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To:	Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Subject:	Response the departmental comment (A/NE-FTA/258)
Attachment:	DIA_Report (FTA258) 22-07-2025.pdf; EIA Report (FTA-258) 23-7-2025.pdf

Dear Ms. Shirley – Plan D

Attached the EIA Report and Drainage Impact Assessment (DIA) (Supersede 18/7 13:49pm email) in response the departmental comment.

Regards

Leo Wong

臻亞工程有限公司
Jenya Asia Engineering Limited

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HKCMA
Temporary Cold Storage and Distribution Centre

Drainage Impact Assessment

July 2025

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1. Introduction & Background

1.1 Introduction

1.1.1 Hong Kong Chilled Meat & Poultry Association ("HKCMA" or the "Applicant") plans to construct and operate a Temporary Cold Storage and Distribution Centre ("the Centre" or "the Proposed Development") for a period of three years at Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 482RP, 483, 484, 486, 487RP, 497SARP, 501, 502, 504 S.B, 505 and 506 S.B RP in D.D.89 and adjoining Government Land, Man Kam To Road, Sandy Ridge in New Territories ("the Site").

1.1.2 The Site is currently zoned "Agriculture" (AGR) under the Approved Fu Tei Au and Sha Ling Outline Zoning Plan ("OZP") No. S/NE-FTA/18. In accordance with paragraph 10(b) of the Explanatory Note of the OZP, temporary use or development of any land or building not exceeding a period of three years would require planning permission from the Town Planning Board ('TPB"). Therefore, a Section 16 Planning Application with an application number A/NE-FTA/201 and A/NE-FTA/220 was made and approved with conditions on 28 May 2021 and 10 November 2023 respectively.

1.1.3 In order to provide better design to provide a more cost-effective of operating the Centre, the following major modifications fto the approved planning application have been proposed:

- Changing the Site boundary from 16,060m^2 to 20,249m^2 approximately;
- Three Main Block;
- Building height should be no change in the maximum building height.;
- Changing the Total Floor Area from 11,736m^2 to 11,615m^2 approximately;
- Changing the Plot Ratio from 0.621 to 0.723; and
- Changing the Site coverage from 31.51% to 56.94%.

1.1.4 A new planning application shall be made under Section 16 of the Town Planning Ordinance ("TPO") for the aforementioned major modifications. Jenya Asia Engineering Limited has been commissioned to prepare this Drainage Impact Assessment (DIA) Report for supporting this new planning application.

1.2 Site Description

1.2.1 The Site is an elongated strip of land bounded by Man Kam To Road to the east and Lo Wu Station Road to the south with a total area of about 20,249m^2 in Sandy Ridge, which is close to the border between the Lo Wu Boundary Control Point ("BCP") and Man Kam To BCP in the North District. The Site is currently a vacant land overgrown with weeds and different tree groups. There is a watercourse cutting middle of the site running from the northeast to southeast direction, separating the Site into two halves.

1.2.2 The Site location and its environs are shown on ***Figure 1-1*** which the uses surrounding the Site include:

- To the north, northwest and west: dwellings and residential temporary structures, Sandy Ridge Cemetery and the planned Sandy Ridge Columbarium.
- To the east and southeast: The pipelines of the Dongjiang Water, Man Kam To Road, temporary structures, Boarder District Police Headquarter and Police Dog Unit and Force Search Unit Training School.
- To the south: Sha Ling Playground and Lo Wu Station Road.

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1.3 Project Description

1.3.1 The Centre will be built upon a site area of about 20249m2 with a Gross Floor Area ("GFA") OF about 15,206.84m^2 and a plot ratio of about 0.75, comprising the following nmajor componetns:

- Main block comprises a cold storage area and ancillary storage/office, area for corridor, staircase and lift
- A Plant Room and Transformer Room (exempted from GFA)
- Guard House

1.3.2 The existing watercourse running through the Site from northeast to southwest direction will be decked over underneath the Proposed Development.

1.3.3 The indicative layout and sectional plans of the Proposed Development can be referred to the Planning Statement.

1.4 Objectives of this Report

1.4.1 The objectives of this DIA Report are to:

- Assess the potential drainage impacts arising nfrom the Site.
- Recommend the necessary mitigation measures to alleviate any impacts.

1.5 Reference Materials

1.5.1 In evaluating the drainage impact arising from the Proposed Development, the following materials have been referred to:

- Drainage Services Department ("DSD") publication Stormwater Drainage Manual (with Eurocodes incorporated) Planning, Design and Management (2018 Edition).
- DSD publication – Stormwater Drainage Manual Corrigendum No. 1/2024 ("SDM 2024").
- DSD Advice Note No.1 – Application of the Drainage Impact Assessment Process to Private Sector Projects.
- GeoInfo Map.

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2. Description Of Existing Environment And Drainage Conditions

2.1 Site Location and Topography

2.1.1 The area of the application site is about 20,249m2 and is located at North District range from +4.5mPD to +6.13mPD.

2.1.2 As illustrated on ***Figure 1-1***, the Site is situated in Sandy Ridge that is an elongated strip land bounded by Man Kam To Road to the east and Lo Wu Station Road to the south. It is adjacent to the Sandy Ridge Cemetery that is bounded by Lo Wo Station Road and Shenzhen River.

2.1.3 Based on desktop study, there is an existing watercourse running from the surround of Sha Ling passing underneath the pipelines at Man Kam To Road and bisecting the whole site. It is connected to the existing box culvert at Lo Wo Station Road adjacent to the Sha Ling Playground which leads further downstream to connect to Ng Tung River. There is another watercourse along the northern part of the Site boundary which will eventually join the watercourse within the Site and discharge downstream.

2.1.4 Existing Baseline Conditions

2.1.5 According to the previous site inspection conducted on 17 August 2021, the Site is currently a vacant land overgrown with weeds and different tree groups. Moreover, several ditches/watercourses were observed inside the Site, which are connected to surrounding catchments.

2.1.6 There is continuous flow observed in the watercourse downstream of the box culvert, but relatively low level comparing to the height of the box-culvert.

2.1.7 During the site inspection, it was observed there is an on-going construction near the concrete batching plant that is upstream of the Site near the Sha Ling Road and the flow collected will eventually discharge into this box culvert.

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3. Drainage Analysis

3.1 Assessmptions and Methodology

3.1.1 Peak instantaneous runoff before and after the Proposed Development was calculated based on the Rational Method. The recommended physical parameters, including runoff coefficient (C) and storm constants for different return periods, are as per the Stormwater Drainage Manual.

3.1.2 The Rational Method has been adopted for hydraulic analysis and the peak runoff is given by the following expression:

$$Q_p = 0.278\ C\ i\ A \qquad \textit{--- Equation 1}$$

where

Q_p = peak runoff in m^3/s

C = runoff coefficient

i = rainfall intensity in mm/hr

A = catchment area in km^2

3.1.3 Rainfall intensity is calculated using the following expression:

$$i = \frac{a}{(t_d + b)^c} \qquad \textit{--- Equation 2}$$

where

i = Rainfall intensity in mm/hr

t_d = duration in minutes ($t_d \leq 240$)

a,b,c = storm constants givent in Table 3 of SDM

3.1.4 For a single catchment, duration (t_d) can be assumed equal to the time of concentration (t_c) which is calculated as follows:

$$t_c = t_0 + t_f \qquad \textit{--- Equation 3}$$

where

t_c = time of concentration

t_0 = inlet time (time taken for flow from the remotest point to reach the most upstream point of the urban drainage system)

t_f = flow time

3.1.5 Generally, t_0 is much larger than t_f. As shown in ***Equation 2***, t_d is the divisor. Therefore, larger t_d will result in smaller rainfall intensity (i) as well as smaller Q_p. For the worst case scenario, t_f is assumed to be negligible and so:

$$t_d = t_d = t_0$$

$$t_0 = \frac{0.14465\ L}{H^{0.2} A^{0.1}} \qquad \textit{--- Equation 4}$$

where

A = catchment area (m2)

H = average slope (m per 100 m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

3.1.6 The capacities of the drainage pipes have been calculated using the Colebrook-White Equation, assuming full bore flow with no surcharge, as follows, incorporating 10% sedimentation in the calculation of drainage flow capacity in accordance with the Stormwater Drainage Manual:

$$V = -\sqrt{32gRs} \times log(\frac{k_s}{14.8R} + \frac{1.25v}{R\sqrt{32gRs}}) \quad \textbf{--- Equation 5}$$

where

V = mean velocity (m/s)

g = gravitational acceleration (m/s^2)

R = hydraulic radius (m)

k_s = hydraulic pipeline roughness (m)

v = kinematic viscosity of fluid (m^2/s)

s = hydraulic gradient (energy loss per unit length due to friction)

3.1.7 On the other hand, the capacity of open channel has been calculated using the Manning Equation:

$$V = \frac{r^{1/6}}{n} \times \sqrt{Rs} \quad \textbf{--- Equation 6}$$

where

V = mean velocity (m/s)

R = hydraulic radius (m)

n = Manning coefficient (s/m$^{1/3}$)

s = hydraulic gradient (energy loss per unit length due to friction)

3.2 Assessment Assumptions

Identification of Catchments

3.2.1 Based on desktop study and site observation, although the Site is adjacent to the Sandy Ridge Cemetery, majority of the surface runoff from the Sandy Ridge Cemetery mainly flows to Shen Zhen River and partially to Ng Tung River via separate drainage system that is along a road which leads the Lo Wu Station Road and eventually discharge into Ng Tung River, and therefore not included as upstream catchments of the Site.

3.2.2 Catchments A to D were identified to be the catchments to be most relevant for this Site based on the topographical data available on Slope Information System of CEDD and the surveys map obtained from Lands Department. The indicative catchment plan is shown on ***Figure 3-1*** and briefly described below:

- Catchment A: covered by natural slope and village houses/ temporary structure Sha Ling area
- Catchment B: near the pipeline area that accommodate the fresh water mains alongside the Man Kam To Road
- Catchment C: composed of farmland/ grassland and villiage houses/ temporary structure comprises of Sub-Catchments C1, C2 (“the Site”) and C3.

- Catchment D: occupied by a concrete batching plant.

3.2.3 The surface runoff from Catchments A, B, C1, C3, D will be collected into the watercourse that gather at the box culvert underneath Lo Wu Station Road that eventually conveyed to Ng Tung River. Details of the catchments are described in paragraphs below.

Surface Runoff from Catchments

3.2.4 As shown on Figure 3-1, runoff from Catchment A will be collected by the existing watercourse within Catchment A and pass underneath Man Kam To Road and run into the Site underneath the superstructures and then further drain to the existing box culvert via the existing watercourse. As such, runoff arising from Catchment A should be taken into account in this DIA.

3.2.5 Runoff from Catchment B will flow along the pipeline area and collected into a U-channel that eventually leads to the existing box culvert downstream.

3.2.6 According to the topographical data and desktop study, the runoff from Catchments C1 should flow to the stream that is along the north of site boundary. Then the watercourse will connect the existing watercourse within the Site and eventually discharge to downstream via the box culvert.

3.2.7 Runoff from Catchment C2 and C3 would flow towards the watercourse within the Site. The flow will pass through the Site connecting the existing watercourse and eventually discharge to downstream via the box culvert.

3.2.8 Runoff from Catchment D will flow towards the Sha Ling Road and collected into the existing watercourse, therefore it will be taken into account in this DIA.

3.2.9 The calculation methods of corresponding catchments are summarised in ***Table 3-1*** and the photos of relevant watercourse and watercourse will be shown on ***Figure 3-1***.

Table 3-1: Method for Estimating the Surface Runoff from Surrounding Catchments

Catchment	Estimating Method for Surface Runoff
Catchment A	Rational Method
Catchment B	Rational Method
Catchment C	Rational Method
Catchment D	Rational Method

3.2.10 As the runoff from Catchments A, B, C1, C3 and D were calculated by Rational Method, information of the catchment area and runoff coefficients are necessary

Site Surface Characteristics and Runoff Coefficient of the Site

3.2.11 The Site is located in Catchment C2. An elevated platform will be constructed above the ground of the Site and the Site including its facilities will mainly be on the platform.

3.2.12 The Site is currently a vacant land overgrown with weeds and different tree groups. As such, for conservative approach, it is assumed that the Site is currently 99% grassland and 1% concrete paved area.

3.2.13 For the Proposed Development, about 25.6% site coverage of greenery will be provided. Therefore, it was assumed that the paving condition of the Proposed Development will comprise approximately 25.6% soft landscape and 74.4% paved area.

3.2.14 The Site is relatively flat, with reference to the DSD'S Stormwater Drainage Manual, the runoff coefficients of paved surface and grassland at existing site are 0.95 and 0.25, respectively. As a result, the respective average runoff coefficients of 0.26 and 0.77 were adopted for the Site before

and after the Proposed Development, respectively, as summarised in ***Table 3-2***.

Table 3-2: Surface Characteristics and Runoff Coefficients of the Site

SCENARIO OF PROJECT	AREA	SURFACE CHARACTERISTICS	RUNOFF COEFFICIENT
Before Development	20,249 m^2	1% paved+ 99% grassland	0.26
After Deveelopment		74.4% paved + 25.6% soft landscape	0.77

Site Surface Characteristics and Runoff Coefficient of Surrounding Catchments

3.2.15 Areas of farmland, grassland and natural slope are assumed to be soft landscape, while the remaining areas of village houses, temporary structure and fresh water mains are assumed to be paved area. The paving conditions are summarised in ***Table 3.3***.

3.2.16 With reference to the Stormwater Drainage Manual, the runoff coefficients for Catchments A are assumed are 0.95 for paved surface and 0.35 for soft landscape, respectively. On the other hand, as Catchments B, C1, C3 and D are relatively flat, the runoff coefficients of paved surface and soft landscape are 0.95 and 0.25, respectively. The runoff coefficients of related catchments are summarised in ***Table 3-3***.

