From: Tang Lok San <[redacted]>
Sent: Thursday, January 15, 2026 10:42 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [redacted]
Subject: A/YL-KTN/1206 - Supplementary Document

Town Planning Board,

>

Thank you for the phone call. Please see the attachment for the supplementary document of S16 Application A/YL-KTN/1206. Please contact Mr. Tang via email [redacted] if you have any question regarding to the captioned application.

[redacted]

Yours sincerely,
Mr. Tang

規劃署:

有關規劃署對 A/YL-KTN/1206 的查詢

收悉　貴委員會對 A/YL-KTN/1206 申請的查詢，本人現書面回覆。

申請範圍內不會用作露天存放，亦不會存放危險品。本申請範圍只會用在存放用途，不會進行任何有關回收、清潔、修理、拆解或其他工場作業。

在申請範圍的邊界已使用金屬實心的物料，例如鋅鐵將申請範圍圍起，圍邊高度約 3 米高。

本次申請與上次(申請編號:A/YL-KTN/992)，用途及申請範圍相同，本人對上次申請未能及時完成附加條件致歉。因未能及時獲批短期豁免書，及興建渠道的承辦商達成共識，未能在時限前完成附加條件。本次申請是希望向貴委員會申請三年的臨時用途及繼續落實分別已獲渠務署及消防處在上次申請(申請編號:A/YL-KTN/992)所接納的渠務建議及消防設置安裝建議，以履行附加條件。 現附上更新後的消防設備安裝計劃圖。

希望此附加文件能釋除　貴委員會的查詢，並支持本申請。

Proposed Structures Detail

Legend A

Warehouse (Excluding D.G.G.) with Ancillary Office
Non-Domestic GFA: About 230 m^2
Height: Not Exceeding 8m
Storey: 1

Legend B

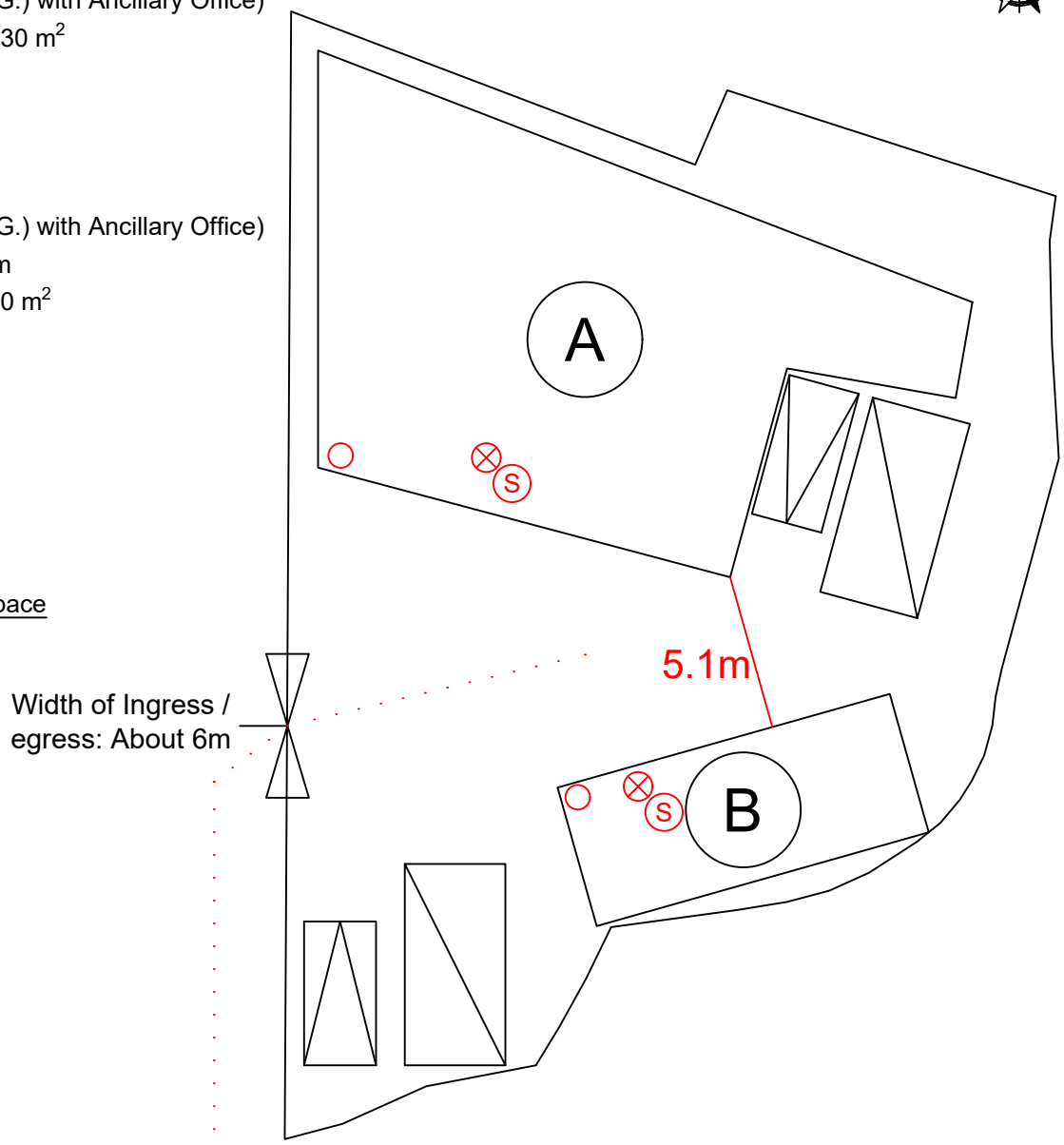
Warehouse (Excluding D.G.G.) with Ancillary Office
Dimension: About 12 m x 5 m
Non-Domestic GFA: About 60 m^2
Height: Not Exceeding 8m
Storey: 1

Private Car Parking Space

Dimension: 2.5 m x 5 m
Unit(s): 2

Light-Goods Vehicle L/UL Space

Dimension: 3.5 m x 7 m
Unit(s): 2



*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.
For Emergency Vehicular Access, Please see Appendix 6.1
*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

Legend:

- 3 kg Portable Dry Powder Type Fire Extinguisher (2 in Total)
- Stand-alone Fire Detector (Smoke Detector) (In accordance with the Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]) (2 in Total)
- Emergency Vehicular Access
- Warehouse (Excluding D.G.G.) with Ancillary Office
- Private Car Parking Space
- LGV L/UL Space

Appendix 6

Location: DD 107 Lot 1244 (Part)
DD 107 Lot 1245 (Part)
DD 107 Lot 1246 (Part)
DD 107 Lot 1247 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議臨時貨倉（危險品倉庫除外）連附屬設施及相關填土工程(為期3年)

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

SCALE

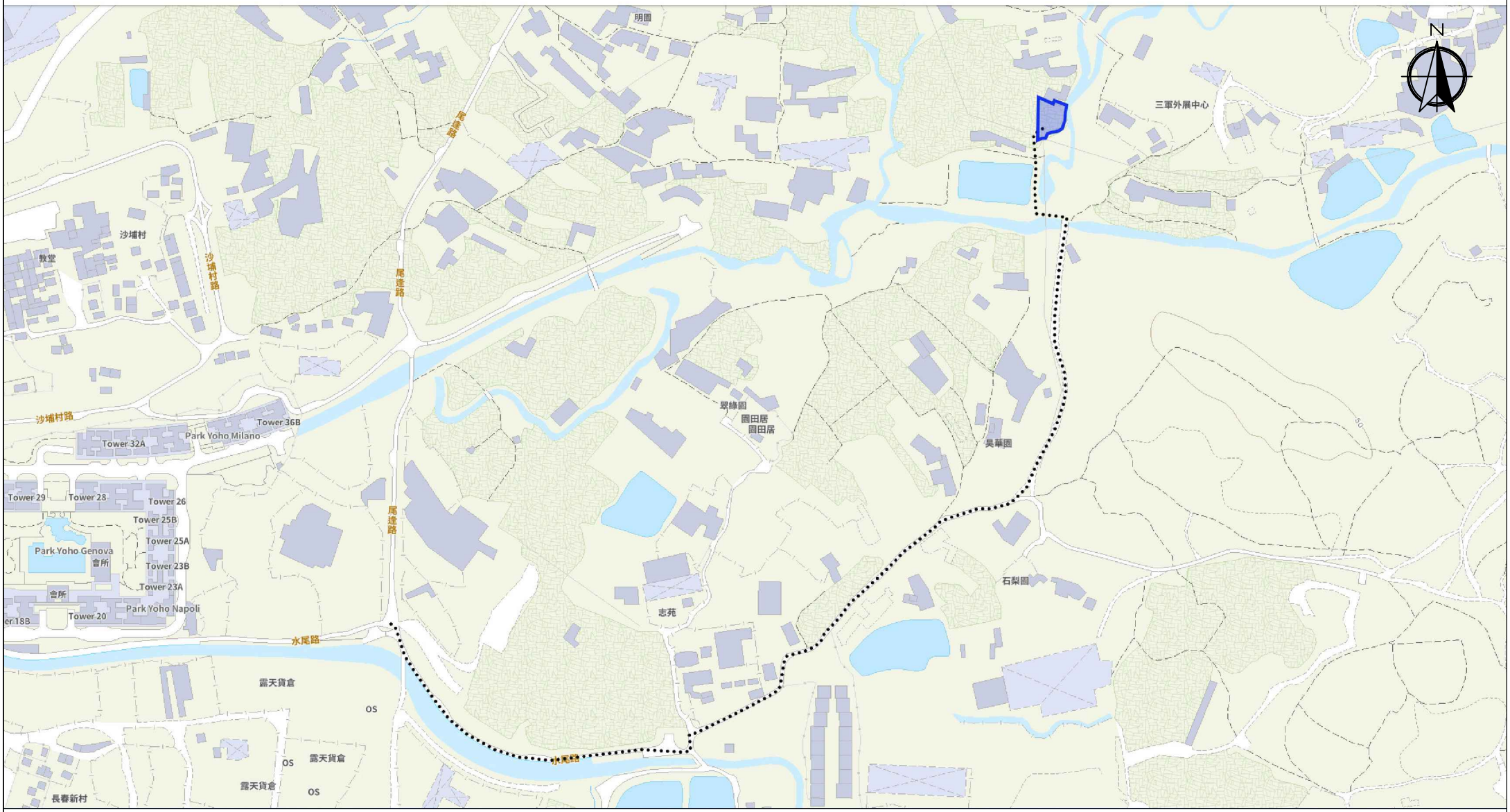
1:250

@A4

For Identification Only

Drawing No.: 6-01

Date: 15 January 2026



Scale: Undefined @A4

Captured from map.gov.hk on 24th January 2024

Appendix 6.1 Emergency Vehicular Access	Location: D.D. 107 Lot 1244 (Part), 1245 (Part), 1246 (Part), and 1247 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Width of Shui Mei Road: 3-5m (About) with Passing Space Map Legend: ●●●●● Road Path —— Site Boundary	Drawing No.: 6.1-1 For Identification Only Date: 15/01/2026

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 :	
本署檔號	Our Reference :	TPB/A/YL-KTN/992
電話號碼	Tel. No. :	3168 4072
傳真機號碼	Fax No. :	3168 4074/ 3168 4075

By Post

TANG Lok San
[redacted]

27 May 2024

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (f) -
the Submission of a Fire Service Installations Proposal**

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1244 (Part), 1245 (Part), 1246 (Part) and 1247 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No. A/YL-KTN/992)

I refer to your submission dated 2.5.2024 for compliance with the captioned approval condition. The 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. CHEUNG Wing-hei (Tel: 2733 8775) of the Fire Services Department directly.

