規劃署
粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室

Planning Department
Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : DD107 Lot 748

本署檔號 Our Reference : TPB/A/YL-KTN/907

電話號碼 Tel. No. :

傳真機號碼 Fax No. :

R-riches Property Consultants Limited

8 April 2025

Dear Sir/Madam,

Submission for Compliance with Approval Condition (d)
– the Submission of a Revised Drainage Proposal

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/907)

I refer to your submission dated 10.3.2025 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

☑ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in ***Appendix***.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in ***Appendix***.

Should you have any queries on the departmental comments, please contact Mr. of the Drainage Services Department directly.

Yours faithfully,

(Josephine LO)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

c.c.
CE/MN, DSD

Internal
CTP/TPB

JL/AY/jc

Appendix

Comment from the Chief Engineer/Mainland North, Drainage Services Department:

1. The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.

2. The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.

3. The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.

4. The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).

R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref.: DD107 Lot 748
Your Ref.: TPB/A/YL-KTN/907

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

By Email

10 March 2025

Dear Sir,

Compliance with Approval Condition (d)

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long

(S.16 Planning Application No. A/YL-KTN/907)

We are writing to submit a response-to-comments table and a revised drainage proposal for compliance with approval condition (d) of the subject application, i.e. *the submission of a revised drainage proposal* (**Appendices I and II**).

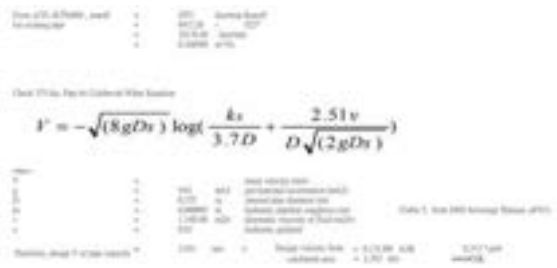
Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Danny NG
Town Planner

Appendix I – Response to the Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

Comments of the CE/MN, DSD (Contact Person: Mr. Terence TANG; Tel:)		
(1)	GEO Technical Guidance Note No. 43 should be adopted for u-channel checking as Figure 8.7 of the Gcotechnical Manual for Slopes (GCO, 1984) was superseded.	Noted and revised accordingly **(Appendix II).**
(2)	SDM Corrigendum No. 1/2022 and 1/2024 should be considered.	It is considered as follows: According to SDM Corrigendum No. 1/2022, rainfall increase = 16%; and According to SDM Corrigendum No. 1/2024, a = 505.5, b = 3.29, c = 0.355
(3)	Drawing No. Appendix I - Please review if the downpipe size is 1500mm dia.	Noted and revised accordingly **(Appendix II)**.
(4)	Please justify with the fall direction of the southern and eastern side of building structure. If no strong justification can be provided, peripheral drains are required.	Peripheral drains are proposed and indicated on the drainage plan (**Appendix II**).
(5)	Photo 1 - It is noted there is another pipe installed under 225mm dia. uPVC from A/YL-KTN/605. Please advise where is the pipe connecting to. The catchment area from this pipe should also be considered in the assessment.	It is considered as follows:  Catchment area of A/YL-KTN/605 is considered in **Appendix II** shown as follows:

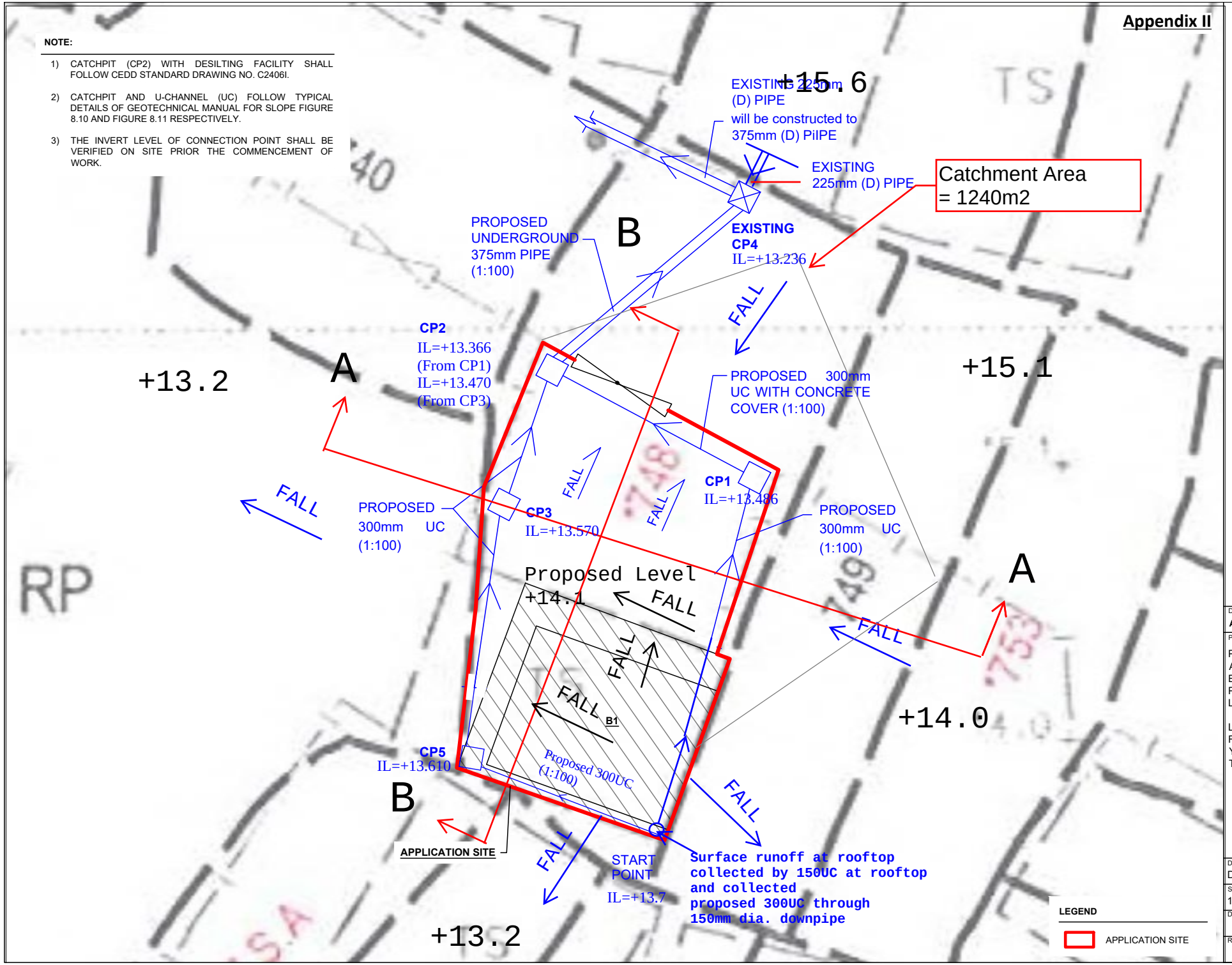
		
(6)	Photo record for final discharge to existing stream should be provided. Please provide latest actual photo record instead of capture from google map or alike.	Noted. Photo record is revised ,which has been taken in this year (Appendix II).

NOTE:

1) CATCHPIT (CP2) WITH DESILTING FACILITY SHALL FOLLOW CEDD STANDARD DRAWING NO. C2406I.

2) CATCHPIT AND U-CHANNEL (UC) FOLLOW TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIGURE 8.10 AND FIGURE 8.11 RESPECTIVELY.

3) THE INVERT LEVEL OF CONNECTION POINT SHALL BE VERIFIED ON SITE PRIOR THE COMMENCEMENT OF WORK.



Drawing No. **APPENDIX I**	Ver. 01
Project: PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	
Drawing Title: DRAINAGE PROPOSAL	
Scale of A4: 1 : 200	
Drawn	Date: 6.3.2023
Revised	Date


Final Discharge
to Existing Stream
EXISTING225mm
(D) PIPE
will be constructed to
300mm (D) PIPE

Proposed Catchpit/Start Point	Cover Level (mPD)	Invert Level (mPD)
Start Point	+14.0	+13.7
CP5	+14.0	+13.610
CP1	+14.0	+13.586
CP2 (With Desilting Facility)	+14.1	+13.366 (From CP1) +13.470 (From CP3)
CP3	+14.1	+13.736
Existing CP4	+15.7	+13.236

Assume return period T = 50years

According to SDM Corrigendum No.1 /2024

a = 505.5, b = 3.29 , c = 0.355

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

Duration in minutes is taken as 6 mins

According to SDM Corrigendum No.1 /2022 , rainfall increase = 16%

$$i = \frac{(505.5)}{(6+3.29)^{0.355}} \quad (1+16\%) \quad = \quad 229 \times (1+16\%) \quad = \quad 266 \text{ mm/hr}$$

i = 266 mm/hr is taken

Catchment Area =1240m^2 (including outside area)

Surface runoff coeficient C = 0.95

Qp= 0.278CiA

= 0.278 (0.95) (266) (1240 x 10^-6)

= 0.0871m3/s = 5227litre /min

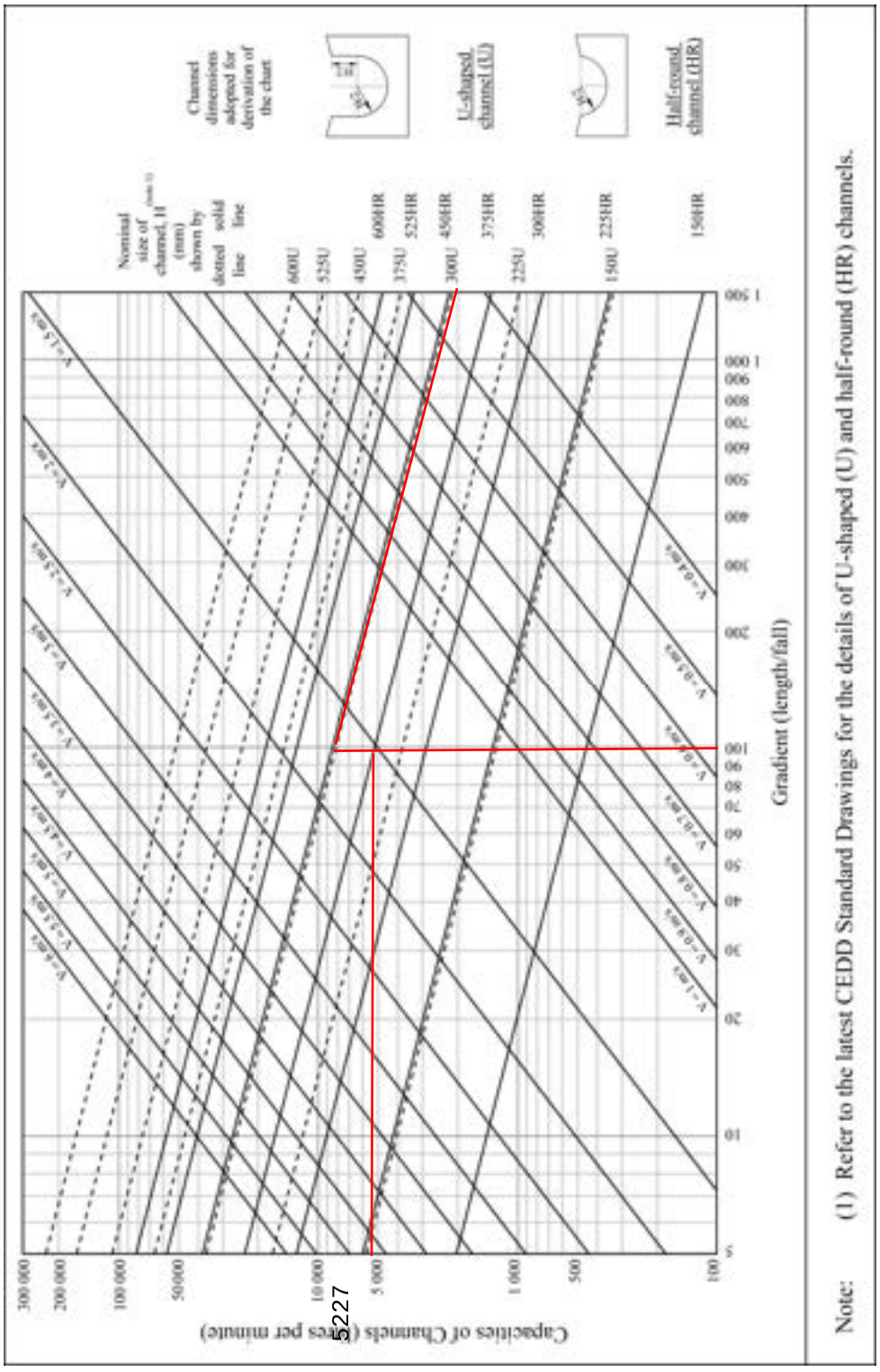


Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm

Check 300 dia uPVC pipeline:

