

Ref: 210K/DRAINAGE REPORT_260730

**Temporary Logistic Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Construction Materials and Containers, Container Vehicles Park with Ancillary Workshop (incl. Compacting and Unpacking)
Various Lots in D.D. 125, Ha Tsuen, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

CONTENTS

DRAINAGE IMPACT ASSESSMENT

- 1.0 Introduction
- 2.0 The Drainage Proposal
- 3.0 Use and Maintenance of the Proposed Drainage System
- 4.0 Conclusion

APPENDIX A

- Plan No. D-01, D-02 (with cross section of Site)

**Temporary Logistic Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Construction Materials and Containers, Container Vehicles Park with Ancillary Workshop (incl. Compacting and Unpacking)
Various Lots in D.D. 125, Ha Tsuen, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

1.0 INTRODUCTION

- 1.1 This site is located at **Various Lot in DD 125**, Ha Tsuen, Yuen Long. The site is accessed from Ping Ha Road.

The proposed use of the Site is **Temporary Logistic Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Construction Materials and Containers, Container Vehicles Park with Ancillary Workshop (including Compacting and Unpacking) for a Period of 3 Years.**

The **Site Area** included in the Town Planning Submission is about 51,167.4 m2.

- 1.2 The previous Town Planning Submission ref: A/HSK/540, and the Applicant will submit a revised Planning Application for the **SAME SITE** soonest.

2.0 THE DRAINAGE PROPOSAL

The enclosed **Plan no. D-01** is a **drainage proposal** for the application site which also shows the condition of its surrounding areas.

- 2.1 The Drainage Plan is based on the approved Drainage Proposal of a previous submission : ref: **A/HSK/110**; Accordingly, many of the drains proposed are existing (previously approved and built) site drainage. The Drainage Plan attached will indicate existing (indicated 'EX') and new / revised (marked 'NEW', including those modified drains with revised size/shape) drains which form a complete system for the revised Site.
- 2.1 With the scale of Site with separate large storage sheds, there are two main access to the site (southern and northern portion) from the east via formed driveway connecting with Ping Ha Road.
- 2.2 The entire SITE is all paved with **concrete** and the Site has been formed with ground level slightly higher than the peripheral lands / developments and its village pavement, and shall form a natural fall from outer edge to the middle village stream.

**Temporary Logistic Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Construction Materials and Containers, Container Vehicles Park with Ancillary Workshop (incl. Compacting and Unpacking)
Various Lots in D.D. 125, Ha Tsuen, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

2.3 Various temporary storage sheds erected are as follows:

- 2 nos. at Catchment Area 1 and 2
- 2 nos. at Catchment Area 2
- 1 no. at Catchment Area 6A

2.4 Catchment Areas (CA) of **Application Site – marked GREEN** (CA1, 2, 4 & 6A) and neighbour areas **marked BEIGE** (3, 6, 6B, 7, 8, 8A and 9) formed, and flow pattern is summarized as follows:

Catchment Area 1 (of Site) – north portion of Site;

- **70%** runoff of CA1 collected to ex. concrete **channel DA** (1500W x 1300D) by roof drains of temp buildings
- ex. concrete **channel D2** (500W x 200D) at mid of CA1 will collect **25%** of CA1 - part of roof drains and part of open parking space of CA1.
- Remaining **5%** of CA1 at entrance collected by **D3** (300x300 open channel with grating), which also collect part of runoff of access road east of CA1.

Catchment Area 2 (of Site) -

- Temporary Warehouse at CA2 fall from west to east (80% runoff) to **channel DA**.
- Minor ground runoff of CA2 (20%) is collected by ex. **DB** (900 diameter u/g concrete pipe) and new **channel D4** (450x450).

Catchment Area 4 (of Site)- new Temporary Warehouse occupies the major catchment areas, roof runoff discharge to ex. **channel DA1 (1000W x 600D)**, and 5% and new **DD1 (1000 x 6**.

