Christy Sze Wing YEE/PLAND

寄件者:	goldrichplanners
寄件日期:	2026年10月26日星期一 15:43
收件者:	tpbpd/PLAND
副本:	David Chi Chiu CHENG/PLAND; Athena Pui Yin LAI/PLAND
主旨:	Planning Application No. A/YL-KTN/1275 - Submission of Further Information
附件:	KTN1275_P22090_FI_26.10.2026.pdf

Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

Regards,
Janice Tang

--
Goldrich Planners and Surveyors Ltd.
[redacted]

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GoldRich PLANNERS & SURVEYORS LTD.
金 潤 規 劃 測 量 師 行 有 限 公 司
[redacted]

Your Ref.: A/YL-KTN/1275 [redacted] 26 October 2026

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

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 1228 RP, 1233 and 1367 RP (Part) in D.D. 109, Kam Tin North, Yuen Long (Application No. A/YL-KTN/1275)

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Francis Lau

Encl.

c.c. DPO/FS&YLE, PlanD (Attn.: Mr. David CHENG / Ms. Athena LAI)

Further Information for Planning Application No. A/YL-KTN/1275

Response-to-Comments

Comments from Highways Department

Contact person: Mr. Steve YU; Tel.: 2762 3528

I.	Comments		Responses
1.	HyD shall not be responsible for the maintenance of the proposed access connecting the application site and Kong Po Road, including any local tracks.		Noted.
2.	The applicant shall ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement.		Please see the proposed run-in/out (Plans 7.1 & 7.2) and HyD Standard Drawings No. H5133, H5134 and H5135 for details.
3.	Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.		Adequate drainage measures will be provided to prevent surface water running from the application site to the nearby public roads and drains. A drainage proposal has been submitted to DSD for consideration.

Comments from Drainage Services Department

Contact person: Mr. Fanco TSANG; Tel.: 3965 8926

II.	Comments		Responses
1.	The applicant is required to demonstrate in the drainage proposal that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas. The applicant shall be liable for any adverse drainage impact due to the proposed works.		Please see the drainage proposal (Plans 6.1 & 6.2) and hydraulic calculations for details.

2.	The applicant shall be reminded that the application site is in the vicinity of an existing stream course/channel. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the stream course/channel. All the proposed works in the vicinity of the stream course/channel should not create adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction.		Noted.
3.	To encourage a higher quality submission and avoid rounds of comments, thereby shortening the processing time, the applicant is advised to complete the attached checklist (Appendix A) as part of preparing the drainage proposal and include it in the submission. Otherwise, a longer processing time may be required by this office.		The completed checklist (Appendix A) is attached.