From A/YL-KTN/605 , runoff	=	2971	liter/min	Runoff
for existing pipe	=	4912.26	+	5227
	=	10139.26	liter/min	
	=	0.168988	m^3/s	

Check 375 dia. Pipe by Colebrook-White Equation

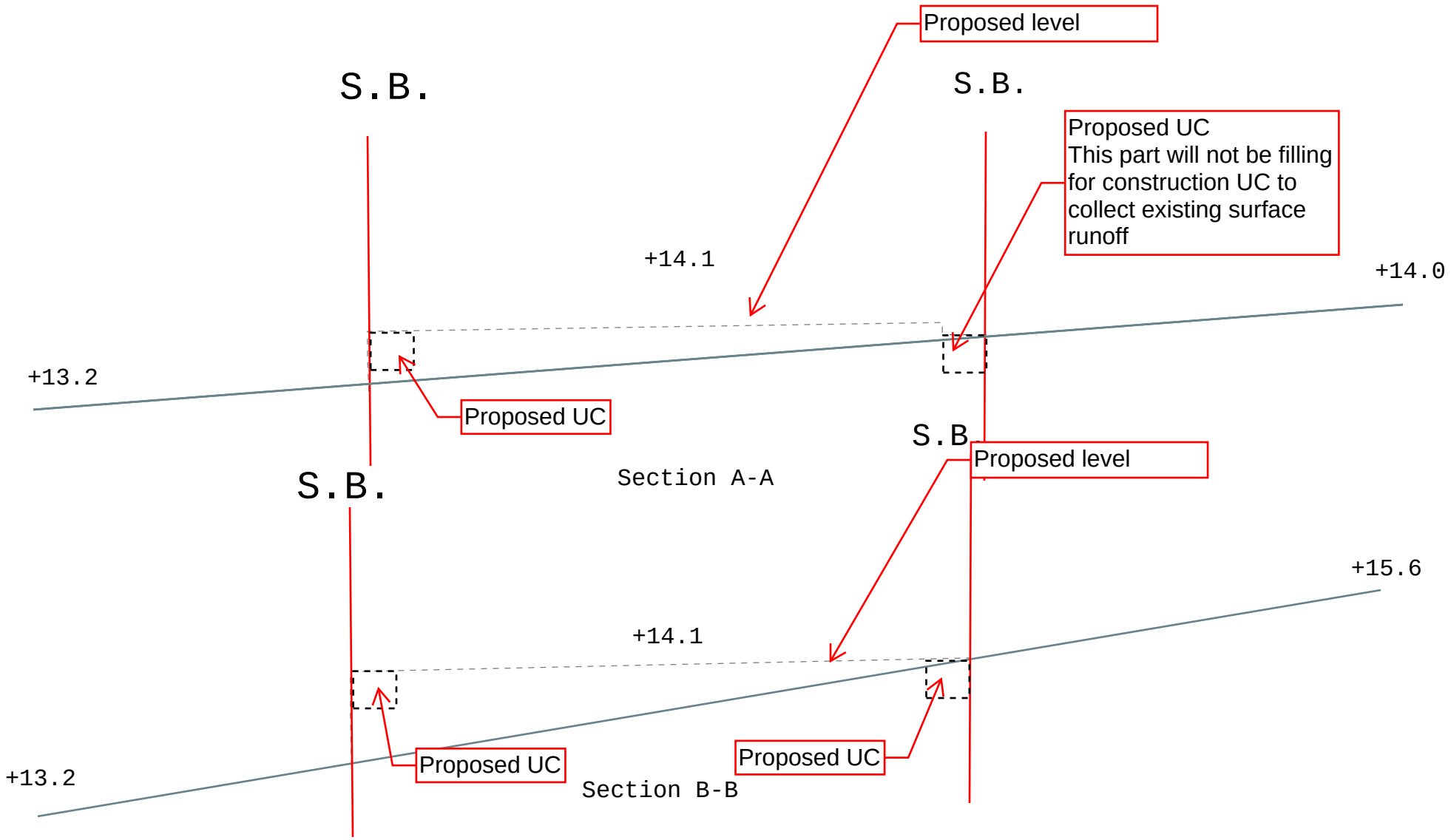
$$V = -\sqrt{(8gDs)}\,\log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=			mean velocity (m/s)
g	=	9.81	m/s2	gravitational acceleration (m/s2)
D	=	0.375	m	internal pipe diameter (m)
ks	=	0.000003	m	hydraulic pipeline roughness (m)
v	=	1.14E-06	m2/s	kinematic viscosity of fluid (m2/s)
s	=	0.01		hydraulic gradient

(Table 5, from DSD Sewerage Manual, uPVC)

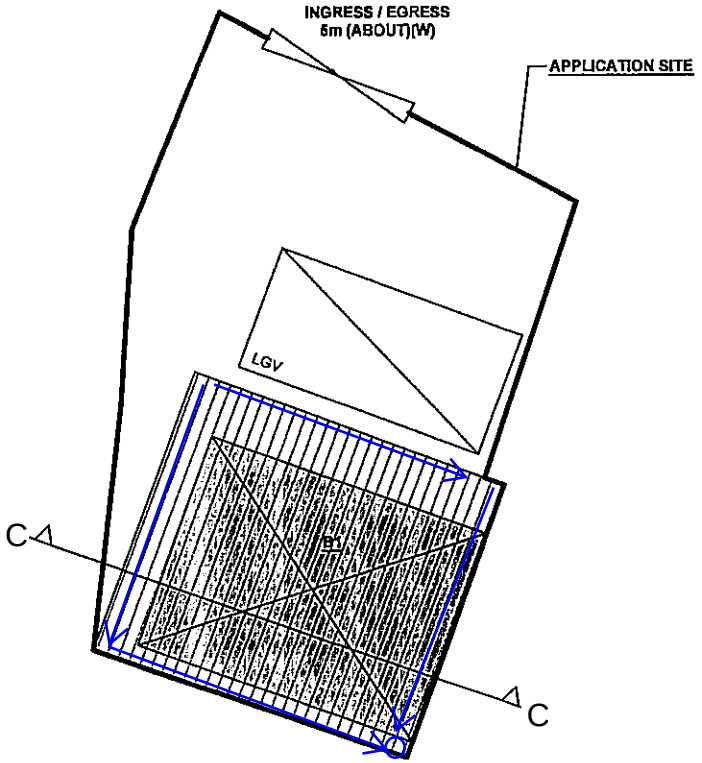
Therefore, design V of pipe capacity	=	2.451	m/s	>	Design velocity from catchment area	= 0.131388 m3/s = 2.392 m/s		0.3^2 * pi/4	===>O.K.

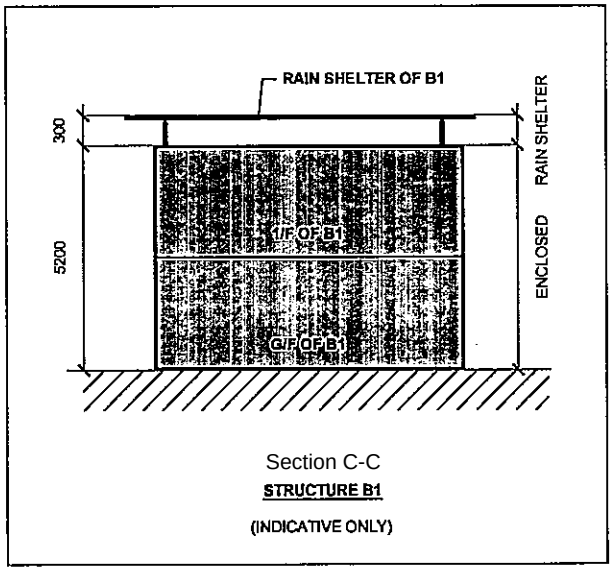

Proposed level
S.B.
S.B.
Proposed UC
This part will not be filling for construction UC to collect existing surface runoff
+14.1
+14.0
+13.2
Proposed UC
S.B
Proposed level
S.B.
Section A-A
+15.6
+14.1
Proposed UC
Proposed UC
+13.2
Section B-B

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 179 m^2	(ABOUT)
COVERED AREA	: 73 m^2	(ABOUT)
UNCOVERED AREA	: 106 m^2	(ABOUT)
PLOT RATIO	: 0.68	(ABOUT)
SITE COVERAGE	: 41 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 121 m^2	(ABOUT)
TOTAL GFA	: 121 m^2	(ABOUT)
BUILDING HEIGHT	: 5.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 G/F	WAREHOUSE (EXCLUDING D.G.G.)	73 m^2 (ABOUT)	48 m^2 (ABOUT)	5.5 m (ABOUT)(2-STOREY)
1/F	ANCILLARY OFFICE & RAIN SHELTER		73 m^2 (ABOUT)	
	TOTAL	73 m^2 (ABOUT)	121 m^2 (ABOUT)	





Section C-C
STRUCTURE B1
(INDICATIVE ONLY)

Surface runoff at rooftop collected by 150UC at rooftop and collected proposed 300UC through 150mm dia. downpipe → 150mm Rooftop Peripheral channel

LOADING/UNLOADING PROVISION

NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

申請編號 Application No. : A / YL-KTN / 907
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

LEGEND
- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (RAIN SHELTER)
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

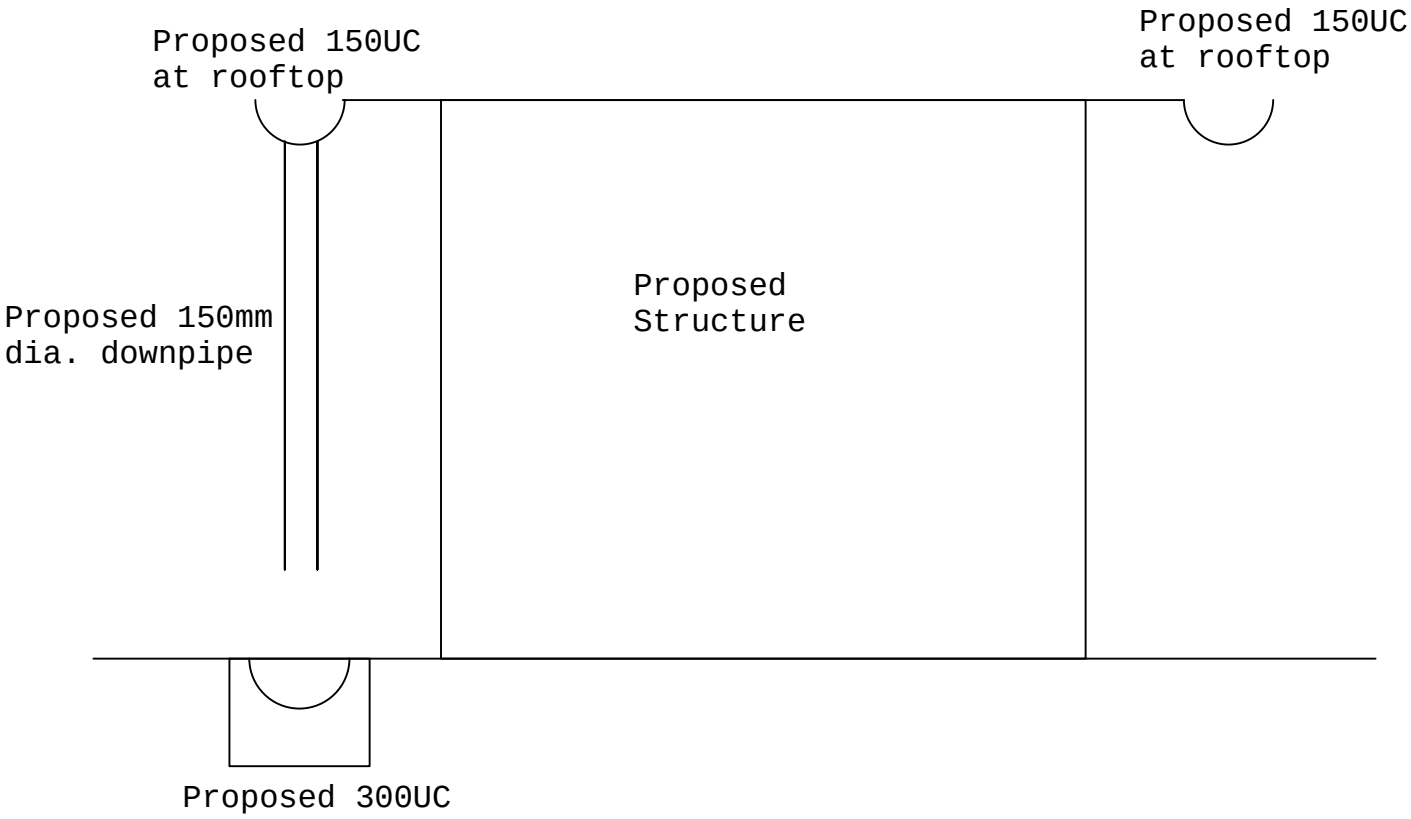
NORTH
W E
S

PLANNING CONSULTANT
R-Riches Property Consultants Ltd.

