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Adrian Tsz Hin TAM/PLAND

寄件者: Danny Ng <[REDACTED]>
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收件者: tpbpd/PLAND
副本: William Shu Tai WONG/PLAND; Adrian Tsz Hin TAM/PLAND; Bon Tang; Matthew Ng; Louis Tse; Christian Chim
主旨: [Supersede][FI] S.16 Application No. A/NE-MUP/231 - Further Information
附件: FI1 for A_NE-MUP_231 (20260730).pdf
類別: Internet Email

Dear Sir,

We are writing to submit further information in response to departmental comments on the subject application (*attached*). This submission intends to **supersede** our previous submission as at 27.07.2026 16:23 (*enclosed*).

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

[REDACTED]

Our Ref. : DD 38 Lot 36 & VL
Your Ref. : TPB/A/NE-MUP/231

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

By E-mail

30 July 2026

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lots 36, 37 (Part) and 38 (Part) in D.D. 38, Man Uk Pin, New Territories**

(S.16 Planning Application No. A/NE-MUP/231)

We are writing to submit further information in response to departmental comments on the captioned application.

Should you require more information regarding the application, please contact our Mr. Christian CHIM at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner

cc DPO/STN, PlanD

(Attn.: Mr. William WONG
(Attn.: Mr. Adrian TAM

email: wst Wong@pland.gov.hk)
email: athtam@pland.gov.hk)



Response-to-Comment (RtC)

**Proposed Temporary Open Storage of Construction Materials and Machinery
and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Lots 36, 37 (Part) and 38 (Part) in D.D. 38, Man Uk Pin, New Territories**

(S.16 Application No. A/NE-MUP/231)

(i) An RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer, Lands Department (DLO/N, LandsD)		
(a)	The application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the application site is required to pass through Government land (GL) and the adjoining private lot. No right of access via GL is granted to the application site. The applicant should make his own arrangements for acquiring access to the application site. The Government shall accept no responsibility in such arrangements.	Noted.
(b)	<u>Unauthorised structure within Lot 36 in D.D. 38 covered by the planning application</u> There are unauthorised structures within Lot 36 in D.D. 38. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	Given the open storage nature of the proposed development and no structure is proposed under the current application, the applicant will remove all existing structures falling within site boundary upon obtaining relevant planning permission.
(c)	<u>Unauthorised structure within Lot 38 in D.D. 38 not covered by the planning application</u> There is a structure extended from adjoining Lot 35 in D.D. 38 to Lot 38 in D.D. 38 not covered by the planning application. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	Given the open storage nature of the proposed development and no structure is proposed under the current application, the applicant will remove all existing structures falling within site boundary upon obtaining relevant planning permission.

(d)	<u>Occupation of GL not covered by the planning application</u> The GL adjoining Lot 36 in D.D. 38 has been fenced off without permission. The GL being illegally occupied is not included in the application. The applicant should clarify the extent of the application site. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice.	The applicant will strictly confine the proposed development within the boundary of the Site. Rectification works of the fencing will be carried out to delineate the site boundary as applied for under the current application.
(e)	The lot owner/applicant shall either (i) remove the unauthorised structures and cease the illegal occupation of the GL not covered by the planning application immediately; or (ii) include the unauthorised structures and the adjoining GL being illegally occupied in the planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for an STW (on whole lot basis) and STT to permit the structures erected and the occupation of the GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of backdated waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL.	Noted.

Departmental Comments		Applicant's Responses
2. Comments of the District Planning Officer/Shia Tin, Tai Po & North, Planning Department (DPO/STN, PlanD)		
(a)	Please clarify the current site level and surface condition.	Majority of the Site is currently hard-paved, while the remaining area is covered by soil. The current site level and surface condition are reflected at the revised plan showing the filling of land area at the Site (Annex 1). The Site is proposed to be hard-paved wholly with concrete of not more than 0.2 m in depth for open storage area, and vehicle parking, L/UL and circulation area (Annex 1). Upon completion of the proposed filling of land, the site levels will range between +26.6 mPD and +26.7 mPD.
(b)	Whether any further filling of land would be carried out under the captioned planning application.	The site formation is considered necessary to meet the operational need and the extent of filling has been kept to a minimum. The applicant will strictly follow the proposed scheme after planning permission has been granted from the Board.
3. Comments of the Commissioner for Transport (C for T)		
(a)	The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety.	As mentioned in para. 3.4 of the supplementary statement, staff will be deployed at the ingress/egress to direct incoming/outgoing vehicles to/from the application site (the Site) to ensure pedestrian safety and road safety. Moreover, 'BEWARE OF PEDESTRIAN' and 'STOP' signs will be shown at the ingress/egress to ensure pedestrian safety.
(b)	The applicant should advise the measures for preventing illegal parking of visitors' vehicles outside the application site.	A 'NO PARKING' sign will be shown at the ingress/egress to notify road users not to park illegally outside the Site. Any illegal parking observed in the vicinity of the Site will be reported to the relevant authorities.
(c)	The applicant should provide a proposal on the vehicular access arrangement including the local access road leading to the proposed use through private lands. The applicant should also seek comments/approvals from the responsible	The swept path analysis (Plan 7 of the original submission) has demonstrated the smooth manoeuvring of vehicles along the local access between the proposed development and Sha Tau Kok Road – Wo Hang.

	parties to validate the feasibility for vehicular access at these locations.	Upon obtaining relevant planning permission, the applicant will liaise with relevant land owner(s) and/or parties to validate the feasibility for vehicular access.
(d)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	Staff will be deployed at the ingress/ egress to direct incoming/outgoing vehicles to/ from the Site to ensure no queuing of vehicles will be allowed outside the Site.
4. Comments of the Director for Environmental Protection (DEP)		
(a)	We have no comment on the proposed filling of land from the environmental planning perspective subject to implementation of relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts.	Noted. The applicant will follow the mitigation measures listed in the <i>Recommended Pollution Control Clauses for Construction Contracts</i> .

Departmental Comments		Applicant's Responses
5. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
	<u>General Comments</u>	
(a)	the limited desk-top checking by Government on the DIA covers only the fundamental aspects of the drainage design which will by no means relieve the obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to accommodate all discharge water collected from the subject lots and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary;	Noted.
(b)	the cover levels of proposed u-channels and catch pits should be flush with the adjoining ground levels;	Noted.
(c)	the applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the subject lots. The applicant should also ensure that the flow from the application site will not overload the existing drainage system;	Noted. The checking is shown in Appendix A of Annex 2 .
(d)	where walls are erected or kerbs are laid along the boundary of the application site, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD;	Noted. 100mm opening from ground level along wall/ hoarding or equivalent to be provided where it is erected. No kerb is proposed along the boundary.
(e)	all existing flow paths as well as the run-off falling onto and passing through the application site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as they may adversely interfere with the free flow condition of the existing	Noted.

(f)	the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the applicant at his/her own expense;	Noted.
(g)	for works to be undertaken outside the lot boundary, the applicant should obtain prior agreement from the District Lands Officer/North, Lands Department and/or relevant private lot owners;	Noted.
(h)	the applicant should make good all the adjacent affected areas upon the completion of the drainage works;	Noted.
(i)	the applicant should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation;	Noted.
(j)	as usual, Government should be empowered to inspect conditions of the private drainage system and to enforce its cleansing by the owners, if necessity arises (e.g. upon receipt of complaints);	Noted.
(k)	the applicant should conduct site checking to confirm invert levels of the public drainage system to which the stormwater from the application site is proposed to be discharged;	Noted.
(l)	upon completion of the works, the applicant should submit a duly completed 'Form HBP1' together with a cheque to DSD for either a technical audit by DSD or self-certification by registered professional at the applicant's cost on the completed connection works. The applicant should also submit a duly completed declaration form (Form HBP1_CC) and to provide latest approved and certified as-built drainage plans as well as relevant construction records to DSD at least 9 days before each technical audit by DSD. The applicant may refer to 'DSD Advice Note No. 2 How to make Drainage Connections' which is available on DSD's homepage;	Noted.