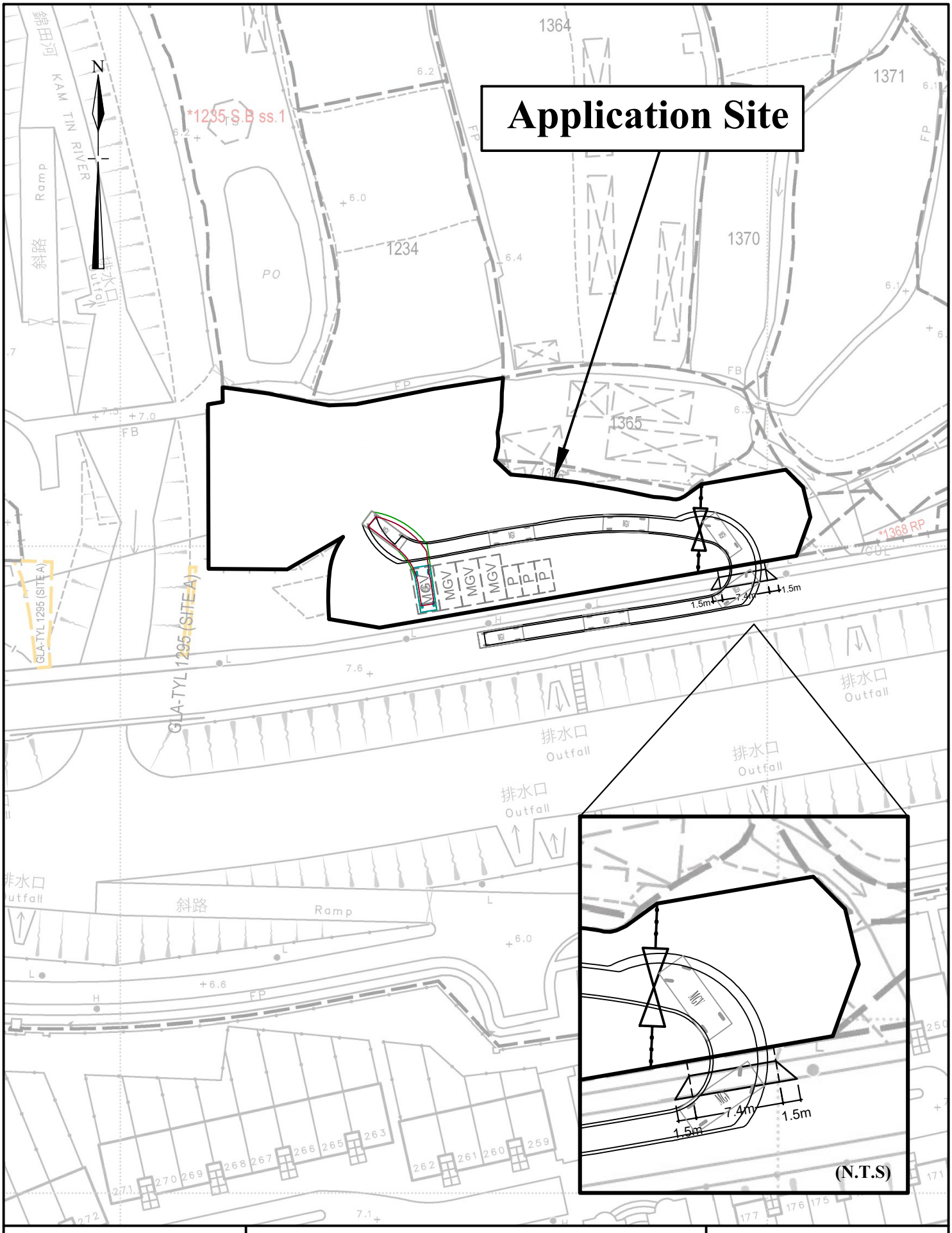
Comments from Fire Services Department

Contact person: Mr. YUEN Tsz-fung; Tel.: 2733 7781

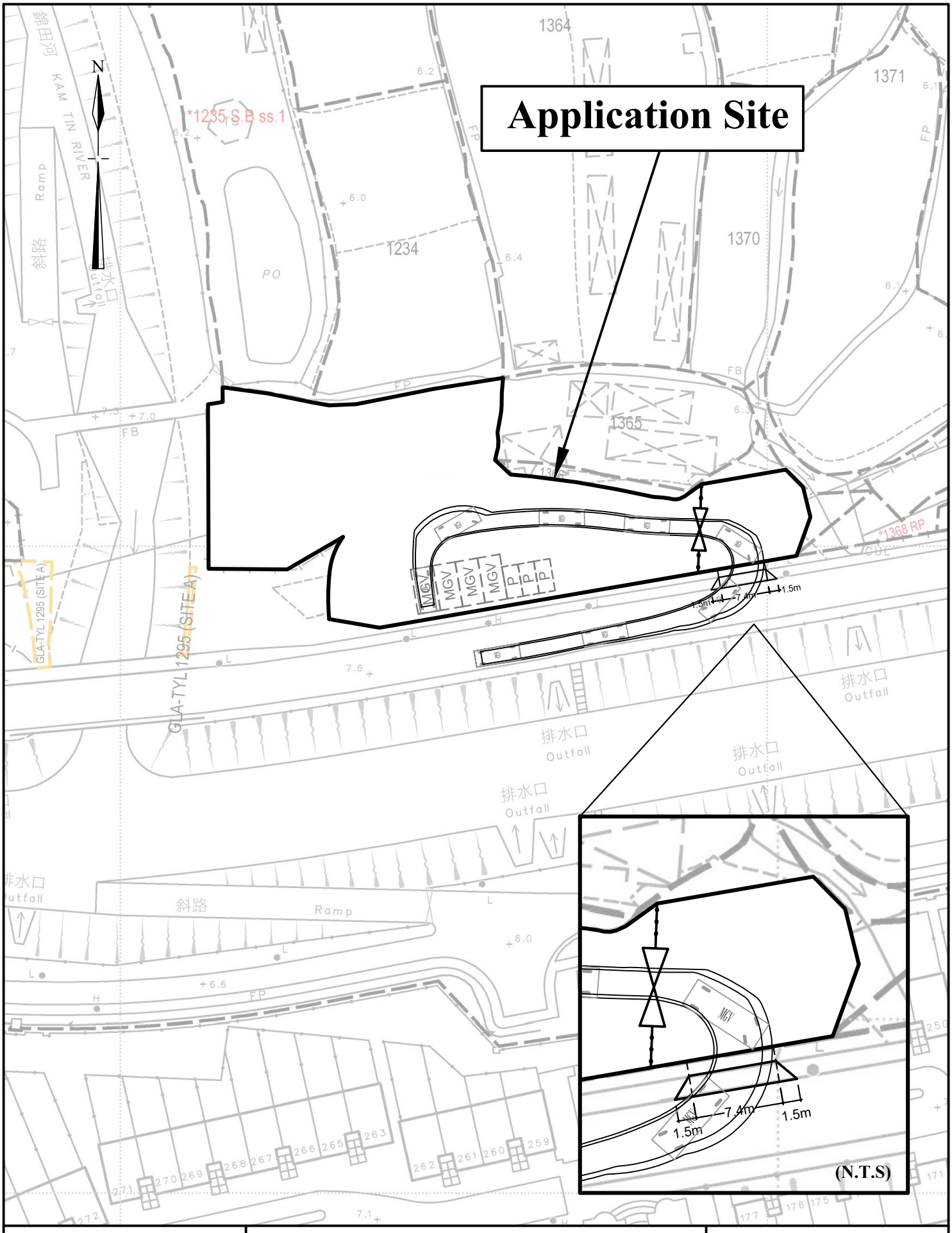
III.	**Comments**		**Responses**
1.	In consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points: i. The layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy; and ii. The location of the proposed FSIs to be installed should be clearly marked on the layout plans.		Please see the FSI Proposal (Plan 8) for your consideration.

2.	However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap.123), detailed fire service requirements will be formulated upon receipt of the formal submission of general building plans.		Noted.

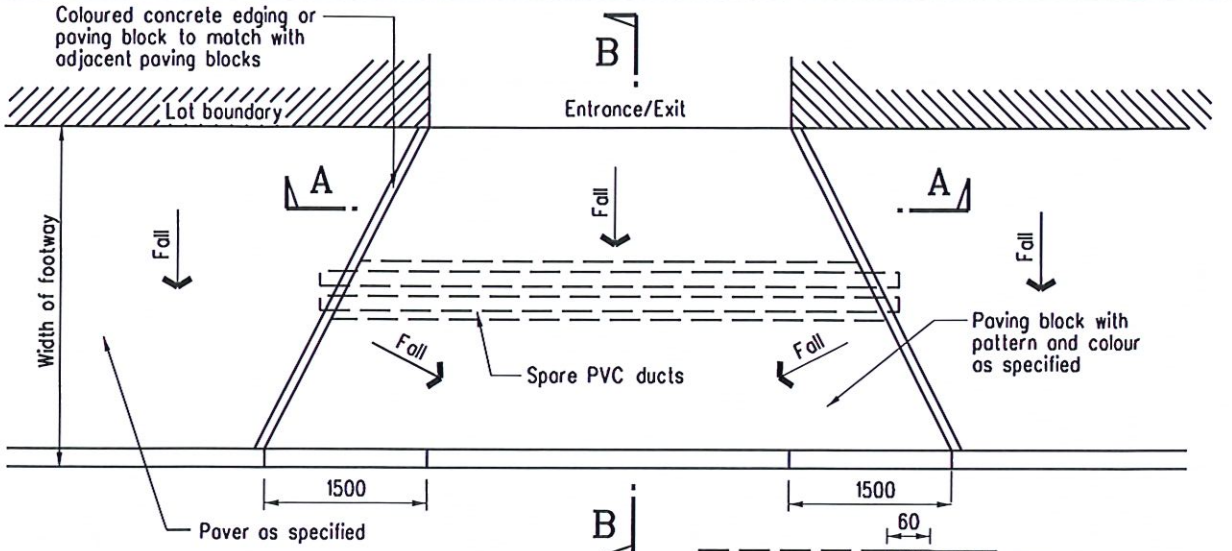
- END -



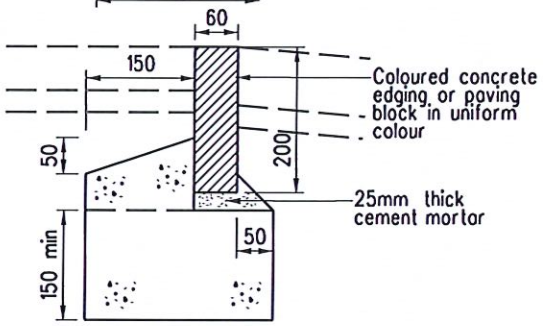
1:1000 (A4)	**Run In / Out Plan (Vehicle In)** Lots 1228 RP, 1233 and 1367 RP(part) in DD.109 Tai Kong Po, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
September 2026		Plan 7.1 (P 22090)