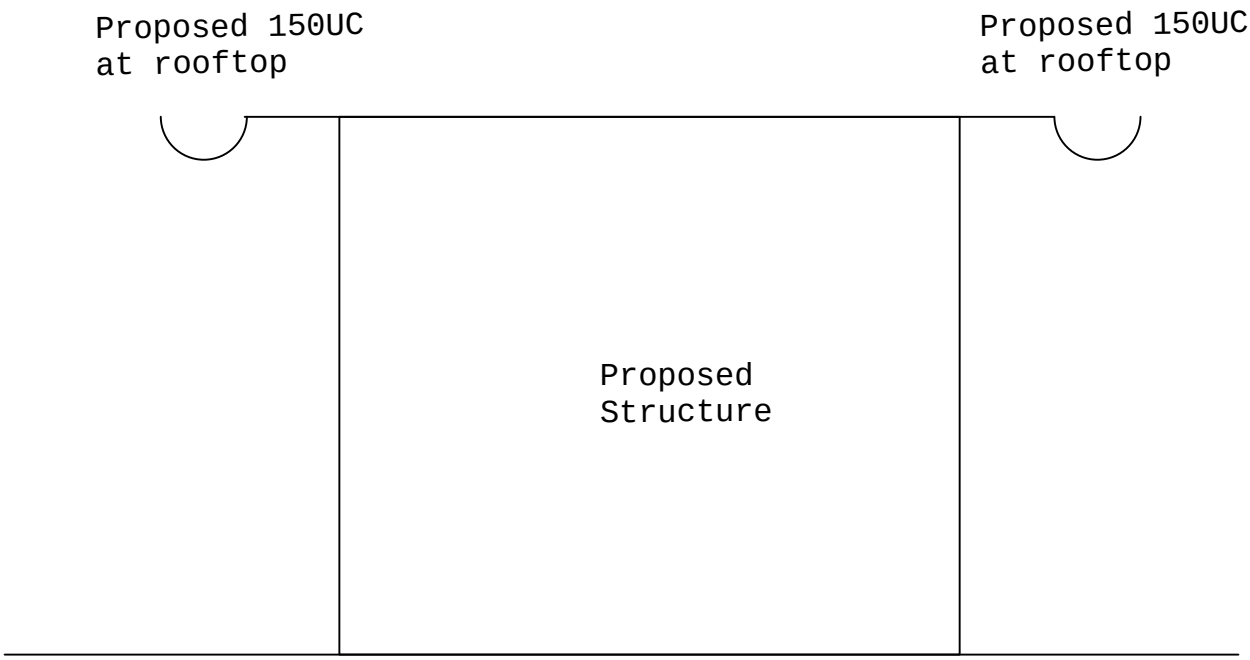
PROJECT
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

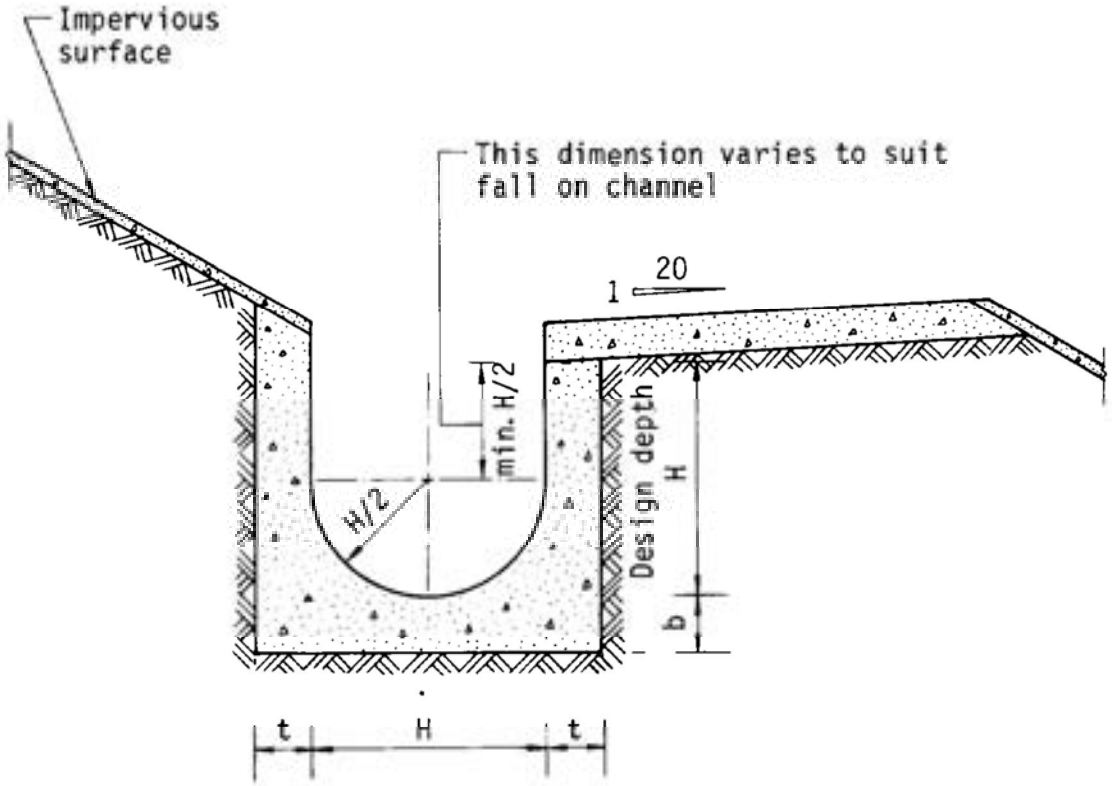
SCALE	1 : 200 @ A4
DRAWN BY	MN
DATE	21.3.2023
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	LAYOUT PLAN
DWG NO.	PLAN 4
VER.	001



Rooftop Drainage System



Rooftop Drainage System (Other Side)



Dimensions of U - channel		
Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

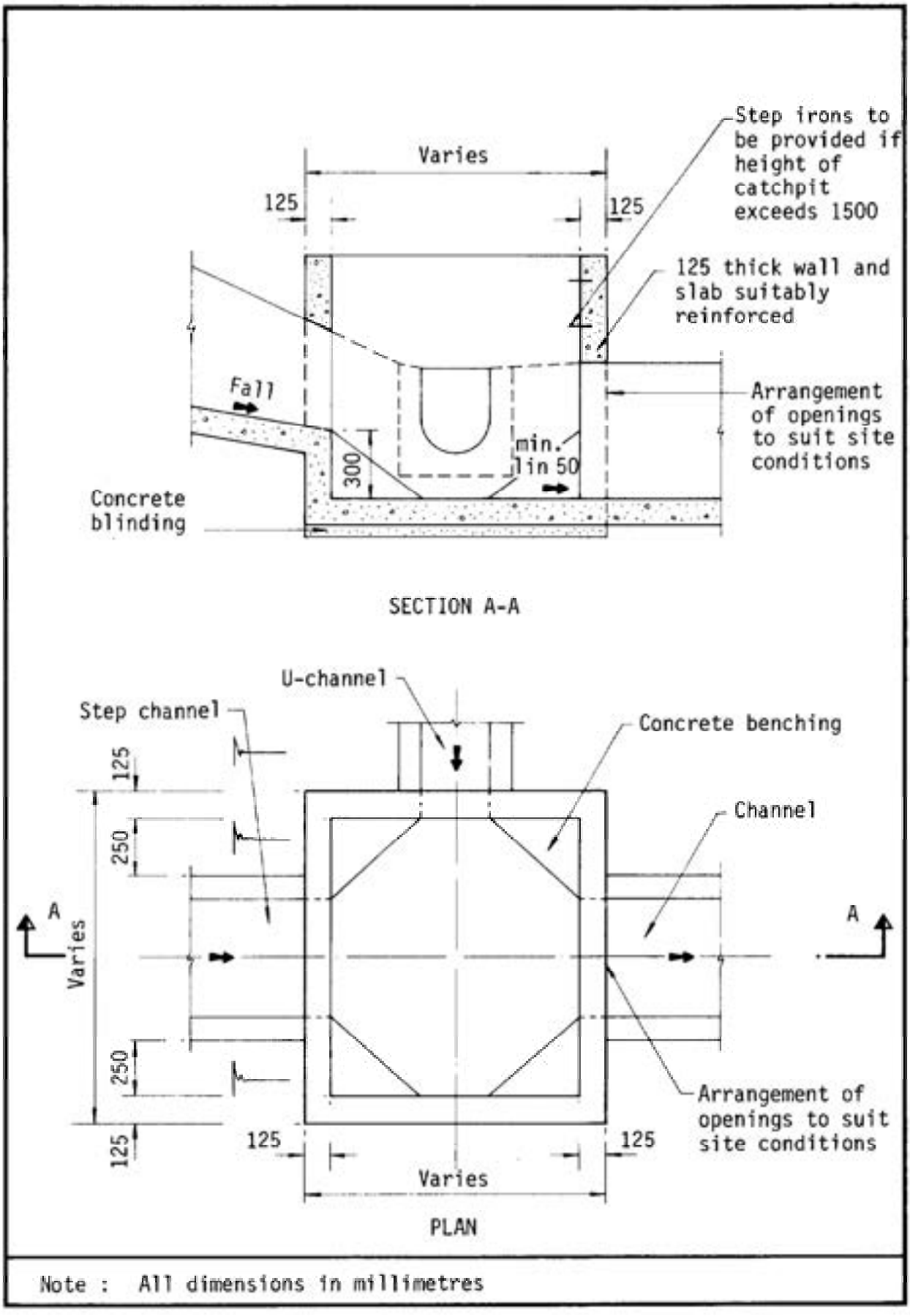
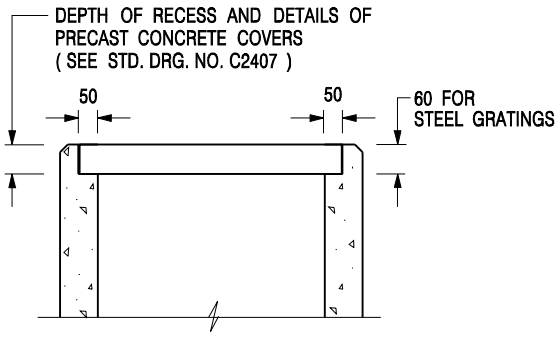


Figure 8.10 - Typical Details of Catchpits



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

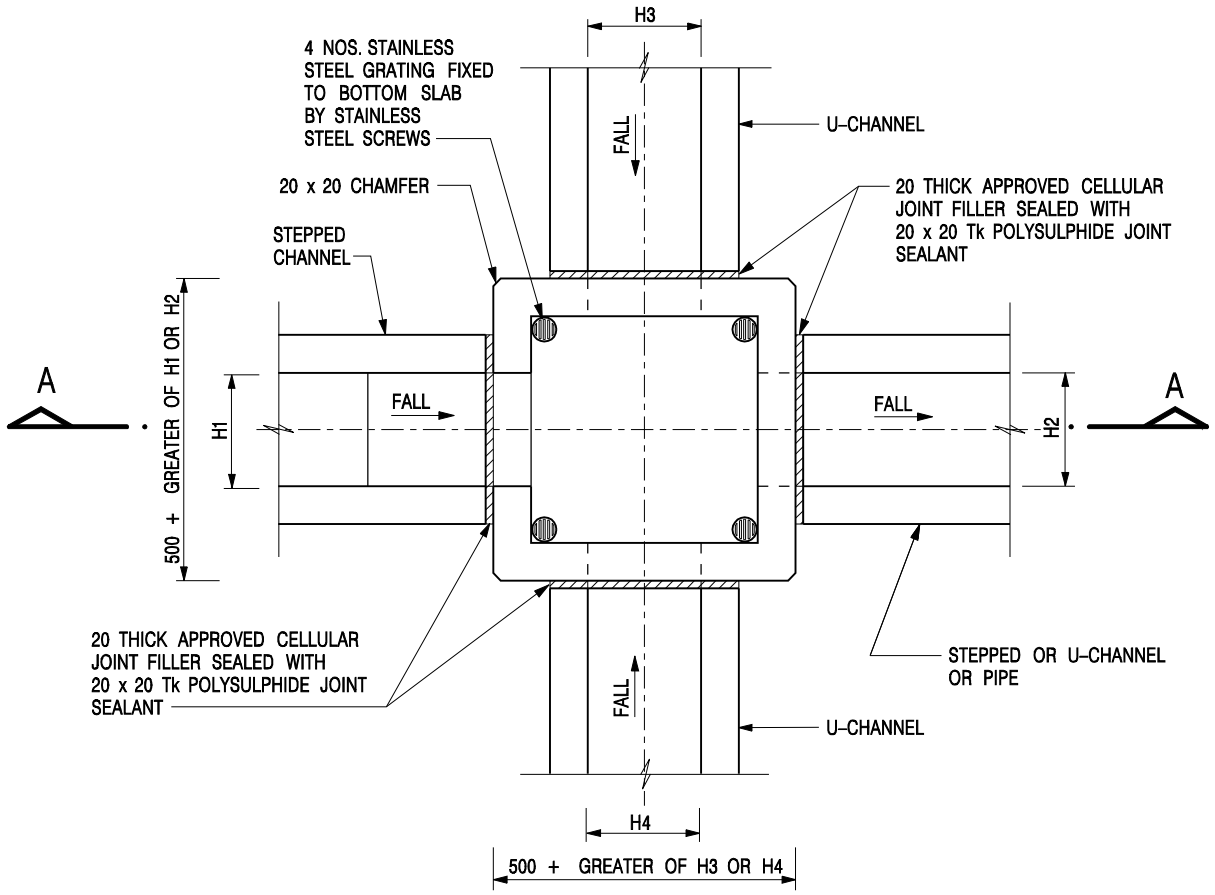
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED 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) 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 'G' ON STD. DRG. NO. C2405; 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 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