(m)	the existing drainage facilities, watercourse, river, channel and the like should not be affected and obstructed by the construction materials, waste or debris from the proposed use;	Noted.
(n)	<u>Specific Comments</u> Section 1.2.3: the applicant should supplement details of the existing watercourses (e.g. dimension, gradient, invert level etc.), and site photos showing the condition of the watercourses;	Noted. Please find supplement details of existing watercourse in Figure 3 for your perusal. Photos are shown in Appendix D of Annex 2 .
(o)	Figure 3 refers: (i) the alignment of drainage facilities between CP2.01 to CP2.05 is unclear. The applicant should review the scale of this figure; (ii) detail A: the applicant should indicate the details of drainage facilities connecting the inlet structures and the catch pits (e.g. type, dimension, gradient, invert level, etc.). Invert levels of the existing watercourse and the inlet structures should also be indicated. Section of detail A should be supplemented; (iii) catchpit should be provided at each location of a change of flow direction of the proposed u-channel; (iv) thickness of concrete cover/grating should be considered when determining the invert levels of catch pits and u-channels to ensure the depths of u-channels are adequate. For instance, the depth of UC at SP01 is less than 375mm; (v) drainage schedule: there are 2 inlets at CP1.01 and CP1.02. The applicant should indicate the invert levels of both inlets in the schedule; and	Noted. Figure 3 is updated for your perusal. Please kindly note the details of existing watercourse are updated in Figure 3. The existing watercourse are proposed to be maintained. The proposed drains would be connected to existing watercourse at CP1.03 only. Noted. Catchpits are provided at each turning point. Noted. Channel cover thickness is considered in updated drainage schedule and Appendix A of Annex 2. Please kindly note the drainage arrangement is revised. The existing drains are surrounding the site at eastern and southern boundary. The existing drains are proposed to be maintained. The proposed drains would be connected to existing drains at CP1.03 only.

	(vi) the applicant should indicate whether grating/cover will be provided for the proposed UC;	Noted. Covers are to be provided for the proposed UC.
(p)	Figure 4: the surface runoff collected by the UC connecting CP1.03 and the existing manhole should be considered; and	Please kindly note the drainage arrangement is revised. Existing 700mm underground pipe is proposed to be used to connect to the existing 900mm channel at Sha Tau Kok Road.
(q)	the applicant should supplement typical details of catch pit without trap.	Noted. Appendix C of Annex 2 is updated for your perusal.

Annex 1

Revised plan showing the Filling of Land at the Site

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,149 m ²	(ABOUT)
EXISTING SITE SURFACE CONDITION	: SOIL - 349 m ²	(ABOUT)
	: CONCRETE - 800 m ²	(ABOUT)
EXISTING SITE LEVEL	: +26.4 mPD - +26.5 mPD	(ABOUT)



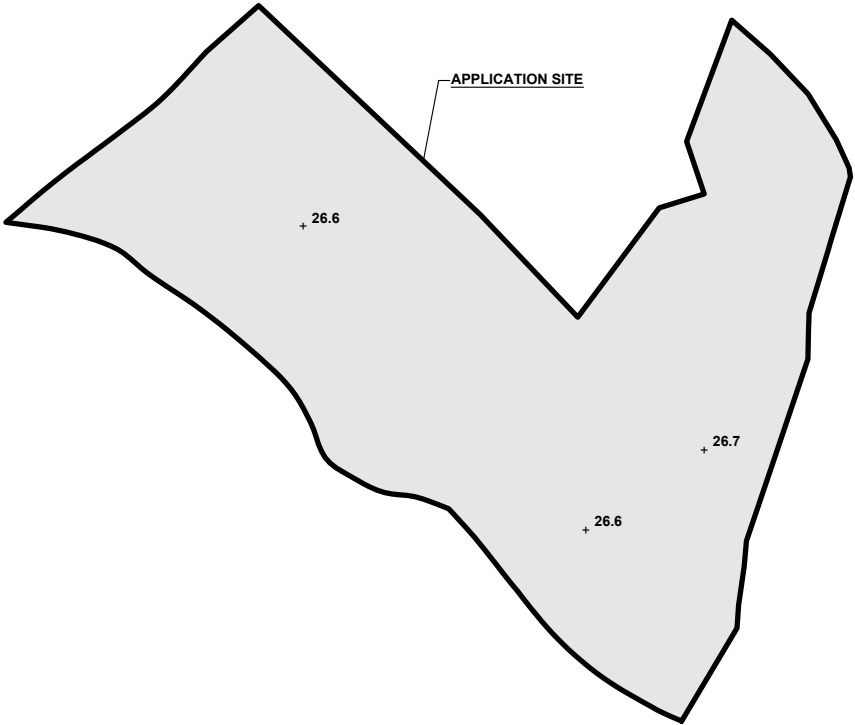
LEGEND

- APPLICATION SITE
- EXISTING FILLING OF LAND AREA
- EXISTING SOIL AREA
- +26.4 EXISTING SITE LEVEL

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

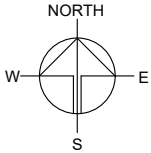
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 1,149 m ²	(ABOUT)
PROPOSED LAND FILLING AREA	: 1,149 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +26.6 mPD - +26.7 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: OPEN STORAGE AREA, PARKING AND LOADING / UNLOADING SPACES AND CIRCULATION AREA	



LEGEND

- APPLICATION SITE
- PROPOSED FILLING OF LAND AREA
- +26.6 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY CC DATE 28.5.2026

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE FILLING OF LAND AREA

DWG NO. F11 P01 VER. 001

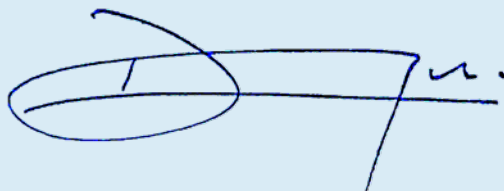
Annex 2

Drainage Impact Assessment Report

PROPOSED TEMPORARY OPEN STORAGE OF
CONSTRUCTION MATERIALS AND MACHINERY AND
ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3
YEARS, VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW
TERRITORIES

Drainage Impact Assessment

Jul 2026 r1



YU Cheuk Yin Derek (RP0735920)



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1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 36, 37 (Part) and 38 (Part) in D.D. 38, Man Uk Pin, New Territories (the Site) for 'Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years.
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

- 1.2.1 The application site is located to the south of Sha Tau Kok Road – Wo Hang. It has an area of approx. 1,149 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site is partly paved. Existing levels are various from approximately +26.4 to +26.5 mPD. The applicant intended to maintain the existing levels and paved with not more than 0.2m concrete for formation of circulation, storage, L/UL area. No major site formation of the Application Site is anticipated.
- 1.2.3 There are existing watercourses at the south and east of the site. The applicant intended to maintain the existing watercourse. The watercourses are about 1m to 1.2m (W) upstream and connect to existing 700mm at the downstream. The information of existing watercourse is shown in **Figure 2** and site photos in **Appendix D**. In addition, according to DSD record there is an existing 900mm channel by the side of Sha Tau Kok Road – Wo Hang which would eventually discharge to Ng Tung River. **Figure 2** indicates the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 1,149 m². The catchment plan is shown in **Figure 4**.

Proposed Development Area (Approx.)	
Total Site Area (m ²)	1,149
Paved Area after Development (m ²)	1,149

Table 1 – Site Development Area

3 Assessment Criteria

3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this report. 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 drainage system intended to collect runoff from internal site and external catchment. 1 in 10 years return period is adopted.

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 North District Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	454.9
b	=	3.44
c	=	0.412

(Corrigendum No.1/2024)

The development is proposed for temporary use for a period of 3 years. 11.1% rainfall increase due to climate change is considered.

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:

1. Paved Area: $C = 0.95$
2. 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_f = 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:

$$\text{Colebrook-White Equation: } \frac{1}{v} = -\sqrt{32gRS} \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

where,

V	=	velocity of the pipe flow (m/s)
S _f	=	hydraulic gradient
k _f	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	hydraulic radius (m)

4 Proposed Drainage System

4.1. Proposed Channels

4.1.1 Proposed channels are designed for collection of runoff for application site. The design calculation of proposed drains are shown in **Appendix A**. The channels are proposed to be discharged to existing 700mm pipe / 900mm channel which would eventually discharge to Ng Tung River.

4.1.2 The existing watercourse by the east and south side of the site would be maintained.

4.1.3 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.