Table 3-3: Surface Characteristics and Runoff Coefficients of Surrounding Catchments

CATCHMENT	SURFACE CHARACTERISTICS	OVERALL RUNOFF COEFFICIENT	CATCHMENT AREA (m^2)
Catchment A	47% paved + 53% soft landscape	0.63	63,483
Catchment B	100% paved	0.95	11,345
Catchment C1	100% paved	0.95	84,389
Catchment C3	100% paved	0.95	2,290
Catchment D	100% paved	0.95	9,212

3.2.17 Based on the existing topography, overland flow from these surrounding Catchments A, B, C1 and D, which are essentially the upper catchments of the Site, are collected into the existing watercourse in the same manner as the existing, drainage conditions shall remain the same as existing. Overland flow from Catchment C3 would be flow toward the watercourse within the Site. The estimated flow path of surrounding catchments is indicated in ***Figure 3-1***.

3.3 Estimated Existing and Future Runoff

Peak Runoff from the Site

3.3.1 Based on the assumption as described in paragraphs 3.2.1 to 3.2.14, the runoff from the Site (Catchment C2) before and after development was estimated based on the return periods of 2, 10 and 50 years.

3.3.2 The estimated peak runoff generated from the Site before development is 0.411m^3/s.

3.3.3 To consider the effect of climate change in the drainage design, the projection of rainfall increase by 11.1% given in SDM 2022 Table 28 is adopted. The runoff of the Site after development is 1.151m^3/s under 50 years return period. There will be around 494% increase in the estimated peak runoff due to the Proposed Development under 50 years return period. Detailed calculations are provided in ***Table 3-4*** and ***Appendix A***.

Table 3-4: Estimated Peak Runoff of the Site (Catchment C2)

RETURN PERIOD	ESTIMATED PEAK RUNOFF (m^3/s)		
	BEFORE DEVELOPMENT	AFTER DEVELOPMENT	INCREMENT
2 Years	0.150	0.691	462%
10 Years	0.196	0.871	445%
50 Years	0.233	1.019	437%

3.4 Peak Runoff from Other Sub-Catchment

3.4.1 The existing runoff generated from other surrounding sub-catchments has been evaluated and are summarised in ***Table 3-5***. Detailed calculations are provided in ***Appendix A***.

Table 3-5: Estimated Existing Runoff from Other Catchments

RETURN PERIOD	ESTIMATED PEAK RUNOFF FROM SUB-CATCHMENTS (m^3/s)					
	CATCHMENT					
	A	B	C1	C3	D	SUB TOTAL
2 Years	1.04	0.36	2.24	0.08	0.38	4.09
10 Years	1.37	0.46	2.92	0.11	0.47	5.33
50 Years	1.65	0.54	3.49	0.12	0.55	6.34

3.5 Total Peak Runoff

3.5.1 Under 50 years return period, the estimated existing peak runoff generated from the surround sub-catchments A, B, C1, C3 and D is 6.34m^3/s; and the estimated total peak runoff from Catchment A, B, C1, C2, C3 and D from upstream to the box culvert downstream after development with climate change factor is approximately 8.07m^3/s. However, it should be noted to avoid adverse impact to the downstream box culvert due to the additional flow from C2, it is proposed to include stormwater storage tanks on-site for collecting stormwater generated from C2. Details are discussed in Section 3.6.

3.6 Proposed Drainage Layout

On-site Storage Facility

3.6.1 It is understood that the drainage facilities at the downstream might not be capable of receiving additional flow from the Site. In order to avoid additional drainage impact on the municipal drainage system, a on-site underground stormwater storage tanks are proposed to store the additional runoff due to the Site. The tentative locations of two on-site underground stormwater storage tanks are indicated in ***Drawing No. DR-01 Drainage Analysis***.

3.6.2 Underground storage tank is more favourable for hydraulic flow and flow can be directly collected into the storage tank by gravity. The flow from the Site will be collected by the periphery U-channel drainage network and conveyed to the underground storage tank by gravity. Level sensors will be installed to trigger the pump start/stop and activate the valve to open/ close so that the water in the storage tank can be discharged under a controlled manner. The indicative cross-section of storage tank and with water intake and discharge mechanism is provided in ***Appendix B***.

3.6.3 The stored stormwater will either be reused on-site as much as practicable (e.g., floor mopping, toilet flush, etc.) or transported to the nearby active farmlands for irrigation (i.e. the farmland to the southwest of the Site), while the exact outlet needed to be confirmed during the detailed design stage, as such only the surplus water will be drained off to the proposed stormwater system. It is proposed outlet of the storage tank to be equipped with control e.g. valve so that the stormwater that are not used can be discharged into the box culvert after heavy raining under a controlled manner.

3.6.4 In case of power failure, emergency generator will be used as the power supplier of the pump.

Regular maintenance of the equipment will be carried out, spare pump will be used to maintain the operation when there is equipment failure.

3.6.5 The indicative cross-section of storage tank and the pumping system is provided on ***Appendix B***.

On site Storage Tank Sizing

3.6.6 Since Rational Method is not based on a total storm duration, but rather a period of rain that produces the peak runoff rate. The method cannot compute the runoff volumes unless the total storm duration is assumed. Therefore, 4 hours storm duration is proposed to be used as to design the size of on-site storage tank. This duration is sufficient to cover the effective life of many rainstorms (Royal Observatory, 1981). With reference to the IDF relationship of North District Area stated in Table 2d of the Stormwater Drainage Manual (DSD, 2018), the rainfall intensity of 54.9mm/h was adopted, which is based on 4 hours rainfall duration for 50 years return period.

3.6.7 The runoff coefficients of 0.26 and 0.87, as mentioned in ***paragraph 3.2.16*** were adopted for the Site before and after the Proposed Development, respectively.

3.6.8 The sizing of stormwater storage Tank is summarised and calculated in ***Table 3-6*** and in ***Appendix D***. The calculation of hydraulic checking of the watercourse is calculated in ***Appendix E***.

Table 3-6: Estimated stormwater storage tank size

Scenario Under 50 Years Return Period	Area, m^2	Runoff Coefficient	Rainfall Intensity, mm/hr	Peak Runoff Duration Rate, m^3/s	Rainfall Duration (Hours)	Estimated Runoff Volume, m^3
Before Development	20,249	0.26	59.1	0.086	4	1,246
After Development		0.77		0.256	4	3,689
					Incremental Runoff	**2,443**

3.6.9 As shown in ***Table 3-6***, the incremental runoff volume is 2,443 m^3 under 50 years return period. Thus, the proposed storage capacity is 2,500 m^3. The tentative location of the storage tank is shown on ***Figure 3-2.***

Proposed Stormwater Collection System

3.6.10 Two peripheral U- channels with grating covers are proposed to be running at the perimeter of the Site. The U-shape channels will be in a combination of size ranging from Ø300-700mm at an average gradient 1 in 250 to collect the runoff from the Site. Each of the two peripheral U- channels will eventually connect to catchpit pit that can connect to the storage tank mentioned in ***paragraph 3.6.9***. Catchpit with sand trap and cover will also be provided on-site to minimise sand/silt go into the drainage system. The indicative location and path of proposed parameter drain was shown on ***Figure 3-2***. The typical drawing of the U-Channel and catchpit with sand trap and cover is provided in ***Appendix C***.

3.6.11 Flow collected into U-channel section *Start 1* to *MH7* will be split at *MH7*. There are two outlets at *MH7*, one to the tank and one continue along the U-channel. Part of the flow will continue to flow along the U-channel and eventually directly discharge to watercourse, whereas flow that exceeds the U-channel capacity will be overflowed into *MH7* and will be discharged by gravity into the stormwater storage tank. Surface runoff collected in the stormwater storage tank will be stored and pumped out to the watercourse when it is low flow. See ***Appendix B*** for details of the illustration of mechanism.

3.6.12 Similar arrangement will also apply for the U-channel section *Start 2* to *MH15.* There are two outlets at MH15, and MH15 is equipped with an overflow weir. Part of the flow will continue to flow along the U-channel and eventually directly discharge to watercourse, whereas flow that exceeds the U-channel will be overflowed into the *MH15* and will be discharged by gravity into the stormwater storage tank. Surface runoff collected in the stormwater storage tank will be stored and pumped out to the watercourse when it is low flow. See ***Appendix B*** for details of the illustration of mechanism. The total runoff to be discharged into the watercourse will not be more than the estimated peak runoff generated from the Site before development.

3.6.13 An indicative drawing of the catchpit with sand trap design is provided in ***Appendix C***. The typical design of the peripheral U- Channel is presented in **Table 3-7**. Detailed calculations for impact assessment of proposed drainage channels and the design of on-site storage tank are provided in ***Appendix D***.

Table 3-7: Drainage Capacity of Proposed Peripheral Channels

Description	Size, mm	Runoff, m^3/s	Capacity, m^3/s	% of Capacity Used	Sufficient Capacity?
U-shape Channel from Start 1 to CP8a	400 – 700	0.03 - 0.65	0.30 - 0.72	11%-91%	YES
U-shape Channel from CP8a to Box Culvert[1]	700	0.64	0.64	99.7%	YES
U-Shape Channel from Start 2 to MH15	400 – 700	0.05 - 0.52	0.34- 0.99	15%-75%	YES
U-shape Channel from MH15 to Box Culvert[1]	500	0.48	0.48	99.8%	YES
Pipe MH7 to Tank	Ø 600	0.39	0.67	89%	YES
Pipe CP12 to Tank	Ø 450	0.18	0.43	70%	YES
Pipe MH15 to Tank	Ø 450	0.11	0.33	64%	YES
Pipe Tank to Box Culvert	Ø 300	0.19	0.29	64%	YES

Note: The maximum capacity of the U-shape channel is designed based on the existing runoff of Catchment C2 and C3.

Maintenance of Existing Watercourse

3.6.14 The existing watercourse passing through the Site is proposed to be decked over to minimise disturbance to it. To support regular maintenance, manholes for watercourse are proposed to be installed along the existing watercourse with an interval of 60m in which the indicative location of maintenance manholes can be referred to ***Figure 3-2***.

Drainage Point

3.6.15 The runoff from the surrounding catchments run into the existing stream which located underneath the proposed platform inside the Site as before the Proposed Development. The collected runoff from the existing watercourse would be diverted to southwest of the Site and discharged to downstream through a box culvert with 5000mm (W) x 1550mm (H) with 1% fall laid under the Lo Wo Station Road, as shown on Figure 3-2 and the detail drawing of the box culvert underneath Lo Wu Station is shown on ***Appendix F***.

3.7 Proposed Mitigation Measures

3.7.1 Water quality is the key environmental impact arising from the construction works. In addition, objects such as soil, construction materials, etc. accidentally falling into the watercourses/drainage can cause blockage in the watercourses/drainage. To avoid adverse impact on the watercourses and public drainage system in the vicinity of the Site during construction and operation of the Proposed Development, the guidelines published by the government shall be followed, including but not limited to those as follows:

- Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (“PNAP”) ADV-27 Protection of Natural Streams/Rivers from Adverse Impacts arising from Construction Works published by the Building Department (BD);
- PNAP ADV-4 Control of Environmental Nuisance from Construction Site published by the BD;
- Practice Notes for Registered Contractors (PNRC) 61 Protection of Natural Streams/Rivers from Adverse Impacts arising from Construction Works published by the BD;
- PNRC 17 Control of Environmental Nuisance from Construction Site published by the BD;
- Recommended Pollution Control Clauses for Construction Contracts (RPCC) published by the Environmental Protection Department (EPD)
- Professional Persons Environmetn Consulatative Committee (ProPECC) Practice Note (PN) 1/94 Construction Site Drainage published by the EPD

3.7.2 With reference to the measures recommended in the above guidelines, the following measures shall be provided, implemented and maintained by the Contractor to minimise impact to the watercourses:

(1) The proposed works site in the proximity of natural rivers and streams should be temporarily isolated, such as by placing of sandbags or silt curtains with lead edge at bottom and properly supported props, to prevent adverse impacts on the stream water qualities.

(2) Stockpiling of construction materials, if necessary, should be properly covered and located away from any natural stream/river.

(3) Construction debris and spoil should be covered up and/or properly disposed of as soon as possible to avoid being washed into nearby rivers/streams by rain.

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(4) Construction effluent, site run-off and sewage should be properly collected and/or treated. Wastewater from a construction site should be managed with the following approach in descending order:

- minimisation of wastewater generation;
- reuse and recycle;
- treatment.

(5) Supervisory staff should be assigned to station on site to closely supervise and monitor the works.

(6) Incorporate temporary drainage system with de-silting facility before connecting directly to the main drainage system.

(7) Install sand trap, settling pit or grease trap as necessary.

(8) Install perimeter drainage channels or place sand bags along the low end of boundary.

(9) Install pH adjustment facilities or petrol interceptor as necessary.

(10) Cover open site area with gravel as far as practicable.

(11) For site maintenance:

- clear trapped debris and sediments frequently.
- maintain sanitary condition at effluent disposal point.
- pump and properly drain away all stagnant water.
- cover open stockpiles of construction materials and temporarily exposed slope by tarpaulin or similar fabric, especially during rainy season.
- Manholes shall always be adequately covered and temporarily sealed so as to prevent silt, construction materials or debris from getting into the drainage system, and to prevent storm run-off from getting into foul sewers.

(12) Surface run-off from construction/reinstatement sites shall be discharged into storm drains via adequately designed sand/silt removal facilities such as sand traps, silt traps and sediment basins. Temporary construction drainage or earth bunds or sand bag barriers shall be provided on site to properly direct storm water to such silt removal facilities. Perimeter channels at site boundaries shall be provided where necessary to intercept storm run-off from outside the Site so that it will not wash across the Site.

(13) Silt removal facilities, channels and manholes shall be maintained and the deposited silt and grit should be removed regularly, at the onset of and after each rainstorm to ensure that these facilities are functioning properly at all times.

(14) Open stockpiles of construction materials (e.g. aggregates, sand and fill material) on sites shall be covered with tarpaulin or similar fabric during rainstorms. Measures shall be taken to prevent the washing away of construction materials, soil, silt or debris into any drainage system.

(15) No filling of the existing watercourse

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4. Conclusion

4.1.1 Potential drainage impacts that may arise from the Site after construction of the Proposed Development have been assessed.

4.1.2 The peak runoff before and after the development of the Site were estimated using Rational Method and based on the catchment surface characteristics for the existing environment and the Proposed Development. The paving area of the Site will increase to **70.8%**, additional surface runoff will be generated from the site. The estimated peak runoff generated from the Site and the surrounding catchments with climate change factor are 1.15 m^3/s and 4.75m^3/s under 50 years return period, and the total estimated peak flow from the Site and surrounding catchments to the box culvert downstream with climate change factor is about 5.90m^3/s.