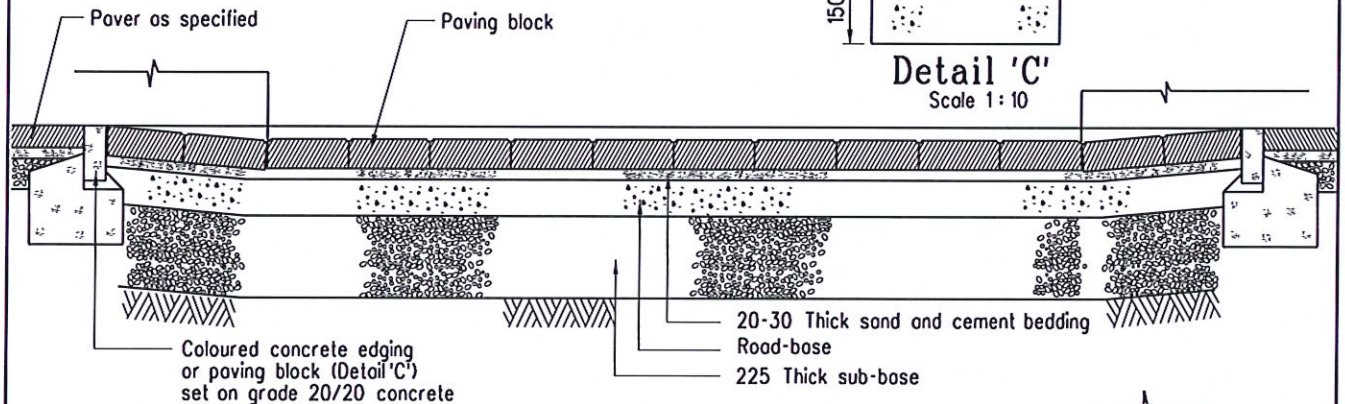
1:1000 (A4)	**Run In / Out Plan (Vehicle Out)** Lots 1228 RP, 1233 and 1367 RP(part) in DD.109 Tai Kong Po, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
September 2026		Plan 7.2 (P 22090)



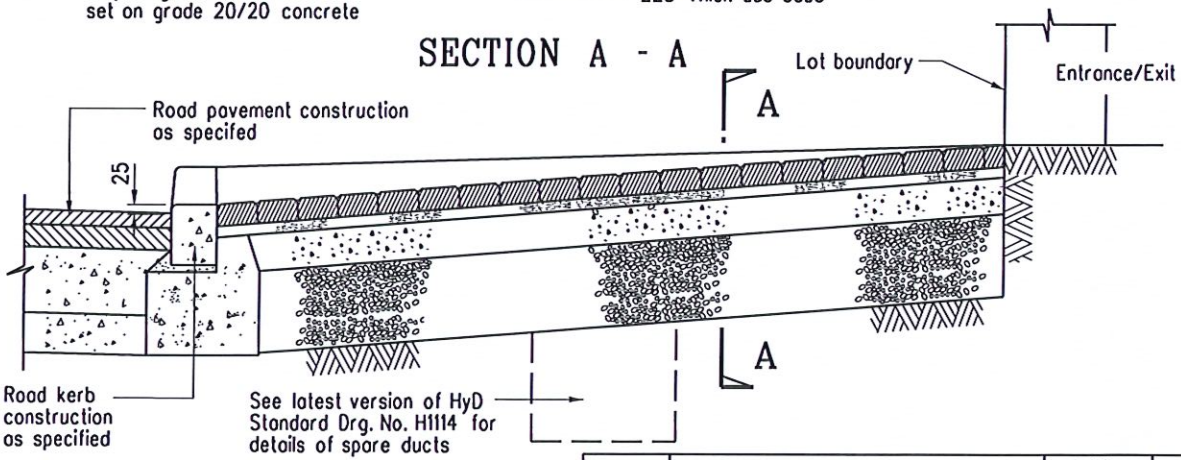
PLAN
N.T.S.



Detail 'C'
Scale 1 : 10



SECTION A - A



SECTION B - B

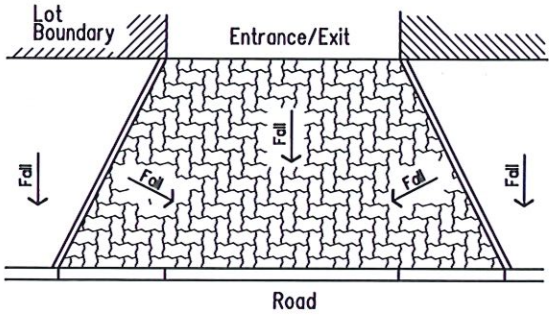
Notes:
1. Notes refer to latest version of HyD Standard Drawing No. H 5135.

REF.	REVISION	SIGNATURE	DATE
B	General revision	Original signed	Oct 19
A	Title and size of concrete edging revised	-	Oct 14
	Former drg. no. H5115B with paving block, road-base and notes revised	-	Mar 10

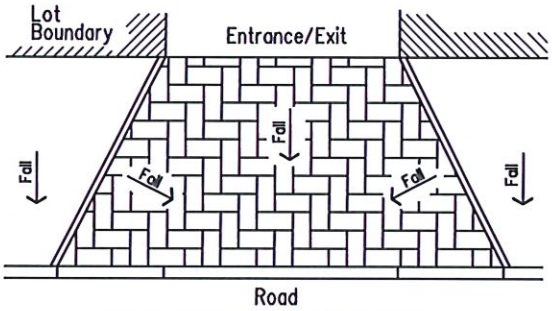
PAVING UNITS - RUN-IN DETAILS (SHEET 1 OF 3)

HIGHWAYS DEPARTMENT

REFERENCE	DRAWING No.	CAD
SCALE 1 : 20 or As Shown	H 5133B	



HERRINGBONE PATTERN



HERRINGBONE PATTERN

Notes:
1. Herringbone pattern shall be used on run-in for all types of pavers.
2. Other notes refer to the latest version of HyD Standard Drawing No. H 5135.