4.1.5 Reference Drawings are shown in **Appendix C** for reference.

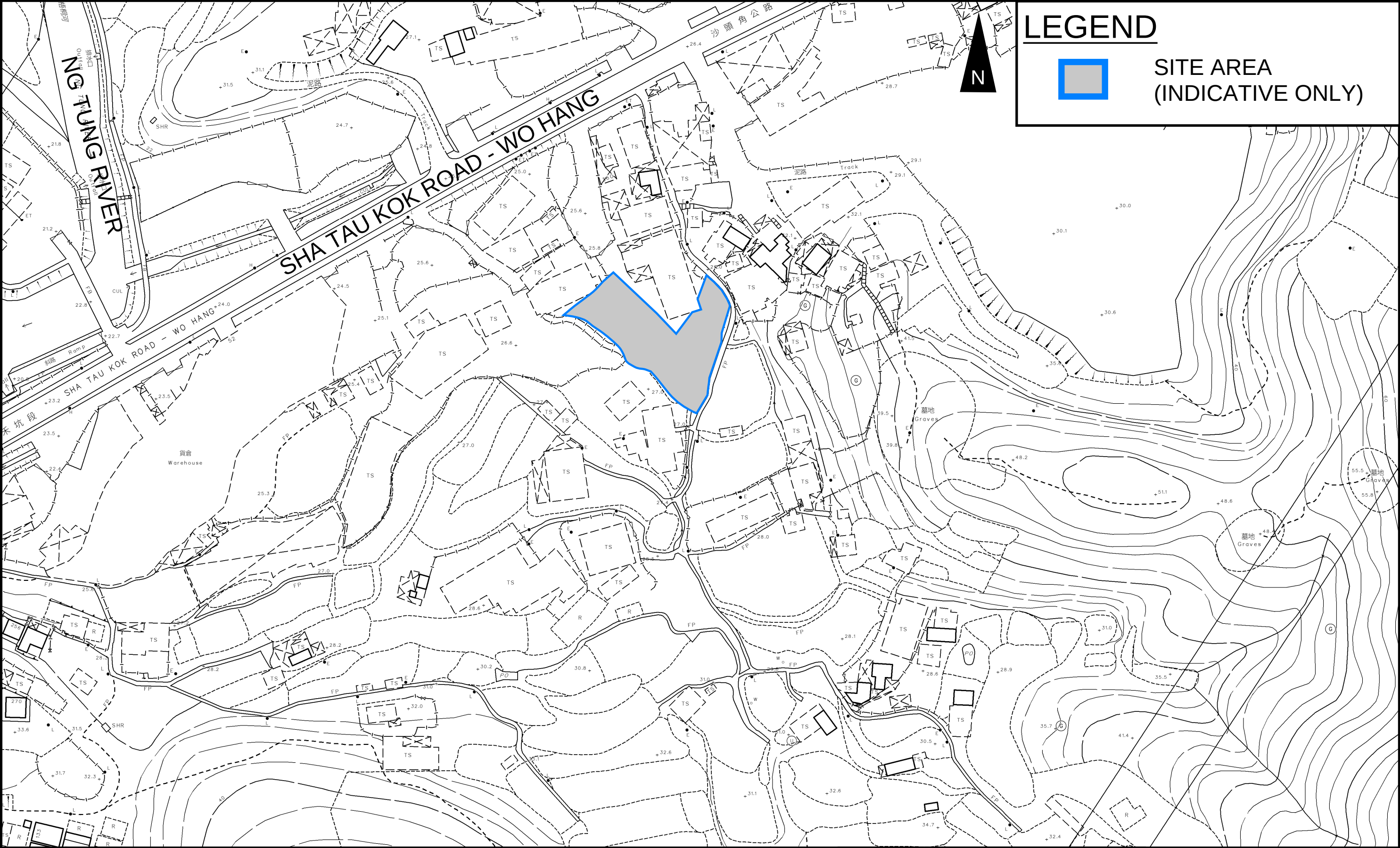
5 Conclusion

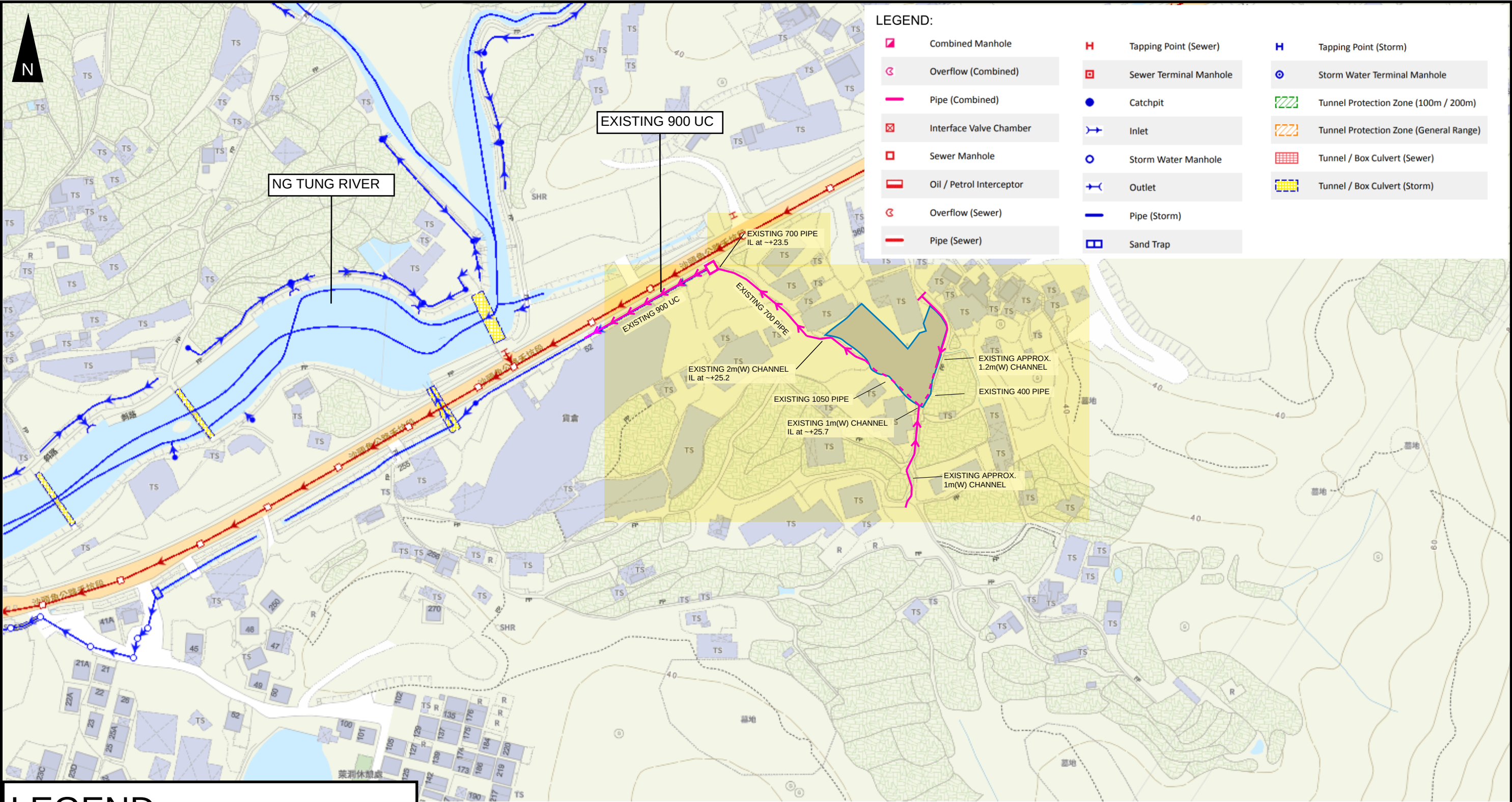
5.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff within the site and runoff from existing watercourse will be collected by the proposed drains and discharge to existing 700mm pipe / 900mm channel, which will eventually discharge to Ng Tung River.

5.1.2 With implementation of the above drainage system, no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES





LEGEND



SITE AREA
(INDICATIVE ONLY)