Catchment Area 5 (of Site) - site vehicle operation space for various Warehouse,

- 20% runoff fall to ex. **DA1 (1000W x 600D)**,
- 80% runoff fall to **surface channel D5** and collected also to **DA1** (i.e. DA1 will collect 100% of CA5 by calculation)

Catchment Area 6A (of Site) - new Temporary Warehouse erected occupies 100% CA6A

- 100% runoff collected to new **DD1A (1000W x 800D)** and fall to **Terminal Manhole CP7**
- **CP1** discharge to existing village dredged **channel DD2 (1500W x min. 600D)**

Temporary Logistic Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Construction Materials and Containers, Container Vehicles Park with Ancillary Workshop (incl. Compacting and Unpacking)
Various Lots in D.D. 125, Ha Tsuen, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

Catchment Area 6 / 6B - Area at west of Site, including portion of road leading to north / south entrances of SITE

- runoff CA6 is collected by **concrete channel DD2** (1000W x 600D)
- runoff CA6B is collected by DD2

Catchment Area 8, 8A - Area of Site (TPB ref: A/HSK/63) is occupied by a separate company, a business partner of the Applicant. It has its own drainage system discharging to **channels DF (downstream of DA), and DD2 (main village channel)**. Minor runoff will be handled by D3 (300 x300) dividing CA1 and CA8, and will fall towards DA/DF.

Catchment Area 3 - Area of Site

Catchment Area 9 - Area of Site (TPB ref: A/HSK/110) is occupied by a company which is a business partner of the Applicant. It has a higher formed levels, and has its own drainage system discharging to concrete channel **DH** of 2500W x 2000D (60%) and **DA** (40%).

Catchment Area 7 - main area of Site (TPB ref: A/HSK/43) has its own drainage system, discharging to **DF** (80% of runoff) and **DH** (20% of runoff). With solid base wall of Temporary Warehouse of Catchment Area 2 of Site, runoff will not affect each other at this common boundary.

2.5 Summary of Main Drainage Network Connection

DA1, DA, DF – at **central zone** ;
DD1, DD2A, DD2 – at **east zone**; and
DH1 - at **west zone**

Previous Report prepared by us demonstrated that these channels are able to handle runoff of all catchments of **SITE (mark green)**, as well as business related partners of **neighbour areas (marked beige)**; and the downstreams F, DD2, DH1 are adequate to handle runoff for neighbouring areas (south / south-east side, and west side) not shown on this drawing.

The existing drainage shown in this proposal has been improved / upgraded / enlarged (marked new) to handle the developed Sites and **all the drainage of this colored areas will discharge via village channel DG**, which connects via a **box culvert** to **4000W x 2000D government nullah (GN)** opposite to the road.

**Temporary Logistic Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Construction Materials and Containers, Container Vehicles Park with Ancillary Workshop (incl. Compacting and Unpacking)
Various Lots in D.D. 125, Ha Tsuen, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

3.0 USE AND MAINTENANCE OF THE PROPOSED DRAINAGE SYSTEM

- 3.1 The applicant of the Application Site will undertake the following construction / maintenance works for the proposed drainage system at his own costs.

Inspection, cleansing and desilting will be carried out regularly and before / after the rainy season each year to ensure the drainage facilities functions efficiently. Since the system is designed to operate under gravity, the maintenance will be straightforward.

- 3.2 The applicant will obtain permission from neighbouring site owner/operator as well as other lot owners of use of privately provided drainage system (channels, village drains) not within the Application Site.

4.0 CONCLUSION

- 4.1 This drainage impact assessment is primarily based on existing drainage system provided and approved in the earlier application of the site. This report aims to record and report the actual site condition and audit the soundness of the provisions. The stormwater drainage system is in a simple manner without jeopardizing the neighboring drainage system and environment. All assumptions made were on conservative side of uniform flow in size and gradient.
- 4.2 The drainage assessment has also considered peak runoff from adjacent catchment areas 6, 6A, 6B, 7, 8, 8A and 9 (most of the occupier of the adjacent sites are of same or business partner of applicant) as such water runoff might affect the site. From calculation, the site drainage and the existing channels are adequate to handle all these run off.
- 4.3 From this assessment, it can be concluded that the proposed drainage will have no adverse impacts to the site and surrounding areas -- upstream, downstream and adjacent catchment of the site. Flooding susceptibility will not be increased to the downstream and the peripherals of the site.

NOTES :
1.Grid lines are in Hong Kong Metrics Grid 1980.
2.All levels are in meters above Hong Kong Principal Datum (mPD)

LEGEND :