REF.	REVISION	SIGNATURE	DATE
B	Notes 1 and 2 amended and paving patterns revised	Original signed	Sep 22
A	Title and description under "HERRINGBONE PATTERN" revised	-	Oct 14
	Former drg. no. H5116A with notes revised	-	Mar 10

PAVING UNITS - RUN-IN DETAILS (SHEET 2 OF 3)

HIGHWAYS DEPARTMENT

REFERENCE

SCALE N.T.S.

DRAWING No. H 5134B CAD

DESIGN FOR RUN-IN WITH PAVING UNITS			
Type of paving unit	Precast concrete paver	Clay paver (See Note 4)	Natural granite paver and artificial granite paver (See Note 4)
Sub-base thickness	225mm	225mm	225mm
Road-base	Minimum 100mm thick bituminous road-base	Minimum 200mm thick Grade 40/20 concrete	Minimum 200mm thick Grade 40/20 concrete
Sand and cement bedding	20 - 30mm	20 - 30mm	20 - 30mm
Paving unit minimum thickness	80mm	65mm	As specified by the Engineer but not less than 50mm

Notes:

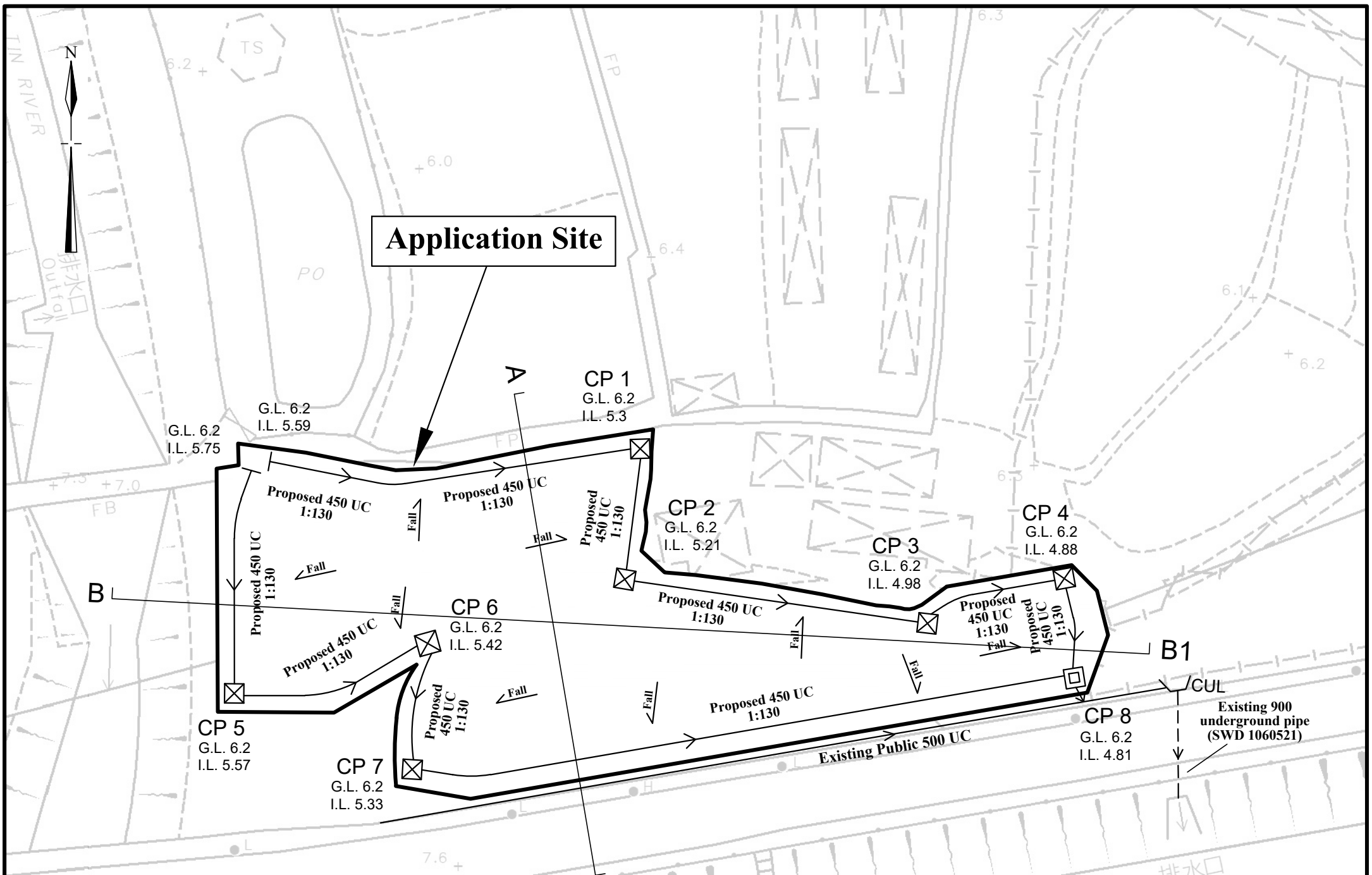
1. All dimensions are in millmetres.
2. This drawing to be read in conjunction with the lastest version of HyD Standard Drawing Nos. H 1103, H 5101, H 5102, H 5127 & H 5134.
3. Sand and cement bedding shall be a mixture of 85% sand and 15% cement by mass. The sand and cement shall be thorougly mixed with no addition of water.
4. Run-in with clay paver/ granite paver/ artificial granite paver will not be accepted unless special circumstances render it necessary and prior approval from Chief Highway Engineer of the respective maintenance office has been sought.
5. Jointing sand to be in accordance with GS Section 11 Part 7.
6. Bond pattern of paving units shall be in accordance with the latest version of HyD Standard Drawing Nos. H 5114 & H 5134.
7. Joint stabilizing sealer of paving units shall be in accordance with the latest version of HyD Standard Drawing No. H 5127.