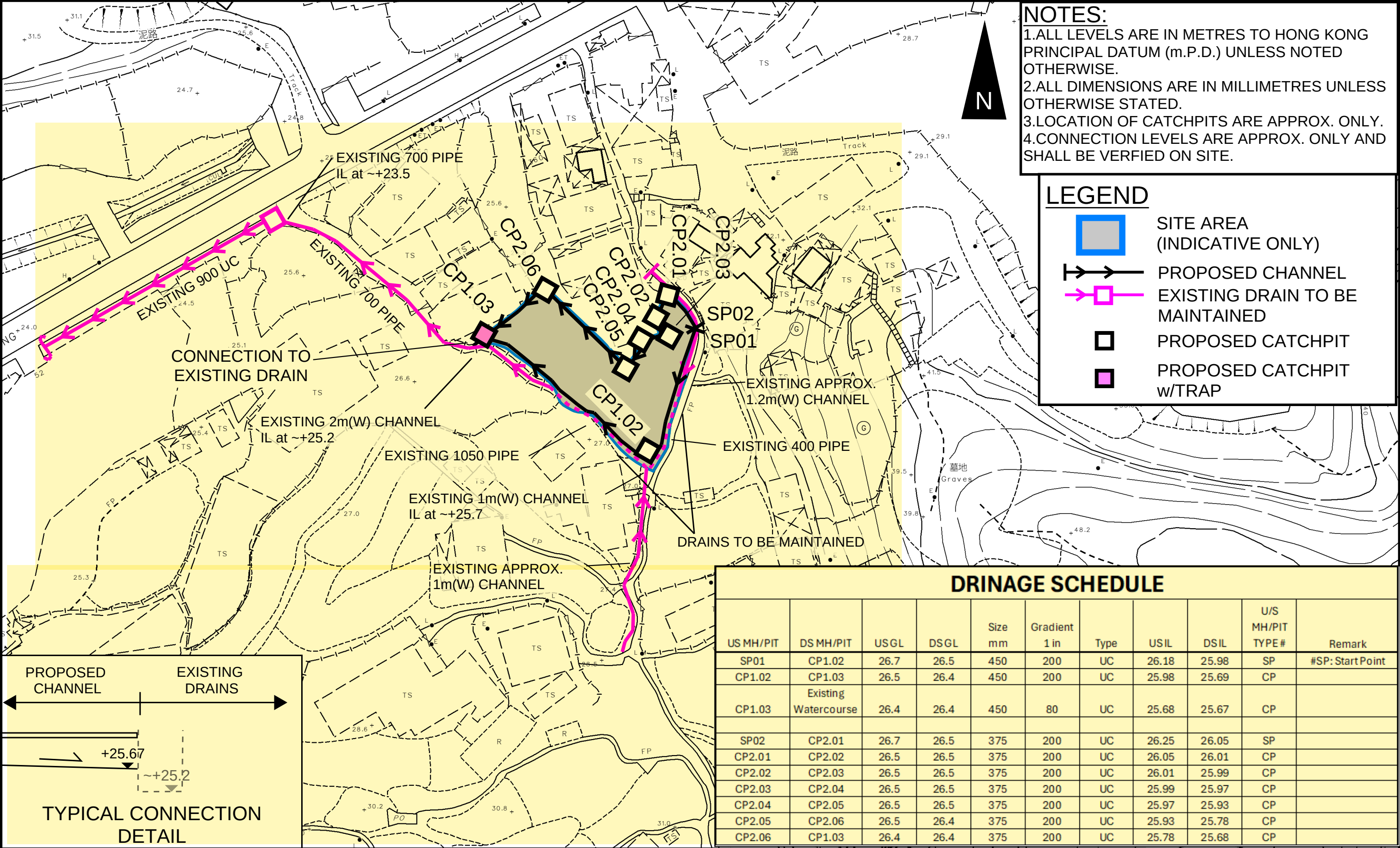
PROJECT:
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

LOCATION:
VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES

TITLE
EXISTING DRAINAGE PLAN

FIGURE NUMBER
FIGURE 2

VER	DESCRIPTION	DATE
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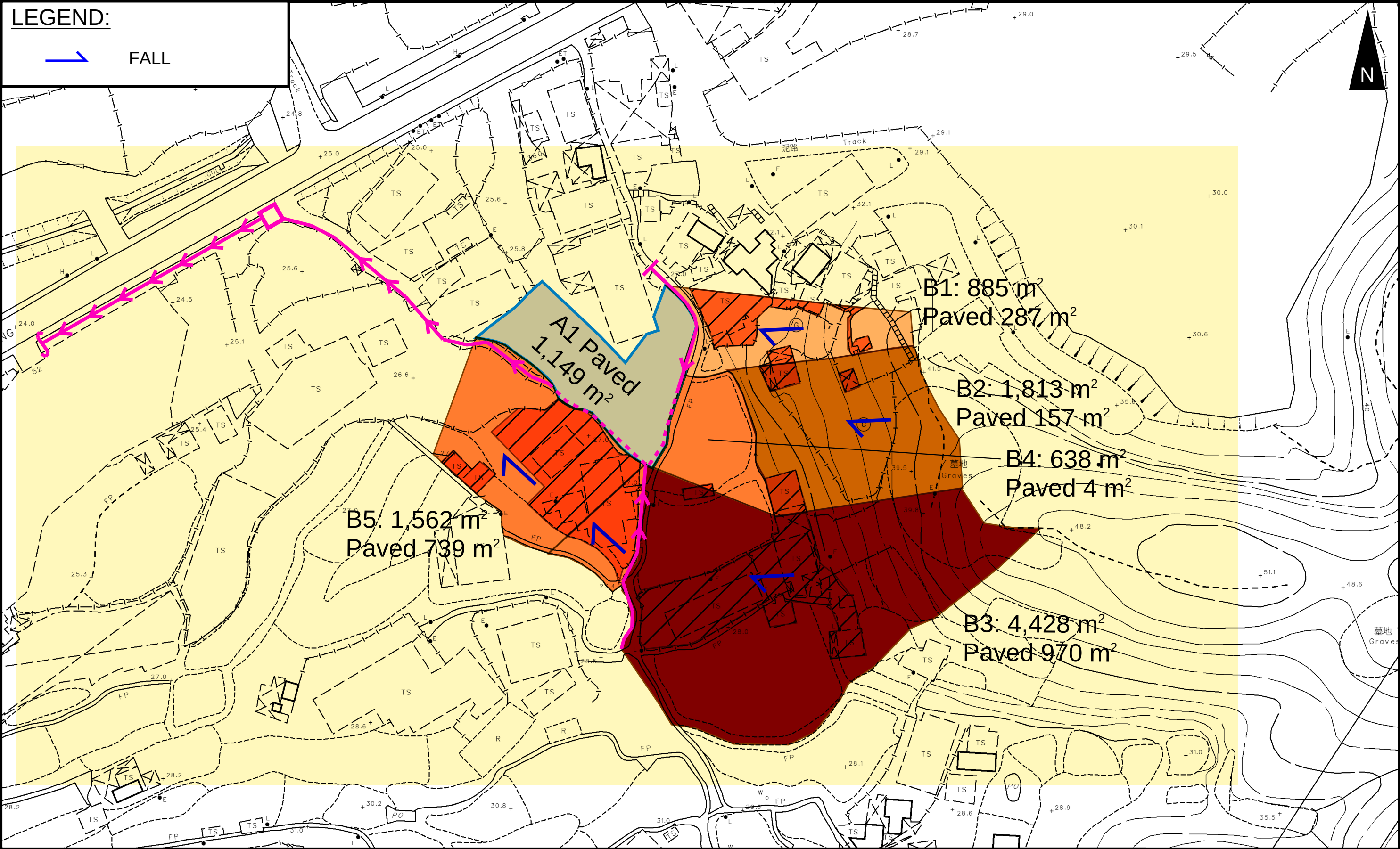
PROJECT:
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