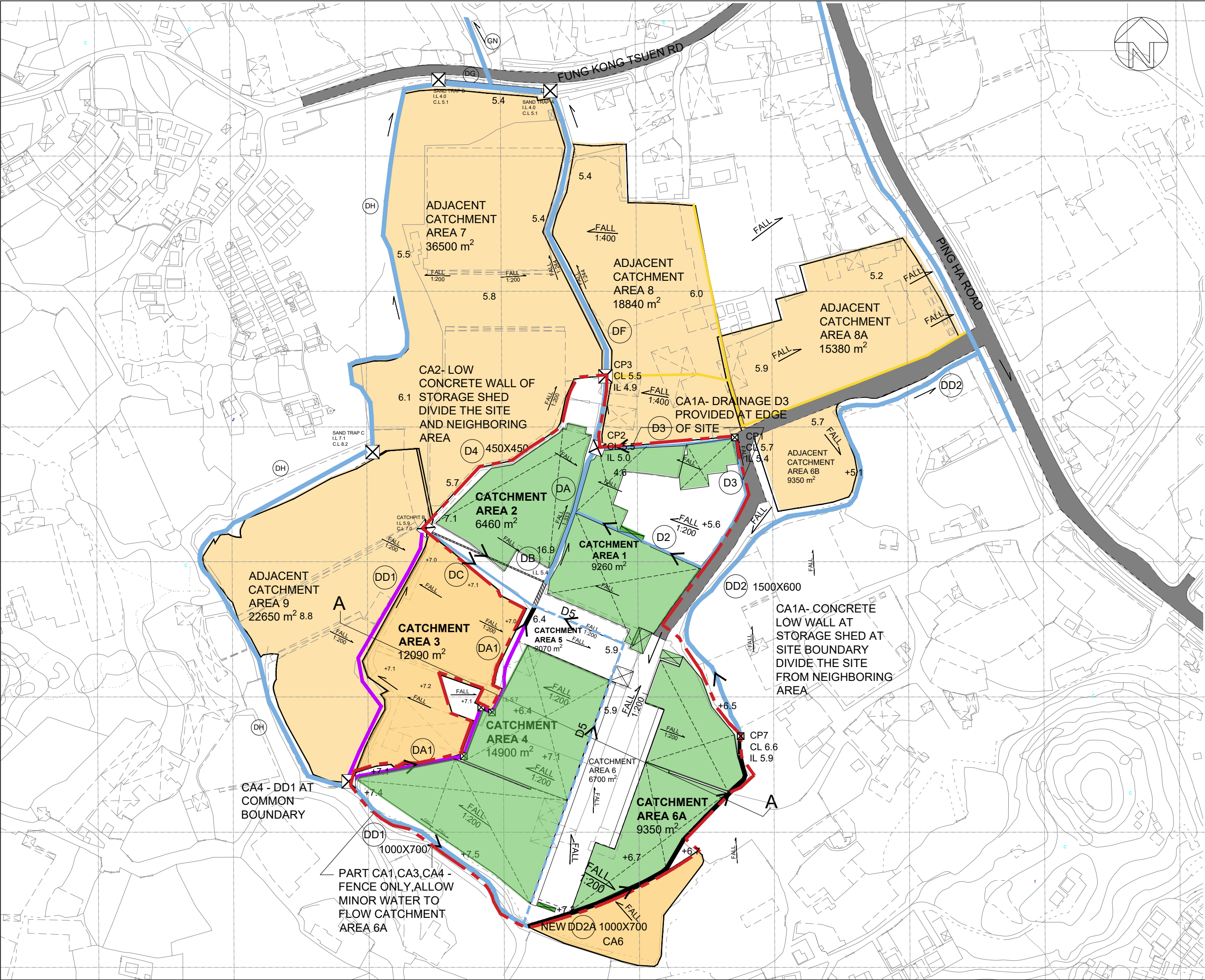
Contract title
PROPOSED TEMPORARY LOGISTIC CENTRE, WAREHOUSE, VEHICLE REPAIR WORKSHOP, OPEN STORAGE OF CONSTRUCTION MATERIALS AND CONTAINERS, CONTAINER VEHICLE PARK WITH ANCILLARY WORKSHOP (INCLUDING COMPACTING AND UNPACKING) FOR A PERIOD OF 3 YEARS VARIOUS LOTS IN D.D. 125, HA TSUEN, YUEN LONG