Yours faithfully,

(K W NG)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

c.c.
D of FS (Attn.: Mr. CHEUNG Wing-hei)

Internal
CTP/TPB

KWN/AY/on

Appendix

Comments of the Director of Fire Services, Fire Services Department:

The applicant is advised that the installation /maintenance/ modification/ repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

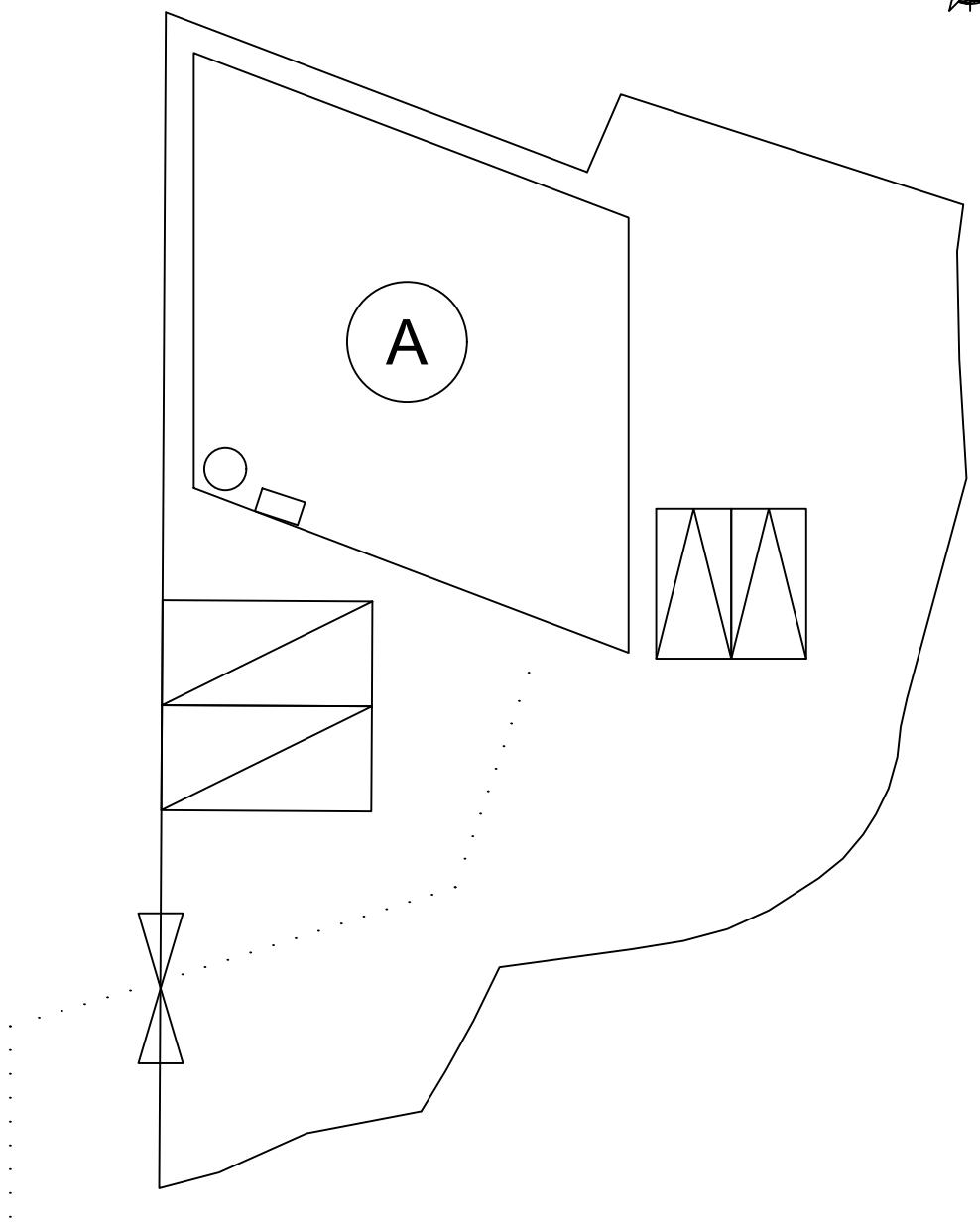
Proposed Structures Detail

Warehouse (Excluding D.G.G.) with Ancillary Office

Non-Domestic GFA: About 210 m^2

Height: Not Exceeding 8m

Storey: 1



*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.
For Emergency Vehicular Access, Please see Appendix 6.1

*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

Legend:

- ○ 5 kg Portable Dry Powder Type Fire Extinguisher (1 in Total)
- ▭ Emergency Lighting (BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021) (1 in Total)
- · · · Emergency Vehicular Access
- Ⓐ Warehouse (Excluding D.G.G.) with Ancillary Office
- ▭ Private Car Parking Space
- ▭ LGV L/UL Space

Appendix 6

Location: DD 107 Lot 1244 (Part)
DD 107 Lot 1245 (Part)
DD 107 Lot 1246 (Part)
DD 107 Lot 1247 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議臨時貨倉（危險品倉庫除外）連附屬設施(為期3年)及填土工程

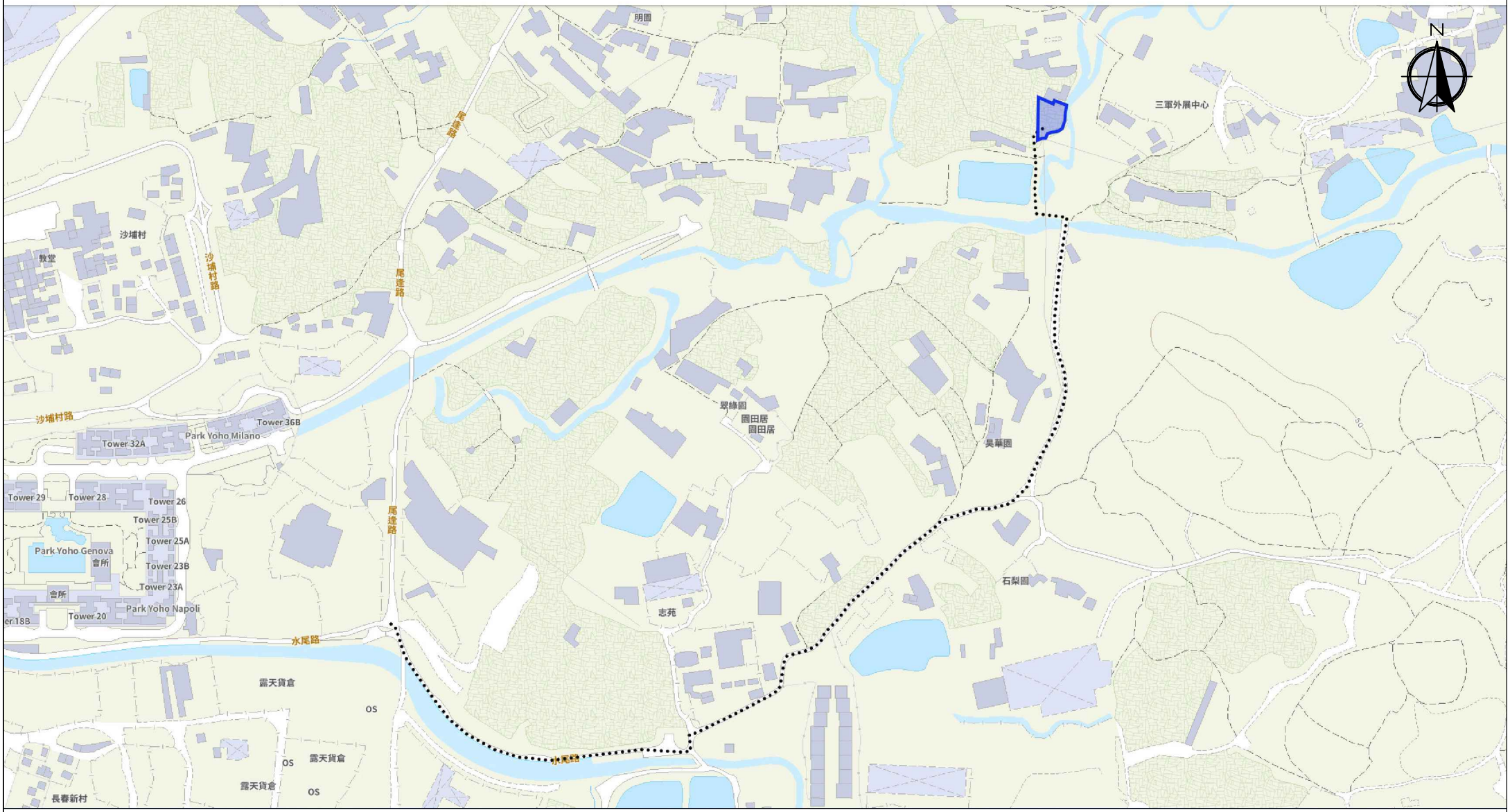
Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land

SCALE

1:250

@A4

For Identification Only	Drawing No.:
Date: 22 March 2024	6-01



Scale: Undefined @A4

Captured from map.gov.hk on 24th January 2024

Appendix 6.1 Emergency Vehicular Access	Location: D.D. 107 Lot 1244 (Part), 1245 (Part), 1246 (Part), and 1247 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Width of Shui Mei Road: 3-4m (About) with Passing Space Map Legend: ●●●●● Road Path —— Site Boundary	Drawing No.: 6.1-1 For Identification Only Date: 22/03/2024

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 :
本署檔號 Our Reference : TPB/A/YL-KTN/992
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post

TANG Lok San
[redacted]

24 September 2024

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (c) -
the Submission of a 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, Lots 1244 (Part), 1245 (Part), 1246 (Part) and 1247 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No. A/YL-KTN/992)

I refer to your submission received on 22.8.2024 for compliance with the captioned approval condition. The 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, please contact Mr. Terence TANG (Tel: 2300 1257) 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 (Attn.: Mr. Terence TANG)

Internal
CTP/TPB

JL/AY/on

Appendix

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

(i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.

(ii) 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.

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

(iv) 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).

渠務署及城市規劃委員會:

A/YL-KTN/992 的渠務報告詳細

申請地點範圍有約 764.7 平方米，位於錦田北的鄉郊範圍。目前為露天空間及建有臨時建築物。

申請地點附近有大量的臨時建築物及小徑。現有水平為約+13.6 mPD (此水平已完成填土及平整)。

有一條自然溪流位於申請地點的東面，並計劃將場內水流引導到該溪流。

申請範圍的北面水平比申請地點高，有機會會有水流從這兩面流入。其他方向比申請範圍低，因此沒有流水從其他方向流入申請地點。

申請地點的擬議佈局平面圖請參考 Appendix 2。

申請地點範圍有約 764.7 平方米，全部將以混凝土作表面，在申請地點外有約 5,449.3 平方米，大多為道路及建築物。

擬議發展	
申請地點範圍 (約 m^2)，全部已以混凝土平整	764.7
申請地點外集水區	
申請地點外北面集水區 (約 m^2)，大多為道路及建築物，本報告將以全部為混凝土作評估	5,449.3

根據 STORMWATER DRAINAGE MANUAL (SDM) - Table 10 – Recommended Design Return Periods based on Flood Levels

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 Systems	200 years
Urban Drainage Branch Systems	50 years

本報告將使用 Main Rural Catchment Drainage Channels, 1 in 50 years return period 作評估。

本渠道設計將參考由　貴署所編寫的 SDM 作基礎，以下為所採用的數據及計算方法。

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 HKO Headquarters Rainfall Zone. Therefore, for 50 years return period, the following values are adopted.

a = 451.3

b = 2.46

c = 0.337

2. The peak runoff is calculated by the Rational Method.

$$Q_p = 0.278\ C\ i\ A$$

where V = peak runoff in m^3/s

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr

A = catchment area in km^2

3. According to Section 7.5.2(b) of the Stormwater Drainage Manual (SDM), Fifth Edition January 2018

Surface Characteristics	Runoff coefficient, C
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Grassland (heavy soil)	
Flat	0.13-0.25
Steep	0.25-0.35
Grassland (sandy soil)	
Flat	0.05-0.15
Steep	0.15-0.20

The run-off coefficient (C) of surface runoff area taken as follows:

- Concrete Area C = 0.95
- Grassland (Heavy soil) with steep surface C = 0.35

4. Manning's Equation is used for calculation of velocity of flow inside the channels. It can be expressed by the following algebraic equation.

$$V = \frac{R^{1/6}}{n}\sqrt{RS_f}$$

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. It can be expressed by the following algebraic equation.

$$\bar{V} = -\sqrt{32gRS}\log\log\left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}}\right)$$

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)

申請範圍主要平坦，並緩緩斜向東面，渠道設計請參考 Appendix 5。

渠道容量計算請參考 Appendix – Calculation。

根據本報告，本臨時發展不會對附近的渠道有重大影響。

R to C:

	渠務署意見	申請人回覆
(1)	*The rainfall intensity is not correct. Please review the calculations.*	請參考 Appendix – Calculation，已修正該錯誤。
(2)	*Please provide all drainage facilities and hoarding/ fencing with adequate opening, if any, in the section drawings.*	請參考 Appendix 5.1。
(3)	*Please justify the proposed catchment areas. The catchment areas should be determined according to existing topographic levels.*	請參考 Appendix 5.2 及 Appendix 5.3。
(4)	*Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.*	請參考 Appendix 4，填土及平整不會影響附近流水。
(5)	*Surface channels at the peripheral of the site should be constructed to intercept all such rain water falling onto the site.*	已依照　貴署的意見更改，請參考 Appendix 5。
(6)	*Please indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).*	請參考 Appendix 5 及 5.4。
(7)	*Please review the all invert levels as it should be determined based on corresponding gradient proposed.*	已依照　貴署的意見更改，請參考 Appendix 5。
(8)	*The capacity checking of existing natural stream does not include the downstream flow.*	已依照　貴署的意見更改，請參考 Appendix – Calculation。

(9)	*The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel.*	已依照　　貴署的意見更改，請參考 Appendix 5。
(10)	*The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented.*	本人了解現有的渠道設施不是由貴署所興建及保護。如興建及接駁到其他私人或其他有關政府部門的渠道，會向有關持分者或部分了解及取得同意後才會進行相關工程。
(11)	*The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please provide site photos to show existing condition of the existing drainage facilities which receives the discharge from the application site.*	請參考 Appendix – Calculation 及 5.5。
(12)	*Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.*	申請範圍將會以實心金屬板圍起，並會留有不少過 10cm 的空間讓水流通過，請參考 Appendix 5.1。
(13)	*The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.*	本申請不會影響水流。

(1 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).*	如興建及接駁到其他私人或其他有關政府部門的渠道，會向有關持分者或部分了解及取得同意後才會進行相關工程。

Appendix – Calculation

Capacity Flows Estimation for Propose Catchments and Drainage System with 50 Year Return Period

A1. Calculation of On-Site Runoff (After Development)

Surface Type	Catchment Area (A), m^2	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Time of Concentration (t_c), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
100% Concrete	6,214	0.006214	3.95	147	6.74	451.3	2.46	0.337	214	0.95	0.005903	0.351
											Total	0.351

A2. Calculation of the Capacity of Proposed Drainage (After Development)

Channel Type	Width, m	Depth, m	Slope	Length, m	Manning's Roughness Coefficient	Cross Section Area, m2	Wetted Perimeter, m	Hydraulic radius, m	Mean Velocity, m/s	Capacity flow, m3/s	Catchment Served, km^2	Runoff, m3/s	% of capacity flow	Sufficient Capacity (Y/N)
Concrete Channel	0.525	0.525	0.005	103	0.015	0.276	1.575	0.175	1.47	0.407	0.006214	0.351	86%	Y

*Allowed 10% for siltation

Note:

Runoff is calculated in accordance with DSD's "Stormwater Drainage Manual – Planning, Design and Management" (SDM), fifth edition, January 2018.