REF.	REVISION	SIGNATURE	DATE
B	Note 2 amended and Notes 6 & 7 added	Original signed	Sep 22
A	Drawing title and heading of the table revised	-	Oct 14
	New issue	-	Mar 10

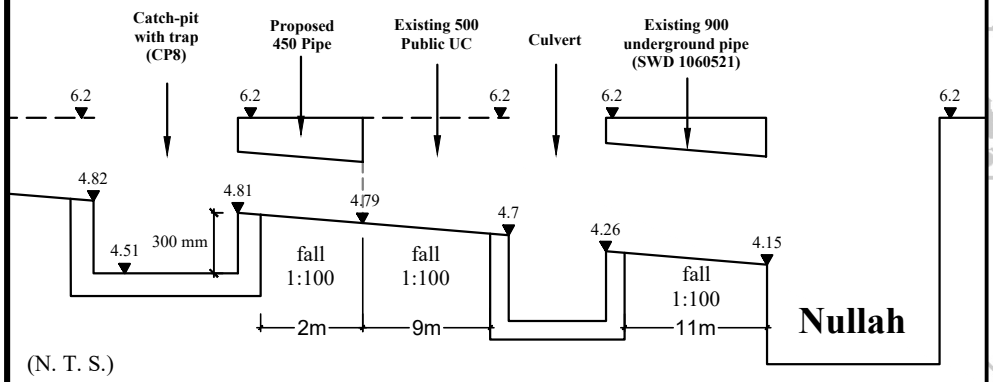
PAVING UNITS - RUN-IN DETAILS (SHEET 3 OF 3)

HIGHWAYS DEPARTMENT

REFERENCE	DRAWING No.	CAD
SCALE -	H 5135B	



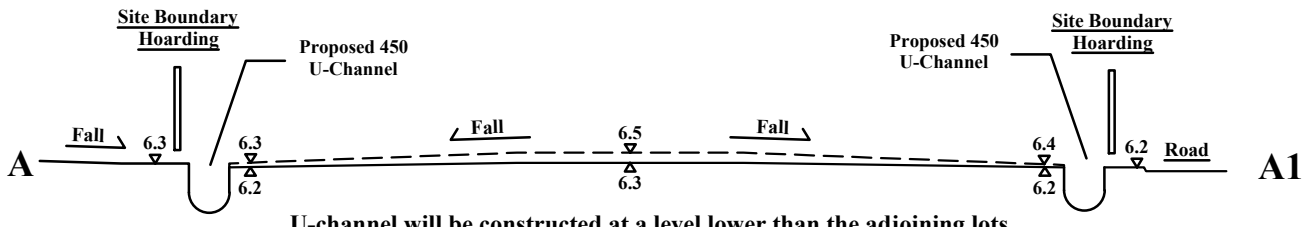
Connection details of proposed outfall between CP8 and Nullah



(N. T. S.)

Site Area (about) :2,122m²

Existing ground level
Proposed ground level



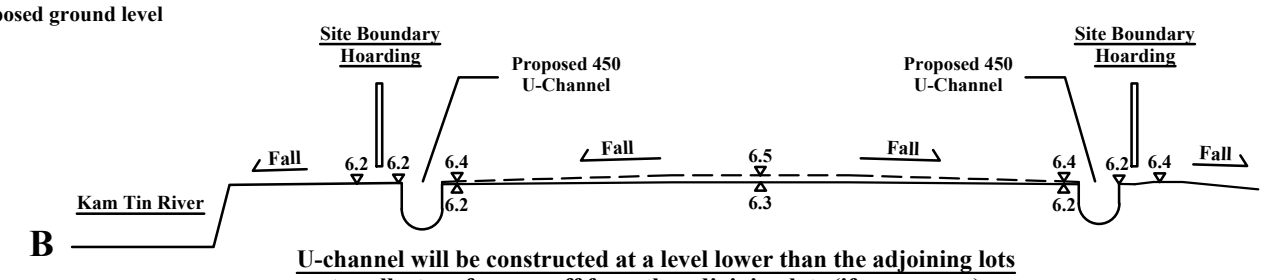
U-channel will be constructed at a level lower than the adjoining lots to collect surface runoff from the adjoining lots (if neccessary)

(N.T.S)

Legend

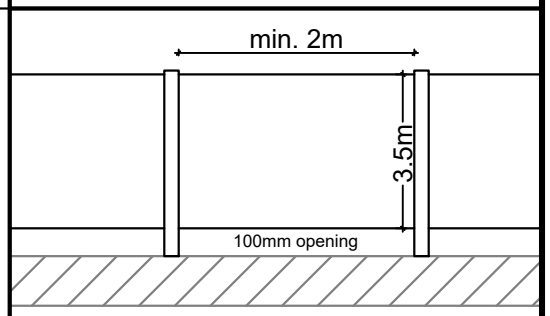
- Catch-pit with trap
- Catch-pit
- U-Channel with grating
- Underground Pipe

Existing ground level
Proposed ground level



U-channel will be constructed at a level lower than the adjoining lots to collect surface runoff from the adjoining lots (if neccessary)