TITLE
PROPOSED DRAINAGE SYSTEM

FIGURE NUMBER
FIGURE 3

LOCATION:
VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES

VER	DESCRIPTION	DATE



PROJECT:
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

TITLE
CATCHMENT PLAN

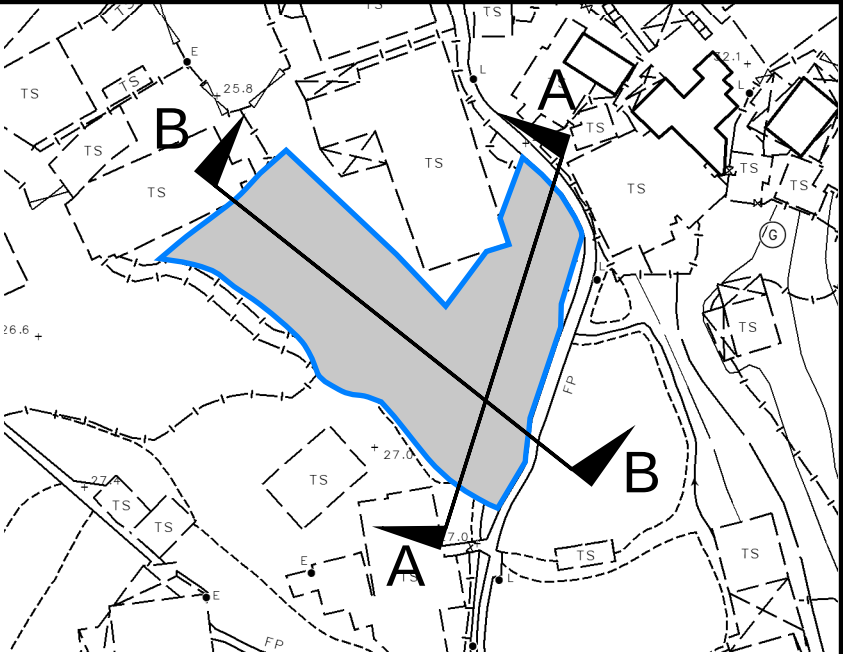
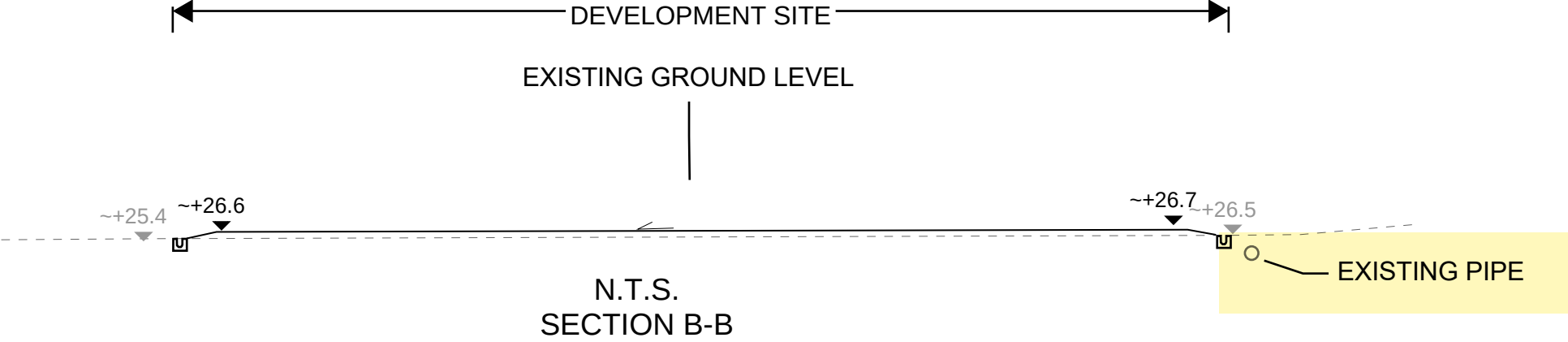
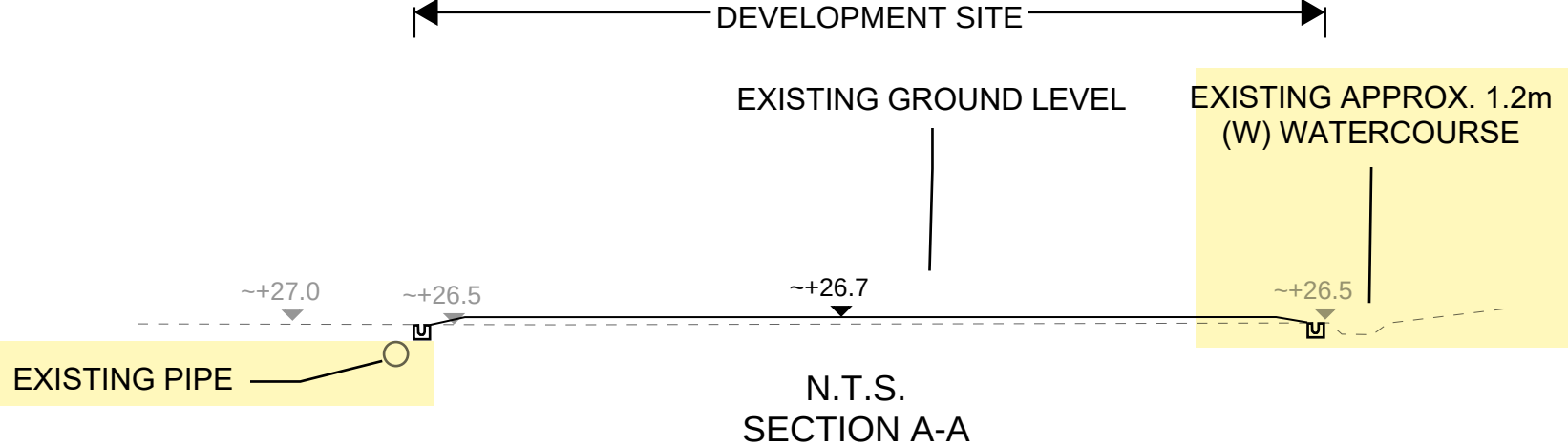
FIGURE NUMBER
FIGURE 4

LOCATION:
VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES

VER	DESCRIPTION	DATE

LEGEND

SITE AREA
(INDICATIVE ONLY)



PROJECT: PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	TITLE SECTIONS	FIGURE NUMBER FIGURE 5		
LOCATION: VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES				
		VER	DESCRIPTION	DATE

APPENDIX

Appendix A: Design Calculation

Zone

North District

Return Period	1 in	10	years
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n	0.014
Ks	0.6
Viscosity	0.000001

Storm Constant	North District a	454.9
	North District b	3.44
	North District c	0.412

Catchment Area Table (Area in m²)

Catchment	A1	B1	B2	B3	B4	B5												
Total Area	1149	885	1813	4428	638	1562												
Hard Paved Area	1149	287	157	970	4	739												
Unpaved Area	0	598	1656	3458	634	823												
Equival. Area	1091.55	481.95	728.75	2131.8	225.7	990.1												

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

Calculation Table of Drainage System

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE #	Length m	V m/s ^{###}	Capacity m³/s	Catchments	Total Equivalent Area m²	ToC min	Intensity mm/hr ^{##}	Total Discharge m³/s	Utilization	Remark
SP01	CP1.02	26.70	26.50	450	200	UC	26.18	25.98	SP	37.1	1.37	0.22	A1,B2,B4	2046.00	2.50	243	0.14	62.1%	
CP1.02	CP1.03	26.50	26.40	450	200	UC	25.98	25.69	CP	56.6	1.37	0.22	A1,B1,B2,B4	2527.95	2.95	235	0.17	74.4%	
CP1.03	Existing Watercourse	26.40	26.40	450	80	UC	25.68	25.67	CP	0.5	2.16	0.35	A1,B1,B2,B4	2527.95	3.68	225	0.16	45.0%	
SP02	CP2.01	26.70	26.50	375	200	UC	26.25	26.05	SP	11.5	1.21	0.14	A1	1091.55	2.50	243	0.07	53.9%	
CP2.01	CP2.02	26.50	26.50	375	200	UC	26.05	26.01	CP	7.6	1.21	0.14	A1	1091.55	2.66	240	0.07	53.3%	
CP2.02	CP2.03	26.50	26.50	375	200	UC	26.01	25.99	CP	4	1.21	0.14	A1	1091.55	2.76	238	0.07	52.9%	
CP2.03	CP2.04	26.50	26.50	375	200	UC	25.99	25.97	CP	3.5	1.21	0.14	A1	1091.55	2.82	237	0.07	52.7%	
CP2.04	CP2.05	26.50	26.50	375	200	UC	25.97	25.93	CP	9.3	1.21	0.14	A1	1091.55	2.87	237	0.07	52.5%	
CP2.05	CP2.06	26.50	26.40	375	200	UC	25.93	25.78	CP	29.6	1.21	0.14	A1	1091.55	2.99	235	0.07	52.1%	
CP2.06	CP1.03	26.40	26.40	375	200	UC	25.78	25.68	CP	19.9	1.21	0.14	A1	1091.55	3.40	229	0.07	50.8%	
EXISTING 700 PIPE													A1,B1,B2,B3,B4,B5	5649.85	3.68	225	0.35	31.5%	Critical Existing Drains

#SP: Start Point
: With 11.1% rainfall increase as per Table 28 of SDM Corrigendum No. 1/2022.
###: 10% reduction in flow area is considered in the capacity review (SDM section 9.3)

Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L / (H ^{0.2} A ^{0.1})	tc = to + tf
A	L	H1	H2			
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
277	58	41.5	26.5	25.862	2.5	2.5

