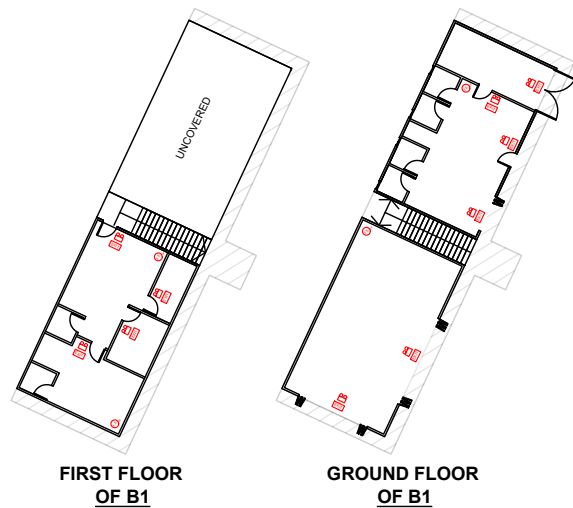
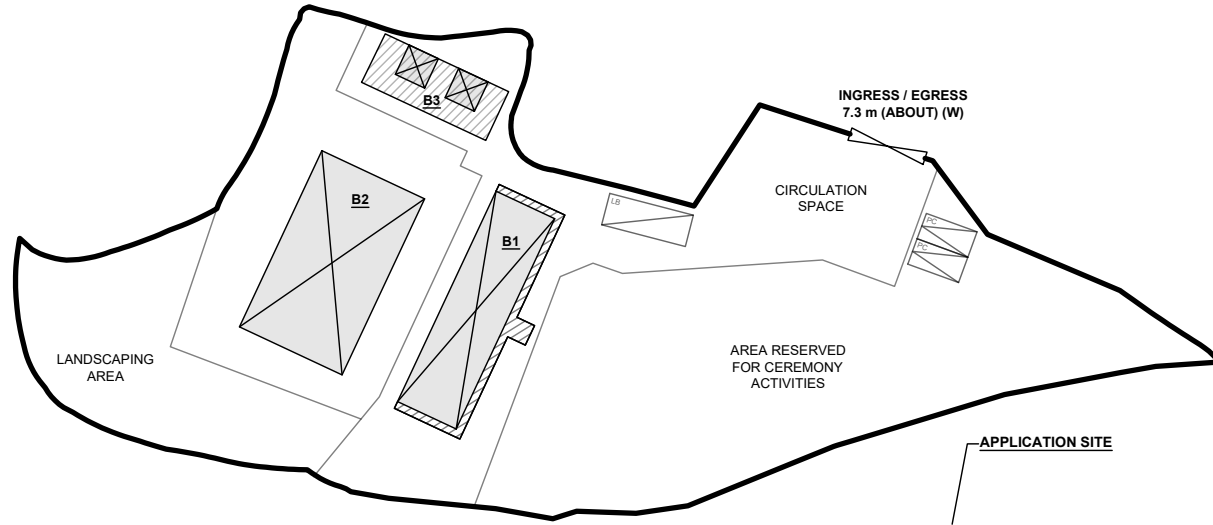
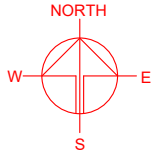
-  EMERGENCY LIGHT
-  EXIT SIGN
-  5 KG DRY POWER TYPE FIRE EXTINGUISHER

**FS NOTES:**







- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

| STRUCTURE    | USE  | COVERED AREA                     | GFA                              | BUILDING HEIGHT       |
|--------------|--|----------------------------------|----------------------------------|-----------------------|
| B1           | CEREMONY ACTIVITY ROOM, WASHROOM<br>SITE OFFICE AND STORE ROOM | 157 m <sup>2</sup> (ABOUT)#      | 220 m <sup>2</sup> (ABOUT)#      | 7 m (ABOUT)(2-STOREY) |
| B2           | CEREMONY ACTIVITY ROOM*  | 189 m <sup>2</sup> (ABOUT)       | 189 m <sup>2</sup> (ABOUT)       | 4 m (ABOUT)(1-STOREY) |
| B3           | RAIN SHELTER, WASHROOM AND STORE ROOM                          | 63 m <sup>2</sup> (ABOUT)        | 63 m <sup>2</sup> (ABOUT)        | 3 m (ABOUT)(1-STOREY) |
| <b>TOTAL</b> |  | <b>409 m<sup>2</sup> (ABOUT)</b> | <b>472 m<sup>2</sup> (ABOUT)</b> |                       |