Equation used: $t_0 = \frac{0.14465L}{H^{0.2}A^{0.1}}$ $t_c = t_0 + t_f$ $i = \frac{a}{(t_d+b)^c}$ $Q_p = 0.278\,C\,i\,A$ $V = \frac{R^{1/6}}{n}\sqrt{RS_f}$

B1. Calculation of the runoff of Existing Drainage System

Surface Type	Catchment Area (A), m^2	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Time of Concentration (t_c), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
11% Concrete + 89% Grassland (Heavy soil) with steep surface	530,231	0.530231	24.5	1,470	30.02	451.3	2.46	0.337	140	0.42	0.222697	8.67
											Total	8.67

B2. Adequacy Check for Existing Drainage System

Channel Type	Width, m	Depth, m	Slope	Length, m	Manning's Roughness Coefficient	Cross Section Area, m2	Wetted Perimeter, m	Hydraulic radius, m	Mean Velocity, m/s	Capacity flow, m3/s	Catchment Served, km^2	Runoff, m3/s	% of capacity flow	Sufficient Capacity (Y/N)
Natural-Stream (7)	2	2	0.245	1,470	0.05	4	6	0.667	7.55	30.2	0.530231	8.67	16%	Y

*Allowed 10% for siltation. For assessment purpose, assume width and depth of the channel is 2m.

Check The Capacity of Existing Natural Stream

Manning Equation is used in hydraulic design and analysis. The cross-sectional mean velocity is given in the following expression:

$$V = \frac{R^{1/6}}{n}\sqrt{RS_f}$$

Where R = hydraulic (m)
N = Manning coefficient (s/m1/3), refer Table 13 of SDM
Sf = friction gradient (dimensionless)

Using Manning's Equation

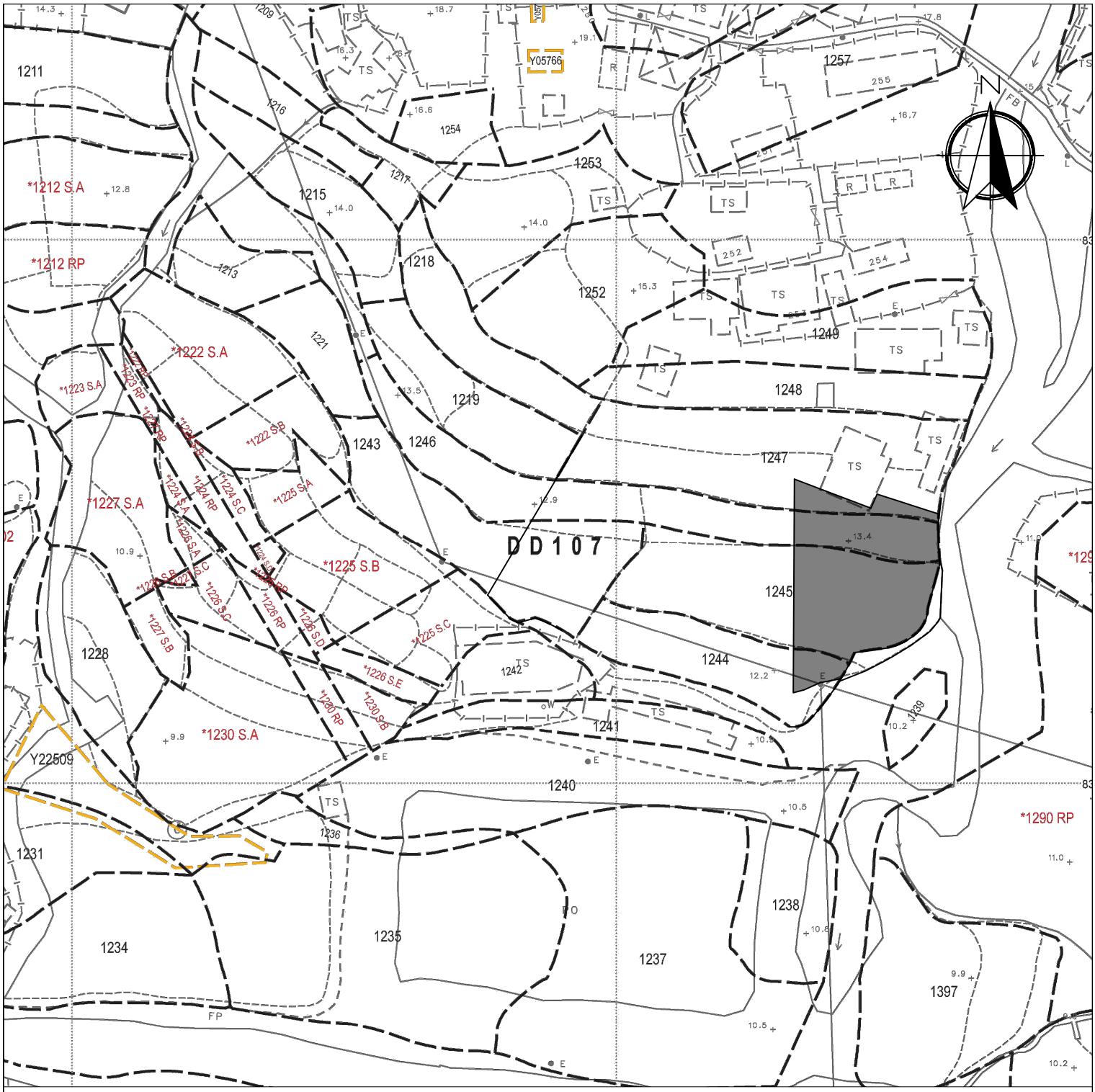
$V = R^{2/3} * S_f^{0.5}/n$

Where R = A/P = 0.667 m A = 4 m^2
P = 6 m
n = 0.05 $s/m^{1/3}$ (Table 13 of Stormwater Drainage Manual)
S_f = 0.245

Therefor V = $0.667^{2/3} * 0.245^{0.5}/0.05$
= 7.55 m/sec

Maximum Capacity (Qmax)
= V*A
= 30.2 m^3/sec
> Q_{total} *Allowed 10% for siltation.

The Existing Natural Stream has enough capacity.



Legend:

Application Site 申請範圍

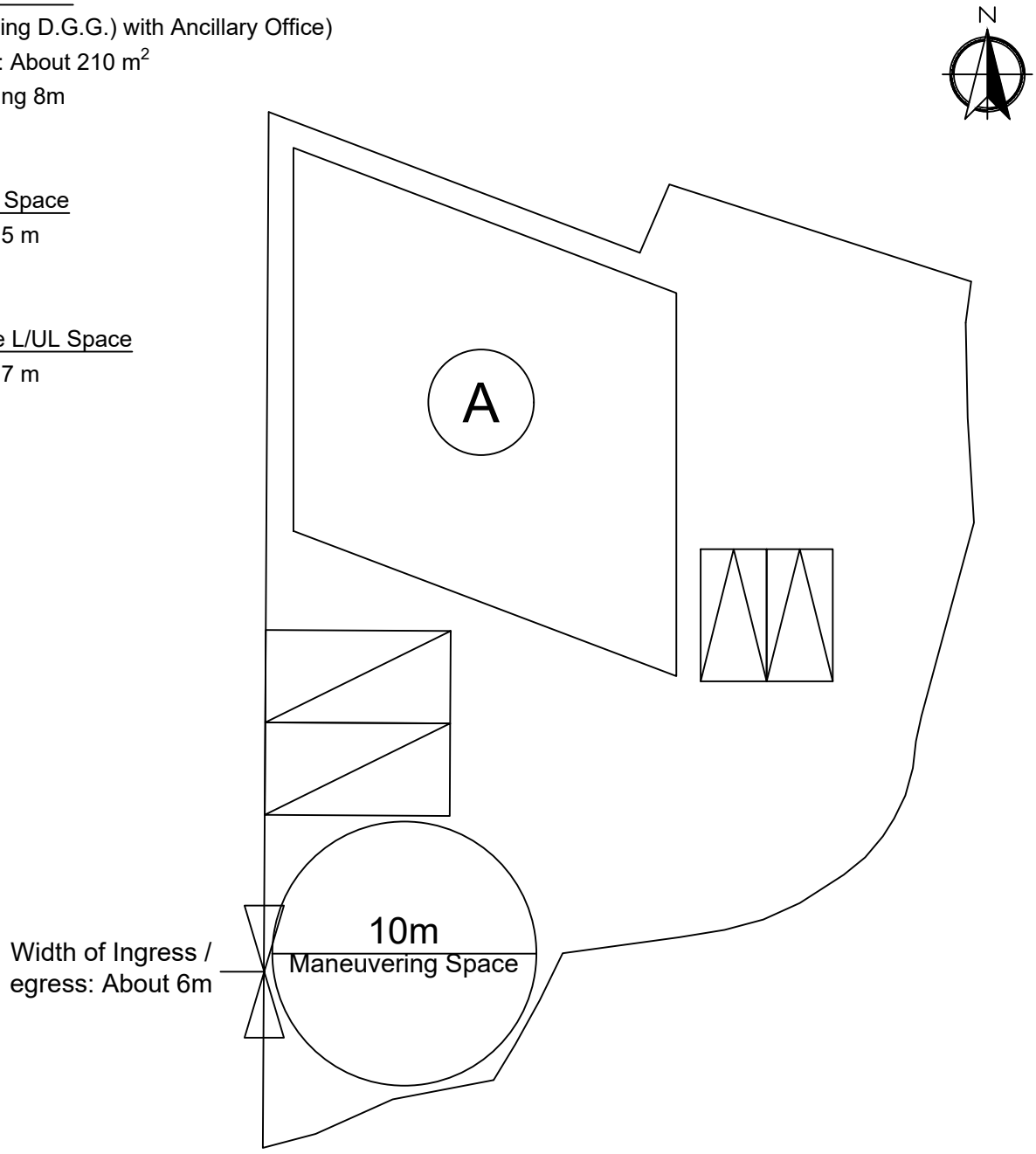
Appendix 1 Location: DD 107 Lot 1244 (Part) DD 107 Lot 1245 (Part) DD 107 Lot 1246 (Part) DD 107 Lot 1247 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Location 位置圖 擬議臨時貨倉（危險品倉庫除外）連附屬設施(為期3年)及填土工程 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	SCALE 1:1000 @A4 For Identification Only Date: 24 January 2024 Drawing No.: 1-01

Proposed Structures Detail

Warehouse (Excluding D.G.G.) with Ancillary Office)
Non-Domestic GFA: About 210 m^2
Height: Not Exceeding 8m
Storey: 1

Private Car Parking Space
Dimension: 2.5 m x 5 m
Unit(s): 2

Light-Goods Vehicle L/UL Space
Dimension: 3.5 m x 7 m
Unit(s): 2



Legend:
- Ingress/egress (Width: About 6m)
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space
- Ⓐ Warehouse

Total Area: 764.7 m^2 (About)
Covered Area: 210 m^2 (About)
Uncovered Area: 554.7 m^2 (About)
Non-Domestic GFA: 210 m^2 (About)
Nos. of Proposed Structures: 1