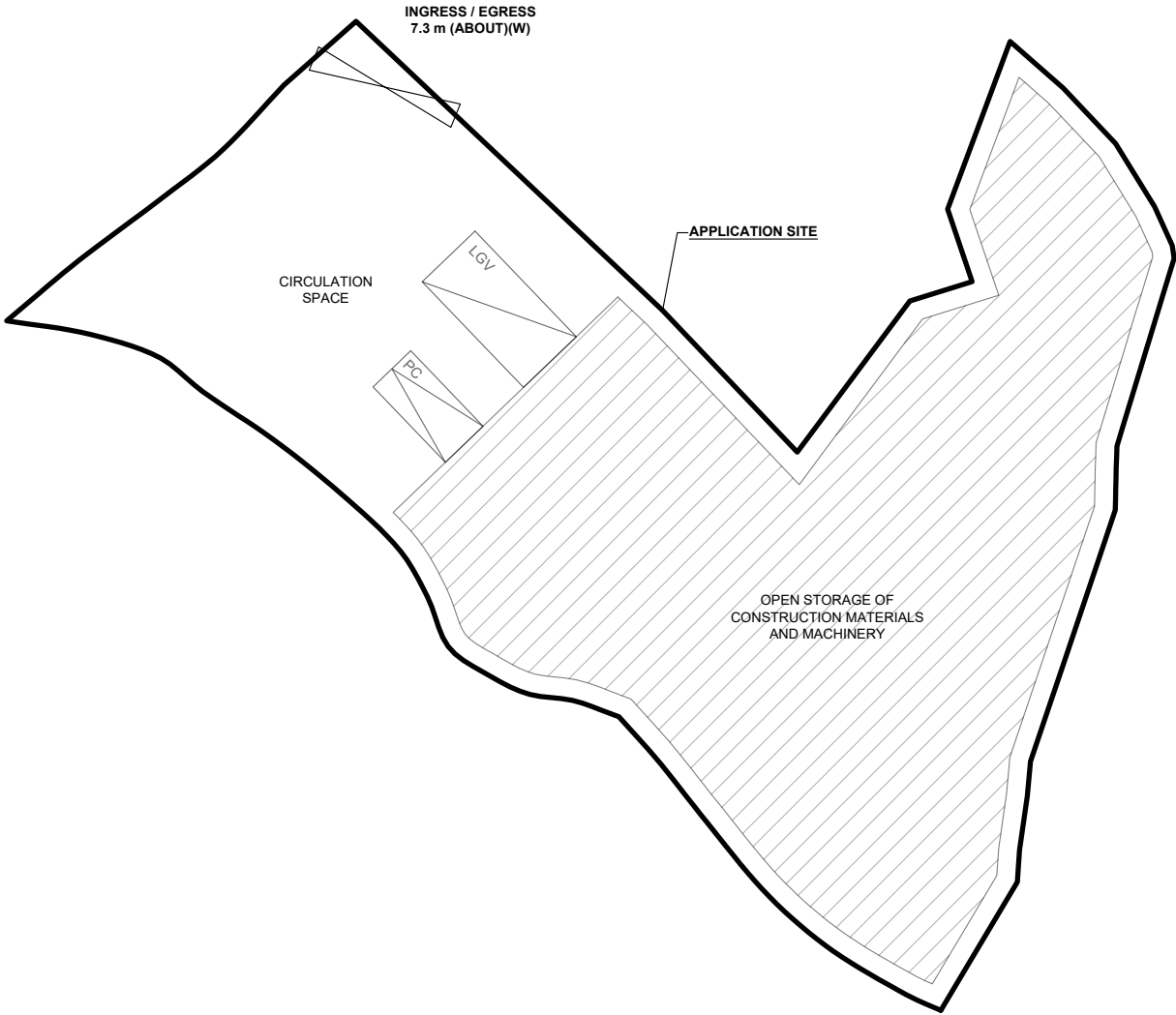


APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,149 m ²	(ABOUT)
COVERED AREA	: NOT APPLICABLE	
UNCOVERED AREA	: 1,149 m ²	(ABOUT)
OPEN STORAGE AREA	: 692 m ²	(ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m	

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.

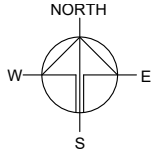


PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	OPEN STORAGE AREA
	INGRESS / EGRESS
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES

SCALE

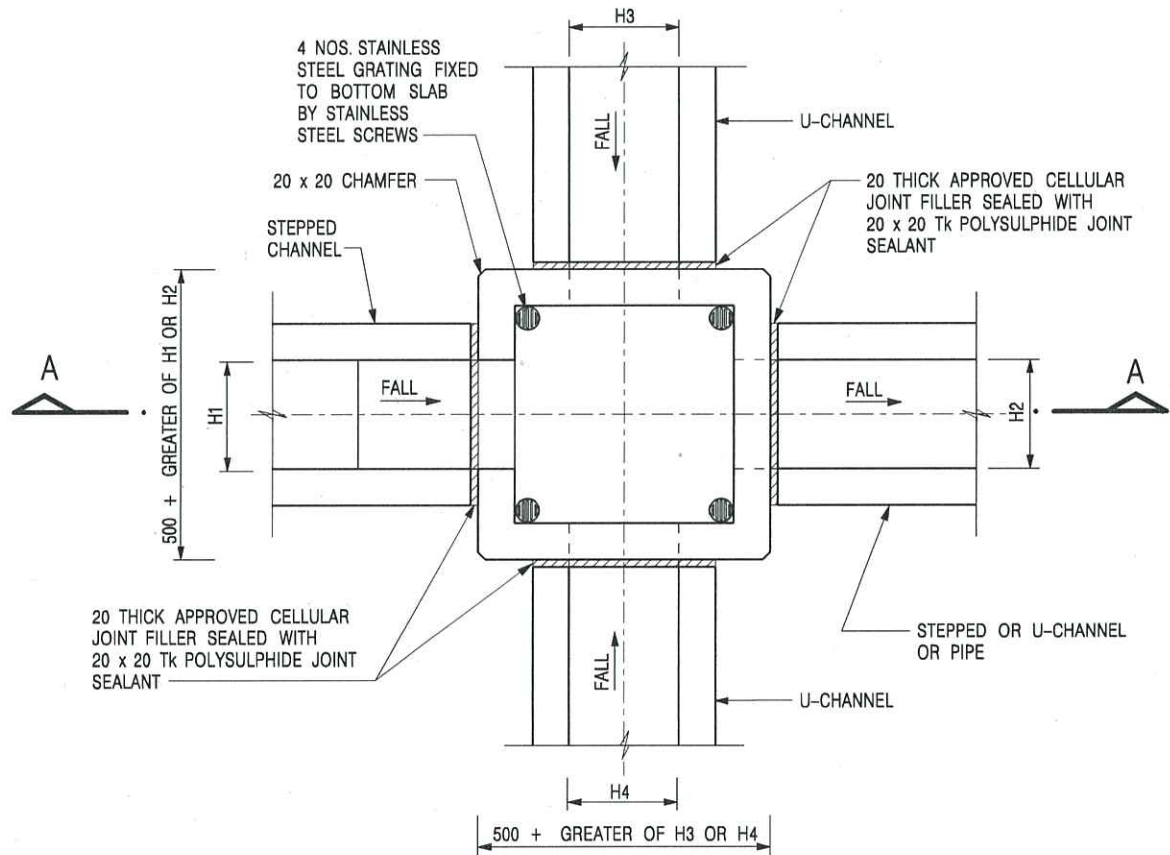
1 : 350 @ A4

DRAWN BY	DATE
MN	13.11.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

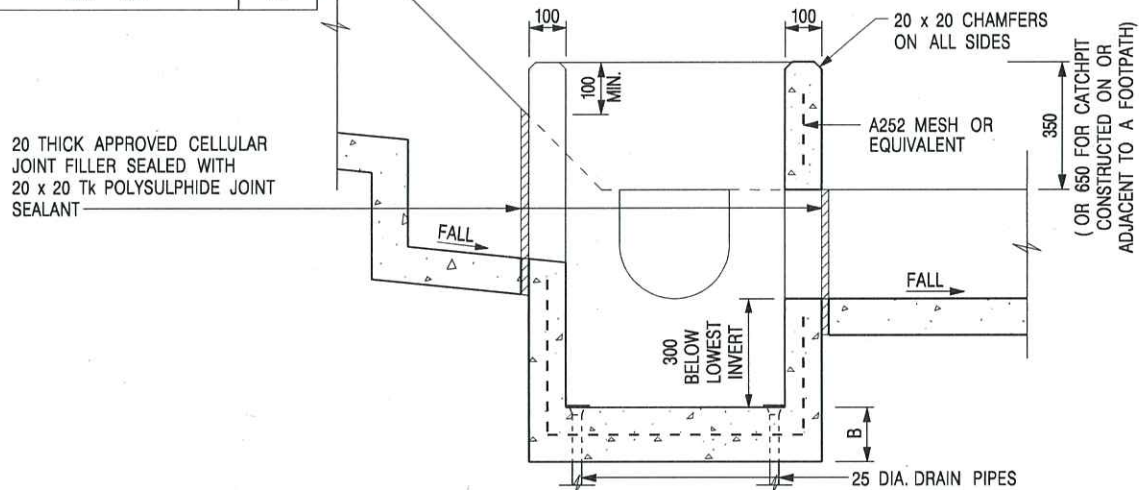
DWG NO.	VER.
PLAN 5	001

Appendix C - Reference Drawings



PLAN

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



SECTION A - A

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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