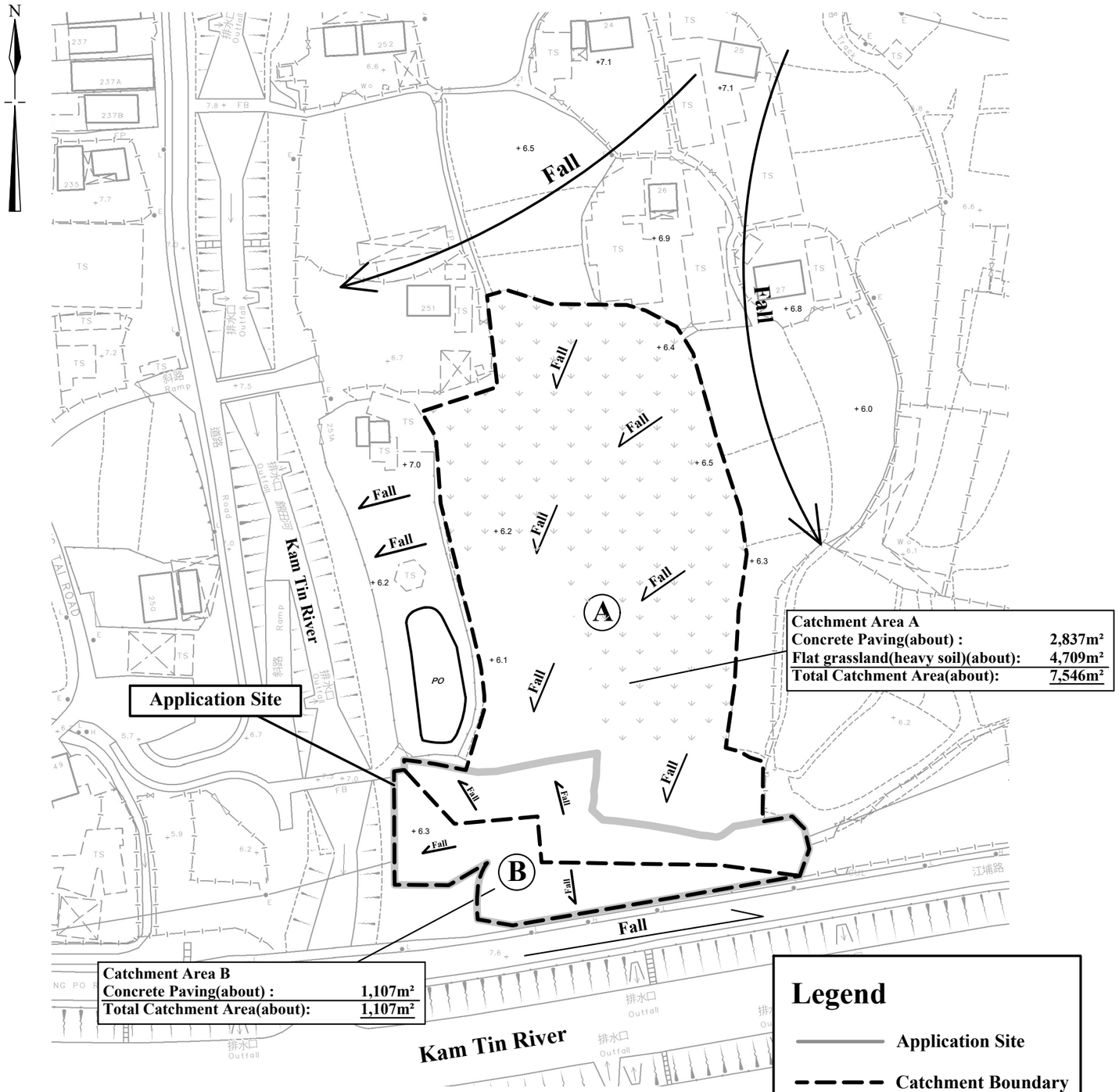
(N.T.S)



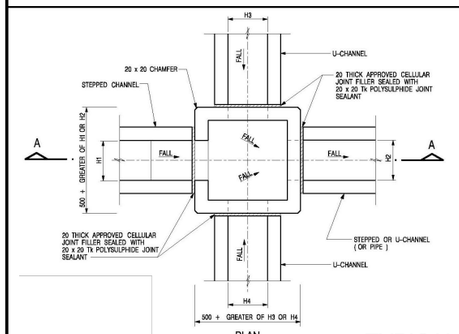
Details of hoarding with 100mm opening

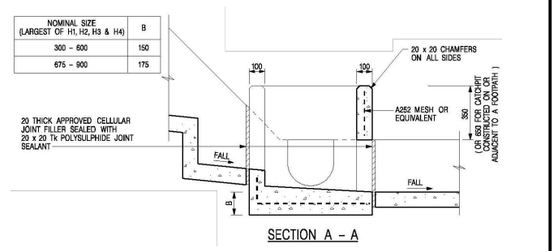
(N. T. S.)

1 : 500 (A3)	**Drainage Proposal** Lots 1228 RP, 1233 and 1367 RP(part) in DD.109 Tai Kong Po, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
October 2026		Plan 6.1 (P 22090)

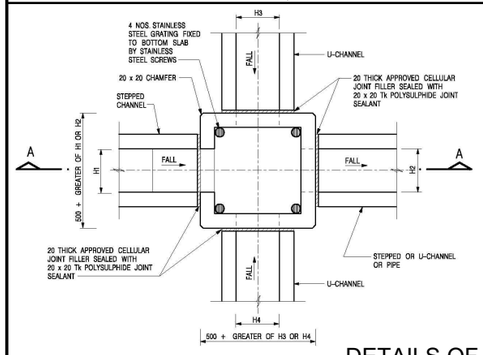


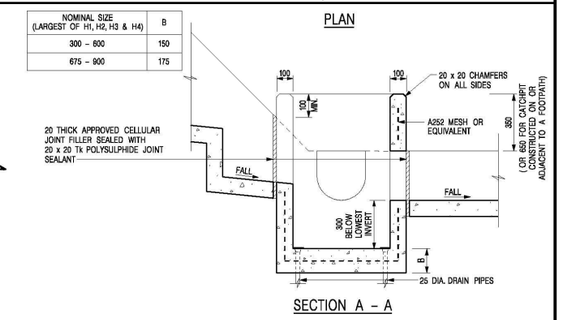
AREA OF CATCHMENT
(N.T.S)



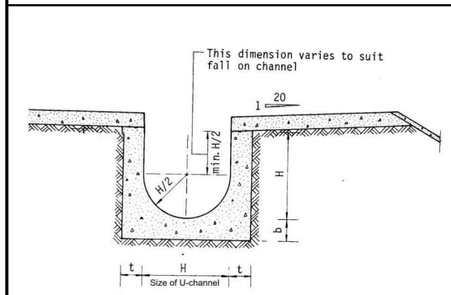


TYPICAL DETAILS OF CATCHPIT
(REFER TO CEDD'S STANDARD DWG. C2405/1)

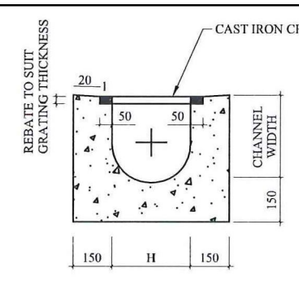




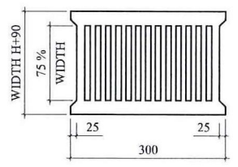
DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1)



TYPICAL DETAILS OF U-CHANNEL
(Refer to DSD'S technical note to prepare a drainage submission)



TYPICAL SECTION OF U-CHANNEL WITH COVER
(N.T.S.)