Appendix 2

Location: DD 107 Lot 1244 (Part)
DD 107 Lot 1245 (Part)
DD 107 Lot 1246 (Part)
DD 107 Lot 1247 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Proposed Layout Plan
擬議佈局平面圖

擬議臨時貨倉（危險品倉庫除外）連附屬設施(為期3年)及填土工程

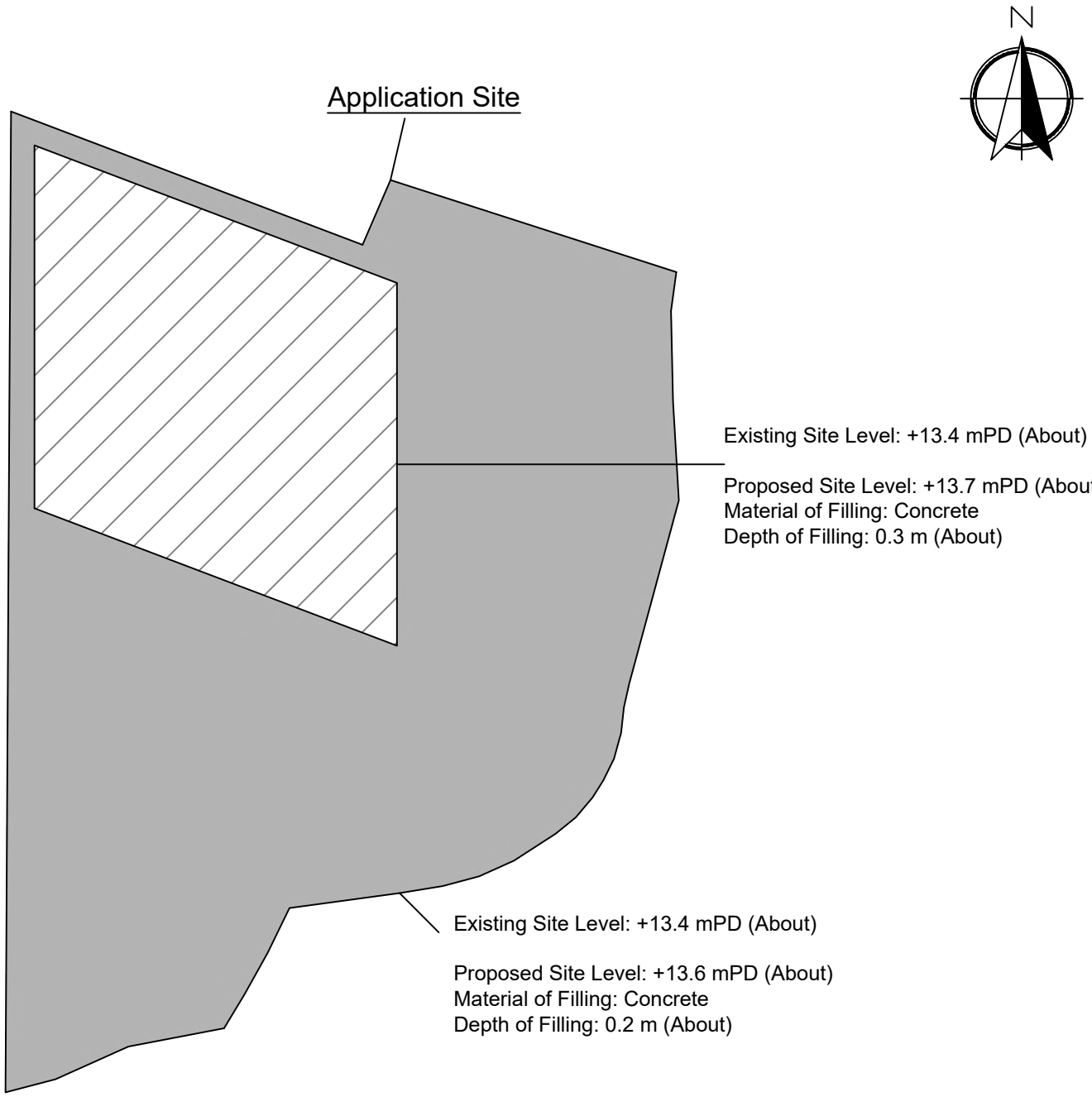
Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land

SCALE

1:250

@A4

For Identification Only	Drawing No.:
Date: 19 March 2024	2-01



Paved Area: About 764.7 m^2

Legend:

Paved Area 平整範圍

Appendix 4

Location: DD 107 Lot 1244 (Part)
DD 107 Lot 1245 (Part)
DD 107 Lot 1246 (Part)
DD 107 Lot 1247 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Paved Area
平整位置圖

擬議臨時貨倉（危險品倉庫除外）連附屬設施(為期3年)及填土工程

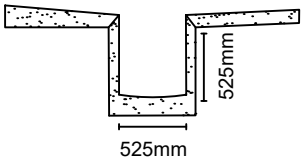
Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land

SCALE

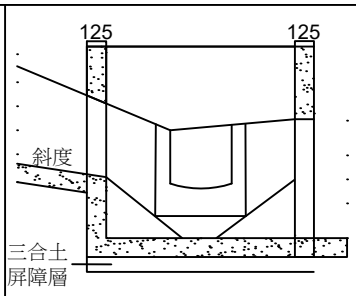
1:250

@A4

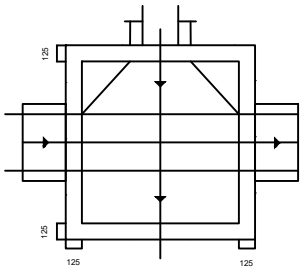
For Identification Only	Drawing No.:
Date: 24 January 2024	4-01



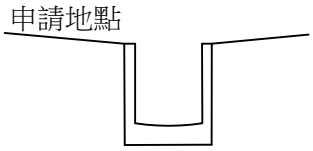
U型明渠切面圖



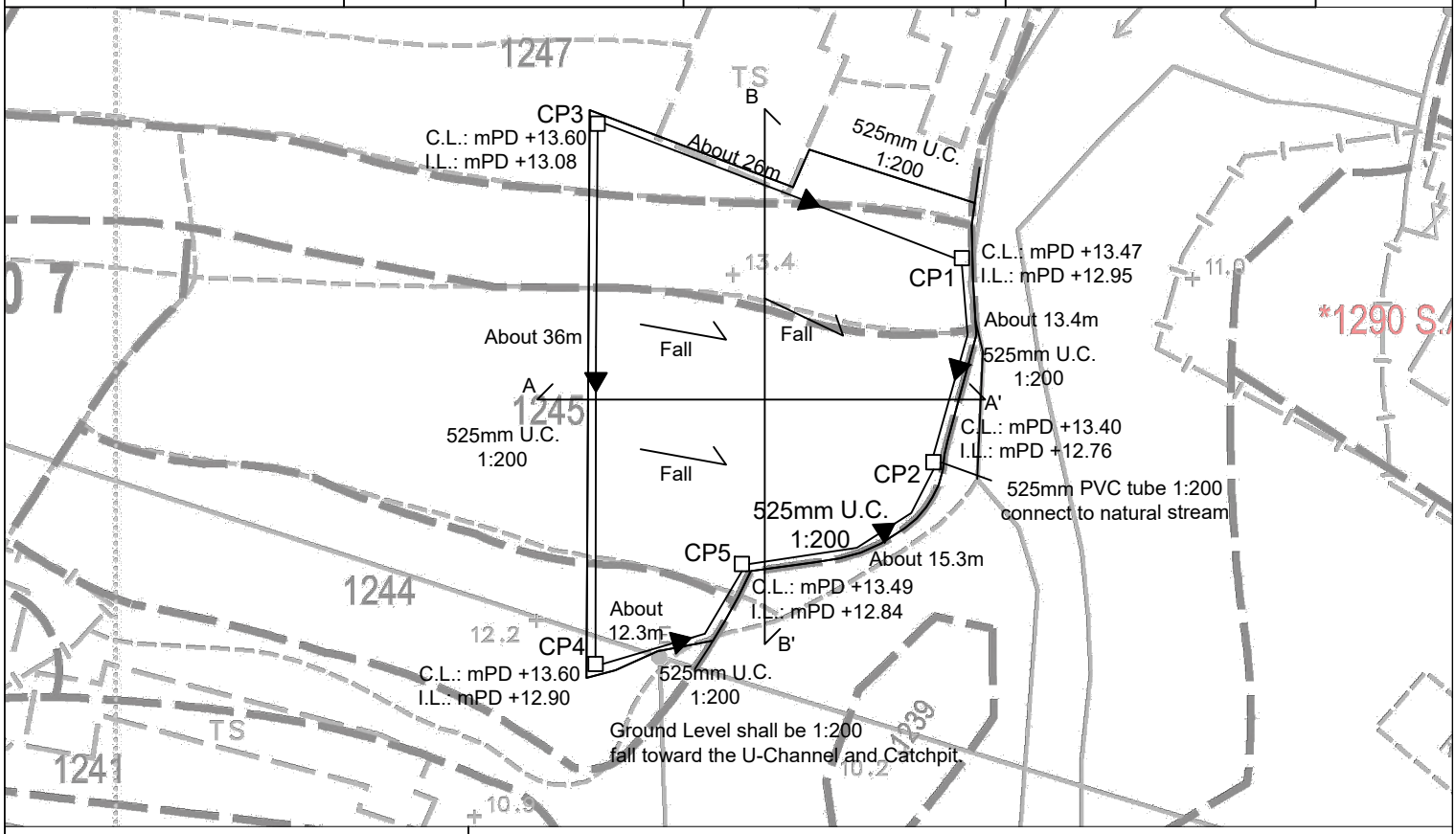
沙井切面圖

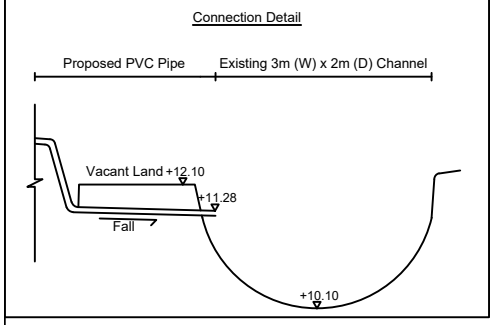


沙井俯視圖



U型明渠切面略圖





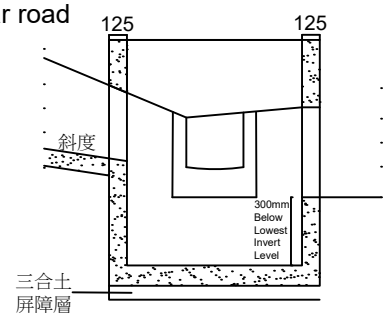
Note:

1. At least 10cm opening will be provided around the application site.
2. Catchpit design shall follow CEDD standard drawing No. C2406I.
3. All proposed U-channel and Catchpit must maintain in good shape (i.e. Inspection and maintenance regularly).
4. Grating Cover is provided to reduce the irregular road surface from entering the site.

*Invert Level of Connection Point Should Be Verified On Site Before Construction.
*Cover Level Are Indicative Only Which Should Be Verified On Site.