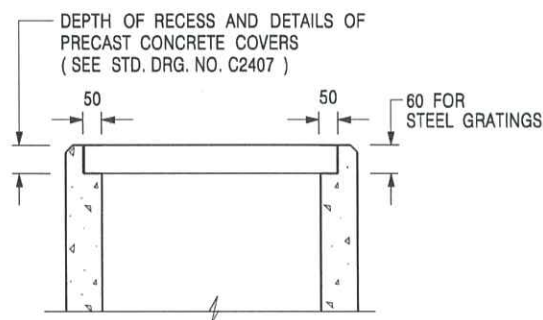
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

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
REF.	REVISION	SIGNATURE	DATE

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



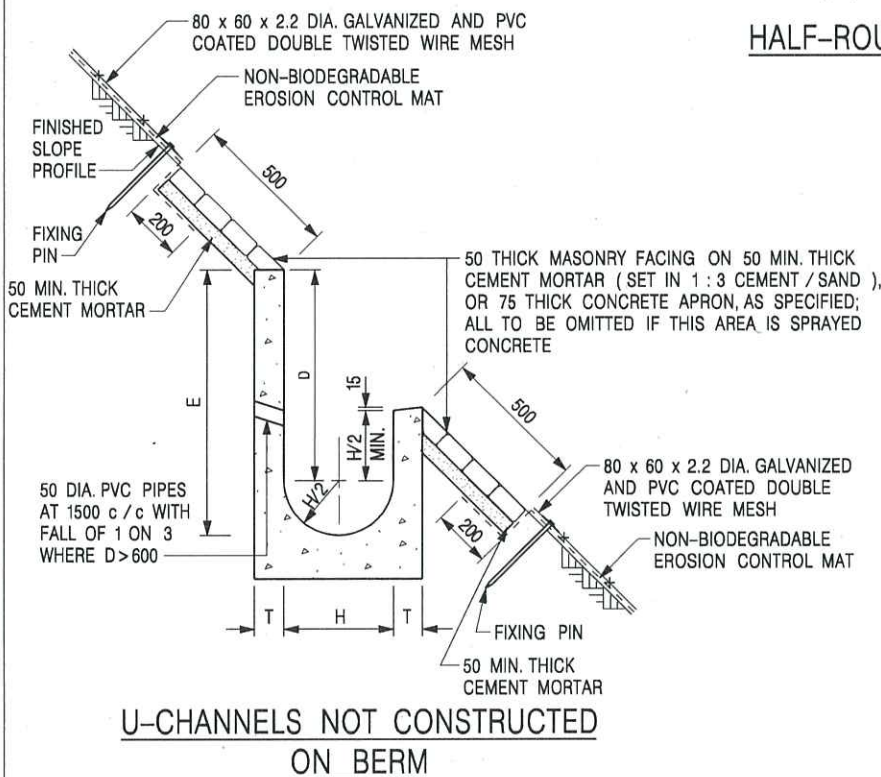
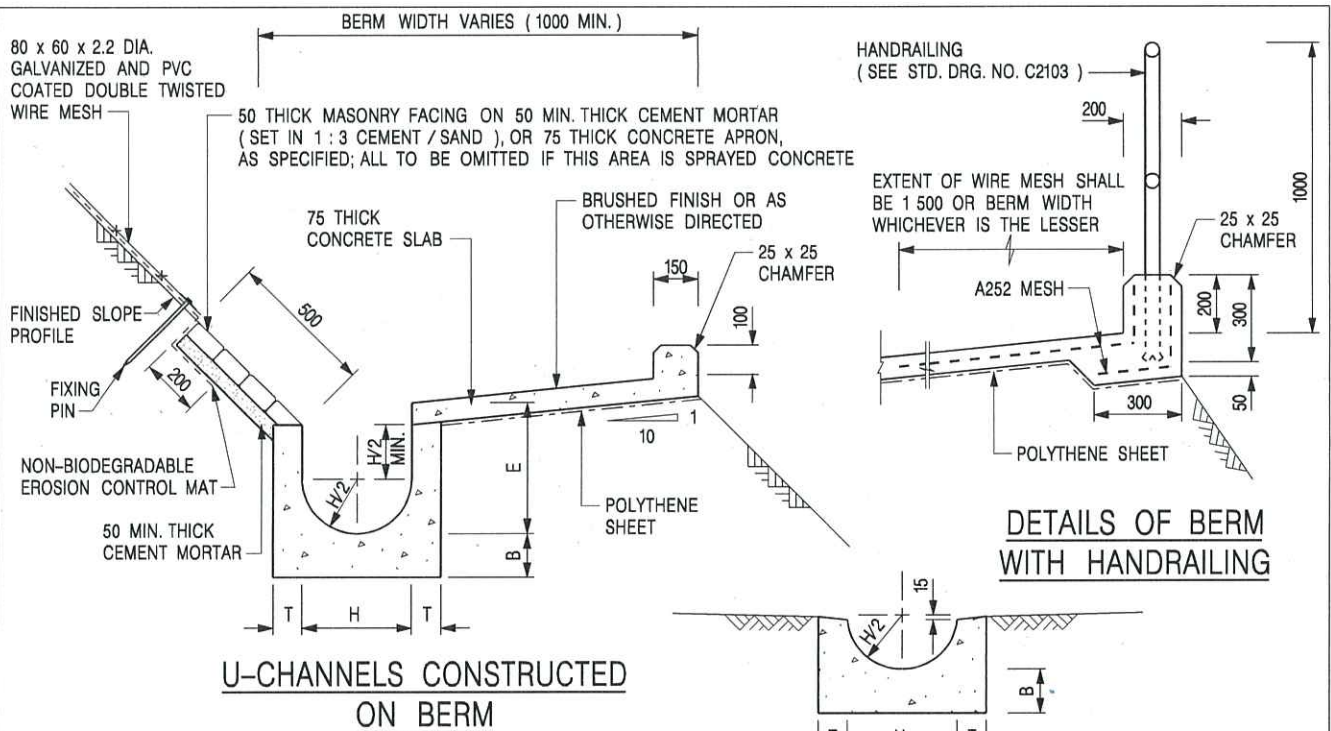
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2A



HALF-ROUND CHANNEL

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

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
REF.	REVISION	SIGNATURE	DATE

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



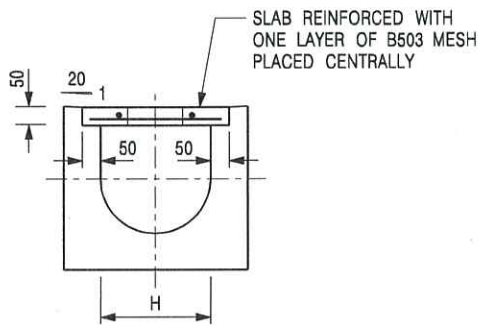
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

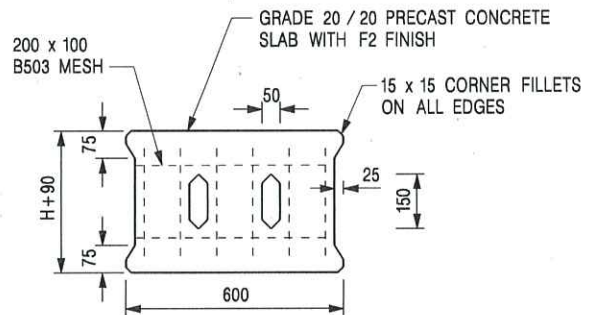
DRAWING NO.

DATE JAN 1991

C2409I



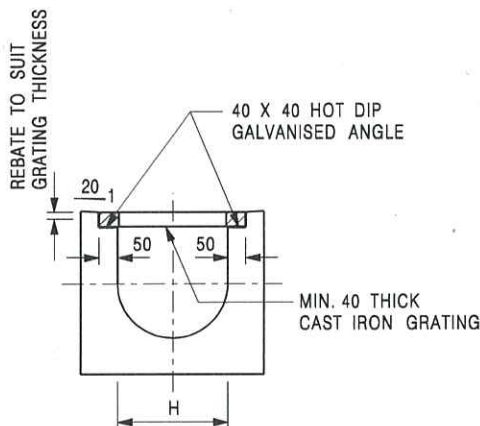
TYPICAL SECTION



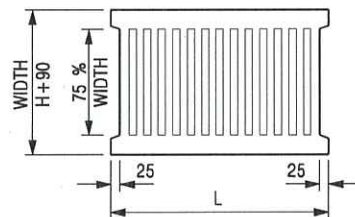
PLAN OF SLAB

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.