CAST IRON CRATING
(HEAVY DUTY)

N.T.S	**Drainage Proposal** Lots 1228 RP, 1233 and 1367 RP(part) in DD.109 Tai Kong Po, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
October 2026		Plan 6.2 (P 22090)

1 For Catchment Area A

				Ref.
Area, A	=	7546	m^2	
Average slope, H	=	0.1	m per 100m	
Distance on the line of natural flow, L	=	60	m	
Time of concentraction, t_o	=	$0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (60) / (0.1^0.2*7546^0.1)		SDM 7.5.2 (d)
	=	5.6	min	

2 For Proposed UC in Catchment Area A

	From	To
Ground level (mPD)	6.20	6.20
Invert level (mPD)	5.59	4.81

Width of u-channel, w	=	450	mm	
Length of u-channel, L_c	=	101.9	m	
Depth of vertical part of u-channel, d	=	1165	mm	
Gradient of u-channel, S_f	=	(5.59-4.81)/101.9 = 0.0077		
Cross-Section Area, a	=	$0.5 \pi r^2 + w\ d\ (0.9)$ = 0.5 x 3.14 x 225^2 + 450 x 1165 x 0.9		SDM 9.3 (b)
	=	0.604	m^2	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 225 + 2 x 1165		
	=	3.037	m	
Hydralic radius, R	=	a / p		SDM 8.2.1
	=	0.199	m	

3 Use Manning Equation for estimating velocity of stormwater

Take n	=	0.016	for concrete lined channels:-	SDM Table 13
Allowable velocity, v	=	$R^{1/6} x (RS_f)^{1/2}/n$ = (0.199)^1/6 x (0.199 x 0.008)^1/2 / 0.016		SDM Table 12
	=	1.86	m/s	
Time of flow, t_f	=	0.9	min	

4 Use "Rational Method" for calculation of design flow

Design intensity, i	=	$a / (t_o + t_f + b)^c$		SDM 4.3.2
	=	505.5 / (5.6+0.9+3.29)^0.355 for return period T = 50 years		Corrigendum 1/2024
	=	225		SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m^2)	C x A	SDM 7.5.2 (b)
Flat Glassland(heavy soil)	0.25	4709.0	1177.3	
Concrete Paving	0.95	2837.0	2695.2	
		SUM =	3872.4	

Upstream flow, Q_u	=	0	m^3/s	
Design flow, Q_d	=	$1.16 \times 0.278i \Sigma C_i A_i + Q_u$ where A_i is in km^2		SDM 7.5.2 (a)
	=	1.16 x 0.278 x 225 x 3872.4 / 1000000 + 0		Corrigendum 1/2022
	=	0.280	m^3/s	
Allowable flow, Q_a	=	a x v		
	=	0.604 x 1.86		
	=	1.125	m^3/s	
	>	Q_d (O.K.)		

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA	**Hydraulic Calculation**	Goldrich Planners & Surveyors Ltd.
October 2026	Lots 1228 RP, 1233 and 1367 RP (Part) in D.D. 109, Kam Tin North, Yuen Long	Page 1 (P22090)

1 For Catchment Area B

				Ref.
Area, A	=	1107	m^2	
Average slope, H	=	0.1	m per 100m	
Distance on the line of natural flow, L	=	15	m	
Time of concentraction, t_o	=	$0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (15) / (0.1^0.2*1107^0.1)		SDM 7.5.2 (d)
	=	1.7	min	

2 For Proposed UC in Catchment Area B

	From	To
Ground level (mPD)	6.20	6.20
Invert level (mPD)	5.75	4.81

Width of u-channel, w	=	450	mm	
Length of u-channel, L_c	=	121.8	m	
Depth of vertical part of u-channel, d	=	1165	mm	
Gradient of u-channel, S_f	=	(5.75-4.81)/121.8 = 0.0077		
Cross-Section Area, a	=	$0.5 \pi r^2 + w\,d\,(0.9)$ = 0.5 x 3.14 x 225^2 + 450 x 1165 x 0.9		SDM 9.3 (b)
	=	0.604	m^2	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 225 + 2 x 1165		
	=	3.037	m	
Hydralic radius, R	=	a / p		SDM 8.2.1
	=	0.199	m	

3 Use Manning Equation for estimating velocity of stormwater

Take n	=	0.016	for concrete lined channels:-	SDM Table 13
Allowable velocity, v	=	$R^{1/6} x (RS_f)^{1/2}/n$ = (0.199)^1/6 x (0.199 x 0.008)^1/2 / 0.016		SDM Table 12
	=	1.87	m/s	
Time of flow, t_f	=	1.1	min	

4 Use "Rational Method" for calculation of design flow

Design intensity, i	=	$a / (t_o + t_f + b)^c$		SDM 4.3.2
	=	505.5 / (1.7+1.1+3.29)^0.355 for return period T = 50 years		Corrigendum 1/2024
	=	266		SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m^2)	C x A	SDM 7.5.2 (b)
Flat Glassland(heavy soil)	0.25	0.0	0.0	
Concrete Paving	0.95	1107.0	1051.7	
		SUM =	1051.7	

Upstream flow, Q_u	=	0	m^3/s	
Design flow, Q_d	=	$1.16 \times 0.278i \Sigma C_i A_i + Q_u$ where A_i is in km^2		SDM 7.5.2 (a)
	=	1.16 x 0.278 x 266 x 1051.65 / 1000000 + 0		Corrigendum 1/2022
	=	0.090	m^3/s	
Allowable flow, Q_a	=	a x v		
	=	0.604 x 1.87		
	=	1.129	m^3/s	
	>	Q_d (O.K.)		

Reference was made to Stormwater Drainage Manual (SDM) by DSD

1 For Connection between CP8 to Existing Public 500 UC

Ref.