4.1.3 U-shape peripheral channels has been proposed to be installed at the boundary of the Site to collect surface runoff from the Site (Catchment C2) and Catchment C3. The U-shape channels of size 300-700 mm dia. have been proposed. Based on the calculation, the utilisation rate of the proposed U-shape peripheral channels and pipes is about 12-91% under the 50 years return period, which shows there is sufficient capacity to accommodate flow arise Site after Proposed Development.

4.1.4 The incremental runoff before and after the development were estimated for sizing an on-site storage tank. Assuming the rainfall duration of 4 hour based on a return period of 50 years, a on-site storage tank of total volume of 2,500m^3 is proposed to temporarily store the runoff due to the Proposed Development during heavy rainstorm. It will be sufficient to meet the storage volume required. No adverse drainage impact to the existing drainage system is anticipated due to the Proposed Development, subject to the following condition:

(a) At least 23.6% of the Site area shall be soft landscape.

4.1.5 This DIA Report indicates the initial findings regarding drainage impact and indicative drainage layout. A qualified engineer should be engaged by the Architect/Contractor of the Proposed Development to review and provide detailed designs for the internal Site drainage layout, including the water storage tank. A “Drainage Proposal” including detailed designs based on calculations and quantitative assessments, as well as hydraulic model if necessary, shall be prepared by the qualified engineer and submitted to the drainage Authority, EPD and DSD, for their review and approval prior to the commencement of work. The Applicant shall obtain the consent from the owner of the existing watercourse for discharging of storm water prior to commencement of the proposed works. All the relevant government departements shall also be consulted with when necessary.

Appendix A
Runoff Calculations

Calculation of Runoff for Return Period of 2 Years

Catchment ID	Catchment Area(A), km^2	Average Slope (H), m/100	Flow Path Length (L), m	Inlet time(t_0), min	Duration(t_d), min	Storm constants			Runoff intensity (i), mm/hr	Runoff Coefficient (C)	C x A	Peak Runoff (Q_p), m3/s
						a	b	c				
Before the Proposed Development												
Catchment A	0.0635	16.29	526.20	14.41	20.26	439.1	4.10	0.484	93.63	0.63	0.0400	1.041
Catchment B	0.0113	1.28	164.20	8.89	10.71	439.1	4.10	0.484	119.13	0.95	0.0107	0.356
Catchment C1	0.0844	3.94	365.80	12.94	17.00	439.1	4.10	0.484	100.37	0.41	0.0346	0.966
Catchment C2	0.0205	0.69	237.30	13.70	16.69	439.1	4.10	0.484	101.09	0.26	0.0053	0.150
Catchment C3	0.0022	1.17	63.00	4.09	5.94	439.1	4.10	0.484	143.79	0.32	0.0007	0.028
Catchment D	0.0092	4.98	84.30	3.55	4.49	439.1	4.10	0.484	155.06	0.95	0.0087	0.377
											Total (General Scenario)	**2.917**
After the Proposed Development (with Climate Change Factor)												
Catchment A	0.0635	16.29	526.20	14.41	20.26	439.1	4.10	0.484	93.63	0.63	0.0400	1.157
Catchment B	0.0113	1.28	164.20	8.89	10.71	439.1	4.10	0.484	119.13	0.95	0.0107	0.395
Catchment C1	0.0844	3.94	365.80	12.94	17.00	439.1	4.10	0.484	100.37	0.41	0.0346	1.073
Catchment C2a	0.0030	0.20	83.00	7.44	7.90	439.1	4.10	0.484	131.90	0.77	0.0023	0.094
Catchment C2b	0.0023	0.20	56.00	5.15	5.46	439.1	4.10	0.484	147.20	0.77	0.0018	0.081
Catchment C2c	0.0024	0.20	60.00	5.50	5.83	439.1	4.10	0.484	144.54	0.77	0.0018	0.083
Catchment C2d	0.0024	0.20	76.00	6.96	7.39	439.1	4.10	0.484	134.72	0.77	0.0018	0.077
Catchment C2e	0.0008	0.20	58.00	5.93	6.25	439.1	4.10	0.484	141.66	0.77	0.0006	0.027
Catchment C2f	0.0006	0.20	45.30	4.77	5.02	439.1	4.10	0.484	150.63	0.77	0.0005	0.021
Catchment C2g	0.0012	0.20	89.00	8.74	9.24	439.1	4.10	0.484	125.33	0.77	0.0009	0.036
Catchment C2h	0.0034	0.20	68.30	6.04	6.42	439.1	4.10	0.484	140.55	0.77	0.0026	0.114
Catchment C2j	0.0044	0.20	52.35	4.52	4.81	439.1	4.10	0.484	152.38	0.77	0.0034	0.159
Catchment C3	0.0022	1.17	63.00	4.09	5.94	439.1	4.10	0.484	143.79	0.32	0.0007	0.031
Catchment D	0.0092	4.98	84.30	3.55	4.49	439.1	4.10	0.484	155.06	0.95	0.0087	0.419
											Total (General Scenario)	**3.766**

Note:

1) Runoff is calculated in accordance with DSD's "Stormwater Drainage Manual (with Eurocodes incorporated) - Planning, Design and Management" (SDM), fifth edition, January 2018 and DSD Stormwater Drainage Manual CORRIGENDUM No. 1/2022.

2) Time of concentration td=t0+tf, where tf time of flow in urban drainage system = length of drain/velocity. Velocity assumed 1.5m/s for natural flow and 3m/s assumed for flow in urban area.

3) The gradient of Catchement C2 after development is assumed to be 1:500.

Calculation of Runoff for Return Period of 10 Years

Catchment ID	Catchment Area(A), km^2	Average Slope (H), m/100	Flow Path Length (L), m	Inlet time(t_0), min	Duration(t_d), min	Storm constants			Runoff intensity (i), mm/hr	Runoff Coefficient (C)	C x A	Peak Runoff (Q_p), m3/s
						a	b	c				
Before the Proposed Development												
Catchment A	0.0635	16.29	526.20	14.41	20.26	454.9	3.44	0.412	123.46	0.63	0.0400	1.373
Catchment B	0.0113	1.28	164.20	8.89	10.71	454.9	3.44	0.412	152.69	0.95	0.0107	0.456
Catchment C1	0.0844	3.94	365.80	12.94	17.00	454.9	3.44	0.412	131.22	0.41	0.0346	1.262
Catchment C2	0.0205	0.69	237.30	13.70	16.69	454.9	3.44	0.412	132.05	0.26	0.0053	0.196
Catchment C3	0.0022	1.17	63.00	4.09	5.94	454.9	3.44	0.412	180.87	0.32	0.0007	0.035
Catchment D	0.0092	4.98	84.30	3.55	4.49	454.9	3.44	0.412	193.83	0.95	0.0087	0.471
											Total (General Scenario)	**3.793**
After the Proposed Development (with Climate Change Factor)												
Catchment A	0.0635	16.29	526.20	14.41	20.26	454.9	3.44	0.412	123.46	0.63	0.0400	1.525
Catchment B	0.0113	1.28	164.20	8.89	10.71	454.9	3.44	0.412	152.69	0.95	0.0107	0.506
Catchment C1	0.0844	3.94	365.80	12.94	17.00	454.9	3.44	0.412	131.22	0.41	0.0346	1.402
Catchment C2a	0.0030	0.20	83.00	7.44	7.90	454.9	3.44	0.412	167.27	0.77	0.0023	0.119
Catchment C2b	0.0023	0.20	56.00	5.15	5.46	454.9	3.44	0.412	184.79	0.77	0.0018	0.101
Catchment C2c	0.0024	0.20	60.00	5.50	5.83	454.9	3.44	0.412	181.74	0.77	0.0018	0.104
Catchment C2d	0.0024	0.20	76.00	6.96	7.39	454.9	3.44	0.412	170.49	0.77	0.0018	0.097
Catchment C2e	0.0008	0.20	58.00	5.93	6.25	454.9	3.44	0.412	178.43	0.77	0.0006	0.034
Catchment C2f	0.0006	0.20	45.30	4.77	5.02	454.9	3.44	0.412	188.73	0.77	0.0005	0.027
Catchment C2g	0.0012	0.20	89.00	8.74	9.24	454.9	3.44	0.412	159.77	0.77	0.0009	0.046
Catchment C2h	0.0034	0.20	68.30	6.04	6.42	454.9	3.44	0.412	177.16	0.77	0.0026	0.143
Catchment C2j	0.0044	0.20	52.35	4.52	4.81	454.9	3.44	0.412	190.73	0.77	0.0034	0.200
Catchment C3	0.0022	1.17	63.00	4.09	5.94	454.9	3.44	0.412	180.87	0.32	0.0007	0.039
Catchment D	0.0092	4.98	84.30	3.55	4.49	454.9	3.44	0.412	193.83	0.95	0.0087	0.523
											Total (General Scenario)	**4.867**

Note:

1) Runoff is calculated in accordance with DSD's "Stormwater Drainage Manual (with Eurocodes incorporated) - Planning, Design and Management" (SDM), fifth edition, January 2018 and DSD Stormwater Drainage Manual CORRIGENDUM No. 1/2022.

2) Time of concentration td=t0+tf, where tf time of flow in urban drainage system = length of drain/velocity. Velocity assumed 1.5m/s for natural flow and 3m/s assumed for flow in urban area.

3) The gradient of Catchement C2 after development is assumed to be 1:500.

Calculation of Runoff for Return Period of 50 Years

Catchment ID	Catchment Area(A), km^2	Average Slope (H), m/100	Flow Path Length (L), m	Inlet time(t_0), min	Duration(t_d), min	Storm constants			Runoff intensity (i), mm/hr	Runoff Coefficient (C)	C x A	Peak Runoff (Q_p), m3/s
						a	b	c				
Before the Proposed Development												
Catchment A	0.0635	16.29	526.20	14.41	20.26	474.6	2.90	0.371	147.91	0.63	0.0400	1.645
Catchment B	0.0113	1.28	164.20	8.89	10.71	474.6	2.90	0.371	180.16	0.95	0.0107	0.538
Catchment C1	0.0844	3.94	365.80	12.94	17.00	474.6	2.90	0.371	156.48	0.41	0.0346	1.505
Catchment C2	0.0205	0.69	237.30	13.70	16.69	474.6	2.90	0.371	157.39	0.26	0.0053	0.233
Catchment C3	0.0022	1.17	63.00	4.09	5.94	474.6	2.90	0.371	211.44	0.32	0.0007	0.041
Catchment D	0.0092	4.98	84.30	3.55	4.49	474.6	2.90	0.371	225.98	0.95	0.0087	0.549
											Total (General Scenario)	**4.512**
After the Proposed Development (with Climate Change Factor)												
Catchment A	0.0635	16.29	526.20	14.41	20.26	474.6	2.90	0.371	147.91	0.63	0.0400	1.828
Catchment B	0.0113	1.28	164.20	8.89	10.71	474.6	2.90	0.371	180.16	0.95	0.0107	0.597
Catchment C1	0.0844	3.94	365.80	12.94	17.00	474.6	2.90	0.371	156.48	0.41	0.0346	1.672
Catchment C2a	0.0030	0.20	83.00	7.44	7.90	474.6	2.90	0.371	196.31	0.77	0.0023	0.140
Catchment C2b	0.0023	0.20	56.00	5.15	5.46	474.6	2.90	0.371	215.82	0.77	0.0018	0.118
Catchment C2c	0.0024	0.20	60.00	5.50	5.83	474.6	2.90	0.371	212.41	0.77	0.0018	0.121
Catchment C2d	0.0024	0.20	76.00	6.96	7.39	474.6	2.90	0.371	199.88	0.77	0.0018	0.114
Catchment C2e	0.0008	0.20	58.00	5.93	6.25	474.6	2.90	0.371	208.72	0.77	0.0006	0.040
Catchment C2f	0.0006	0.20	45.30	4.77	5.02	474.6	2.90	0.371	220.24	0.77	0.0005	0.031
Catchment C2g	0.0012	0.20	89.00	8.74	9.24	474.6	2.90	0.371	187.99	0.77	0.0009	0.054
Catchment C2h	0.0034	0.20	68.30	6.04	6.42	474.6	2.90	0.371	207.30	0.77	0.0026	0.168
Catchment C2j	0.0044	0.20	52.35	4.52	4.81	474.6	2.90	0.371	222.49	0.77	0.0034	0.233
Catchment C3	0.0022	1.17	63.00	4.09	5.94	474.6	2.90	0.371	211.44	0.32	0.0007	0.046
Catchment D	0.0092	4.98	84.30	3.55	4.49	474.6	2.90	0.371	225.98	0.95	0.0087	0.610
											Total (General Scenario)	**5.772**

Note:

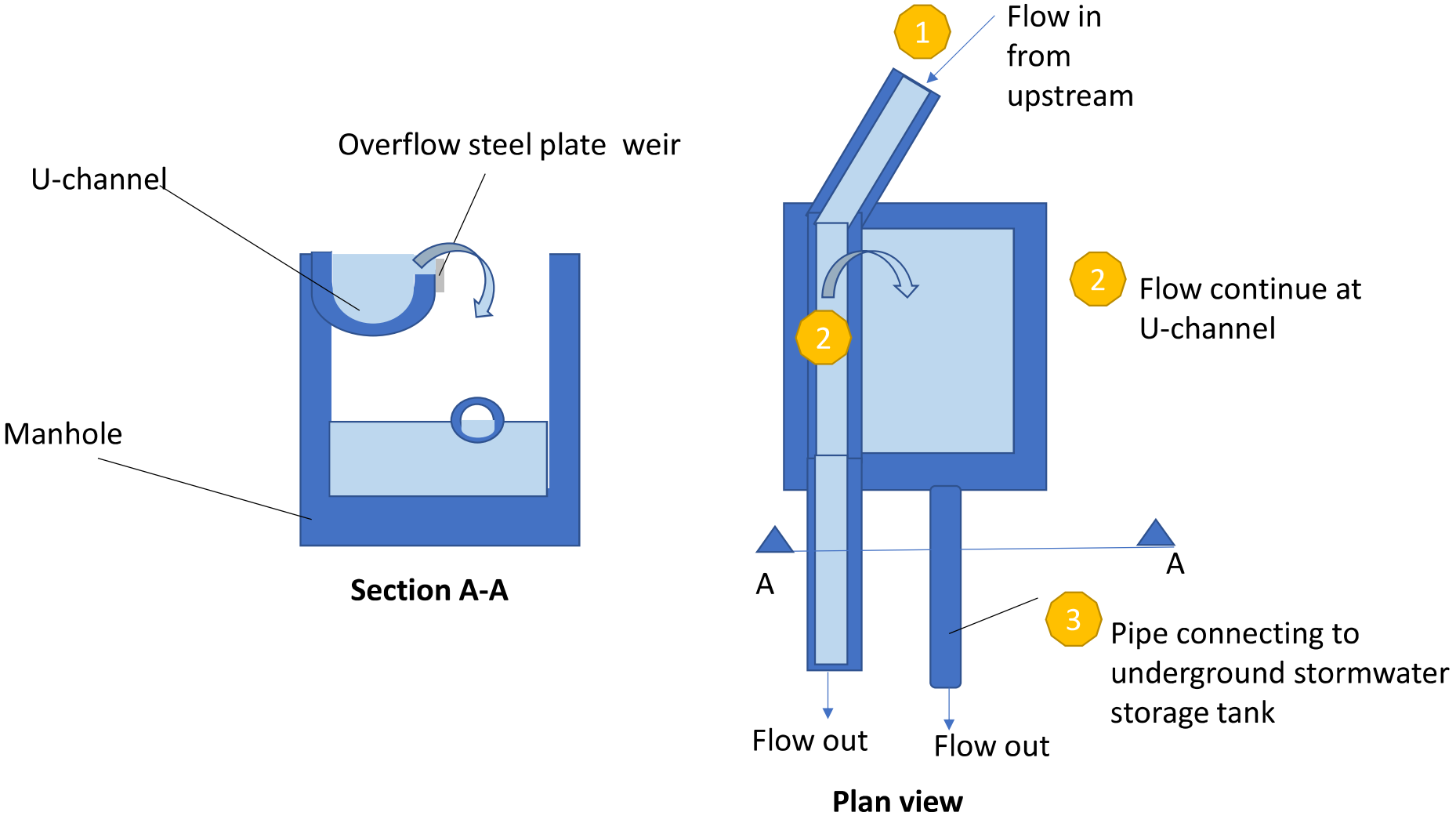
1) Runoff is calculated in accordance with DSD's "Stormwater Drainage Manual (with Eurocodes incorporated) - Planning, Design and Management" (SDM), fifth edition, January 2018 and DSD Stormwater Drainage Manual CORRIGENDUM No. 1/2022.

2) Time of concentration td=t0+tf, where tf time of flow in urban drainage system = length of drain/velocity. Velocity assumed 1.5m/s for natural flow and 3m/s assumed for flow in urban area.

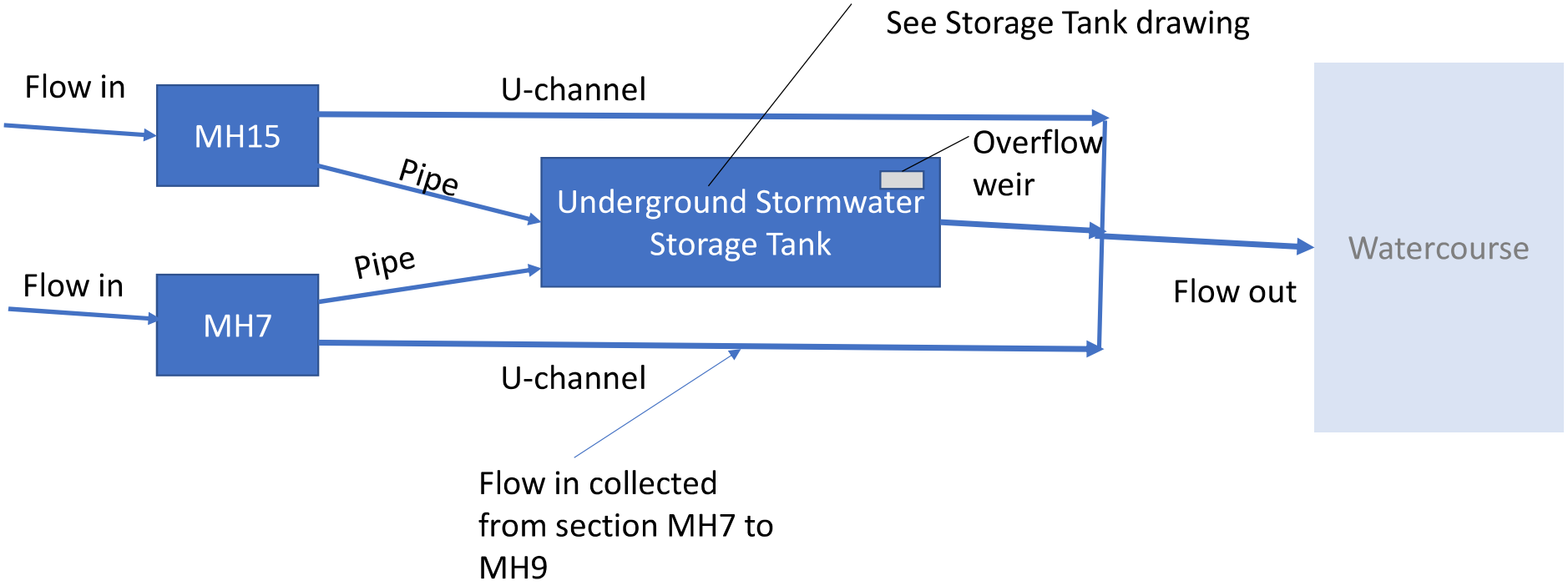
3) The gradient of Catchement C2 after development is assumed to be 1:500.

Appendix B

Indicative Schematic Diagrams for Mangole and Storage Tank

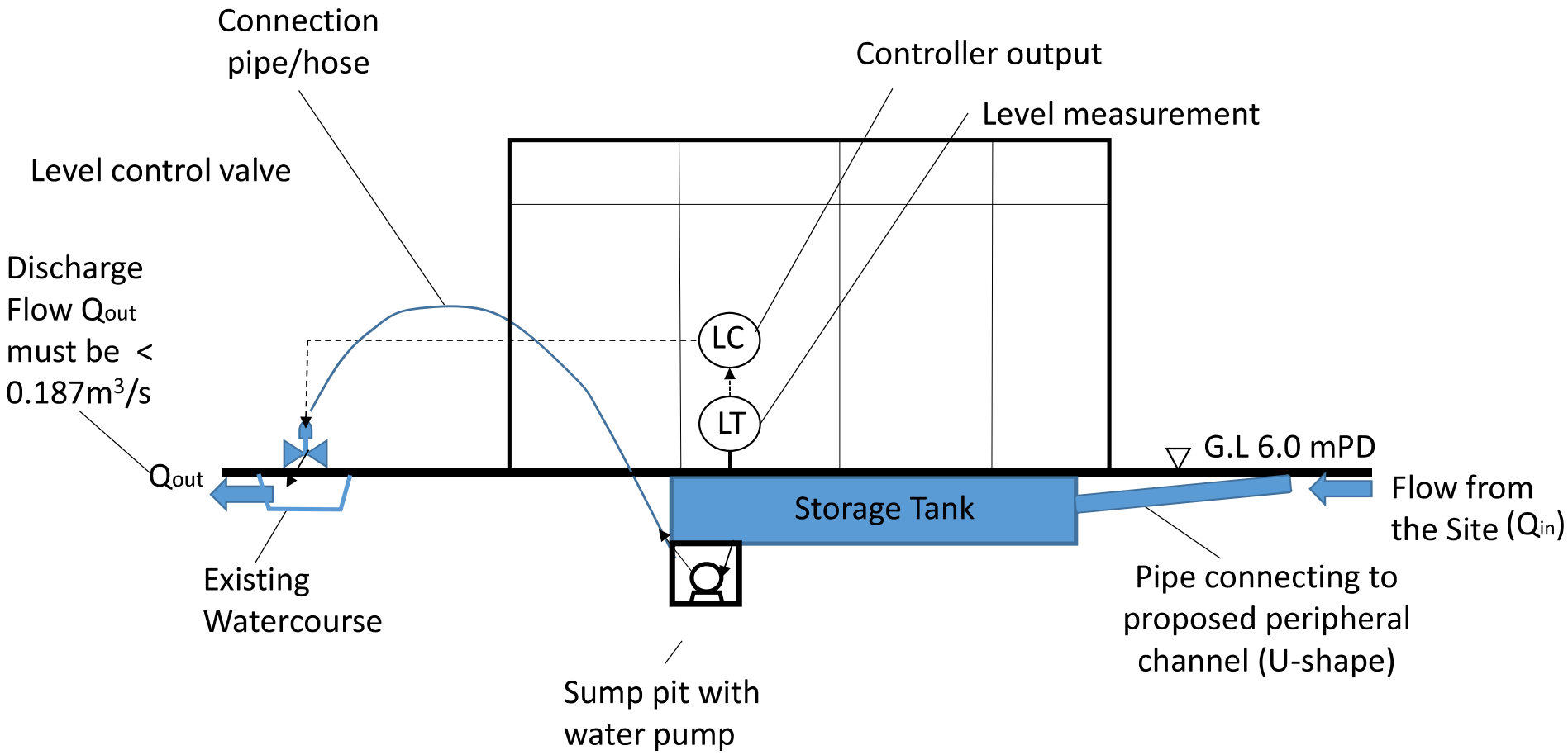


Indicative Drainage Mechanism at MH7 and MH15



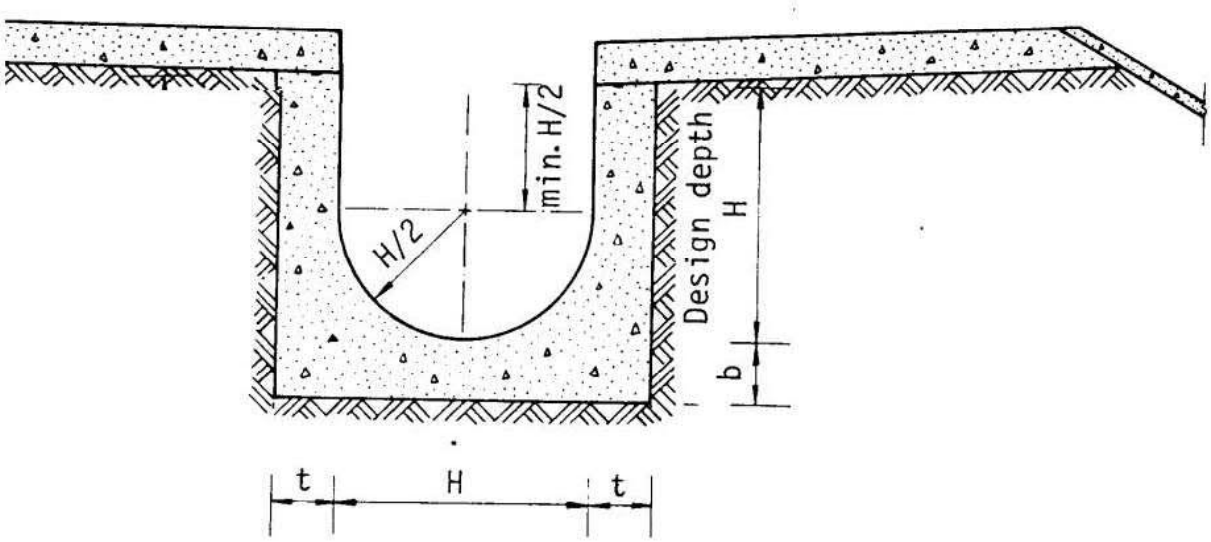
Indicative Drainage Mechanism from MH7 and MH15 to Underground Stormwater Storage Tank and Watercourse

Water Intake and Discharge Mechanism with Storage Tank Underground



Appendix C

Drawing of Typical Detials of U-Channel and Catchpit


min. H/2
H/2
Design depth
H
b
t
H
t

Appendix D
Calculation of Drainage Capacity

HKCMA
Temporary Cold Storage and Distribution Centre
Drainage Impact Assessment (July 2025)
U-Channel Design Calculation

Design assumptions and parameters

1. The time of entry is taken as 5 minutes
2. The channel is designed with a rainfall return period of 1 in 50 years. (a = 474.6; b = 2.90; c = 0.371; in accordance with DSD SDM Corrigendum No. 1/2024)
3. A uniformly distributed rainfall with an intensity determined by the intensity-duration-frequency relationship is used.
4. Adopted runoff coefficients: 0.77
5. Rational method is adopted for runoff estimation.
6. The Manning's equation is adopted for channel capacity estimation.
7. Adopted Manning's coefficient for concrete channels: 0.018 $s/m^{1/3}$

Climate change 11.10% (in accordance with DSD SDM Corrigendum No. 1/2022)