Legend:

- Proposed Catchpit
- Proposed U-Channel
- Water Flow



沙井切面圖
(CP2 Design)

Appendix 5

Location: DD 107 Lot 1244 (Part)
DD 107 Lot 1245 (Part)
DD 107 Lot 1246 (Part)
DD 107 Lot 1247 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Proposed Drainage Plan

擬議渠道建議

擬議臨時貨倉（危險品倉庫除外）連附屬設施(為期3年)及填土工程

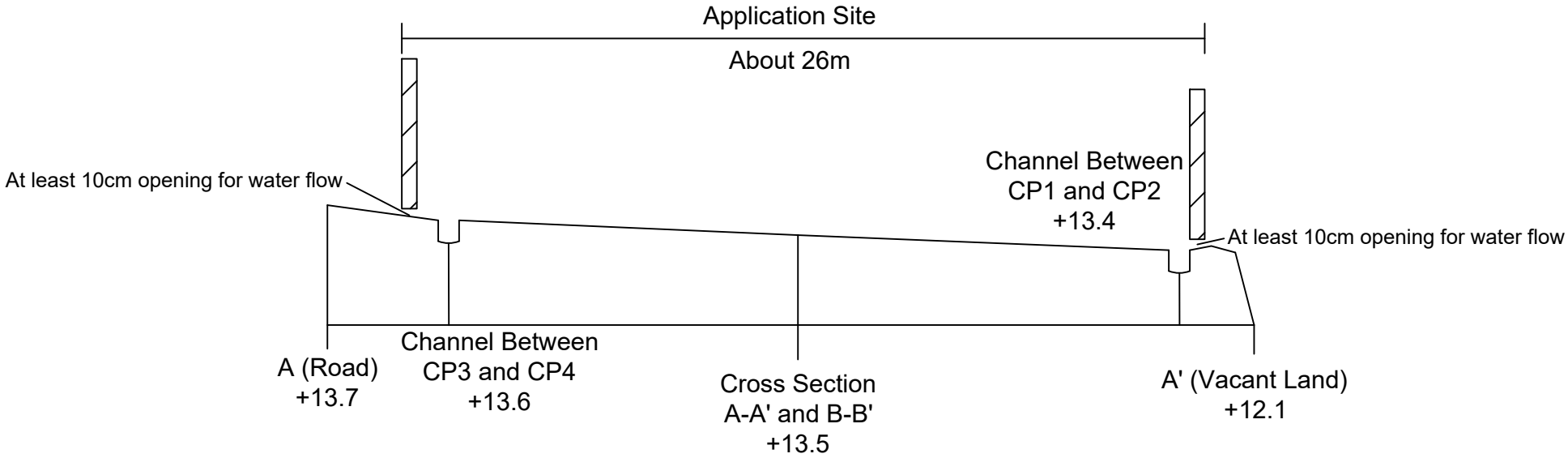
Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land

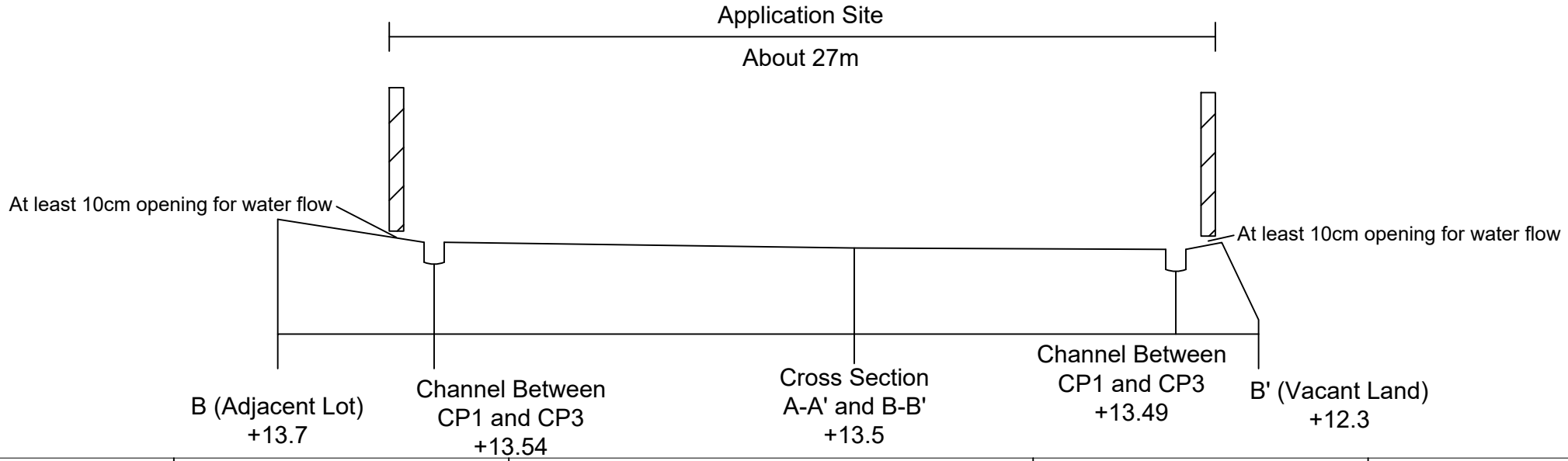
SCALE

1:500

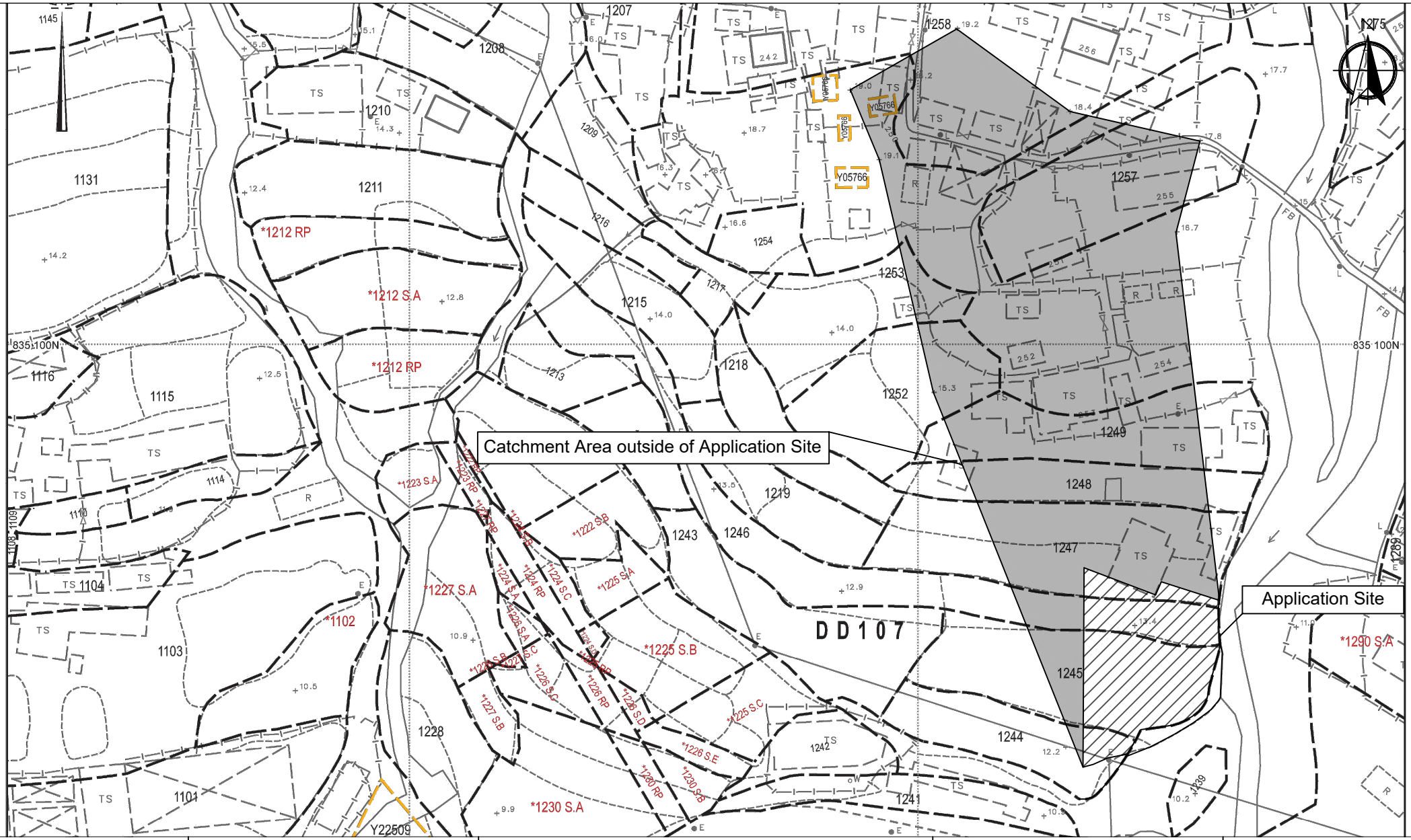
@A4

For Identification Only	Drawing No.:
Date: 7 July 2024	5-01





Appendix 5.1 Cross Section A-A' B-B'	Location: D.D. 107 Lot 1244 (Part), 1245 (Part), 1246 (Part), and 1247 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land		Drawing No.: 5.1-1 For Identification Only Date: 07/07/2024



Appendix 5.2

Catchment Area

(Site Drainage)

Location: D.D. 107 Lot 1244 (Part), 1245 (Part), 1246 (Part), and 1247 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land

Around 6,214 m^2

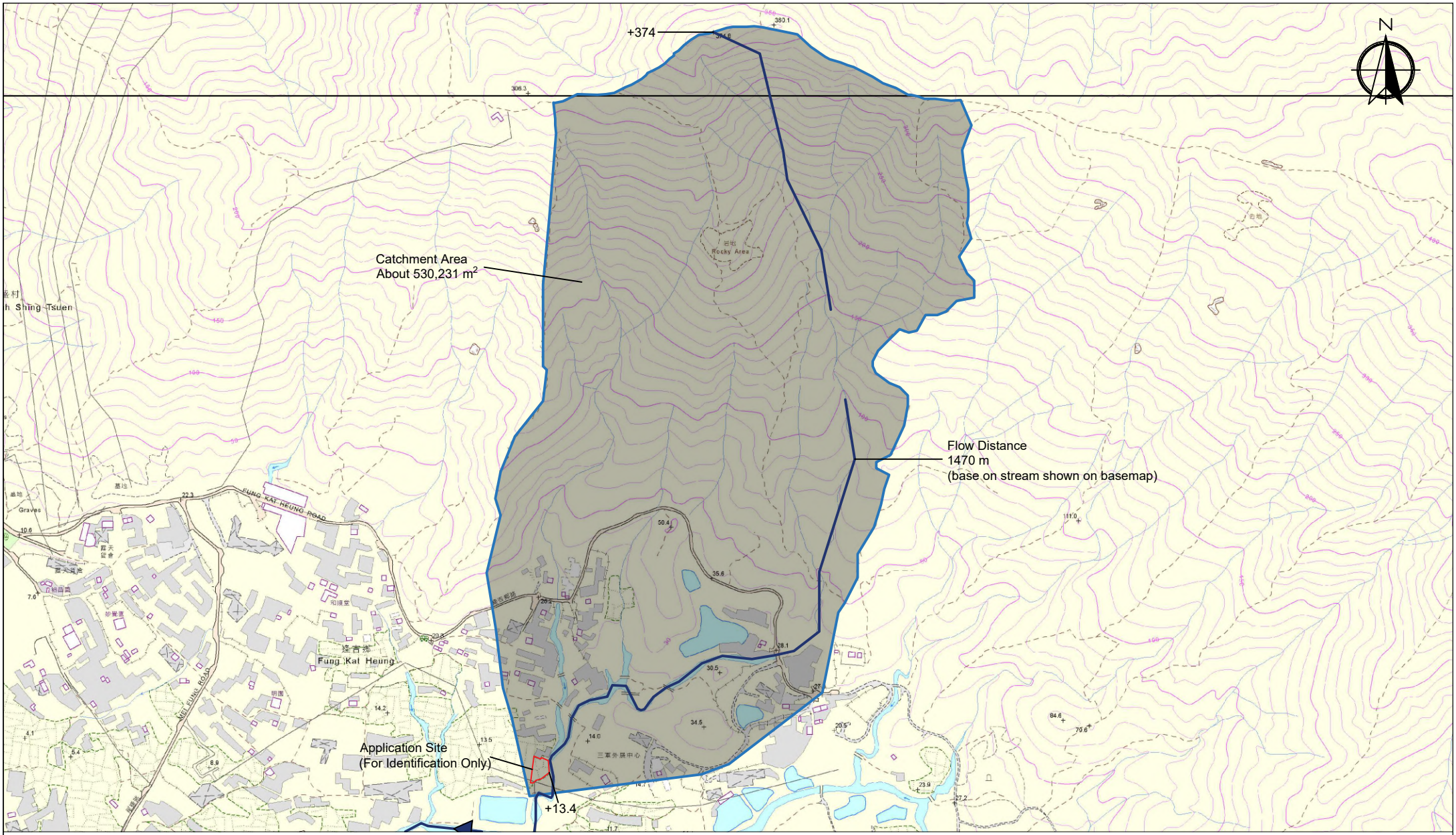
Scale: 1:1000 @A4

Drawing No.:

5.2-1

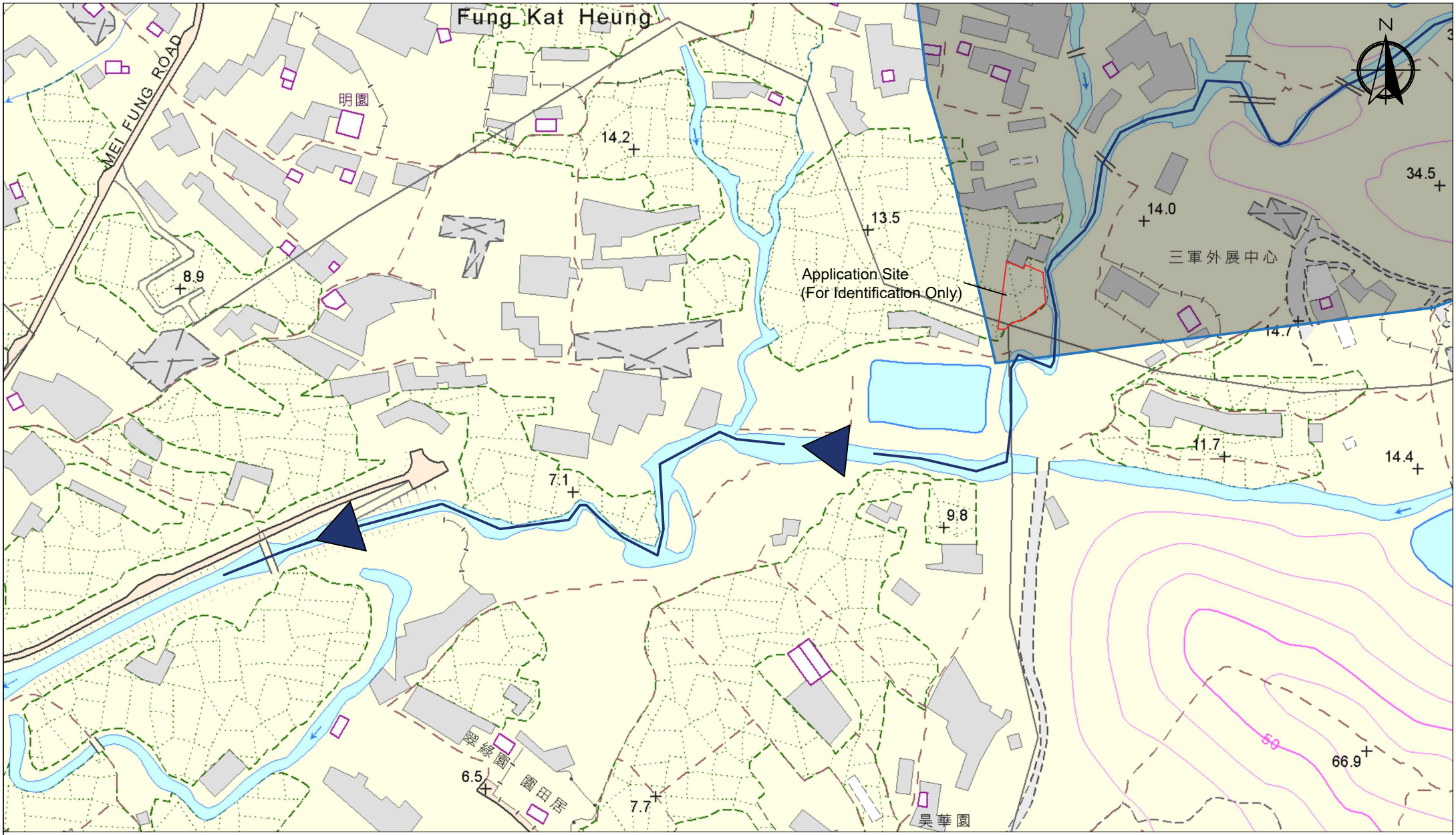
For Identification Only

Date: 06/07/2024



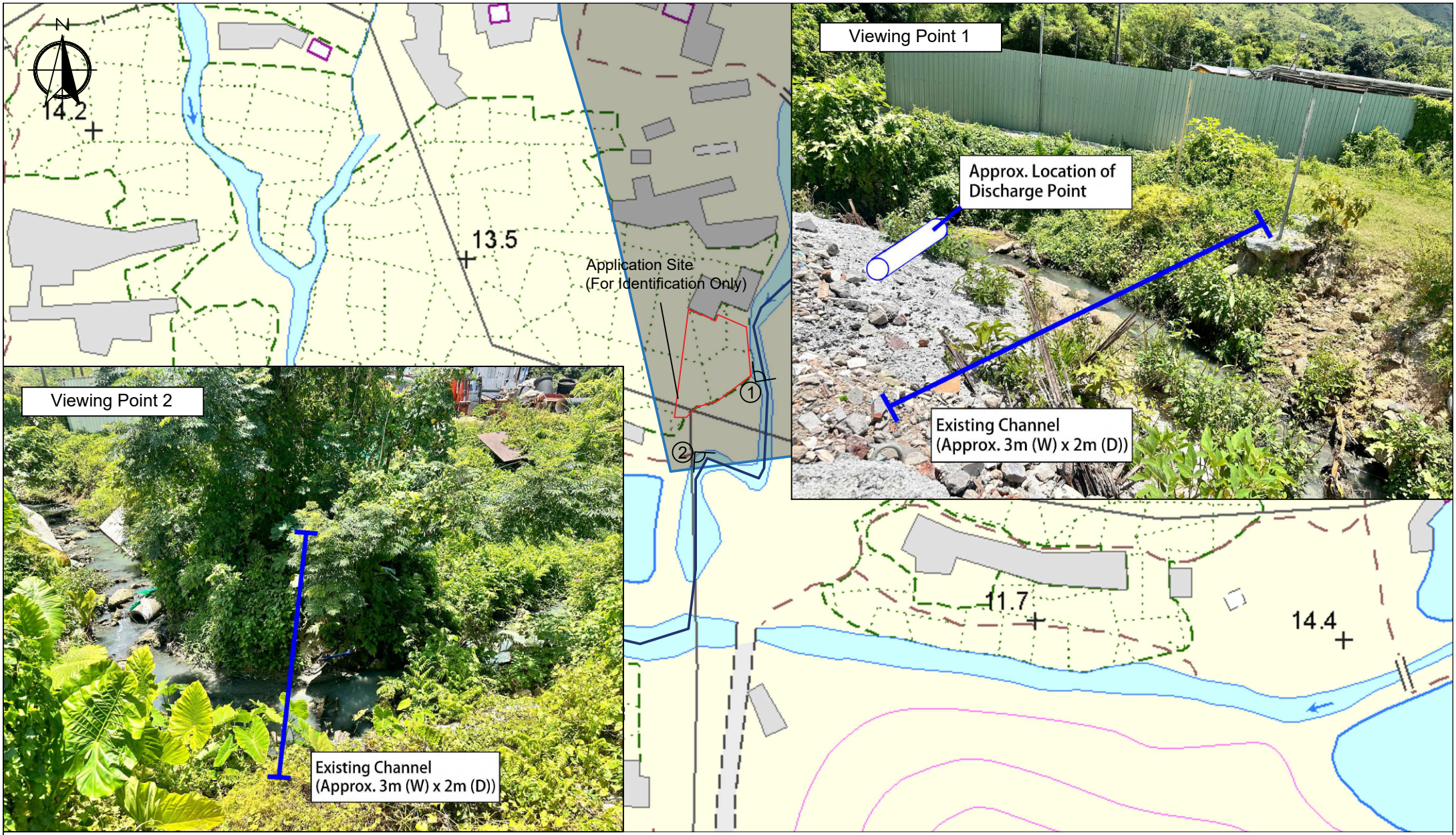
Captured from hkmapservices iB5000 2-SE-C and iB5000 6-NE-A on 6th July 2024

Appendix 5.3 Catchment Area (Existing Natural Stream)	Location: D.D. 107 Lot 1244 (Part), 1245 (Part), 1246 (Part), and 1247 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Catchment Area: Around 530,231 m2 Scale: Undined @A4	Drawing No.: 5.3-1 For Identification Only Date: 07/07/2024



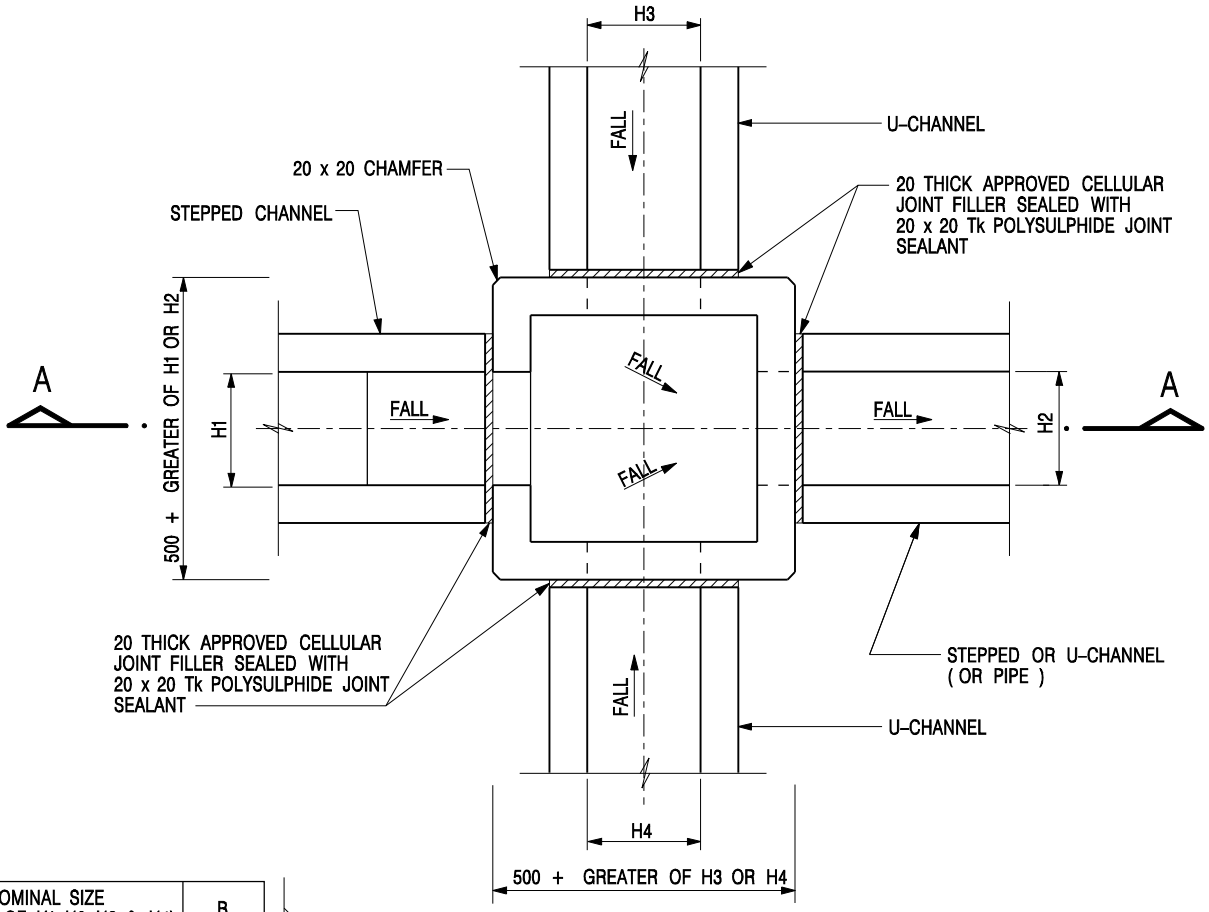
Captured from hkmapservices iB5000 2-SE-C and iB5000 6-NE-A on 6th July 2024

Appendix 5.4 Ultimate Discharge Point (From Application Site to Nullah)	Location: D.D. 107 Lot 1244 (Part), 1245 (Part), 1246 (Part), and 1247 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Map Legend: Application Site Existing Channel Water Flow Scale: Undined @A4	Drawing No.: 5.3-1 For Identification Only Date: 07/07/2024



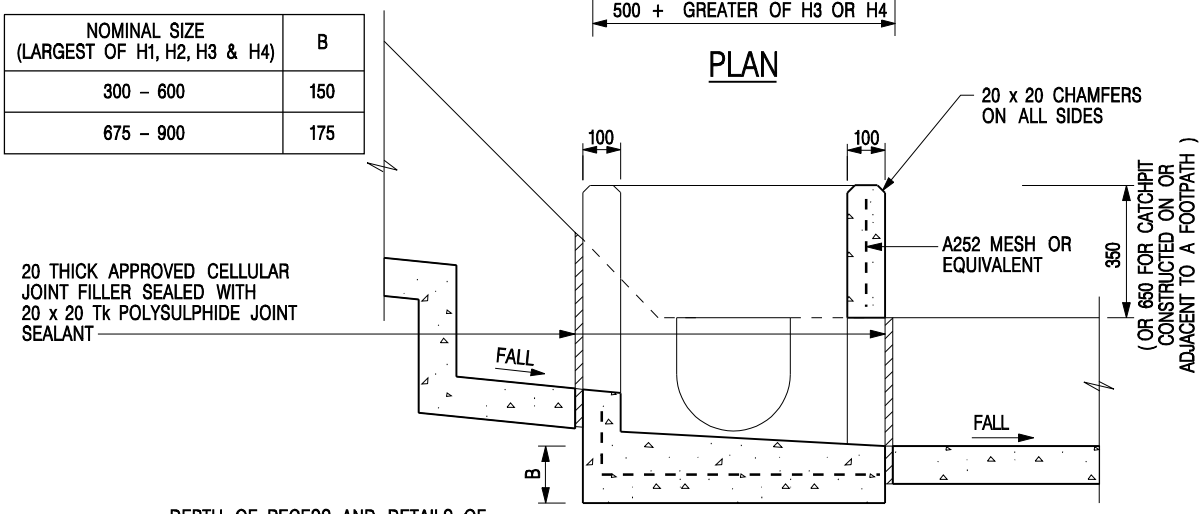
Captured from hkmapservices iB5000 2-SE-C and iB5000 6-NE-A on 6th July 2024