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
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



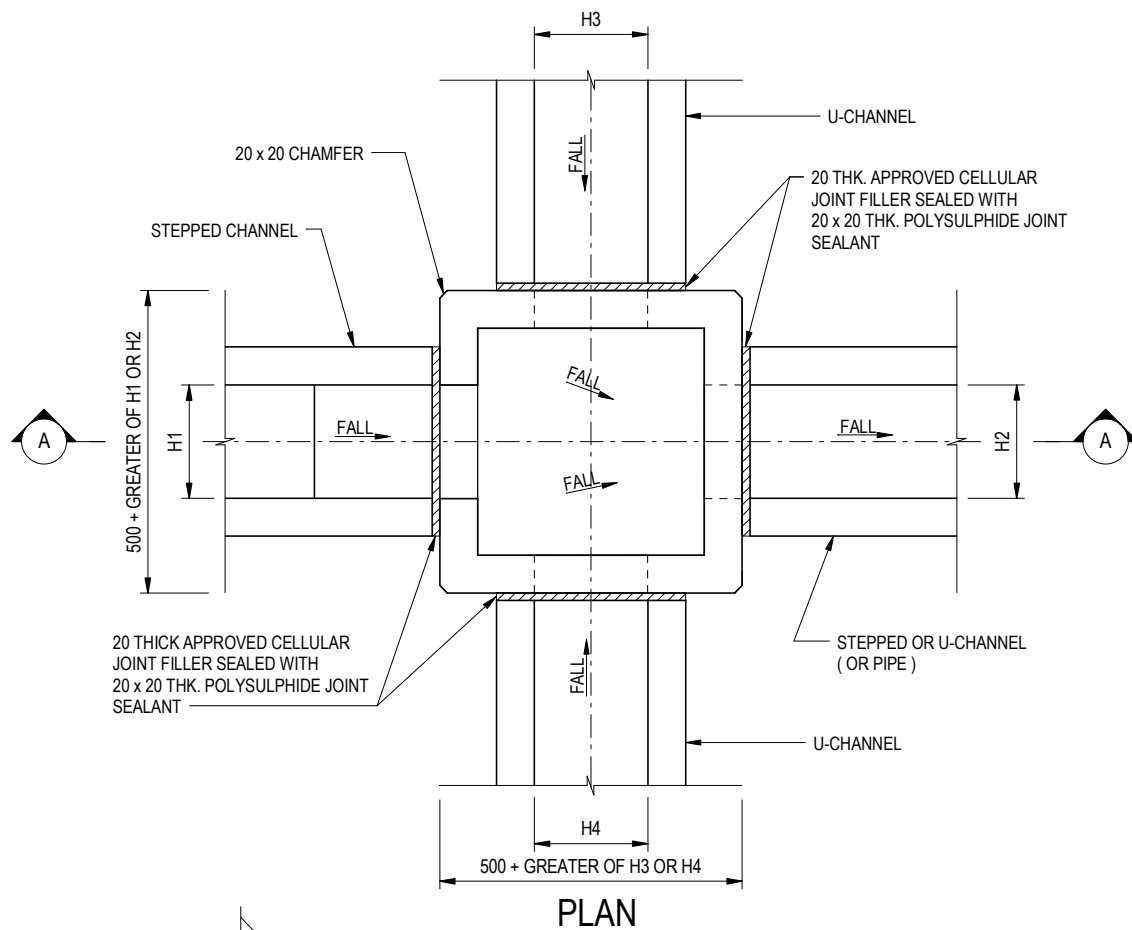
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

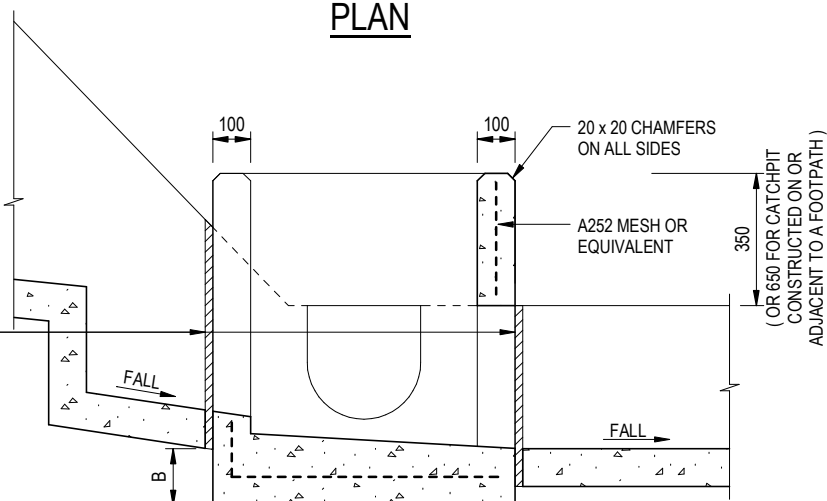
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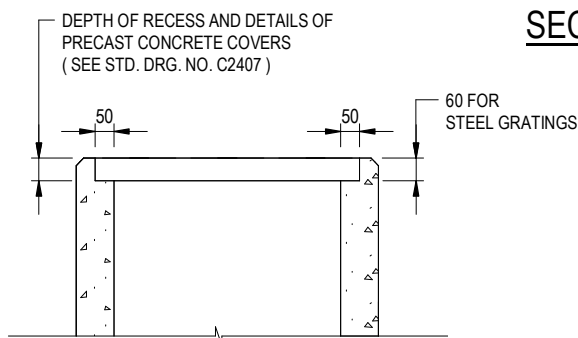
PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
150 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR
JOINT FILLER SEALED WITH
20 x 20 THK. POLYSULPHIDE JOINT
SEALANT



SECTION A - A



NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- REFER TO SHEET 5 FOR OTHER NOTES.

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

**STANDARD CATCHPIT DETAILS
(SHEET 1 OF 5)**

A	BIM OBJECT REVISION.	Original Signed	12.2025
—	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

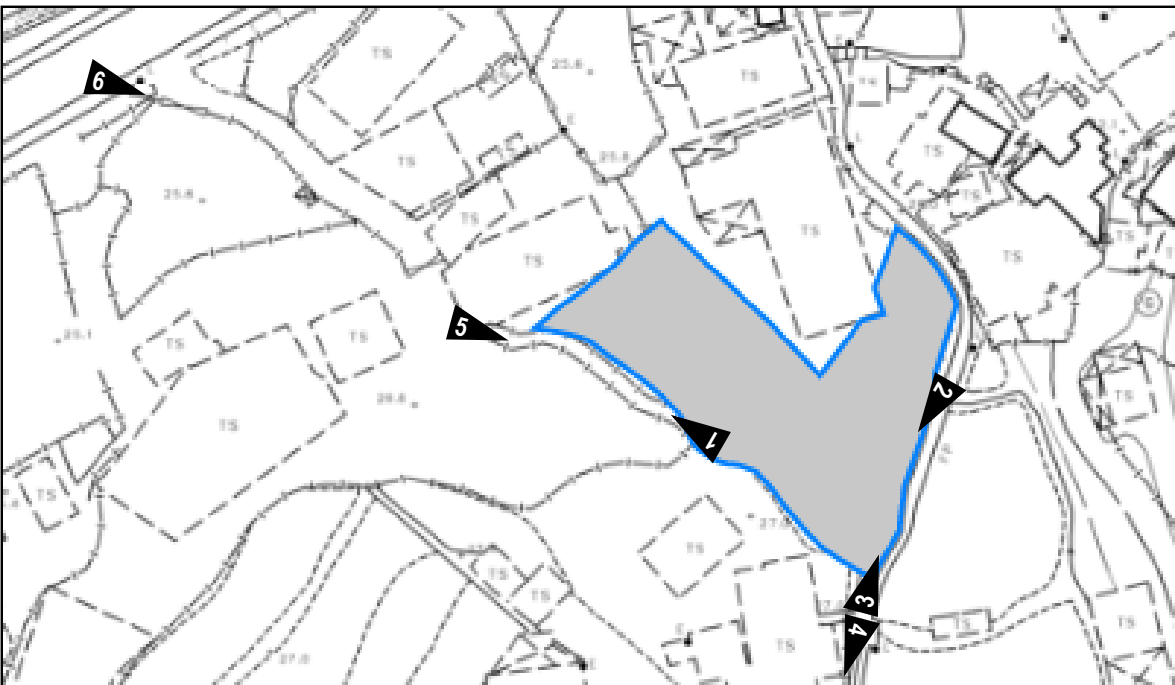
C2405 /1A



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6

PROJECT:
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

LOCATION:
VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES

SITE PHOTOS

APPENDIX D

VER	DESCRIPTION	DATE