Design calculation for capacity of U-channel

Channel From	Channel To	Incremental catchment area, A_{iu} (m^2)	Cumulative catchment area, A_{cu} (m^2)	Length of designed channel section (m)	Time of flow, t_f (min)	Time of concentration, t_c (min)	Rainfall intensity, I (mm/hr)	Design runoff, Q_d (m^3/s)	Design runoff with Climate Change, Q_{dc} (m^3/s)	Channel width, W (mm)	Upstream ground level (mPD)	Downstream ground level (mPD)	Upstream channel invert (mPD)	Downstream channel invert (mPD)	Critical channel sectional area, A (m^2)	Wetted perimeter, P (m)	Hydraulic radius, R (m)	Gradient, S_f (1 in)	Flow velocity, V (m/s)	Channel capacity, Q_c (m^3/s)	%	$Q_c > Q_d$?	Remark
Start 1	CP1	615	615	19.439	0.202	5.20	218.397	0.029	0.032	400	7.40	7.40	6.900	6.600	0.183	1.628	0.112	65	1.606	0.294	10.87%	OK	
CP1	CP2	240	855	18.940	0.296	5.30	217.463	0.040	0.044	400	7.40	7.40	6.600	6.500	0.303	2.228	0.136	189	1.067	0.323	13.67%	OK	
CP2	CP2a	4210	5065	44.438	0.675	5.67	213.846	0.232	0.257	700	7.40	6.90	6.500	6.300	0.367	2.300	0.160	222	1.097	0.403	63.83%	OK	
CP2a	CP2b	24	5089	4.544	0.031	5.03	220.127	0.240	0.266	700	6.90	6.90	6.300	6.200	0.367	2.300	0.160	45	2.427	0.892	29.86%	OK	
CP2b	CP3	75	5164	20.586	0.200	5.20	218.411	0.241	0.268	700	6.90	6.70	6.200	6.000	0.437	2.500	0.175	103	1.713	0.749	35.76%	OK	
CP3	CP4	1600	6764	56.864	0.798	5.80	212.721	0.308	0.342	700	6.70	6.30	6.000	5.700	0.367	2.300	0.160	190	1.188	0.437	78.32%	OK	
CP4	CP5	1960	8724	60.291	0.675	5.67	213.849	0.399	0.443	700	6.30	6.10	5.700	5.200	0.367	2.300	0.160	121	1.490	0.547	81.00%	OK	
CP5	CP6	30	8754	12.395	0.196	5.20	218.451	0.409	0.454	700	6.10	6.00	5.200	5.160	0.535	2.780	0.193	310	1.053	0.564	80.63%	OK	
CP6	CP6a	370	9124	14.905	0.215	5.21	218.266	0.426	0.473	700	6.00	5.90	5.160	5.100	0.507	2.700	0.188	248	1.157	0.587	80.63%	OK	
CP6a	MH7	520	9644	16.571	0.195	5.20	218.463	0.451	0.501	700	5.90	5.90	5.100	5.000	0.507	2.700	0.188	166	1.416	0.719	69.67%	OK	
MH7	CP8	800	10444	41.567	0.525	5.53	215.248	0.481	0.534	700	5.90	5.60	5.000	4.785	0.518	2.730	0.190	193	1.319	0.683	78.18%	OK	
CP8	CP8a	700	11144	41.031	0.493	5.49	215.557	0.514	0.571	700	5.60	5.60	4.785	4.550	0.518	2.730	0.190	175	1.388	0.719	79.39%	OK	
CP8a	BOX CULVERT	0	11144	14.823	0.297	5.30	217.447	0.507	0.563	700	5.60	5.60	4.550	4.524	0.682	3.200	0.213	570	0.831	0.567	99.36%	OK	NOTE 1
-----	-----																						
Start 2	CP10	960	960	29.509	0.549	5.55	215.019	0.044	0.049	400	7.40	7.40	6.400	6.300	0.383	2.628	0.146	295	0.895	0.343	14.31%	OK	
CP10	CP11	2270	3230	92.419	1.344	6.34	207.969	0.144	0.160	400	7.40	6.40	6.300	5.700	0.263	2.028	0.130	154	1.146	0.301	52.98%	OK	
CP11	CP12	1081	4311	23.587	0.258	5.26	217.839	0.201	0.223	600	6.40	6.30	5.700	5.500	0.381	2.342	0.163	118	1.525	0.582	38.36%	OK	
CP12	CP13	1120	5431	71.825	0.941	5.94	211.437	0.246	0.273	700	6.30	6.00	5.500	5.150	0.507	2.700	0.188	205	1.273	0.646	42.26%	OK	
CP13	CP14	697	6128	22.630	0.267	5.27	217.752	0.285	0.317	700	6.00	5.70	5.150	5.000	0.437	2.500	0.175	151	1.415	0.619	51.23%	OK	
CP14	CP14a	2808	8936	25.605	0.278	5.28	217.640	0.416	0.462	700	5.70	5.60	5.000	4.800	0.437	2.500	0.175	128	1.536	0.672	68.78%	OK	
CP14a	MH15	125	9061	8.684	0.105	5.10	219.375	0.425	0.472	700	5.60	5.60	4.800	4.750	0.507	2.700	0.188	174	1.383	0.702	67.30%	OK	
MH15	BOX CULVERT	0	11351	36.662	0.645	5.64	214.125	0.388	0.431	500	5.60	5.60	4.630	4.515	0.458	2.725	0.168	319	0.948	0.434	99.18%	OK	NOTE 1
-----	-----																						

Design calculation for capacity of Pipes

Channel From	Channel To	Incremental catchment area, A_{iu} (m^2)	Cumulative catchment area, A_{cu} (m^2)	Length of Pipe (m)	Time of flow, t_f (min)	Time of concentration, t_c (min)	Rainfall intensity, I (mm/hr)	Design runoff, Q_d (m^3/s)	Design runoff with Climate Change, Q_{dc} (m^3/s)	Pipe Size, D (mm)	Upstream ground level (mPD)	Downstream ground level (mPD)	Upstream pipe invert (mPD)	Downstream pipe invert (mPD)	Flow Area, A (m^2)	Wetted perimeter, P (m)	Hydraulic radius, R (m)	Gradient, S_f (1 in)	Flow velocity, V (m/s)	Channel capacity, Q_c (m^3/s)	%	$Q_c > Q_d$?	Remark
MH7	Tank	800	10444	56.7	0.394	5.39	216.501	0.466	0.518	600	5.90	5.60	4.90	4.35	0.283	1.885	0.150	103	2.397	0.678	76.49%	OK	
CP12	Tank	1120	5431	53.2	0.326	5.33	217.166	0.156	0.174	450	5.60	5.60	5.30	4.35	0.159	1.414	0.113	56	2.719	0.433	40.13%	OK	
MH15	Tank	3630	7260	9.5	0.082	5.08	219.608	0.171	0.189	450	5.60	5.60	4.60	4.52	0.159	1.414	0.113	111	1.926	0.306	61.85%	OK	
Tank	BOX CULVERT	-	-	24.9	0.242	5.24	-	-	0.187	300	5.60	5.60	5.00	4.50	0.170	1.671	0.102	50	1.718	0.293	63.91%	OK	NOTE 3

Note:

1. The design capacity are based on the original runoff before the Proposed Development.
2. The proposed U-Channel is assumed to be concrete-lined channels with manning coefficient of 0.018$s/m^{1/3}$ is assumed as per the SDM.
3. The maximum amount of runoff to be pumped from the tank to the box culvert is assumed to be the runoff of the Site before development under 50-year Return Period.

Tank Sizing for Stormwater Storage Tank

Catchment ID	Catchment Area(A), km^2	Runoff intensity (i), mm/hr	Runoff Coefficient (C)	C x A	Peak Runoff (Q_p), m3/s	Duration of Storm, hours	Runoff Volume Required, m^3
C2 Before Proposed Development	0.0202	59.10	0.26	0.0053	0.086	4.0	1,246
C2 After Proposed Development	0.0202	59.10	0.77	0.0156	0.256	4.0	3,689
						Incremental Runoff	2,443

Note:

1) Runoff is calculated in accordance with DSD's "Stormwater Drainage Manual (with Eurocodes incorporated) - Planning, Design and Management" (SDM), fifth edition, January 2018 and DSD Stormwater Drainage Manual CORRIGENDUM No. 1/2022.