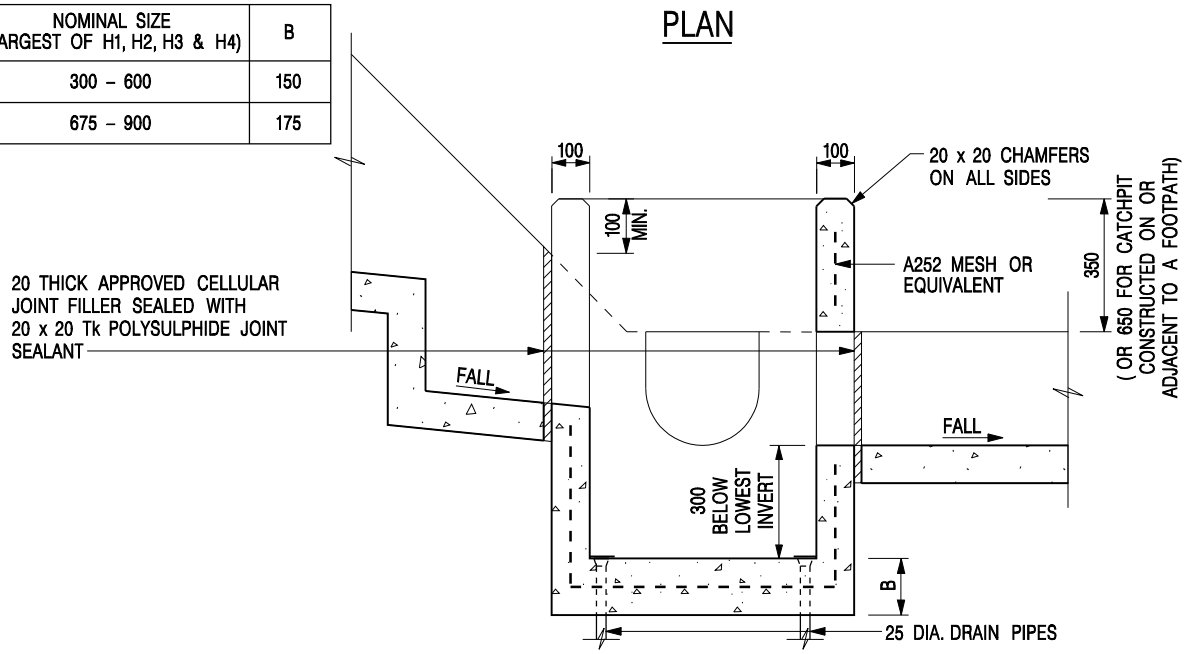
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20	DRAWING NO. C2406 /2
DATE JAN 1991	



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.

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

CATCHPIT WITH TRAP

(SHEET 1 OF 2)

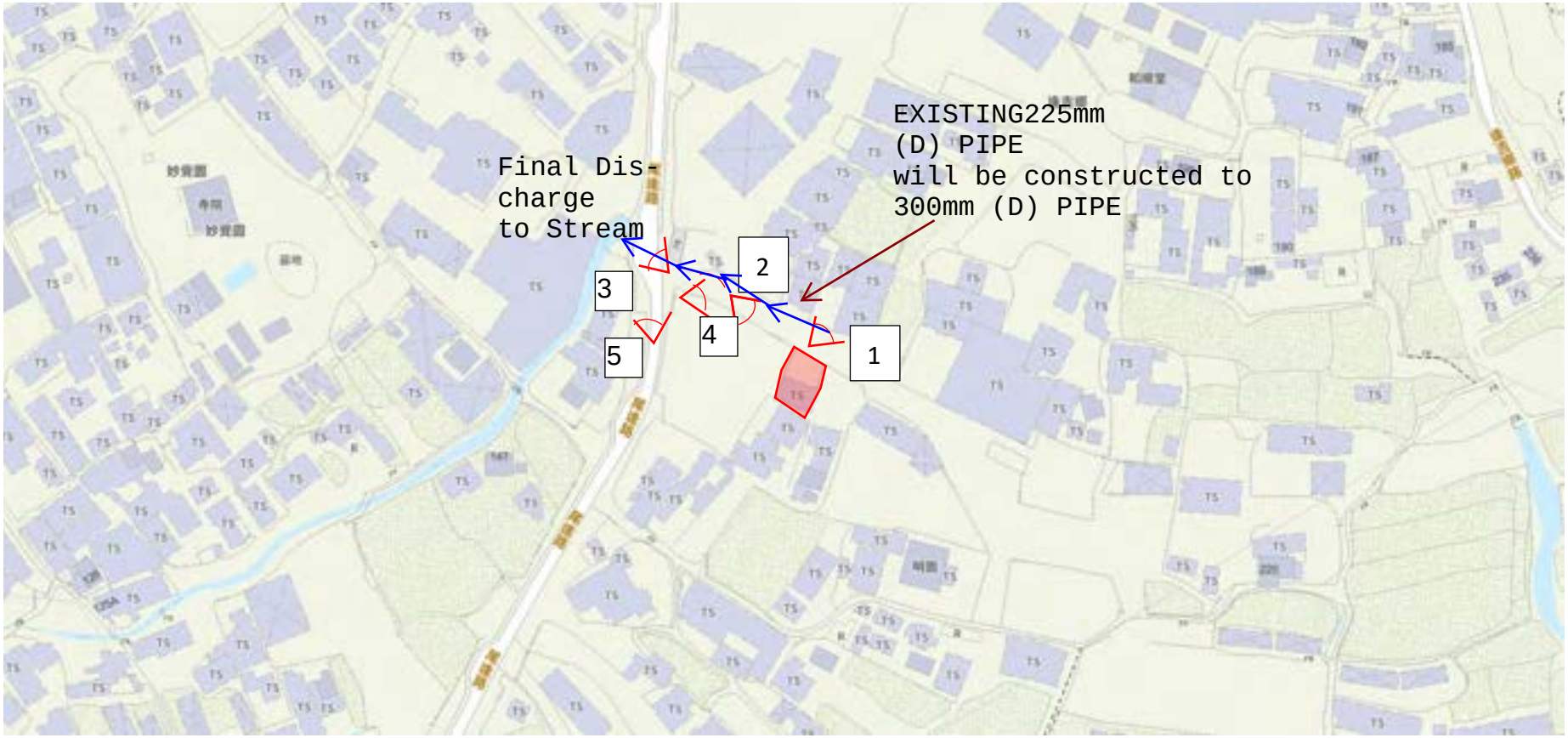
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1

SITE PHOTO



EYE LOCATION With Full alignment

1

Existing Condition of CP4 and existing 225mm dia. pipe

Location of CP4

1

VIEW 1

2

VIEW 2

3

VIEW 3

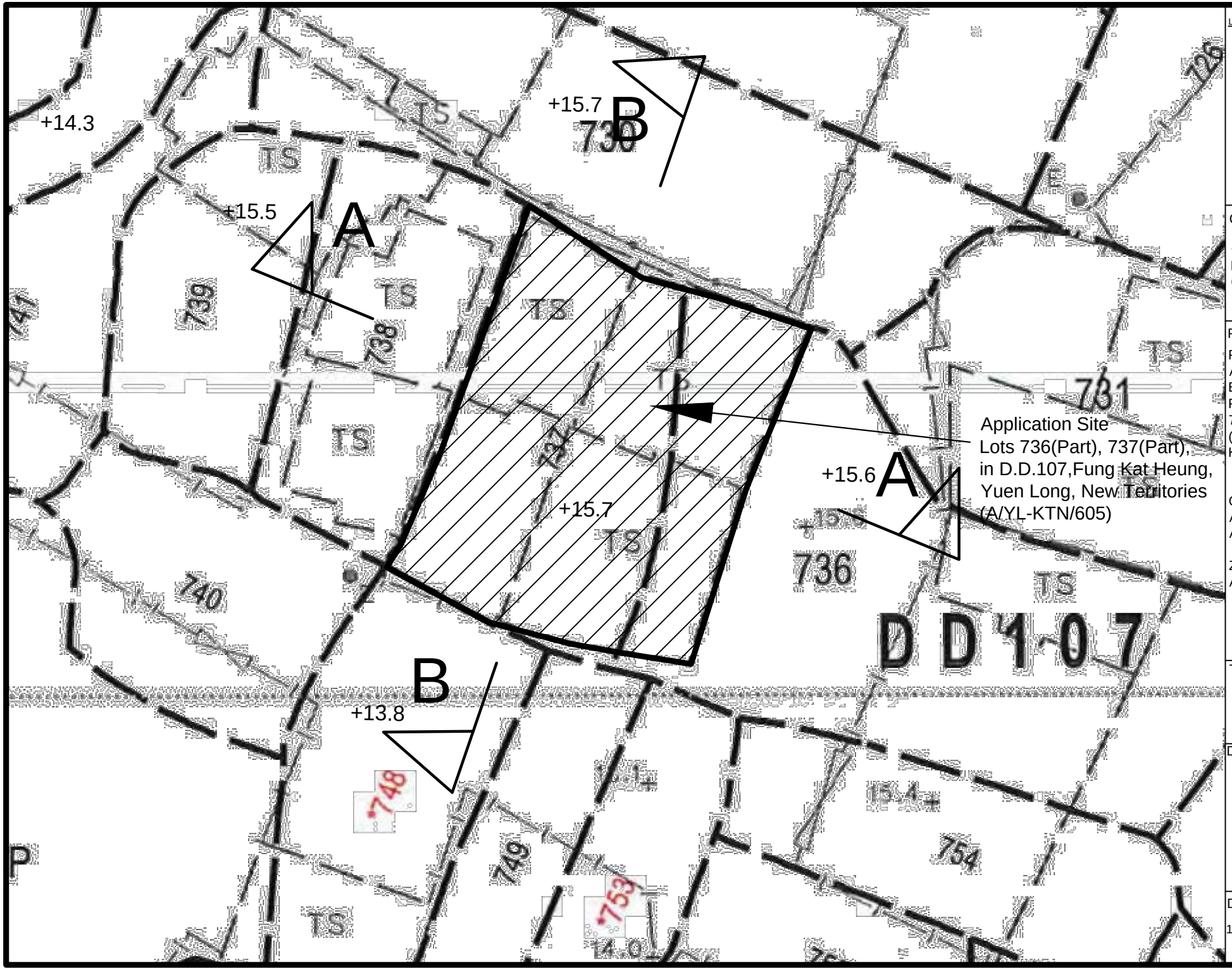
4

VIEW 4

5

VIEW 5

A/YL-KTN/605



Legend:

- Proposed 225UC (1:100) with cast iron cover
- Existing 225 dia. pipe
- Proposed Catchpit
- Existing Catchpit
- +15.7 Existing Level

Company:

恆協工程有限公司
Handship Engineering Company Limited

Project:

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

OZP:
Application No.
A/YL-KTN/605

Zoning:
Agriculture

Title:

Drainage Proposal-
Application Boundary

Dwg No:

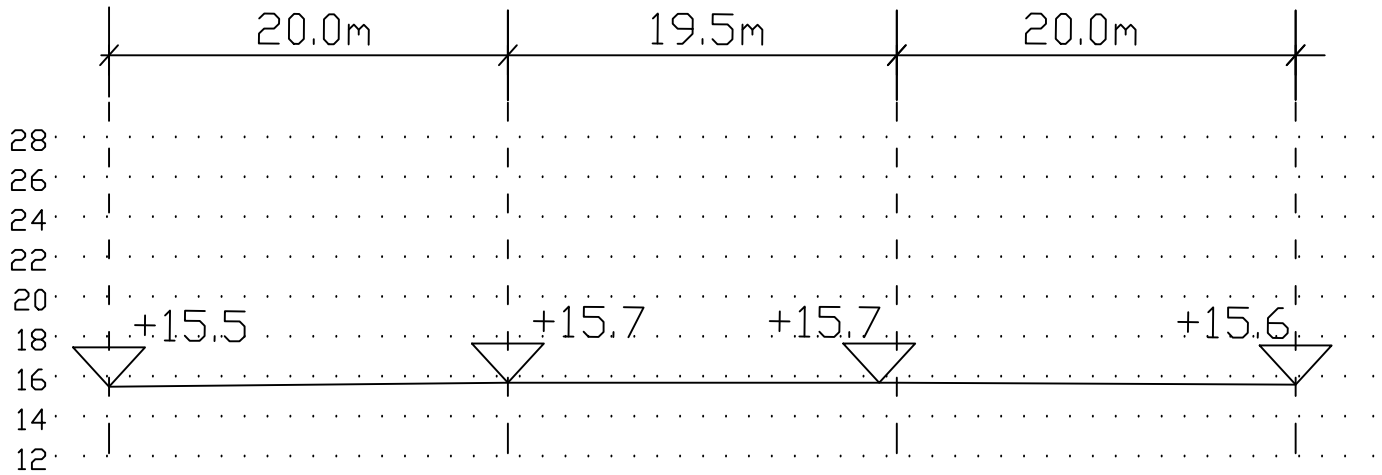
Fig.1

File:

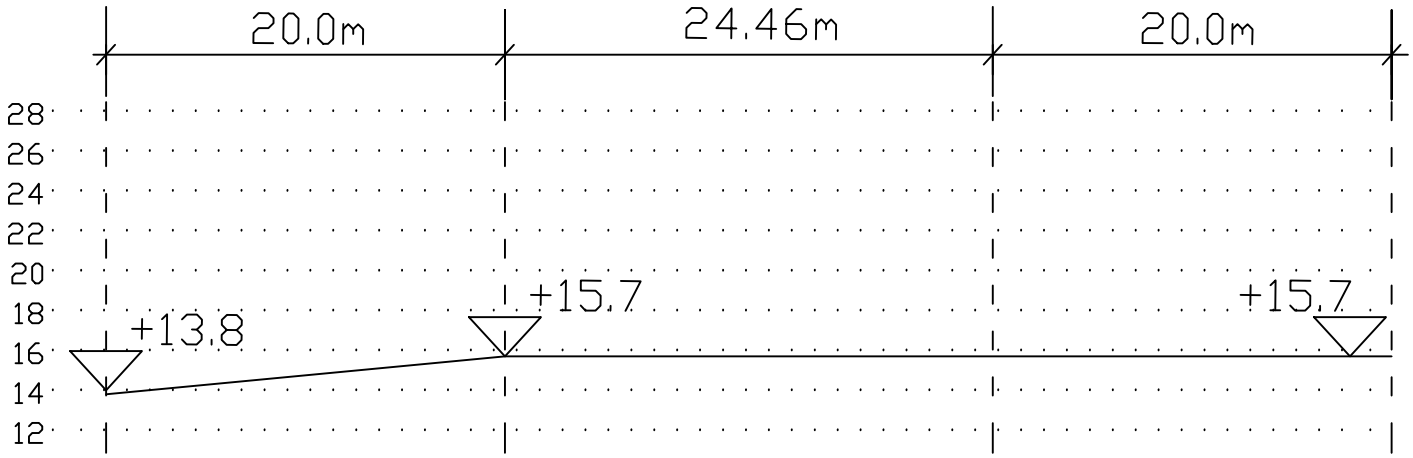
Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

Date:

1 Aug 2018



Section A–A



Section B–B

Legend:

- Proposed 225UC (1:100) with cast iron cover
- Existing 225 dia. pipe
- Proposed Catchpit
- Existing Catchpit
- +15.7 Existing Level

Company:

恆協工程有限公司
Handship Engineering Company Limited

Project:

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

OZP:
Application No.
A/YL-KTN/605

Zoning:
Agriculture

Title:

Section

Dwg No:

Fig.2

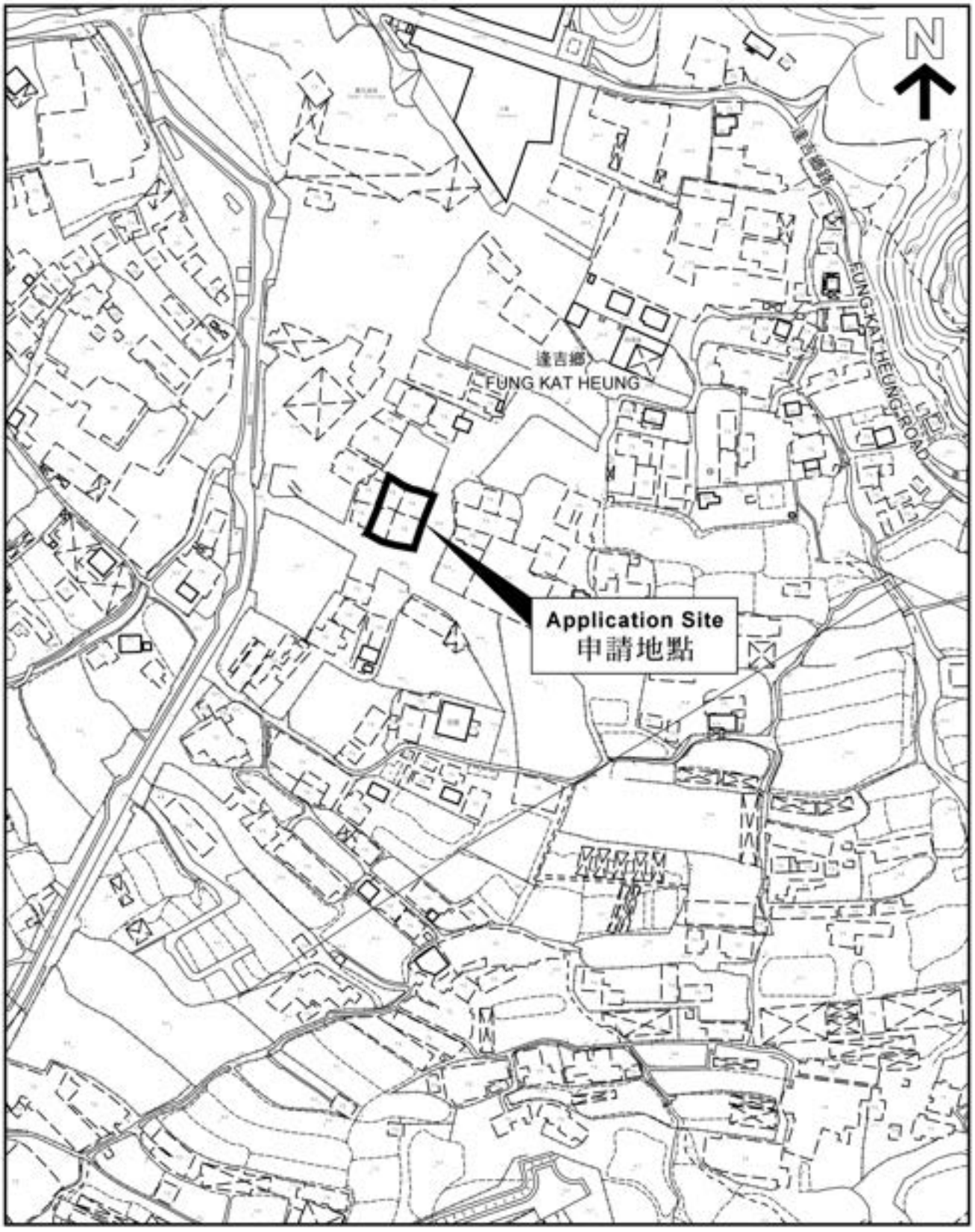
File:

Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

Date:

1 Aug 2018

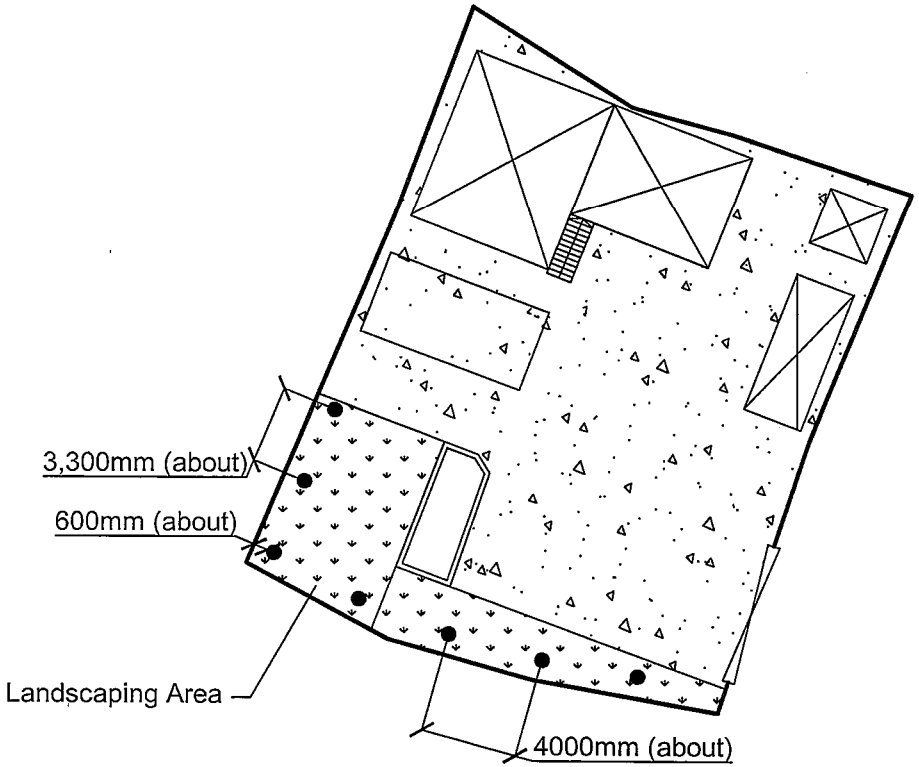
A/YL-KTN/605



N

No. of Proposed Tree: 7
Species of Tree: Ficus Microcarpa
Spacing: Not more than 4,000mm (about)
Tree Height: Not less than 2.75m (about)

All trees are 600mm (about) off the Site Boundary



Ground Floor

申請編號 Application No. : A/YL-KTN/605
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

Project:
Proposed Temporary Animal Boarding Establishment for a period of 3 Years

Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long, New Territories

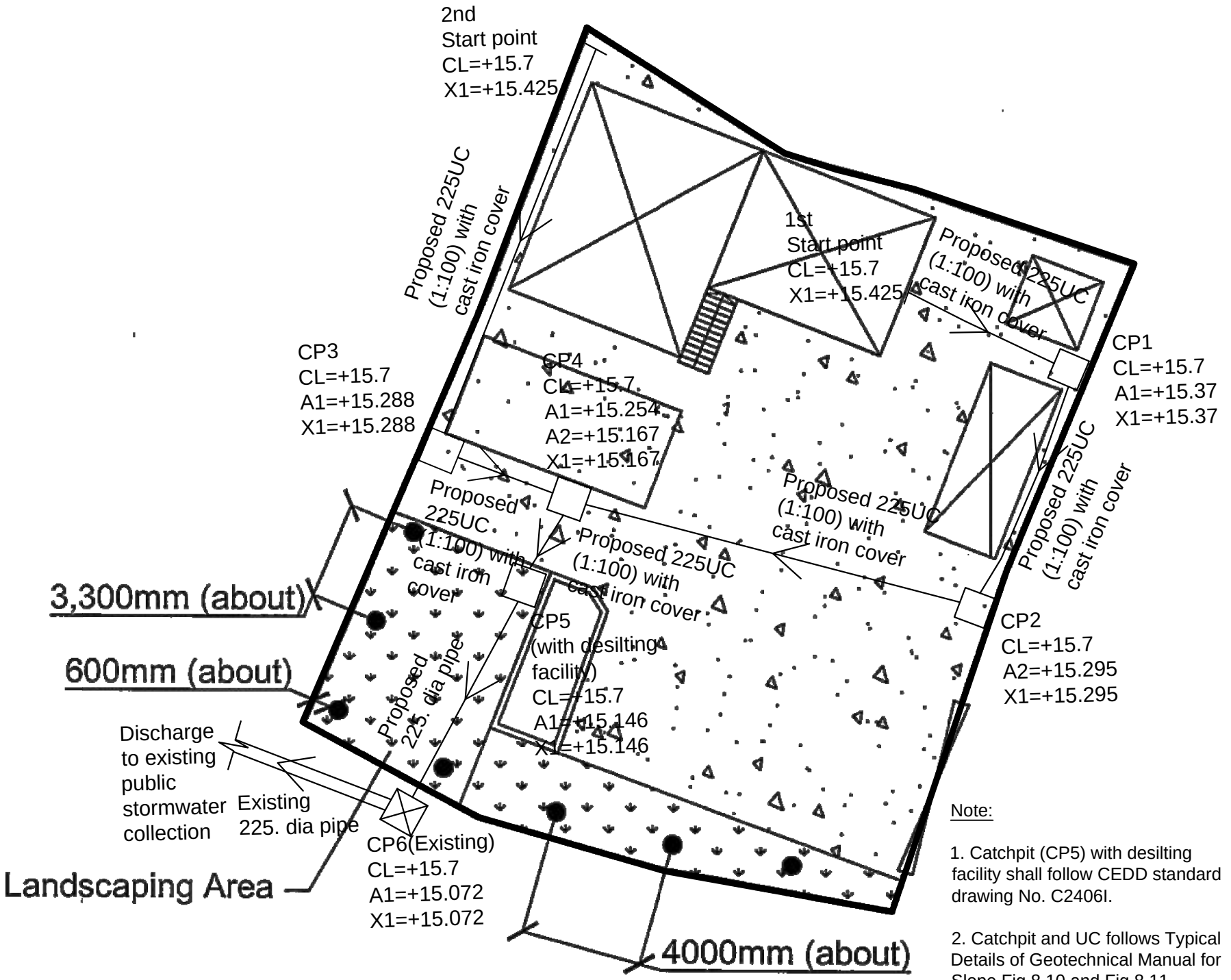
Scale: 1 : 300

Drawn By:

OZP : S/YL-KTN/9
District : Kam Tin North
Zoning : "AGR"

Title:
Landscape Plan

Date:
17 APR 2018



Note:

1. Catchpit (CP5) with desilting facility shall follow CEDD standard drawing No. C2406I.

2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

Legend:

- Proposed 225UC (1:100) with cast iron cover
- Existing 225 dia. pipe
- Proposed Catchpit
- Existing Catchpit
- +15.7 Existing Level

Company:

恆協工程有限公司
Handship Engineering Company Limited

Project:

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

OZP:
Application No.
A/YL-KTN/605

Zoning:
Agriculture

Title:

Drainage Proposal-Layout

Dwg No:

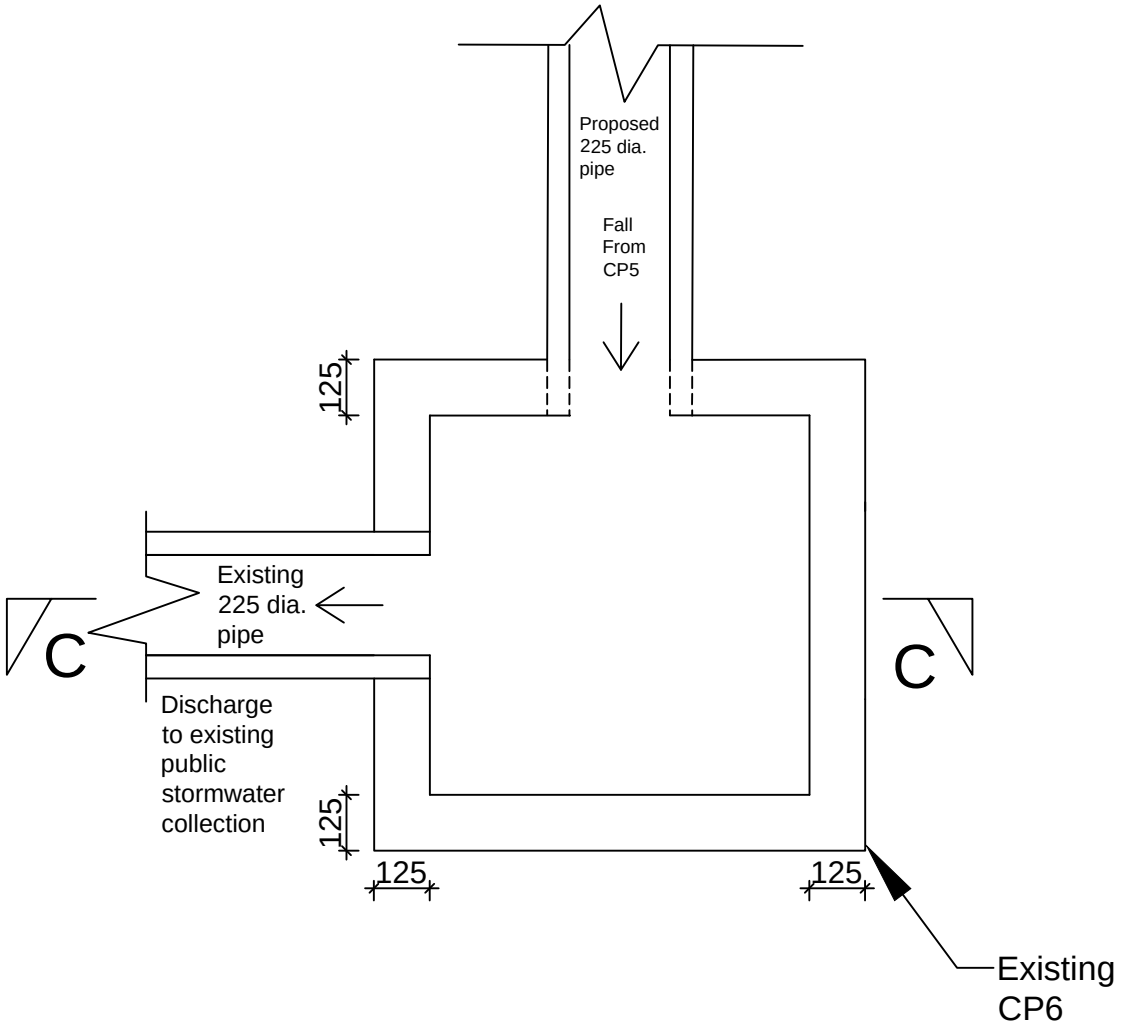
Fig.3

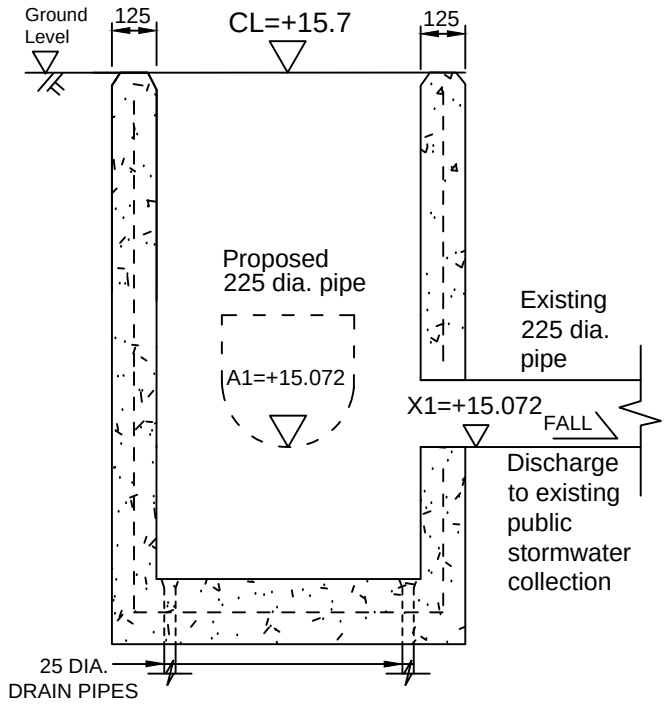
File:

Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

Date:

1 Aug 2018





Section C-C

Legend:

- Proposed 225UC (1:100) with cast iron cover
- Existing 225 dia. pipe
- Proposed Catchpit
- Existing Catchpit
- +15.7 Existing Level

Company:

恆協工程有限公司
Handship Engineering Company Limited

Project:

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

OZP:
Application No.
A/YL-KTN/605

Zoning:
Agriculture

Title:

Connection Detail-CP6

Dwg No:

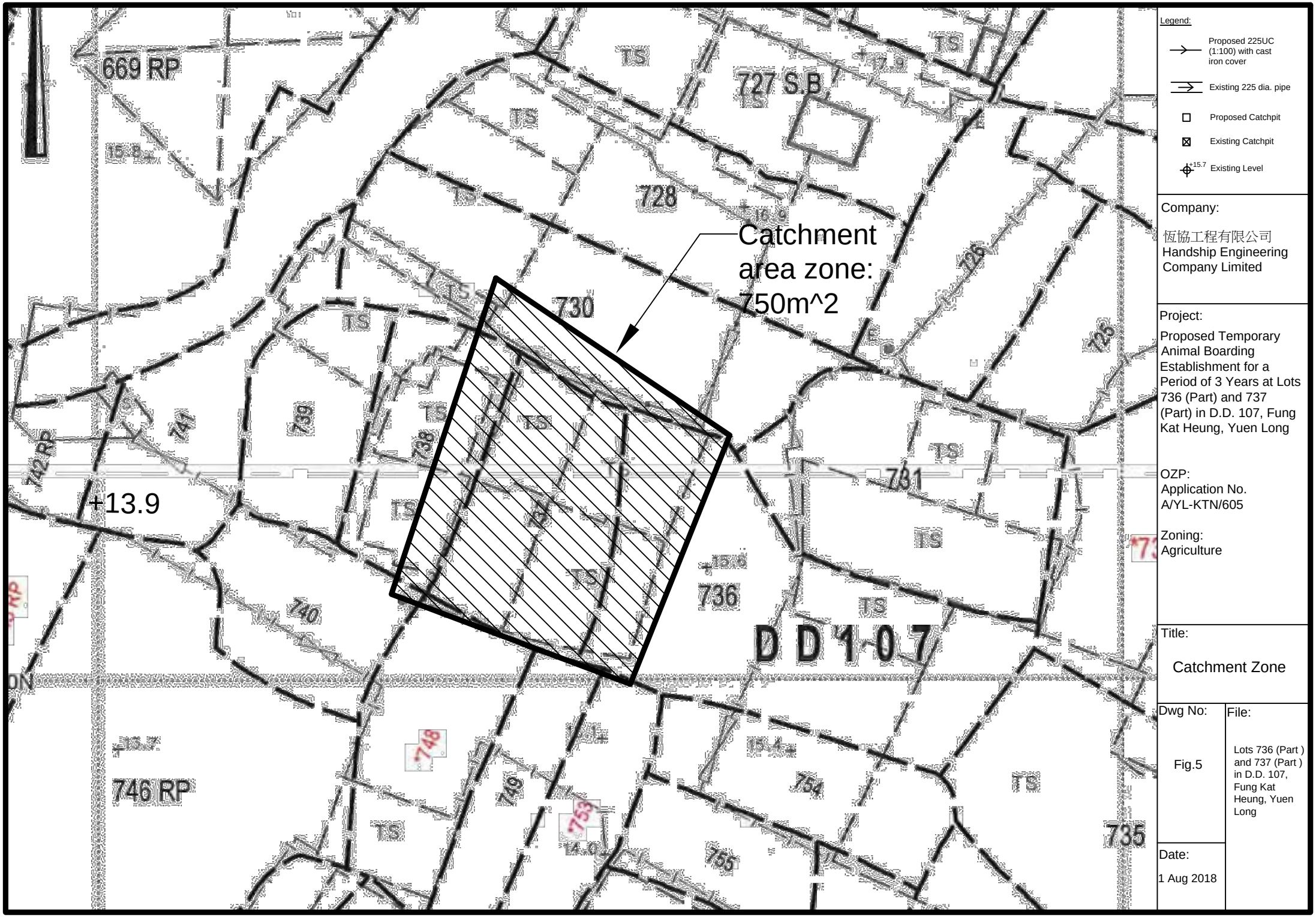
Fig.4

File:

Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

Date:

1 Aug 2018



Legend:

- Proposed 225UC (1:100) with cast iron cover
- Existing 225 dia. pipe
- Proposed Catchpit
- Existing Catchpit
- +15.7 Existing Level

Company:

恆協工程有限公司
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Project:

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

OZP:
Application No.
A/YL-KTN/605

Zoning:
Agriculture

Title:

Catchment Zone

Dwg No:

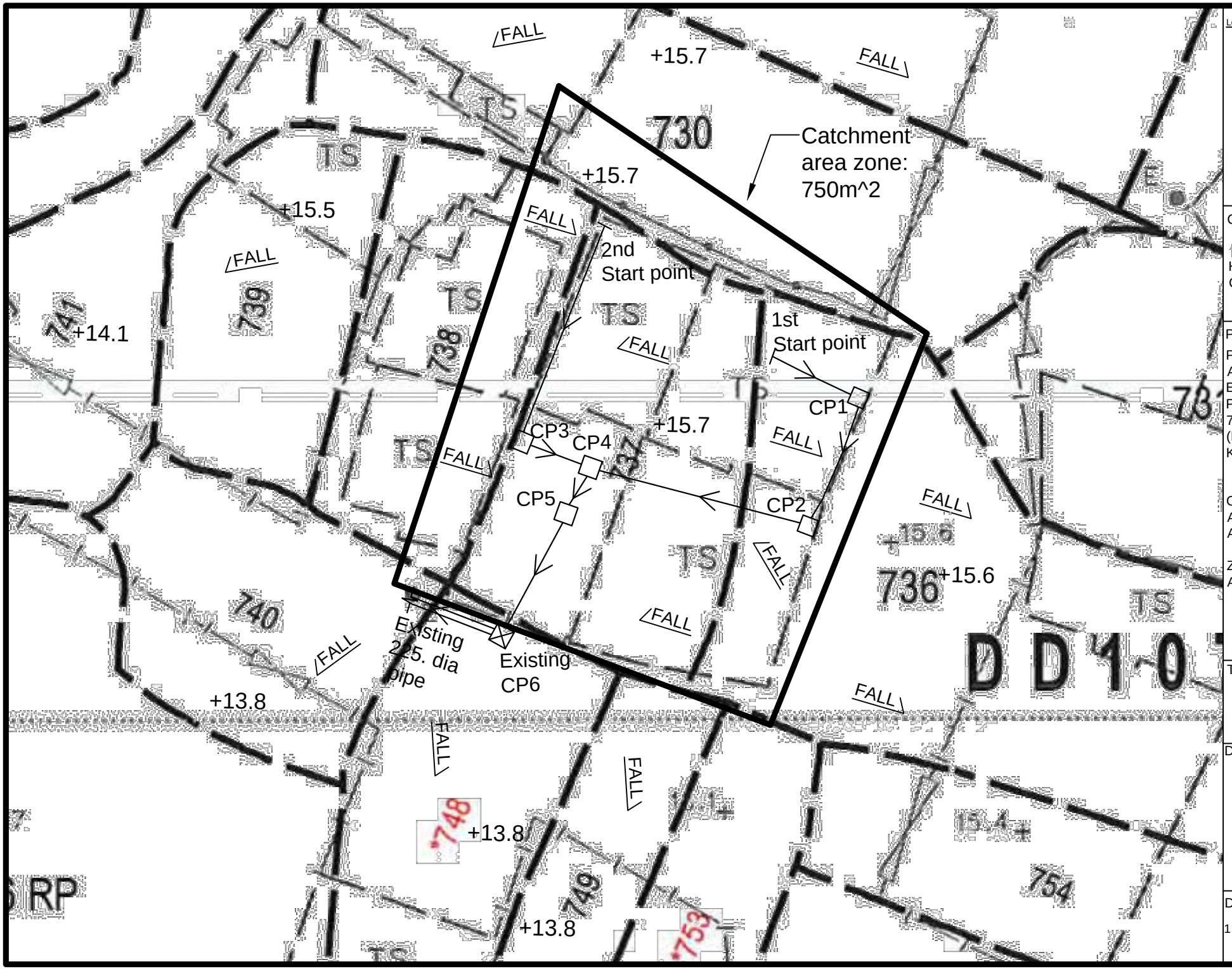
Fig.5

File:

Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

Date:

1 Aug 2018



Legend:

- Proposed 225UC (1:100) with cast iron cover
- Existing 225 dia. pipe
- Proposed Catchpit
- Existing Catchpit
- +15.7 Existing Level

Company:

恆協工程有限公司
Handship Engineering Company Limited

Project:

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

OZP:
Application No.
A/YL-KTN/605

Zoning:
Agriculture

Title:

Catchment Zone

Dwg No:

Fig.6

File:

Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

Date:

1 Aug 2018

Company:
Project: Proposed Temporary Animal Boarding Establ ishment for a Period of 3 Years at Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long
Application No. (A/YL-KTN/605)
Date: 1-Aug-2018

Calculation for Design of Channels:

Catchment Zone

Area	=	750	m^2							
	=	0.0008	km^2							
Peak runoff in m^3/s	=	0.278	x	0.95	x	250	mm/hr	x	0.00075	km^2
	=	0.0495	m^3/s							
	=	2971	liter/min							

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, proposed 225UC will be suitable.
Existing 225 dia. pipe is also suitable.

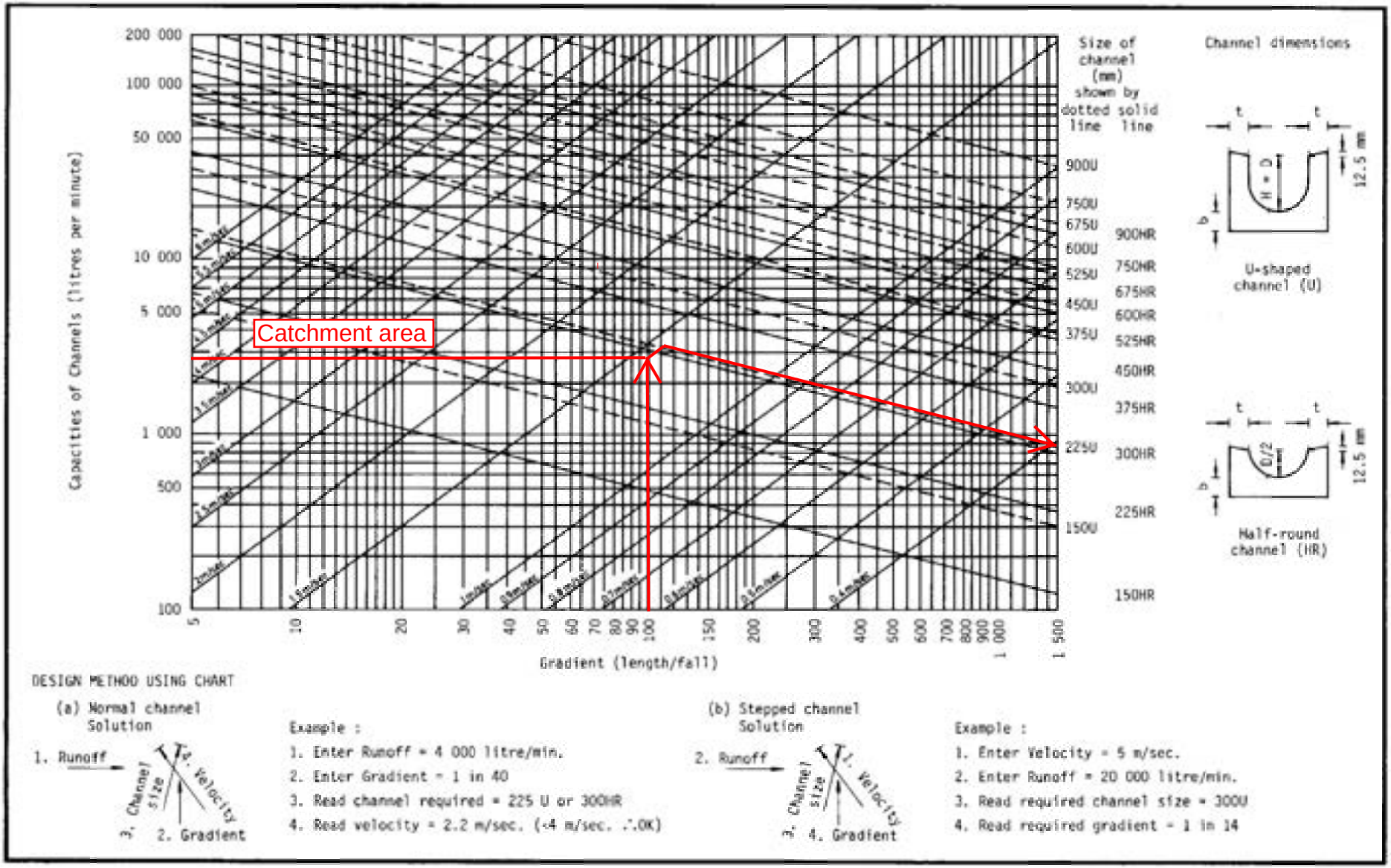
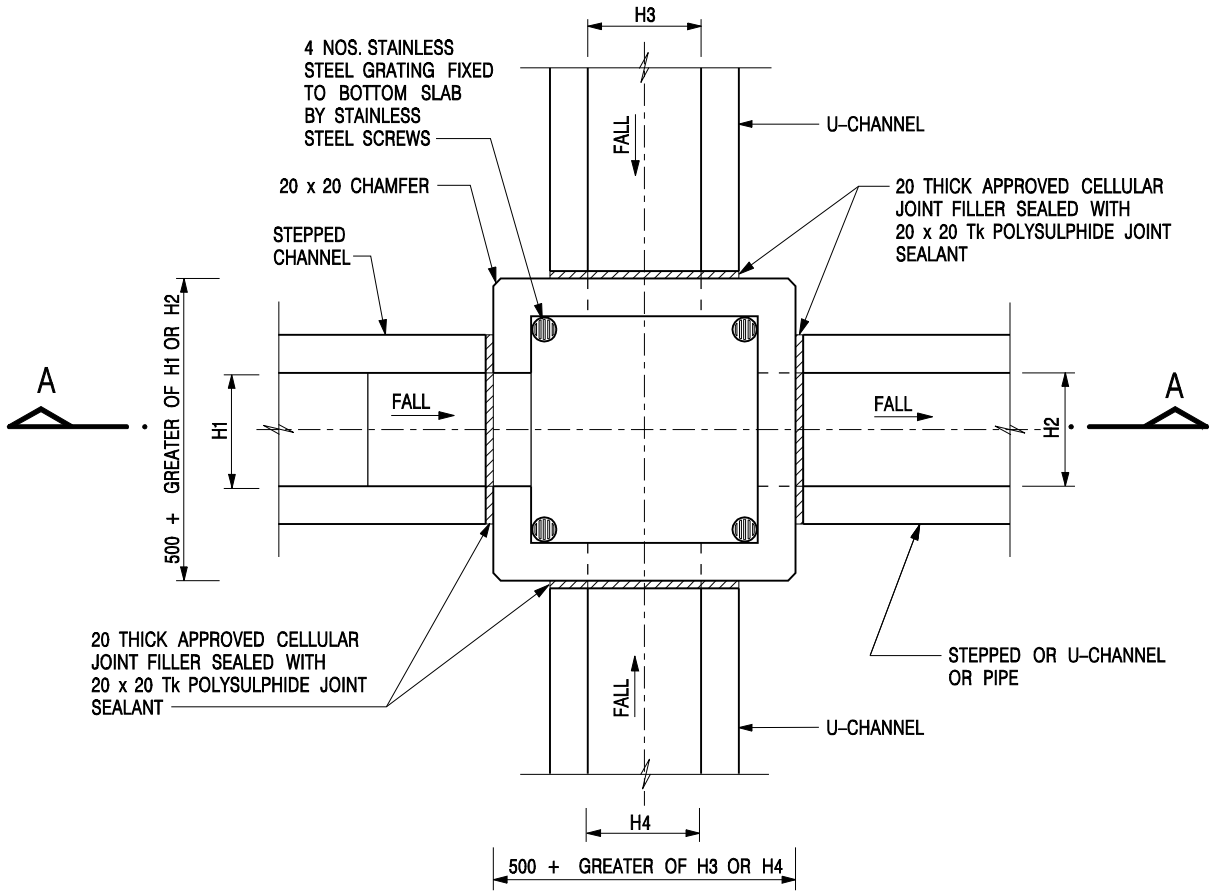
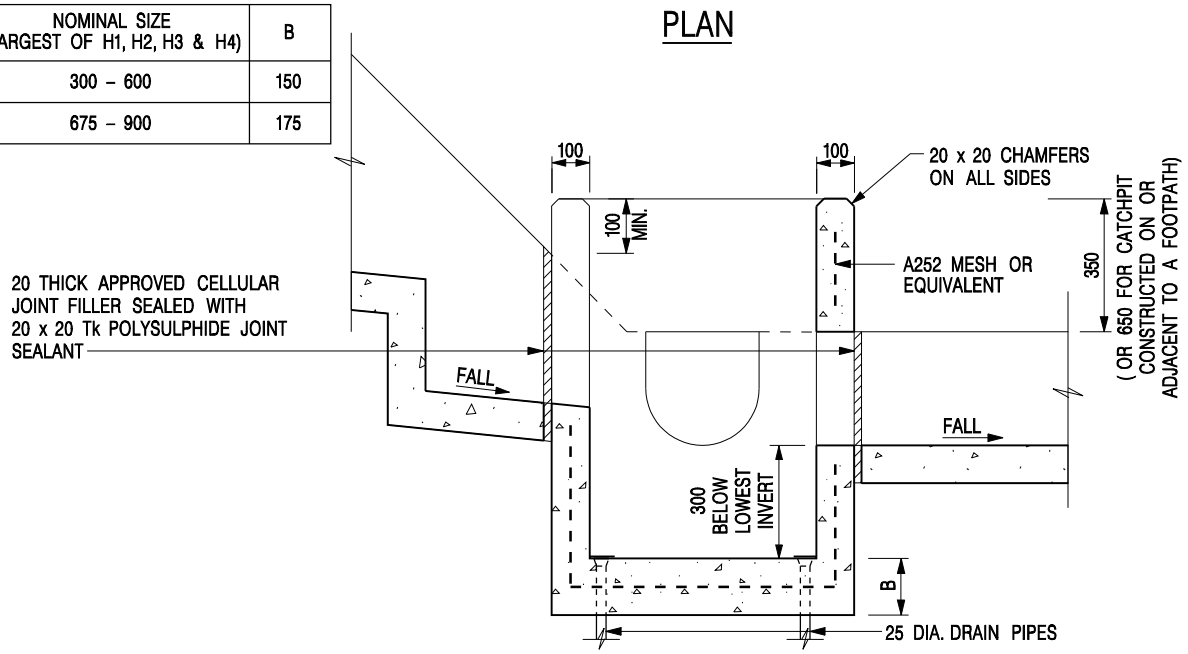