Appendix 5.5 Photos Record of Surroundings and Viewing Point	Location: D.D. 107 Lot 1244 (Part), 1245 (Part), 1246 (Part), and 1247 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Map Legend: Site Boundary Viewing Point Scale: Undined @A4	Drawing No.: 5.3-1 For Identification Only Date: 07/07/2024

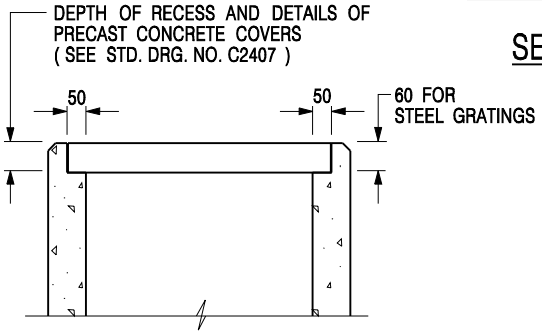


PLAN

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



SECTION A – A



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

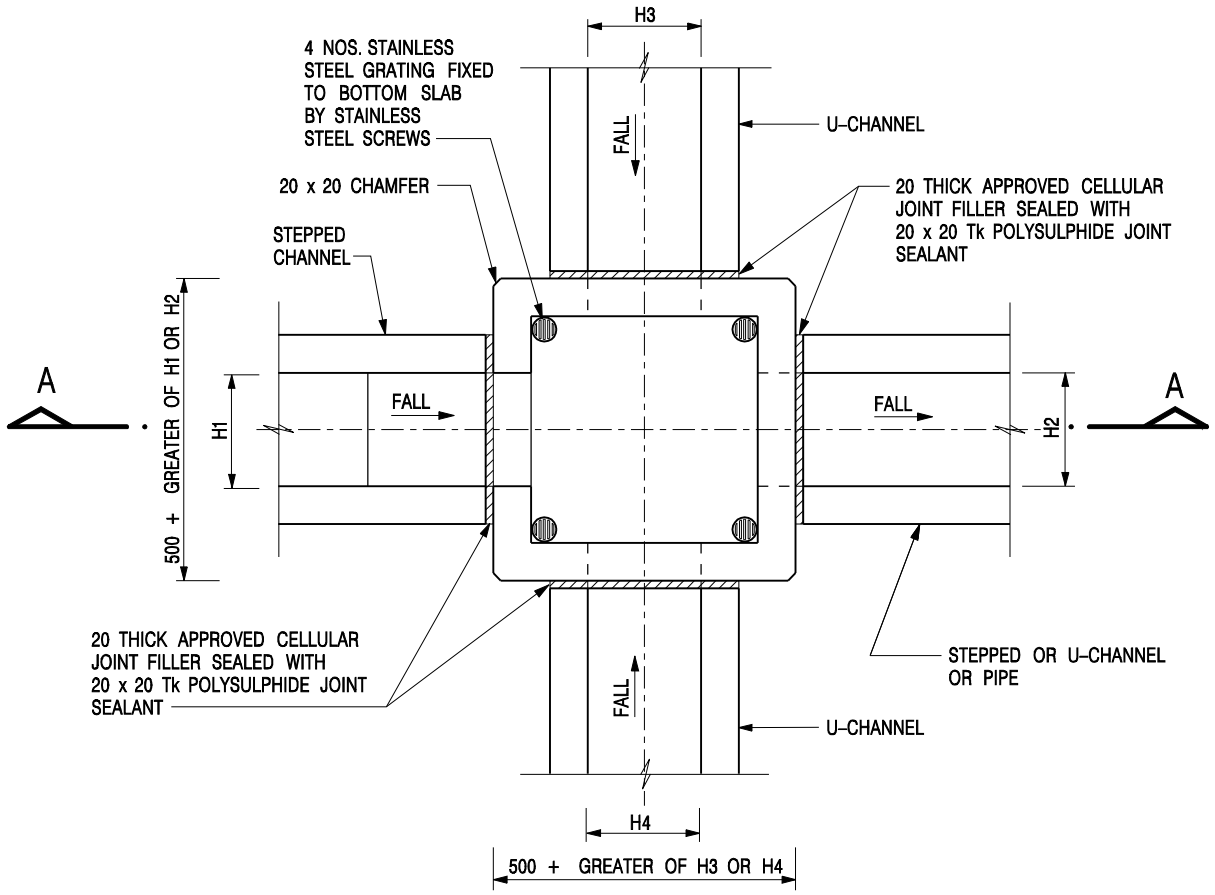
REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

(SHEET 1 OF 5)

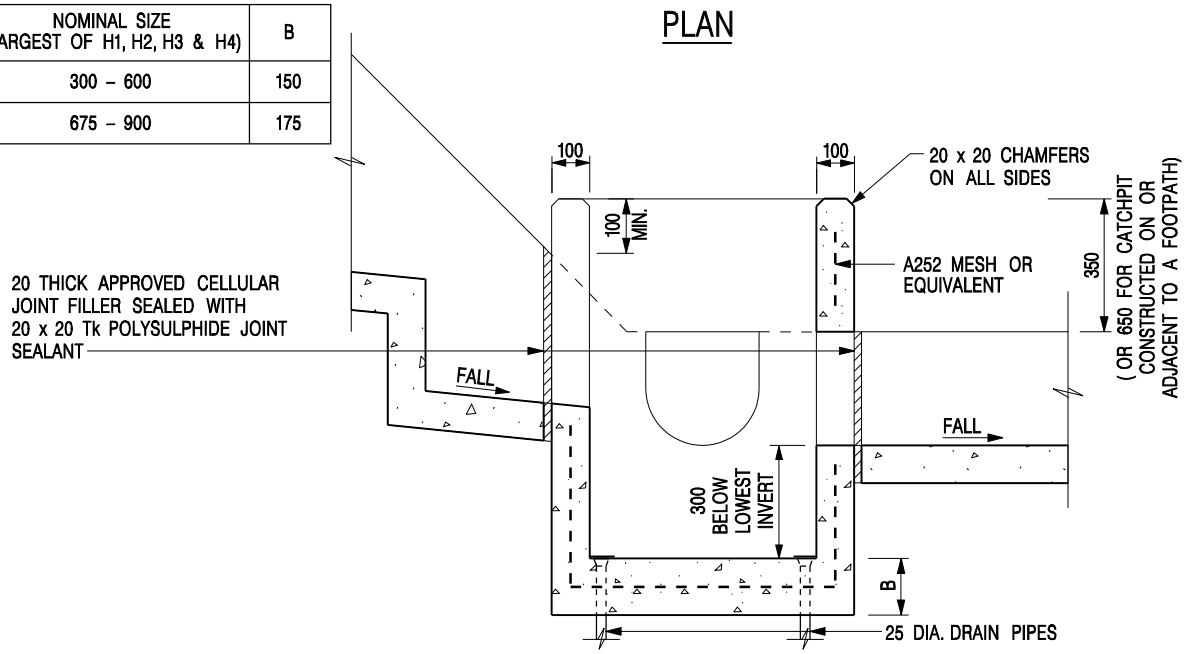
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE	1 : 20	DRAWING NO.
DATE	JAN 1991	C2405 /1



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

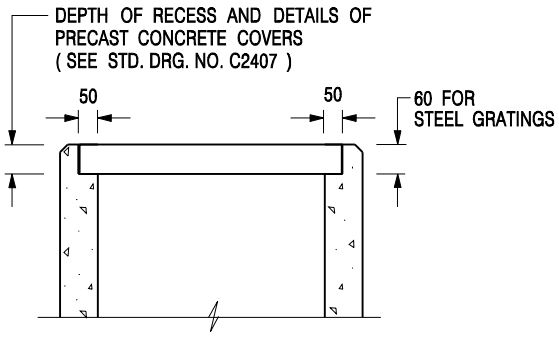
(SHEET 1 OF 2)

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 /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.

REF.	REVISION	SIGNATURE	DATE
A	MINOR AMENDMENT.	Original Signed	04.2016
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

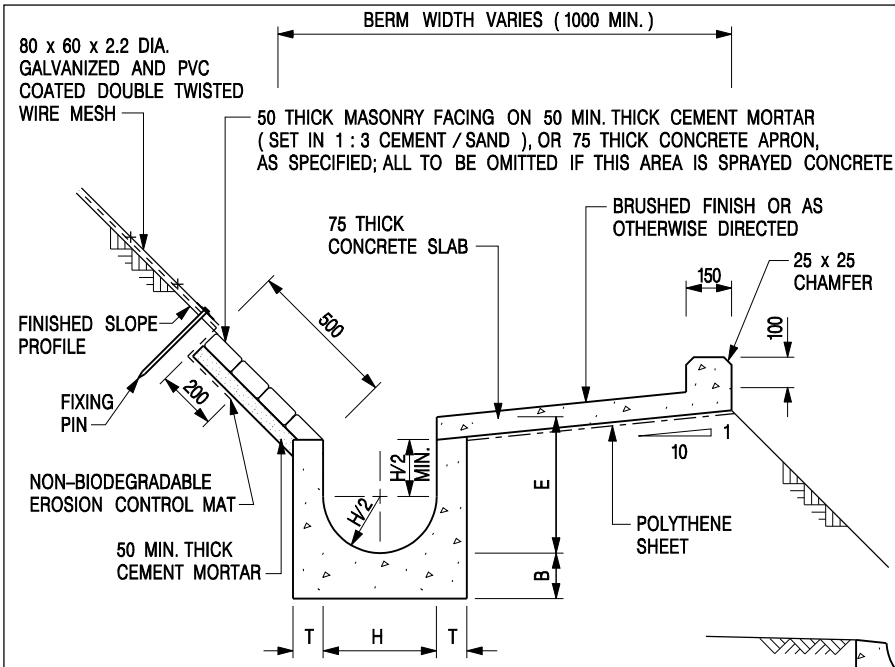
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

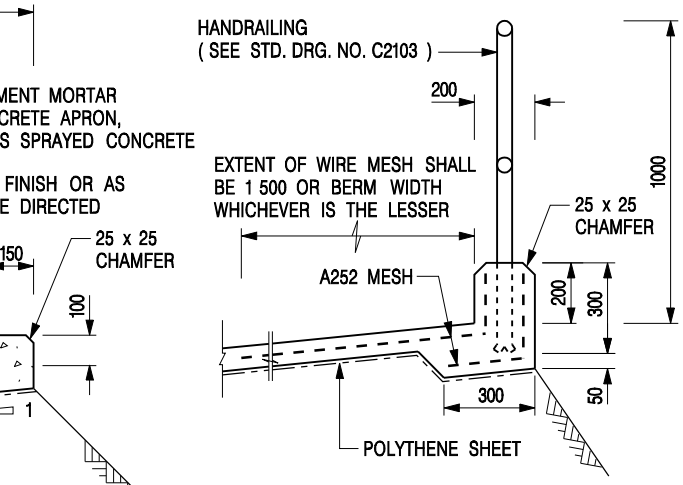
SCALE 1 : 20

DATE JAN 1991

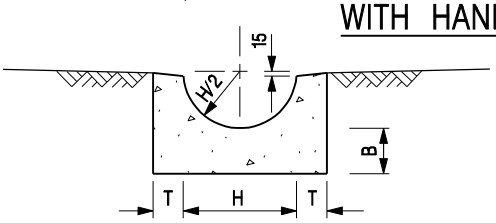
DRAWING NO. C2406 /2A



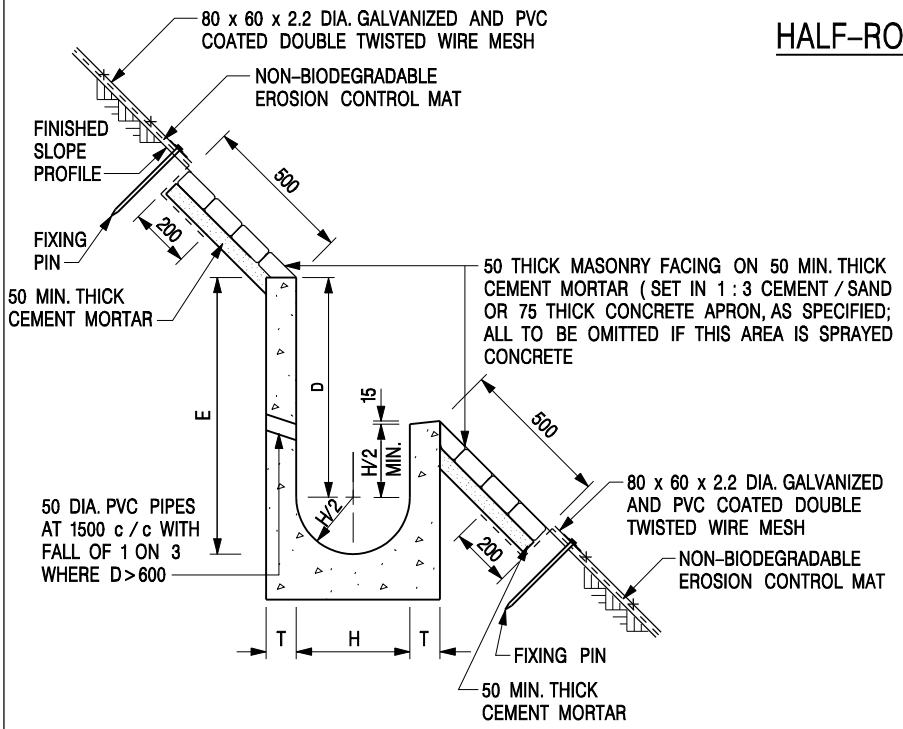
U-CHANNELS CONSTRUCTED ON BERM



DETAILS OF BERM WITH HANDRAILING



HALF-ROUND CHANNEL



U-CHANNELS NOT CONSTRUCTED ON BERM

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. C2511/1E.
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. C2511/1E)