Drawing title
A/HSK/540

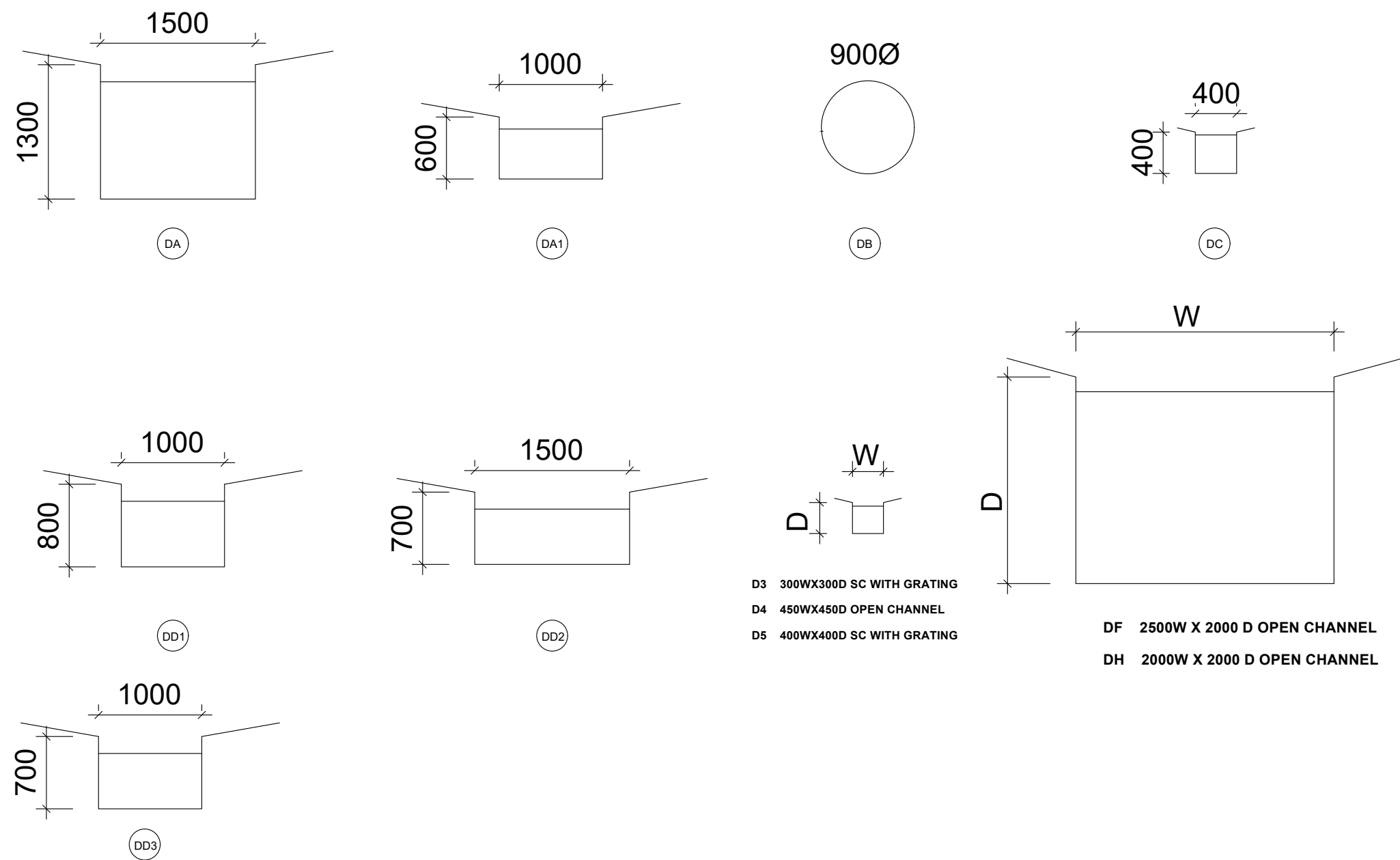
Dwg No : D-01	Scale : 1:2500@A3	Date : 06/2026
Design By :	Drawn By :	Rev.

Contractor

- ADJACENT SITE
- APPLICATION STORAGE SHED
- APPLICATION SITE
- COVERED CHANNEL
- OPEN CHANNEL
- NEW OPEN CHANNEL
- SAND TRAP
- FLOW DIRECTION



DRAIN SCHEDULE



NOTES :
1.Grid lines are in Hong Kong Metrics Grid 1980.
2.All levels are in meters above Hong Kong Principal Datum (mPD)

LEGEND :

Contract title
PROPOSED TEMPORARY LOGISTIC CENTRE, WAREHOUSE, VEHICLE REPAIR WORKSHOP, OPEN STORAGE OF CONSTRUCTION MATERIALS AND CONTAINERS, CONTAINER VEHICLE PARK WITH ANCILLARY WORKSHOP (INCLUDING COMPACTING AND UNPACKING) FOR A PERIOD OF 3 YEARS VARIOUS LOTS IN D.D. 125, HA TSUEN, YUEN LONG

Drawing title
A/HSK/540

Dwg No : D-02	Scale : NTS@A3	Date : 06/2026
Design By :	Drawn By :	Rev.

Contractor

SECTION AA