\*STRUCTURE B2 IS A RETRACTABLE MARQUEE  
#GFA OF STRUCTURE B1 - 157m<sup>2</sup> (G/F) + 63 m<sup>2</sup> (1/F) = 220m<sup>2</sup>



**LEGEND**

-  APPLICATION SITE
-  STRUCTURE (ENCLOSED)
-  STRUCTURE (NOT ENCLOSED)
-  PARKING SPACE (PC)
-  LOADING / UNLOADING SPACE (LB / LGV)
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 / 400 @ A4

DRAWN BY: MN DATE: 1.2.2024

REVISED BY: DATE:

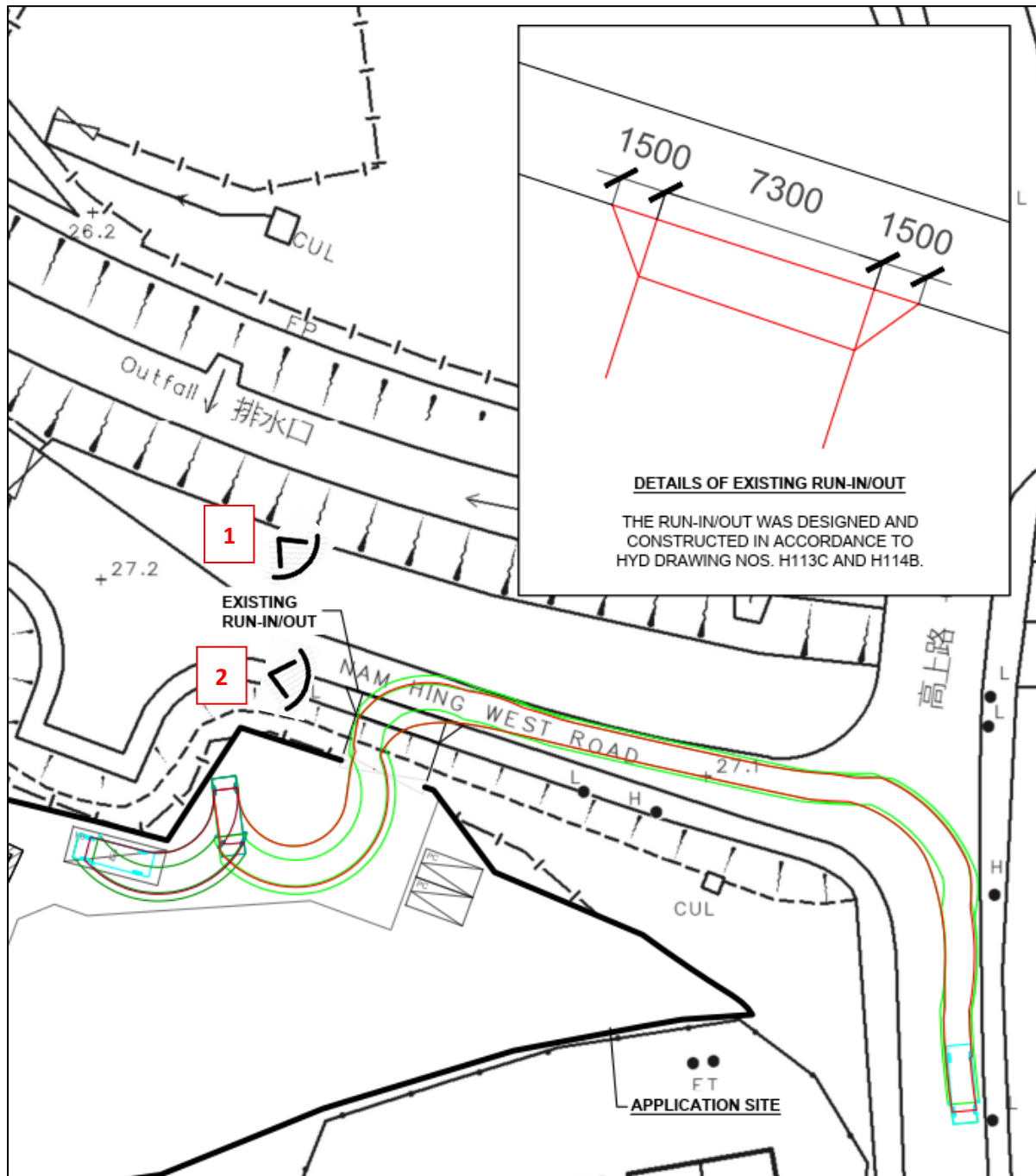
APPROVED BY: DATE:

DWG. TITLE

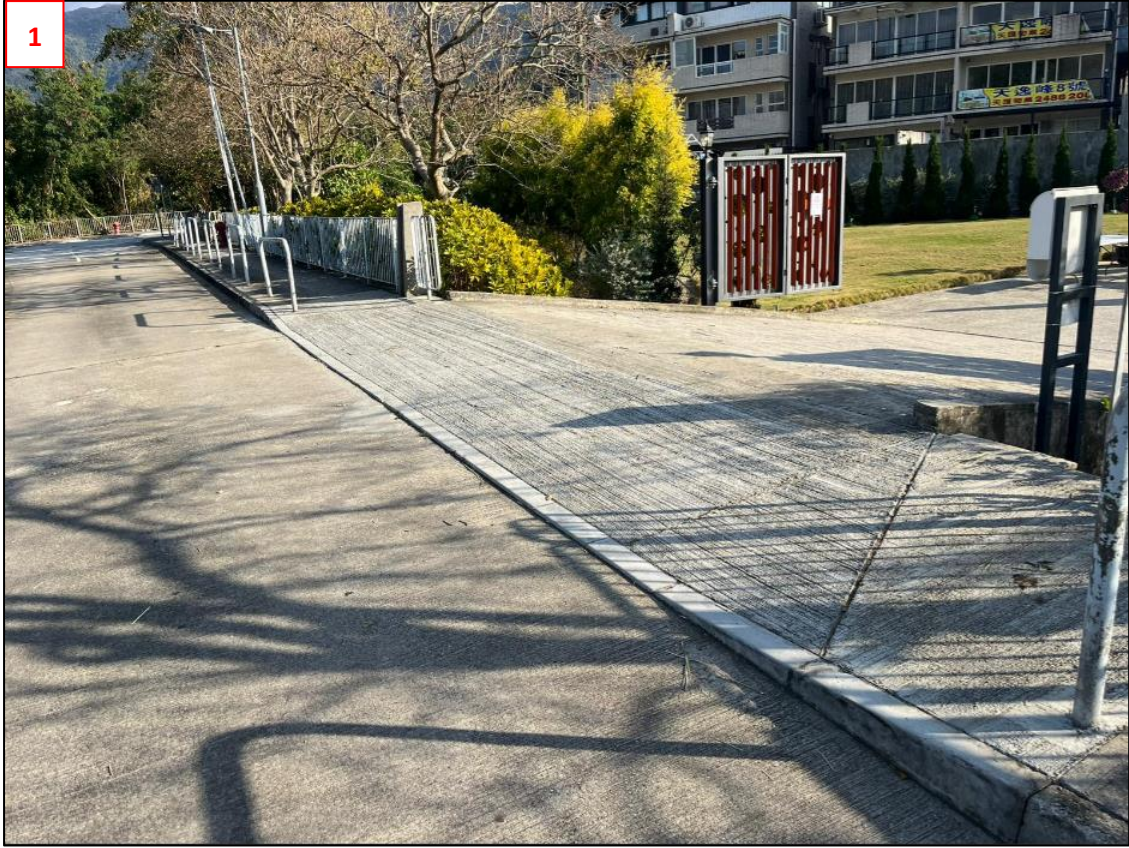
FSIs PROPOSAL

DWG NO. APPENDIX II VER. 001

**Appendix III – Photographic Records of the Existing Run-In/Out**



1



2