2) Extreme intensity under 50 years return period is based on Table 2d of SDM

Appendix E
Calculation of Hydraulic Checking

7076864 Drainage Impact Assessment for S16 Planning Application for Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

Hydraulic Checking of the watercourse

Figure 1.1 Identification of Surrounding Catchment and surrounding environment

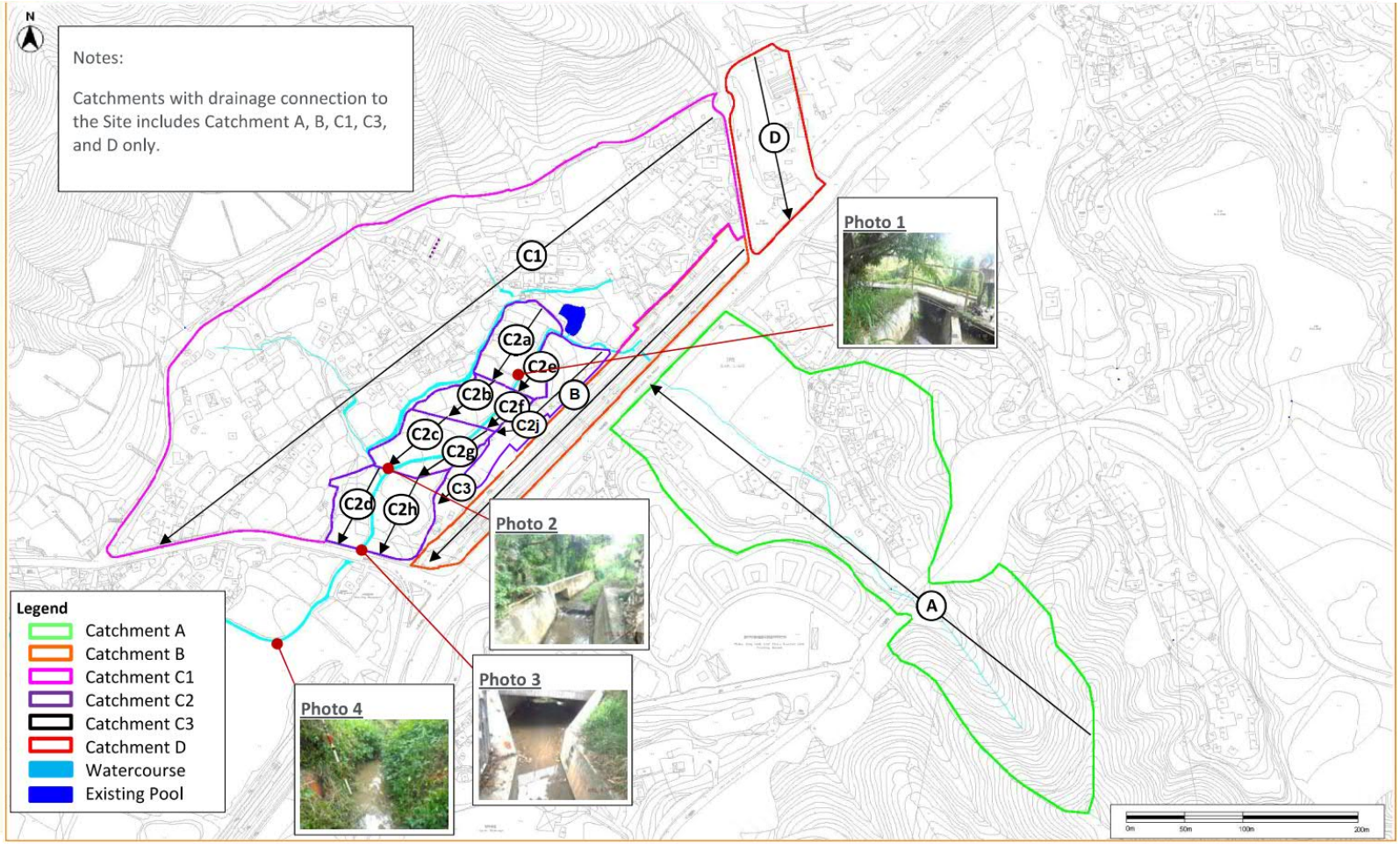


Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9  	Photo 10 

Calculation of Runoff for Return Period of 50 Years

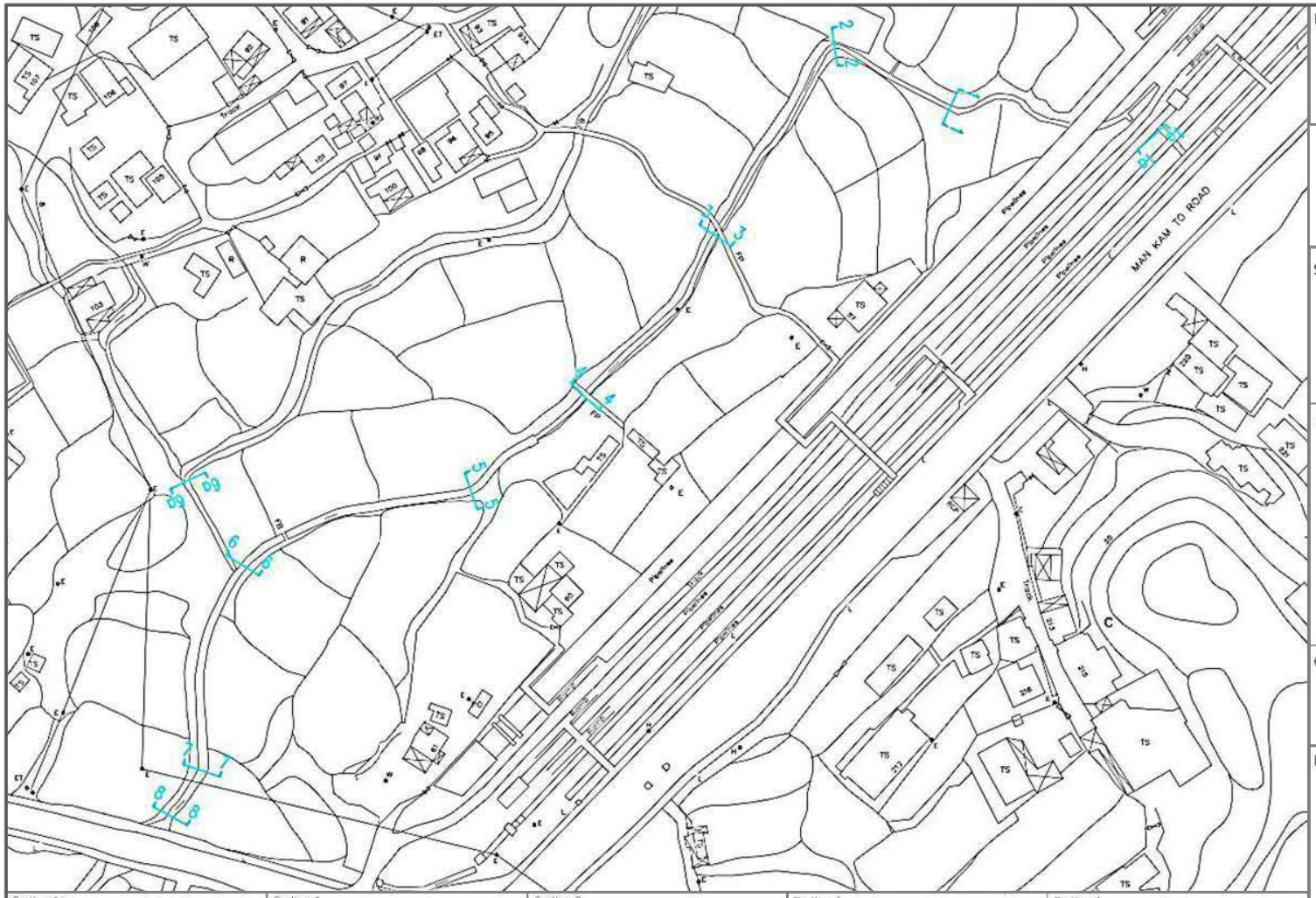
Catchment ID	Catchment Area(A), km^2	Average Slope (H), m/100	Flow Path Length (L), m	Inlet time(t_0), min	Duration(t_d), min	Storm constants			Runoff intensity (i), mm/hr	Runoff Coefficient (C)	C x A	Peak Runoff (Q_p), m3/s
						a	b	c				
Before the Proposed Development												
Catchment A	0.0635	16.29	526.20	14.41	20.26	474.6	2.90	0.371	147.91	0.63	0.0400	1.645
Catchment B	0.0113	1.28	164.20	8.89	10.71	474.6	2.90	0.371	180.16	0.95	0.0107	0.538
Catchment C1	0.0844	3.94	365.80	12.94	17.00	474.6	2.90	0.371	156.48	0.41	0.0346	1.505
Catchment C2	0.0205	0.69	237.30	13.70	16.69	474.6	2.90	0.371	157.39	0.26	0.0053	0.233
Catchment C2a	0.0030											
Catchment C2b	0.0023											
Catchment C2c	0.0024											
Catchment C2d	0.0024											
Catchment C2e	0.0008											
Catchment C2f	0.0006											
Catchment C2g	0.0012											
Catchment C2h	0.0034											
Catchment C2j	0.0044											
Catchment C3	0.0022	1.17	63.00	4.09	5.94	474.6	2.90	0.371	211.44	0.32	0.0007	0.041
Catchment D	0.0092	4.98	84.30	3.55	4.49	474.6	2.90	0.371	225.98	0.95	0.0087	0.549
											Total (General Scenario)	**4.512**
After the Proposed Development (with Climate Change Factor)												
Catchment A	0.0635	16.29	526.20	14.41	20.26	474.6	2.90	0.371	147.91	0.63	0.0400	1.828
Catchment B	0.0113	1.28	164.20	8.89	10.71	474.6	2.90	0.371	180.16	0.95	0.0107	0.597
Catchment C1	0.0844	3.94	365.80	12.94	17.00	474.6	2.90	0.371	156.48	0.41	0.0346	1.672
Catchment C2a	0.0030	0.20	83.00	7.44	7.90	474.6	2.90	0.371	196.31	0.77	0.0023	0.140
Catchment C2b	0.0023	0.20	56.00	5.15	5.46	474.6	2.90	0.371	215.82	0.77	0.0018	0.118
Catchment C2c	0.0024	0.20	60.00	5.50	5.83	474.6	2.90	0.371	212.41	0.77	0.0018	0.121
Catchment C2d	0.0024	0.20	76.00	6.96	7.39	474.6	2.90	0.371	199.88	0.77	0.0018	0.114
Catchment C2e	0.0008	0.20	58.00	5.93	6.25	474.6	2.90	0.371	208.72	0.77	0.0006	0.040
Catchment C2f	0.0006	0.20	45.30	4.77	5.02	474.6	2.90	0.371	220.24	0.77	0.0005	0.031
Catchment C2g	0.0012	0.20	89.00	8.74	9.24	474.6	2.90	0.371	187.99	0.77	0.0009	0.054
Catchment C2h	0.0034	0.20	68.30	6.04	6.42	474.6	2.90	0.371	207.30	0.77	0.0026	0.168
Catchment C2j	0.0044	0.20	52.35	4.52	4.81	474.6	2.90	0.371	222.49	0.77	0.0034	0.233
Catchment C3	0.0022	1.17	63.00	4.09	5.94	474.6	2.90	0.371	211.44	0.32	0.0007	0.046
Catchment D	0.0092	4.98	84.30	3.55	4.49	474.6	2.90	0.371	225.98	0.95	0.0087	0.610
											Total (General Scenario)	**5.772**

Note:

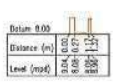
1) Runoff is calculated in accordance with DSD's "Stormwater Drainage Manual (with Eurocodes incorporated) - Planning, Design and Management" (SDM), fifth edition, January 2018 and DSD Stormwater Drainage Manual CORRIGENDUM No. 1/2022.

2) Time of concentration td=t0+tf, where tf time of flow in urban drainage system = length of drain/velocity. Velocity assumed 1.5m/s for natural flow and 3m/s assumed for flow in urban area.

3) The gradient of Catchement C2 after development is assumed to be 1:500.



Section 1a



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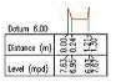

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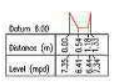

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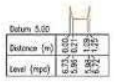

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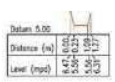

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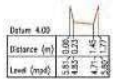

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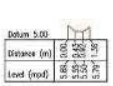

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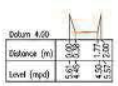

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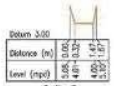


Section 8

Notes

1. Hong Kong Geodetic Datum 1980
2. All levels refer to Principal Datum Hong Kong
3. All units are in Metres
4. All spot level positions are indicated by the decimal point or a cross.

Sheet Index

1

Approved

Helen Chan
ALS, MHKIS, MRICS, RPS(LS)

Date: March 23, 2022

Client

HONG KONG CHILLED MEAT IMPORTER LIMITED

Drawing Title

PROPOSED TEMPORARY COLD STORAGE FOR POULTRY & DISTRIBUTION CENTRE IN D.D.89 MAN KAM TO, SHEUNG SHUI

Drawing No.

HPL2503/S/01

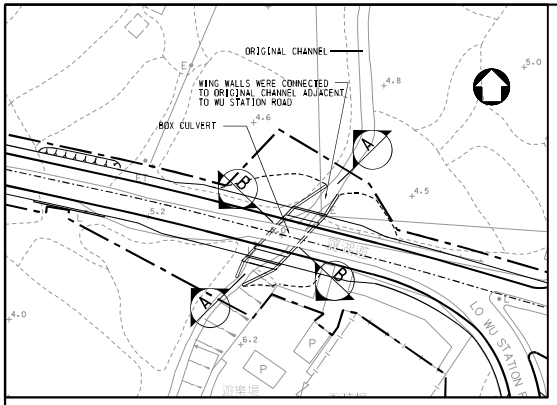
Scale

1:200 (A2)

Helen Chan Professional Land Survey Ltd.
陳婉琪測量師行有限公司
2/F, No.36 Lung Sum Avenue, Sheung Shui, N.T., Hong Kong
Tel: 26395466 Fax: 26734966
e-mail: hcpls@netvigator.com

Appendix F

Drawings of Box Culvert Underneath Lo Wu Station Road



GENERAL LAYOUT OF BOX CULVERT

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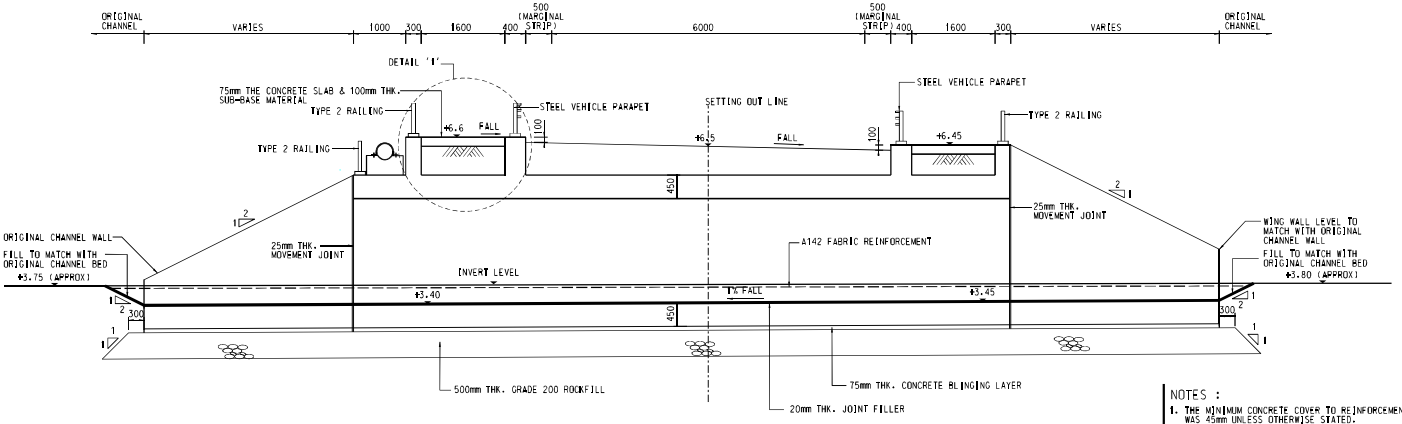

ELEVATION OF BOX CULVERT (SECTION A - A)

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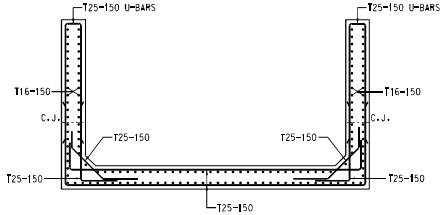

WING WALL REINFORCEMENT DETAIL (SECTION D - D)

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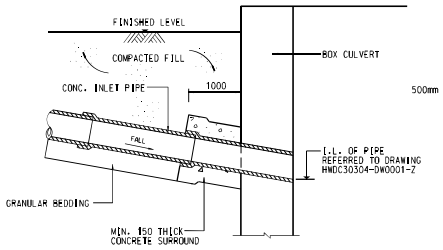
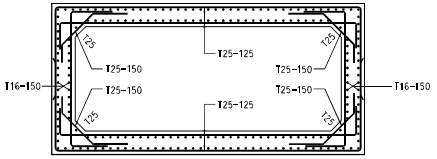


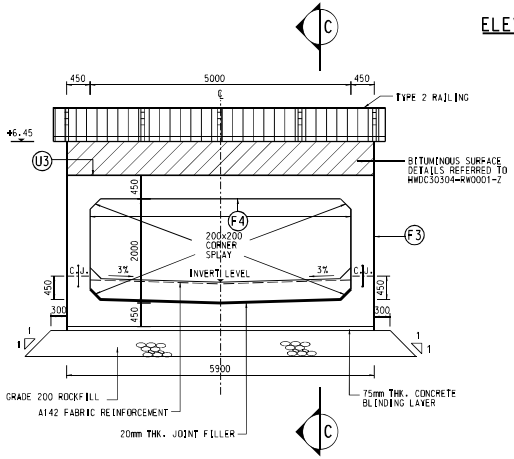
TYPICAL DETAIL OF PIPE CONNECTION TO BOX CULVERT

SCALE 1 : 5



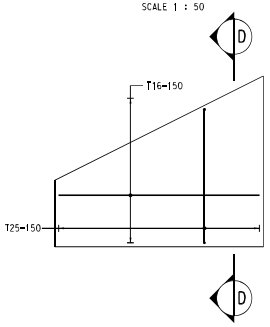
BOX CULVERT REINFORCEMENT DETAIL B - B (SECTION B - B)

SCALE 1 : 50



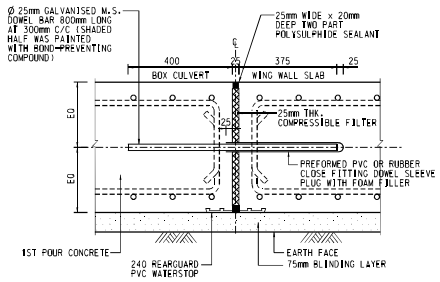
SECTION OF BOX CULVERT

SCALE 1 : 50



TYPICAL R.C. DETAILS OF WING WALL

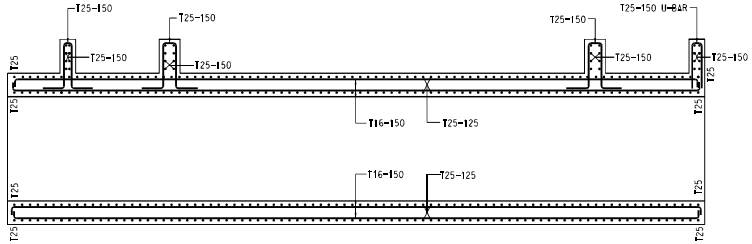
SCALE 1 : 50



MOVEMENT JOINT AT BASE SLAB WITH WATERSTOP

SCALE 1 : 10

NOTE : WATERSTOP ON WALL WAS EXTENDED TO 50mm BELOW FINISHING GROUND LEVEL.



