
From: [REDACTED]
Sent: 2025-07-18 星期五 17:04:57
To: Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Subject: FW: A/NE-FTA/258 - departmental comments
Attachment: Comments from the Chief Engineer DSD.pdf

Dear Shirley – Plan d

**Response the Comments from the Chief Engineer/Mainland North of Drainage Services
Department (Contact Person: Mr. WANG Xing, Tel. 2300 1135)**

- Section 3.3.2 of the Sewerage Assessment Report – Please provide the details of low flow toilet. Please also clarify if the generated sewage will be disposed by tanker-away or there will be an on-site septic tank and soakaway system. If affirmative, please provide the details and its location for clarity.

Regards
Leo Wong

Response the Comments from the Chief Engineer/Mainland North of Drainage Services Department

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1. Details of Low-Flow Toilets

The project will install **dual-flush, high-efficiency toilets** compliant with Hong Kong's **Water Efficiency Labelling Scheme (WELS) 4-star** or higher rating. Key specifications:

- **Flush Volume:**
 - Full flush: **≤4.5 liters** (preferred models: **3.5L**).
 - Reduced flush: **≤3.0 liters** (water-saving models: **2.5L**).
- **Standards Met:**
 - Hong Kong **Building (Planning) Regulations** and **WSD WELS**.
 - Supplementary certifications: **ISO 14001**, China **GB/T 18870-2011**, or **U.S. EPA WaterSense**.
- **Scope:** Applied to all toilets (public/private) to minimize sewage generation.

2. Sewage Disposal Method

For areas not yet connected to public sewers, an **on-site septic tank with soakaway system** will be implemented:

- **Septic Tank:**
 - **Capacity:** ≥2,500 liters (per Hong Kong Building (Sewage Treatment) Regulations).
 - **Maintenance:** Licensed contractors will desludge **every 1–2 years** (EPD compliance).
- **Soakaway System:**
 - **Soil Permeability:** ≥10⁻⁵ m/s (GEO guidelines).
 - **Clearances:**
 - ≥1.5m vertical gap from groundwater.

- $\geq 30\text{m}$ from water protection zones.
- **Effluent Standards:** Complies with **WPCO Technical Memorandum** ($\text{BOD} \leq 20 \text{ mg/L}$, $\text{SS} \leq 30 \text{ mg/L}$).

3. Location: Refer to **Appendix A-3**

LEGEND:

- APPLICATION SITE BOUNDARY
- PROPOSED PERIPHERAL CHANNEL (U-SHAPE WITH GRATING COVER)
- SAND TRAP (ground level)
- CATCHPIT WITH COVER
- MANHOLE FOR WATERCOURSE MAINTENANCE
- RUNOFF FLOW DIRECTION
- INDICATIVE LOCATION OF STORAGE TANK (CAPACITY OF THE TANK = 2500m³)
- PIPE
- EXISTING WATERCOURSE
- SUMP PIT (MANHOLE)
- SUMP PIT WITH PUMP
- I.L. INVERT LEVEL

SEPTIC TANK
3.6 x 1.2 x 1mH.(ABOUT)
1.2 x 1.2 x 1mH.(ABOUT)

CP2
C.L. 7.40
I.L. 6.50

CP1
C.L. 7.40
I.L. 6.60

CP2a
C.L. 6.90
I.L. 6.30

CP2b
C.L. 6.90
I.L. 6.20

CP3
C.L. 6.70
I.L. 6.00

CP4
C.L. 6.30
I.L. 5.70

CP10
C.L. 7.40
I.L. 6.30

CP5
C.L. 6.10
I.L. 5.40

SEPTIC TANK

CP12
C.L. 6.30
I.L. 5.50

CP6
C.L. 6.00
I.L. 5.30

CP6a
C.L. 5.90
I.L. 5.20

MANHOLE WITH SUMP PUMP
MH7
C.L. 5.90
I.L. 5.10

CP8
C.L. 5.60
I.L. 4.80

CATCHPIT WITH TRAP INSTEAD OF SAND TRAP
CP8a
C.L. 5.60
I.L. 4.70

BOX CULVERT
C.L. 5.60
I.L. 4.50

CP13
C.L. 6.00
I.L. 5.15

CP14
C.L. 5.7
I.L. 5.00

CP14a
C.L. 5.60
I.L. 4.80

CATCHPIT WITH TRAP INSTEAD OF SAND TRAP

SEPTIC TANK

MH15
C.L. 5.60
I.L. 4.70

MANHOLE WITH SUMP PUMP



B.D. Reference	地形圖
M.W. Reference	小區工程圖
L.D. Reference	地政署圖
F.S.D. Reference	測量圖

Notes
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REV	DESCRIPTION	DATE
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C&K Land Management Company Limited

Project
VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO ROAD, SHA LING, NEW TERRITORIES

Application
PROPOSED TEMPORARY COLD STORAGE CENTRE FOR POULTRY AND DISTRIBUTION CENTRE FOR A PERIOD OF 3 YEARS AND FILLING OF LAND FOR SITE FORMATION WORKS

Drawing Title
SEPTIC TANK LOCATION

Scale	比例	Revisions	修改
1:1000 (A3)			
Designed by	設計者	Drawn by	制圖人
LW		Arthur	
Checked by	校核	Date	日期
LW		18-07-2025	
Job No.	工程項目	Drawing No.	圖號
-		ST-L01	