Figure 8.7 - Chart for the Rapid Design of Channels



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.

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

CATCHPIT WITH TRAP

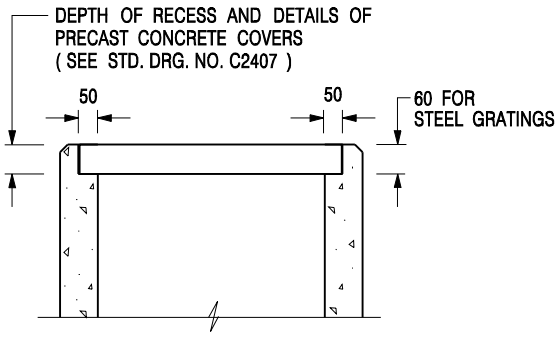
(SHEET 1 OF 2)

CEDD 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) 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 'G' ON STD. DRG. NO. C2405; 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 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20	DRAWING NO. C2406 /2
DATE JAN 1991	

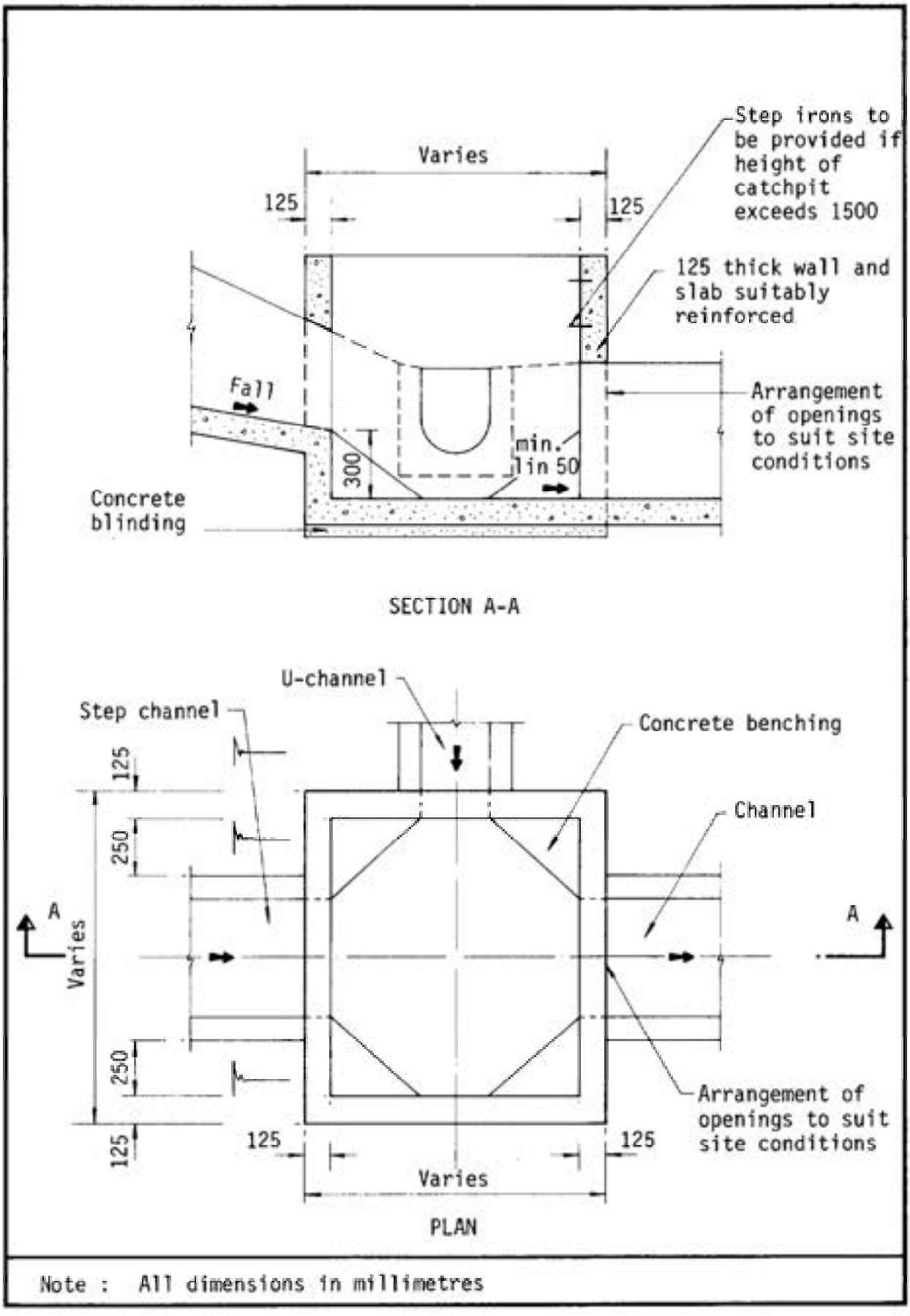
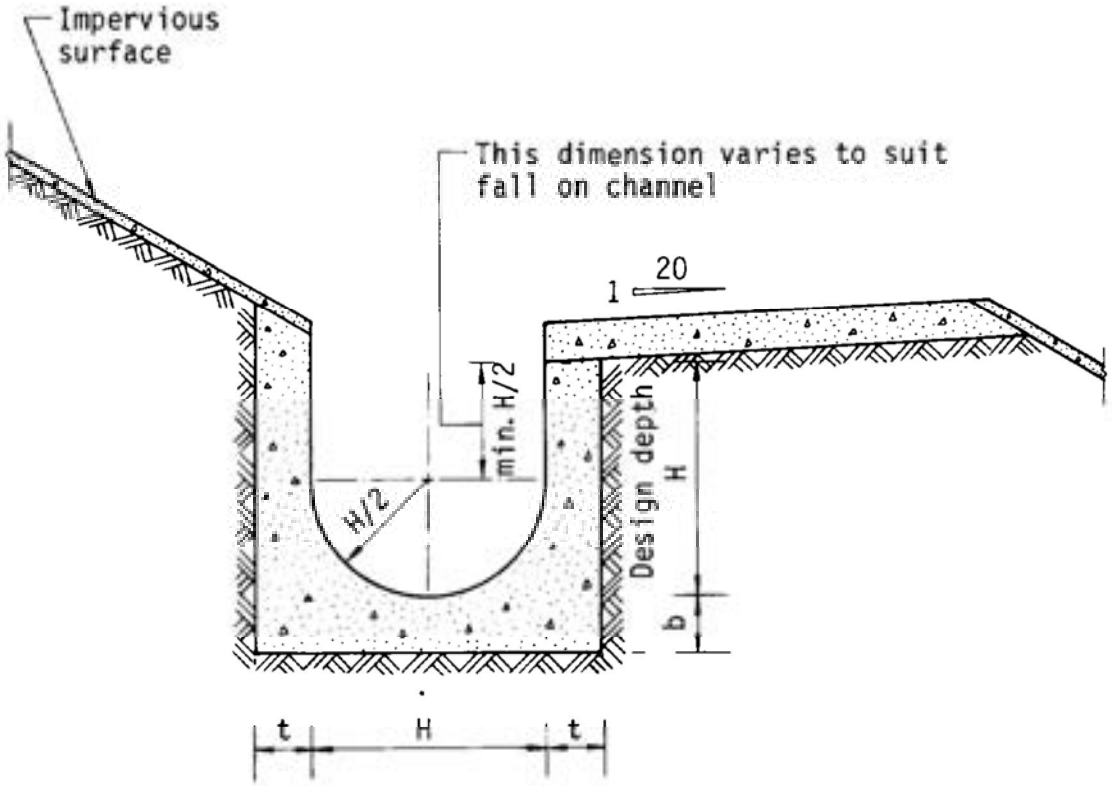


Figure 8.10 - Typical Details of Catchpits



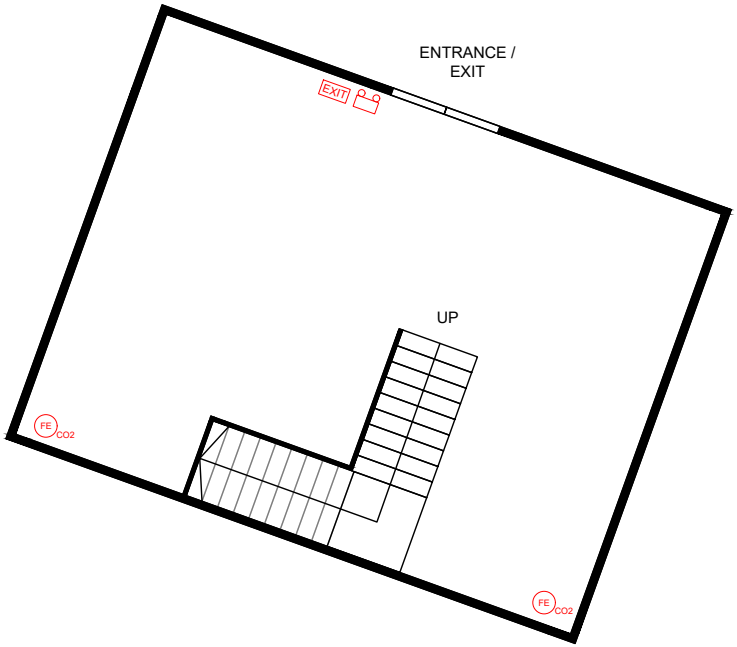
Dimensions of U - channel		
Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 179 m^2	(ABOUT)
COVERED AREA	: 73 m^2	(ABOUT)
UNCOVERED AREA	: 106 m^2	(ABOUT)
PLOT RATIO	: 0.68	(ABOUT)
SITE COVERAGE	: 41 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 121 m^2	(ABOUT)
TOTAL GFA	: 121 m^2	(ABOUT)
BUILDING HEIGHT	: 5.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 G/F	WAREHOUSE (EXCLUDING D.G.G.)	73 m^2 (ABOUT)	48 m^2 (ABOUT)	5.5 m (ABOUT)(2-STOREY)
1/F	ANCILLARY OFFICE & RAIN SHELTER		73 m^2 (ABOUT)	
	TOTAL	73 m^2 (ABOUT)	121 m^2 (ABOUT)	



GROUND FLOOR OF STRUCTURE B1

(INDICATIVE ONLY)

FIRST FLOOR OF STRUCTURE B1

(INDICATIVE ONLY)

FIRE SERVICE INSTALLATIONS

- EXIT — 4 x EXIT SIGN
- 4 x EMERGENCY LIGHT
- FE CO2 — 5 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

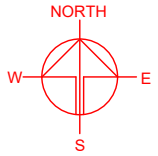
FS NOTES:

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

THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY.

LEGEND

STRUCTURE B1



PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	1 : 100 @ A4
DRAWN BY	MN
DATE	4.6.2025
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	FSIs PROPOSAL
DWG NO.	APPENDIX II
VER.	002