BOX CULVERT REINFORCEMENT DETAIL C - C (SECTION C - C)

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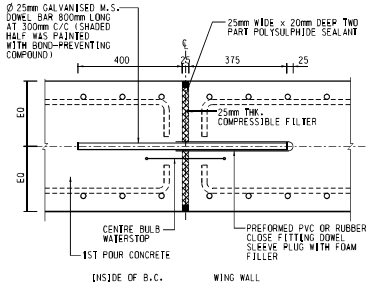
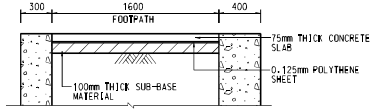


MOVEMENT JOINT AT WALL STEM WITH WATERSTOP

SCALE 1 : 10



DETAIL '1'

SCALE 1 : 25

NOTES :

1. THE MINIMUM CONCRETE COVER TO REINFORCEMENT WAS 45mm UNLESS OTHERWISE STATED.
2. DETAILS STEEL VEHICLE PARAPET REFERRED TO HyD STD. DWG NO.SS141-B.
3. ALL DIMENSIONS WERE IN MILLIMETERS, UNLESS OTHERWISE SPECIFIED.
4. CONCRETE GRADE WAS 40/20D AND CONFORMED TO CONSTRUCTION STANDARD CS1:1990.
5. 25 x 25 CHAMFER UNLESS STATED OTHERS WAS PROVIDED AT EXTERNAL CORNER OF CONCRETE SURFACE LESS THAN 120 DEGREES.
6. THE LEVELS SHOWN ON THE DRG WERE INDICATIVE ONLY THE EXACT LEVELS WERE DETERMINED ON SITE.
7. DETAILS OF THE DRAWING EXTRACTED FROM MCAL'S DRAWING No. 96802/14/01101C.

no.	date	description	initial
Z	22.01.14	AS CONSTRUCTED	SIGNED S.W. WONG (CHIEF ENGINEER)

REVISION

	post	name	initial	date
designed	ACE/NT2-1	C.Y. WONG	SIGNED	26.02.09
drawn	TO/3-1	S.C. CHAN	SIGNED	26.02.09
checked	SE/NT2	W.S. MAK	SIGNED	26.02.09

approved

SIGNED
S.W. CHU 26.02.09
Chief Highway Engineer / Works Date

contract no.

file no.

project no. 630G041X

project

IMPROVEMENT TO LO WU STATION ROAD

drawing title

BOX CULVERT DETAILS

drawing no. HWDC30304-MC0009-Z

scale A1 AS SHOWN

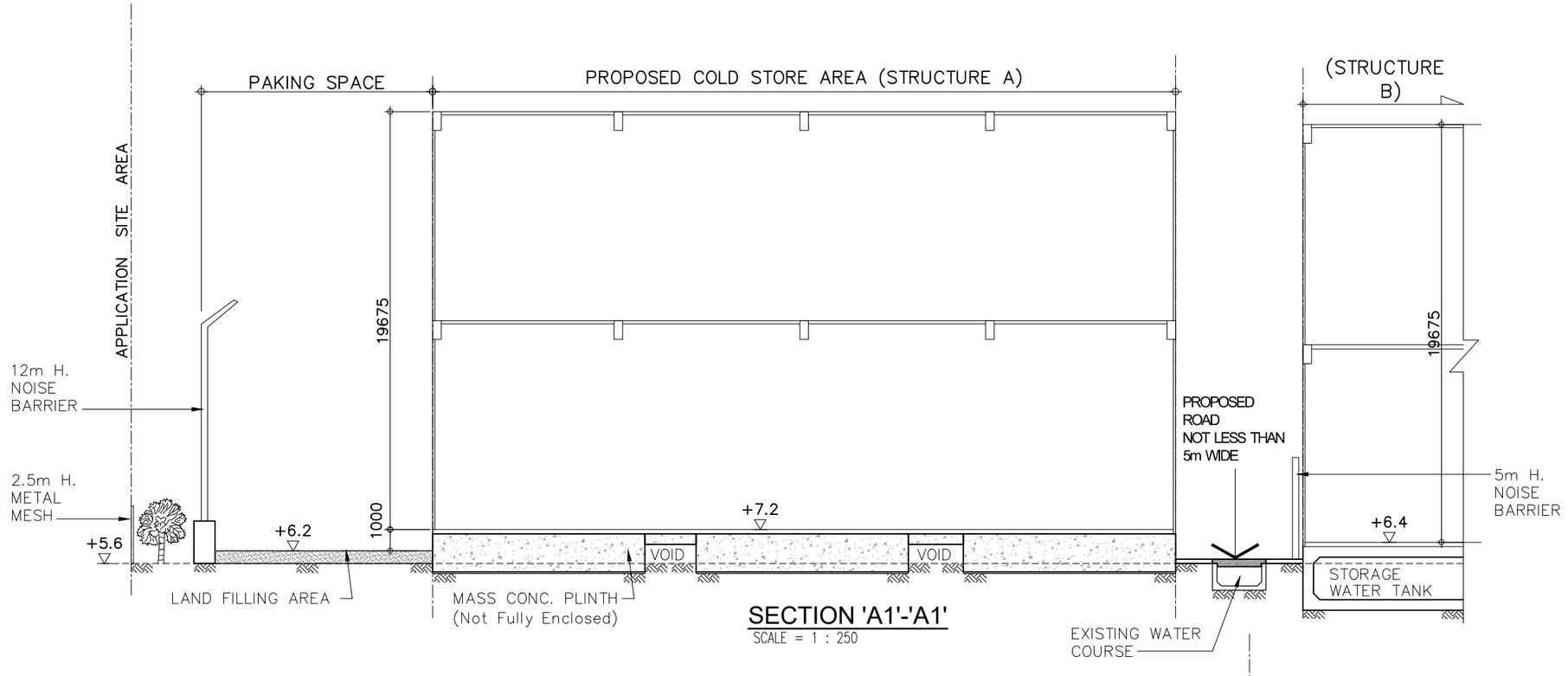
office

WORKS DIVISION

HIGHWAYS DEPARTMENT HONG KONG

A1 841x594

Appendix G
Sectional Views of the Site



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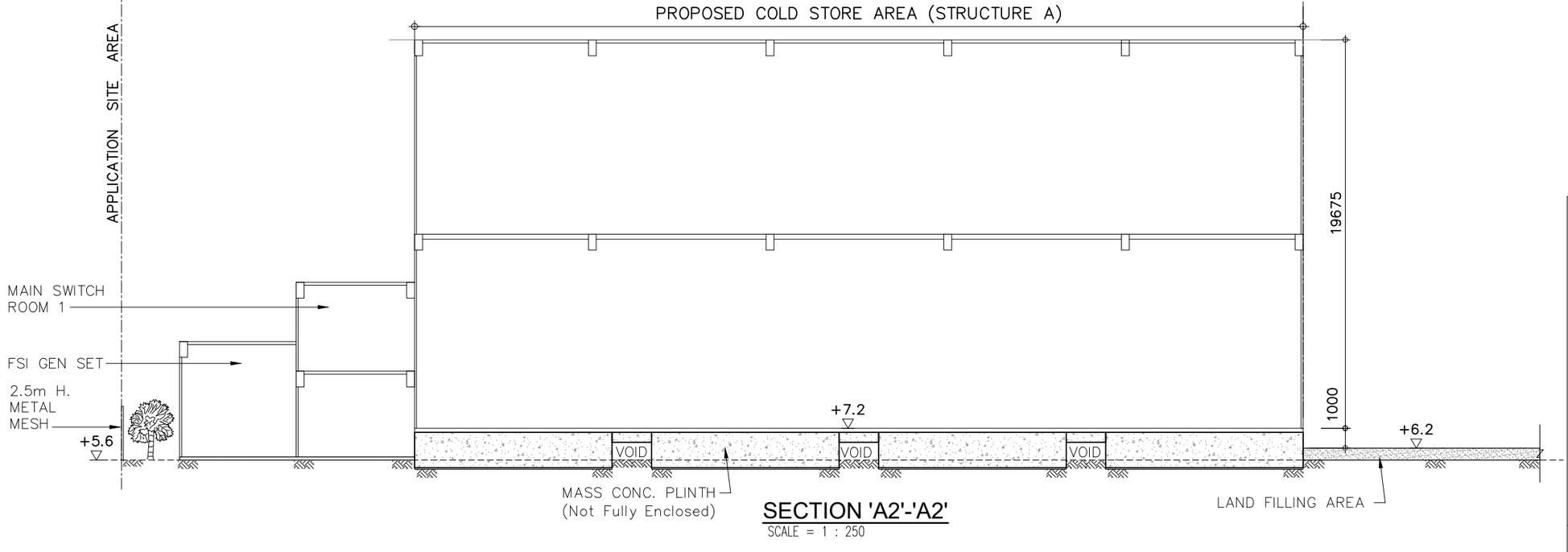

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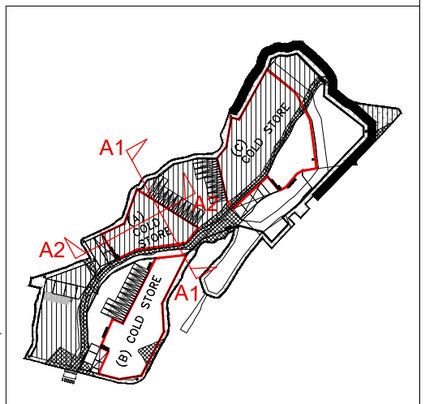


KEY PLAN

C&K Land Management Company Limited

Project 項目

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

Application 申請

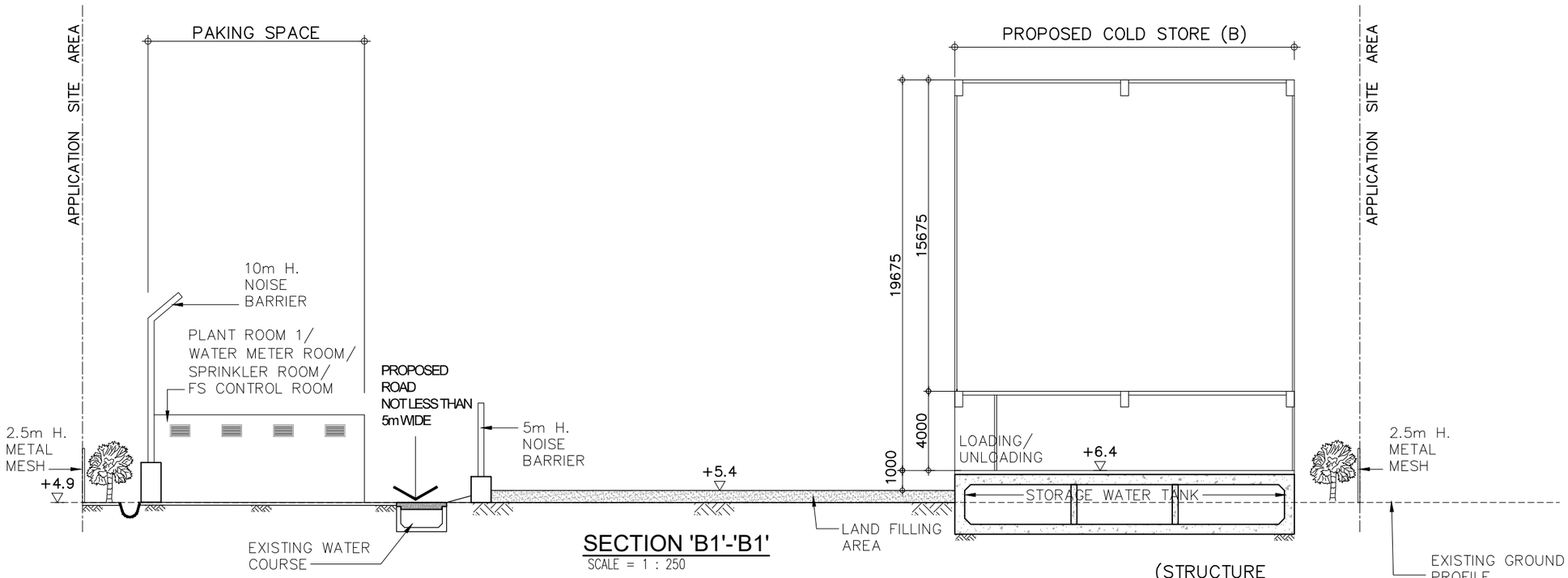
PROPOSED TEMPORARY COLD STORAGE FOR POULTRY AND DISTRIBUTION CENTRE FOR A PERIOD OF 3 YEARS AND FILLING OF LAND FOR SITE FORMATION WORKS

C&K Land Management Company Limited

Drawing Title 標題	PROPOSED SITE 'A' SECTION
Scale 比例	As Shown (A3)
Revisions 修定	–
Drawn by 制圖人	Arthur
Designed by 設計者	–
Checked by 檢查	AY
Date 日期	21–OCT–2024
Job No. 工程項目	–
Drawing No. 圖號	LP–S01

Notes 注釋

Revisions 修定	Description 描述	Date 日期



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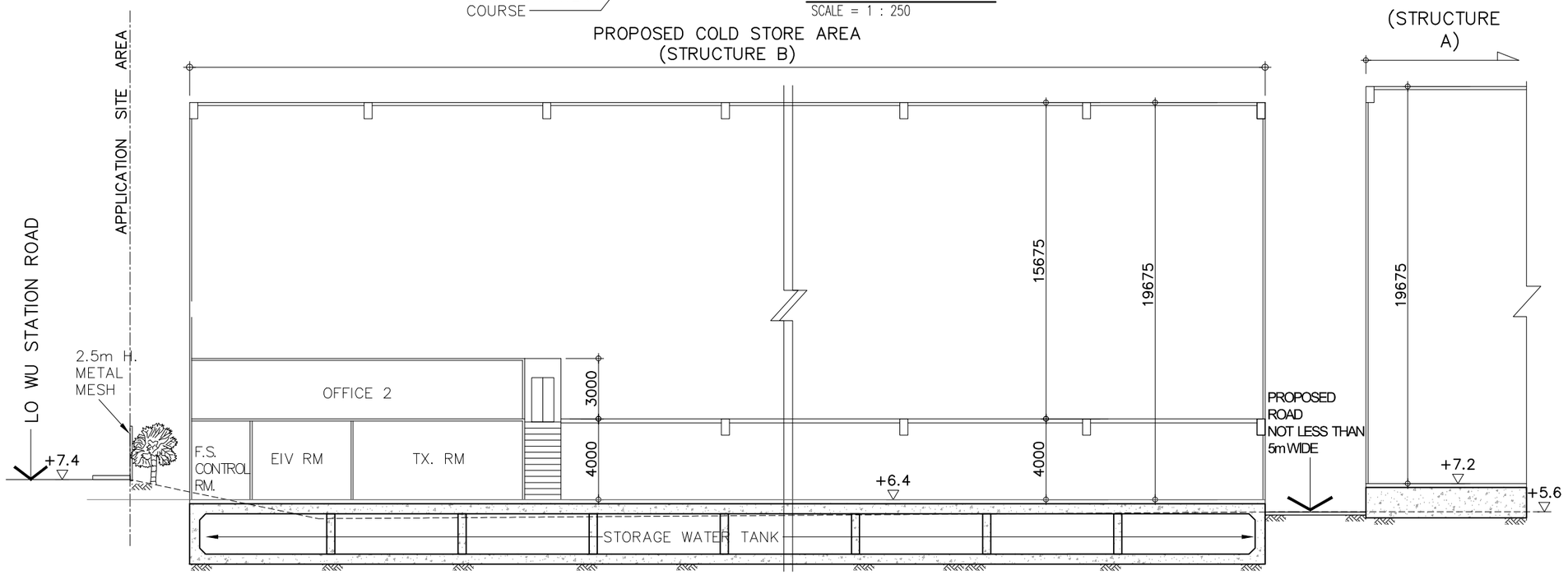