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

REF.	REVISION	SIGNATURE	DATE
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

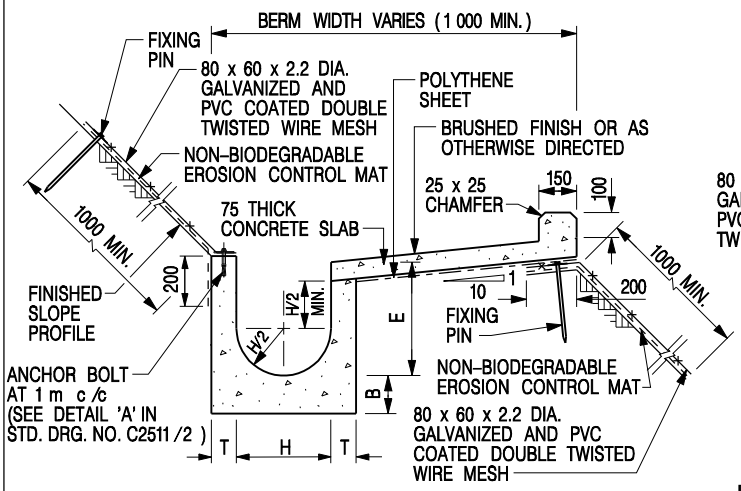
DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

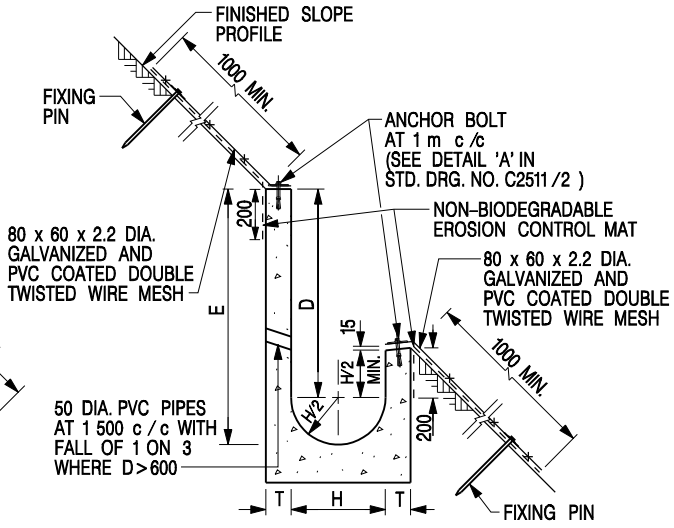
SCALE 1 : 25

DATE JAN 1991

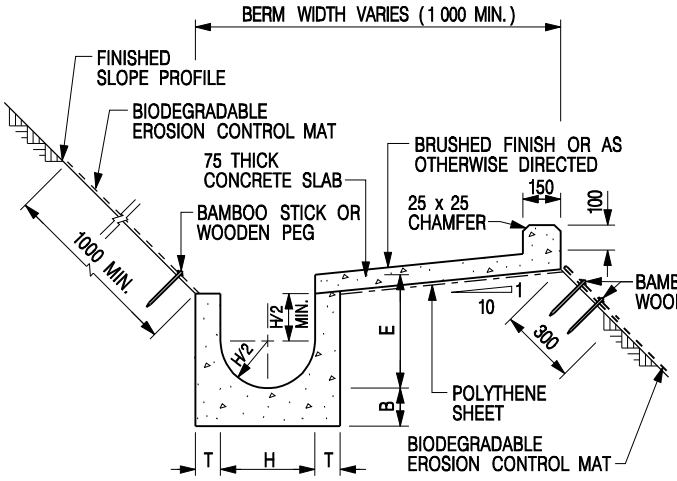
DRAWING NO. C2409I



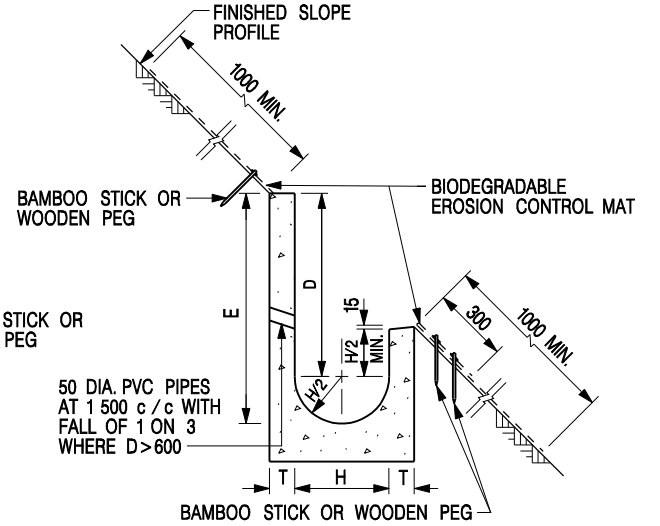
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS NOT CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS NOT CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT

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. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
10. THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

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

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

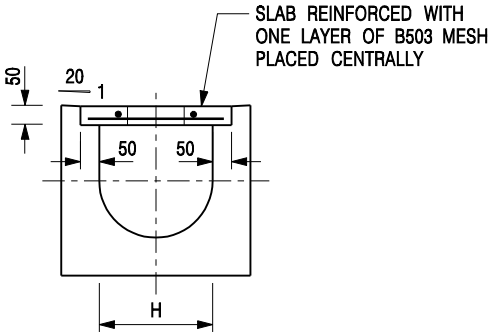
DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE B - WITH EROSION CONTROL MAT APRON)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

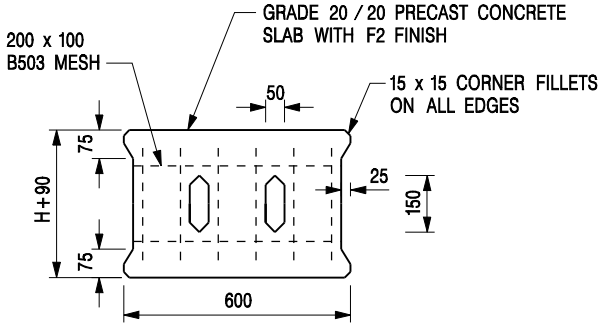
SCALE DIAGRAMMATIC

DATE JAN 1991

DRAWING NO. C2410I



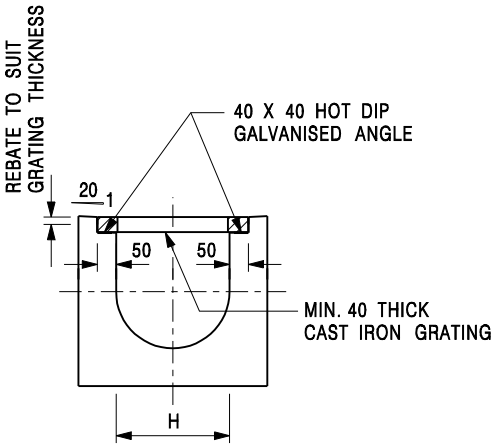
TYPICAL SECTION



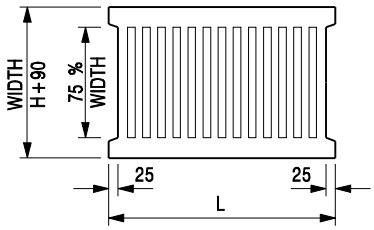
PLAN OF SLAB

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.

REF.	REVISION	SIGNATURE	DATE
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

COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2412E

Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

Return Period T (years)	2	5	10	20	50	100	200	500	1000
a	499.8	480.2	471.9	463.6	451.3	440.8	429.5	414.0	402.1
b	4.26	3.36	3.02	2.76	2.46	2.26	2.05	1.77	1.55
c	0.494	0.429	0.397	0.369	0.337	0.316	0.295	0.269	0.251

Table 3b – Storm Constants for Different Return Periods of Tai Mo Shan Area

Return Period T (years)	2	5	10	20	50	100	200
a	1743.9	2183.2	2251.3	2159.2	1740.1	1307.3	1005.0
b	22.12	27.12	27.46	25.79	19.78	12.85	7.01
c	0.694	0.682	0.661	0.633	0.570	0.501	0.434

Table 3c – Storm Constants for Different Return Periods of West Lantau Area

Return Period T (years)	2	5	10	20	50	100	200
a	2047.9	1994.1	1735.2	1445.6	1107.2	909.1	761.8
b	24.27	24.23	21.82	18.36	13.01	8.98	5.40
c	0.733	0.673	0.619	0.561	0.484	0.428	0.377

Table 3d – Storm Constants for Different Return Periods of North District Area

Return Period T (years)	2	5	10	20	50	100	200
a	1004.5	1112.2	1157.7	1178.6	1167.6	1131.2	1074.8
b	17.24	18.86	19.04	18.49	16.76	14.82	12.47
c	0.644	0.614	0.597	0.582	0.561	0.543	0.523

Table 13 - Values of n to be used with the Manning equation

Source: Brater, E.F. & King, H.W. (1976)

Surface	**Best**	**Good**	**Fair**	**Bad**
Uncoated cast-iron pipe	0.012	0.013	0.014	0.015
Coated cast-iron pipe	0.011	0.012*	0.013*	
Commercial wrought-iron pipe, black	0.012	0.013	0.014	0.015
Commercial wrought-iron pipe, galvanized	0.013	0.014	0.015	0.017
Smooth brass and glass pipe	0.009	0.010	0.011	0.013
Smooth lockbar and welded “OD” pipe	0.010	0.011*	0.013*	
Riveted and spiral steel pipe	0.013	0.015*	0.017*	
Vitrified sewer pipe	0.010	0.013*	0.015	0.017
Common clay drainage tile	0.011	0.012*	0.014*	0.017
Glazed brickwork	0.011	0.012	0.013*	0.015
Brick in cement mortar; brick sewers	0.012	0.013	0.015*	0.017
Neat cement surfaces	0.010	0.011	0.012	0.013
Cement mortar surfaces	0.011	0.012	0.013*	0.015
Concrete pipe	0.012	0.013	0.015*	0.016
Wood stave pipe	0.010	0.011	0.012	0.013
Plank flumes - Planed	0.010	0.012*	0.013	0.014
- Unplaned	0.011	0.013*	0.014	0.015
- With battens	0.012	0.015*	0.016	
Concrete-lined channels	0.012	0.014*	0.016*	0.018
Cement-rubble surface	0.017	0.020	0.025	0.030
Dry-rubble surface	0.025	0.030	0.033	0.035
Dressed-ashlar surface	0.013	0.014	0.015	0.017
Semicircular metal flumes, smooth	0.011	0.012	0.013	0.015
Semicircular metal flumes, corrugated	0.0225	0.025	0.0275	0.030
Canals and ditches				
1. Earth, straight and uniform	0.017	0.020	0.0225*	0.025
2. Rock cuts, smooth and uniform	0.025	0.030	0.033*	0.035
3. Rock cuts, jagged and irregular	0.035	0.040	0.045	
4. Winding sluggish canals	0.0225	0.025*	0.0275	0.030
5. Dredged-earth channels	0.025	0.0275*	0.030	0.033
6. Canals with rough stony beds, weeds on earth banks	0.025	0.030	0.035*	0.040
7. Earth bottom, rubble sides	0.028	0.030*	0.033*	0.035
Natural-stream channels				
1. Clean, straight bank, full stage, no rifts or deep pools	0.025	0.0275	0.030	0.033
2. Same as (1) but some weeds and stones	0.030	0.033	0.035	0.040
3. Winding some pools and shoals, clean	0.033	0.035	0.040	0.045
4. Same as (3), lower stages, more ineffective slope and sections	0.040	0.045	0.050	0.055

Table 13 (Cont'd)

Surface	Best	Good	Fair	Bad
5. Same as (3) some weeds and stones	0.035	0.040	0.045	0.050
6. Same as (4) stony sections	0.045	0.050	0.055	0.060
7. Sluggish river reach, rather weedy or with very deep pools	0.050	0.060	0.070	0.080
8. Very weedy reaches	0.075	0.100	0.125	0.150

Notes: *Values commonly used for design.