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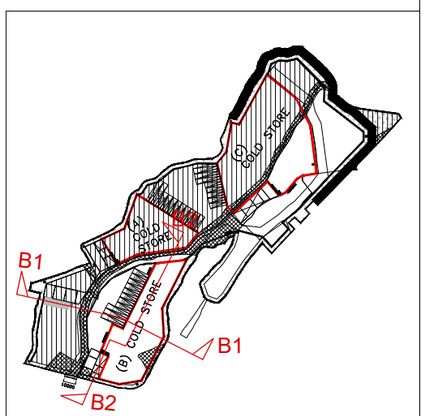


KEY PLAN

C&K Land Management Company Limited

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

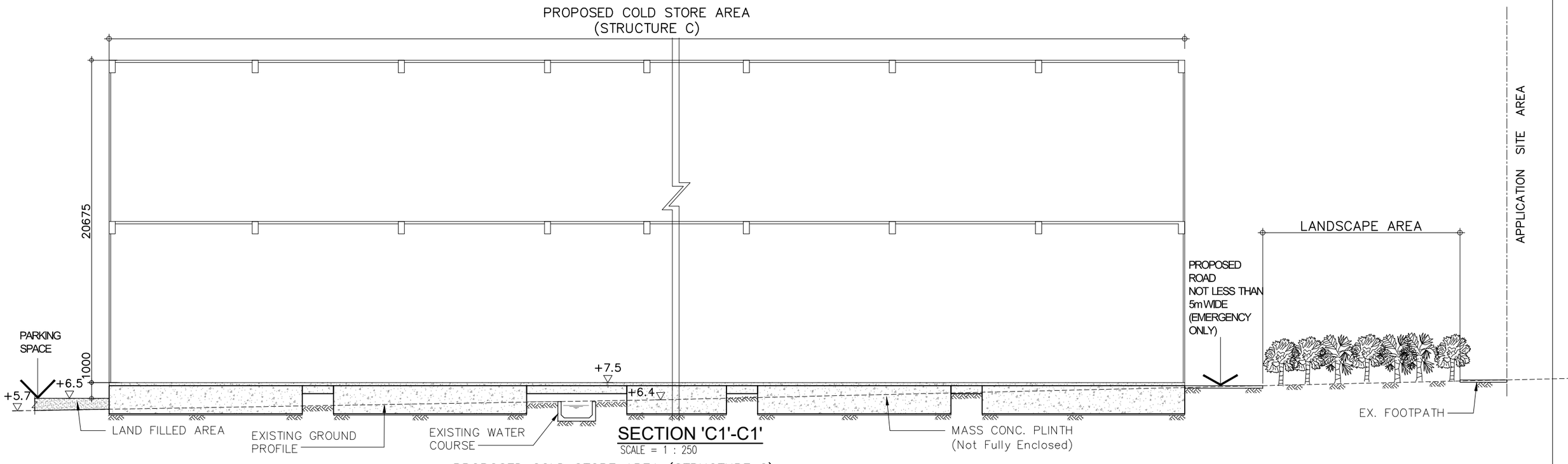
Application: PROPOSED TEMPORARY COLD STORAGE FOR POULTRY AND DISTRIBUTION CENTRE FOR A PERIOD OF 3 YEARS AND FILLING OF LAND FOR SITE FORMATION WORKS

C&K Land Management Company Limited

Drawing Title	PROPOSED SITE 'B' SECTION
Scale	As Shown (A3)
Revisions	–
Drawn by	Arthur
Designed by	–
Checked by	LW
Date	08-APR-2025
Job No.	–
Drawing No.	LP-S02

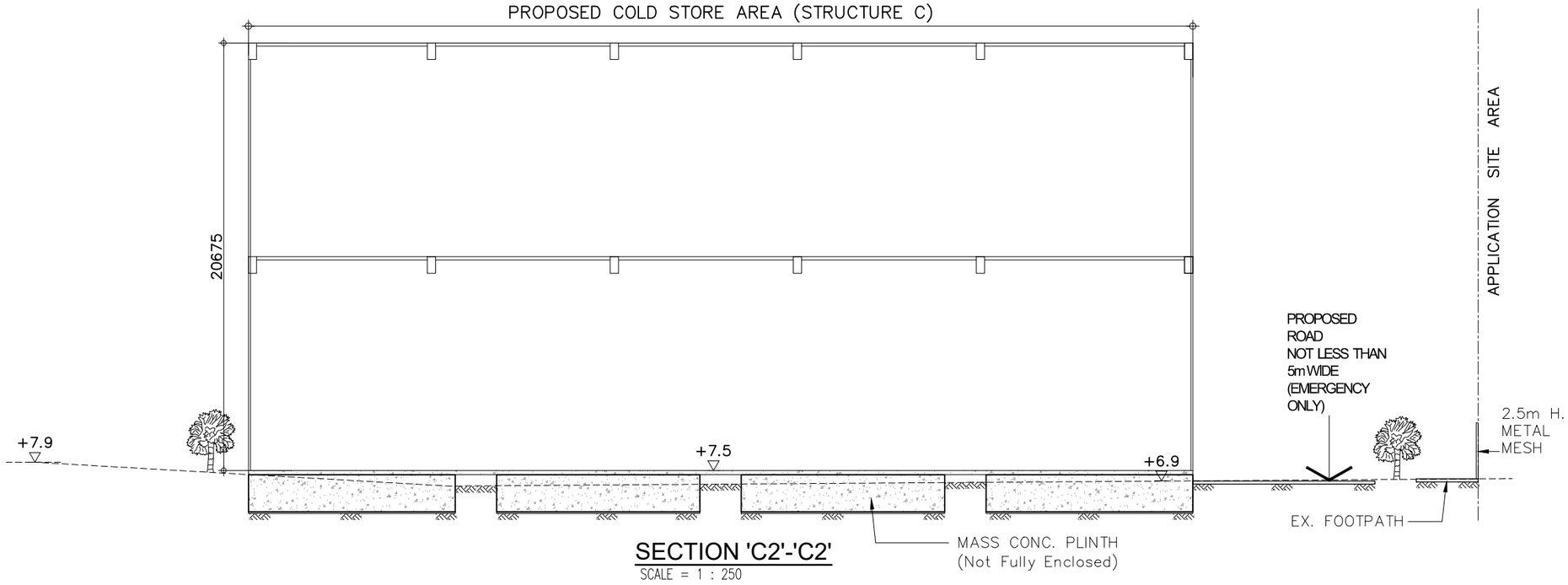
Notes

Revisions	Description	Date



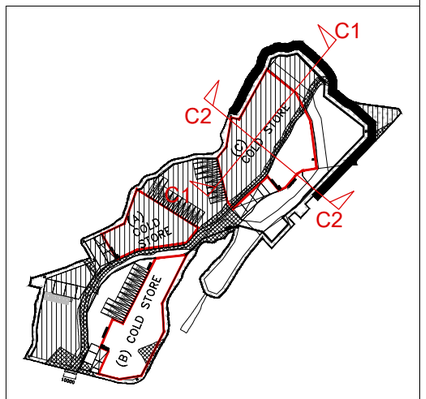
SECTION 'C1'-C1'

SCALE = 1 : 250



SECTION 'C2'-'C2'

SCALE = 1 : 250



KEY PLAN

C&K Land Management Company Limited

Project 項目

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

Application 申請

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

C&K Land Management Company Limited

Drawing Title 標題: PROPOSED SITE 'C' SECTION

Scale 比例: As Shown (A3)	Revisions 修定: –
Drawn by 制圖人: Arthur	Designed by 設計者: –
Checked by 檢查: AY	Date 日期: 21–OCT–2024
Job No. 工程項目: –	Drawing No. 圖號: LP–S03

Notes 注釋

Revisions 修定	Description 描述	Date 日期

Appendix H
Figures

N

Location

LEGEND

WATERCOURSE

POND

+X.X PROPOSED LEVEL

+7.5

+6.2

+7.2

+5.4

+6.4

MAN KAM TO ROAD

LO WU STATION ROAD

羅湖路

文錦渡路

Application Site

REV	DESCRIPTION	DATE

B.D. Reference 屋宇署檔案

M.W. Reference 小型工程檔案

L.D. Reference 地政署檔案

F.S.D. Reference 消防處檔案

Notes 注釋

C&K Land Management Company Limited

Project 項目

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

Application 申請

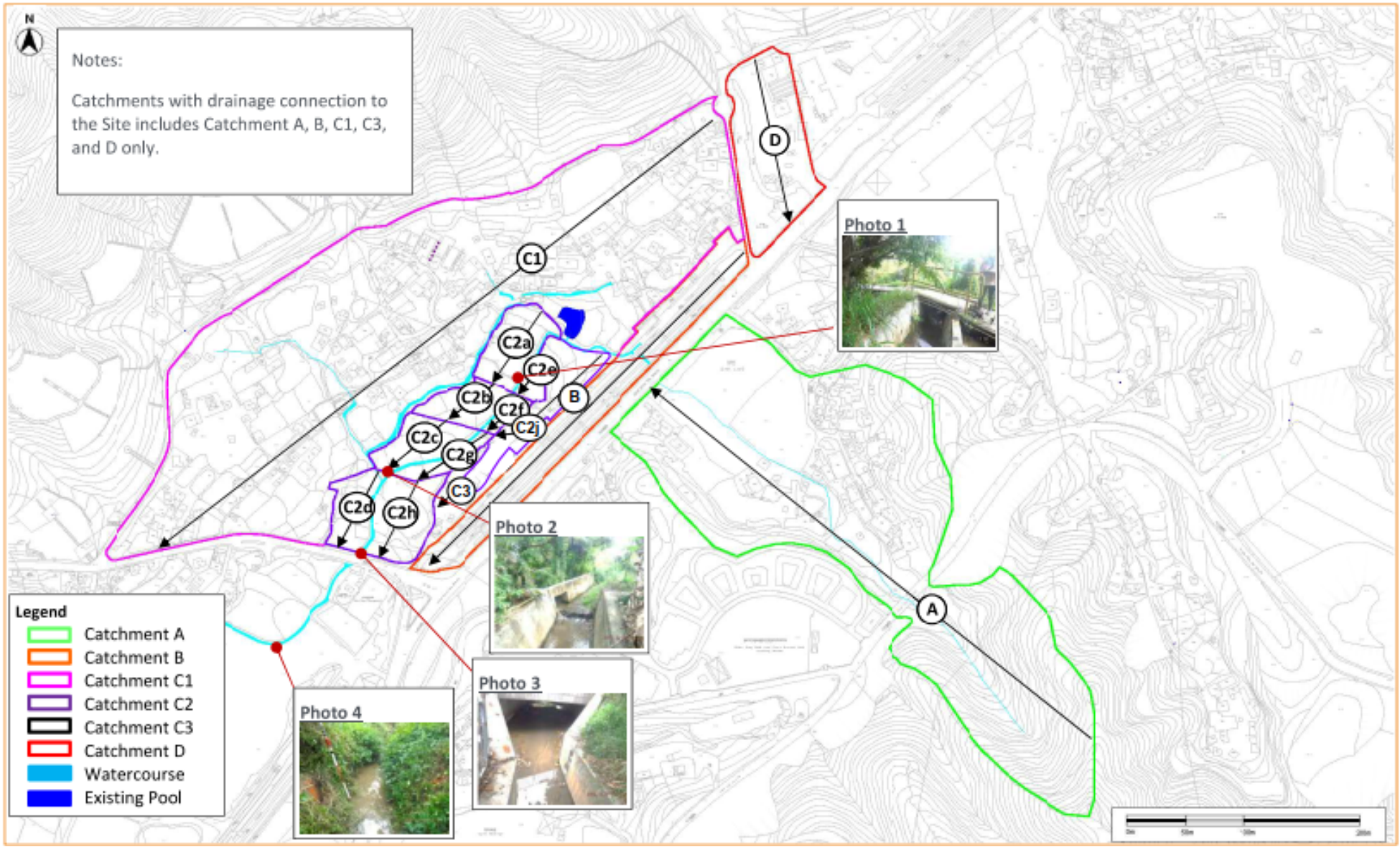
PROPOSED TEMPORARY COLD STORAGE FOR POULTRY AND DISTRIBUTION CENTRE FOR A PERIOD OF 3 YEARS AND FILLING OF LAND FOR SITE FORMATION WORKS

Drawing Title 標題

FIGURE 1-1:
SITE LOCATION AND ITS ENVIRONS (DRAINAGE IMPACT ASSESSMENT REPORT)

Scale 比例	Revisions 修定
1:2000 (A3)	–
Designed by 設計者	Drawn by 制圖人
LW	Arthur
Checked by 檢查	Date 日期
LW	22-07-2025
Job No. 工程項目	Drawing No. 圖號
–	D02

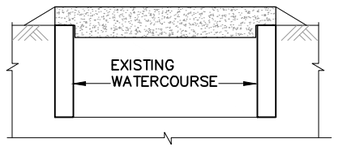
Figure 3-1: Identification of Surrounding Catchments



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

CONCRETE COVER



SECTION 'A'-'A'

CP1
C.L. 7.40
I.L. 6.60

CP2
C.L. 7.40
I.L. 6.50

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

CP5
C.L. 6.10
I.L. 5.40

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

CP10
C.L. 7.40
I.L. 6.30

CP11
C.L. 6.40
I.L. 5.70

CP12
C.L. 6.30
I.L. 5.50

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

MH15
C.L. 5.60
I.L. 4.70
MANHOLE WITH SUMP PUMP

'A' 'X' 'Y'

N

B.D. Reference
M.W. Reference
L.D. Reference
F.S.D. Reference

Notes

REV	DESCRIPTION	DATE

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 FOR POULTRY AND DISTRIBUTION CENTRE FOR A PERIOD OF 3 YEARS AND FILLING OF LAND FOR SITE FORMATION WORKS

Drawing Title
DRAINAGE ANALYSIS

Scale	Revisions
1:1000 (A3)	–

Designed by	Drawn by
LW	Arthur

Checked by	Date
LW	18-07-2025

Job No.	Drawing No.
–	DR-01