Area, A = **0** m^2
Average slope, H = **0.1** m per 100m
Distance on the line of natural flow, L = **0** m

Time of concentraction, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (0) / (0.1^0.2*0^0.1) — SDM 7.5.2 (d)
= 0.0 min

2 For Pipe after CP8

Size(Diameter) w = **450** mm
Length of Pipe = **2** m
Design the pipe to 9/10 full bore capactity, then
Area of ventilated portion = 0.1 of pipe area
$½ r^2 \theta - ½ r^2 \sin(\theta)$ = $0.1 \pi r^2$
$\theta - \sin(\theta)$ = 0.2π
θ = 1.63 rad = 93.4^O (By trial and error)

Area A = $0.9 \pi r^2$ — SDM 9.3 (b)
= 0.9 x 3.14 x 450^2
= 0.572 m^2

Wetted Perimeter P = $2 \pi r - r \theta$ = 2094 mm
Hydralic radius R = A/P — SDM 8.2.1
273.3 mm

3 Use Manning Equation for estimating velocity of stormwater

Fall S = 1: **100**
Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (273.3)^1/6 * (273.3/100)^1/2 / 0.016 — SDM Table 12
= 2.33 m/s
Time of flow, t_f = 0.01 min

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$ — SDM 4.3.2
= 505.5 / (0.0+0.01+3.29)^0.355 for return period T = 50 years — Corrigendum 1/2024
= 331 — SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m^2)	C x A
Flat Glassland(heavy soil)	0.25	**0.0**	0.0
Concrete Paving	0.95	**0.0**	0.0
Macadam Roadways	0.425	**0.0**	0.0
Wooded Areas	0.105	**0.0**	0.0
		SUM =	0.0

SDM 7.5.2 (b)

Upstream flow, Q_u = **0.370** m^3/s

Design flow, Q_d = $0.278i \Sigma C_i A_i + Q_u$ where A_i is in km^2 — SDM 7.5.2 (a)
= 1.16 x 0.278 x 331 x 0 / 1000000 + 0.37 — Corrigendum 1/2022
= 0.370 m^3/s

Allowable flow, Q_a = a x v
= 0.3974 x 1.35
= 1.335 m^3/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

1 For Connection between CP8 and Culvert

			Ref.
Area, A	=	0 m^2	
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	0 m	
Time of concentraction, t_o	=	$0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (0) / (0.1^0.2*0^0.1)	SDM 7.5.2 (d)
	=	0.0 min	

2 For Existing Public 500 UC between CP8 and Culvert

	From	To
Ground level (mPD)	6.20	6.20
Invert level (mPD)	4.79	4.70

Width of u-channel, w	=	500 mm	
Length of u-channel, L_c	=	9 m	
Depth of vertical part of u-channel, d	=	1250 mm	
Gradient of u-channel, S_f	=	(4.79-4.7)/9 = 0.010	
Cross-Section Area, a	=	$0.5 \pi r^2 + w\ d\ (0.9)$ = 0.5 x 3.14 x 250^2 + 500 x 1250 x 0.9	SDM 9.3 (b)
	=	0.723 m^2	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 250 + 2 x 1250	
	=	3.285 m	
Hydralic radius, R	=	a / p	SDM 8.2.1
	=	0.220 m	

3 Use Manning Equation for estimating velocity of stormwater

Take n	=	0.016 for concrete lined channels:-	SDM Table 13
Allowable velocity, v	=	$R^{1/6} x (RS_f)^{1/2}/n$ = (0.22)^1/6 x (0.22 x 0.01)^1/2 / 0.016	SDM Table 12
	=	2.28 m/s	
Time of flow, t_f	=	0.1 min	

4 Use "Rational Method" for calculation of design flow

Design intensity, i	=	$a / (t_o + t_f + b)^c$	SDM 4.3.2
	=	505.5 / (0+0.1+3.29)^0.355 for return period T = 50 years	Corrigendum 1/2024
	=	329	SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m^2)	C x A	SDM 7.5.2 (b)
Flat Glassland(heavy soil)	0.25	0.0	0.0	
Concrete Paving	0.95	0.0	0.0	
		SUM =	0.0	

Upstream flow, Q_u	=	0.370 m^3/s	
Design flow, Q_d	=	$1.16 \times 0.278i \Sigma C_iA_i + Q_u$ where A_i is in km^2	SDM 7.5.2 (a)
	=	1.16 x 0.278 x 329 x 0 / 1000000 + 0.37	Corrigendum 1/2022
	=	0.370 m^3/s	
Allowable flow, Q_a	=	a x v	
	=	0.723 x 2.28	
	=	1.648 m^3/s	
	>	Q_d (O.K.)	

Reference was made to Stormwater Drainage Manual (SDM) by DSD

1 For Connection between Culvert to Nullah

Ref.

Area, A = **0** m^2
Average slope, H = **0.1** m per 100m
Distance on the line of natural flow, L = **0** m

Time of concentraction, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (0) / (0.1^0.2*0^0.1) — SDM 7.5.2 (d)
= 0.0 min

2 For Pipe (SWD1060521) after the Culvert

Size(Diameter) w = **900** mm
Length of Pipe = **11** m
Design the pipe to 9/10 full bore capactity, then
Area of ventilated portion = 0.1 of pipe area
$½ r^2 \theta - ½ r^2 \sin(\theta) = 0.1 \pi r^2$
$\theta - \sin(\theta) = 0.2 \pi$
θ = 1.63 rad = 93.4^O (By trial and error)

Area A = $0.9 \pi r^2$ — SDM 9.3 (b)
= 0.9 x 3.14 x 900^2
= 2.289 m^2

Wetted Perimeter P = $2 \pi r - r \theta$ = 4188 mm
Hydralic radius R = A/P — SDM 8.2.1
546.6 mm

3 Use Manning Equation for estimating velocity of stormwater

Fall S = 1: **100**
Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (546.6)^1/6 * (546.6/100)^1/2 / 0.016 — SDM Table 12
= 2.33 m/s
Time of flow, t_f = 0.08 min

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$ — SDM 4.3.2
= 505.5 / (0.0+0.08+3.29)^0.355 for return period T = 50 years — Corrigendum 1/2024
= 328 — SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m^2)	C x A
Flat Glassland(heavy soil)	0.25	**0.0**	0.0
Concrete Paving	0.95	**0.0**	0.0
Macadam Roadways	0.425	**0.0**	0.0
Wooded Areas	0.105	**0.0**	0.0
		SUM =	0.0

SDM 7.5.2 (b)

Upstream flow, Q_u = **0.370** m^3/s

Design flow, Q_d = $0.278i \Sigma C_i A_i + Q_u$ where A_i is in km^2 — SDM 7.5.2 (a)
= 1.16 x 0.278 x 328 x 0 / 1000000 + 0.37 — Corrigendum 1/2022
= 0.370 m^3/s

Allowable flow, Q_a = a x v
= 0.3974 x 1.35
= 5.339 m^3/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Appendix A

Responses on DSD's Requirements and Reminders

Planning Application No.: A/YL-KTN/1275

Location: Lot No. 1228 RP, 1233 and 1367 RP (Part)

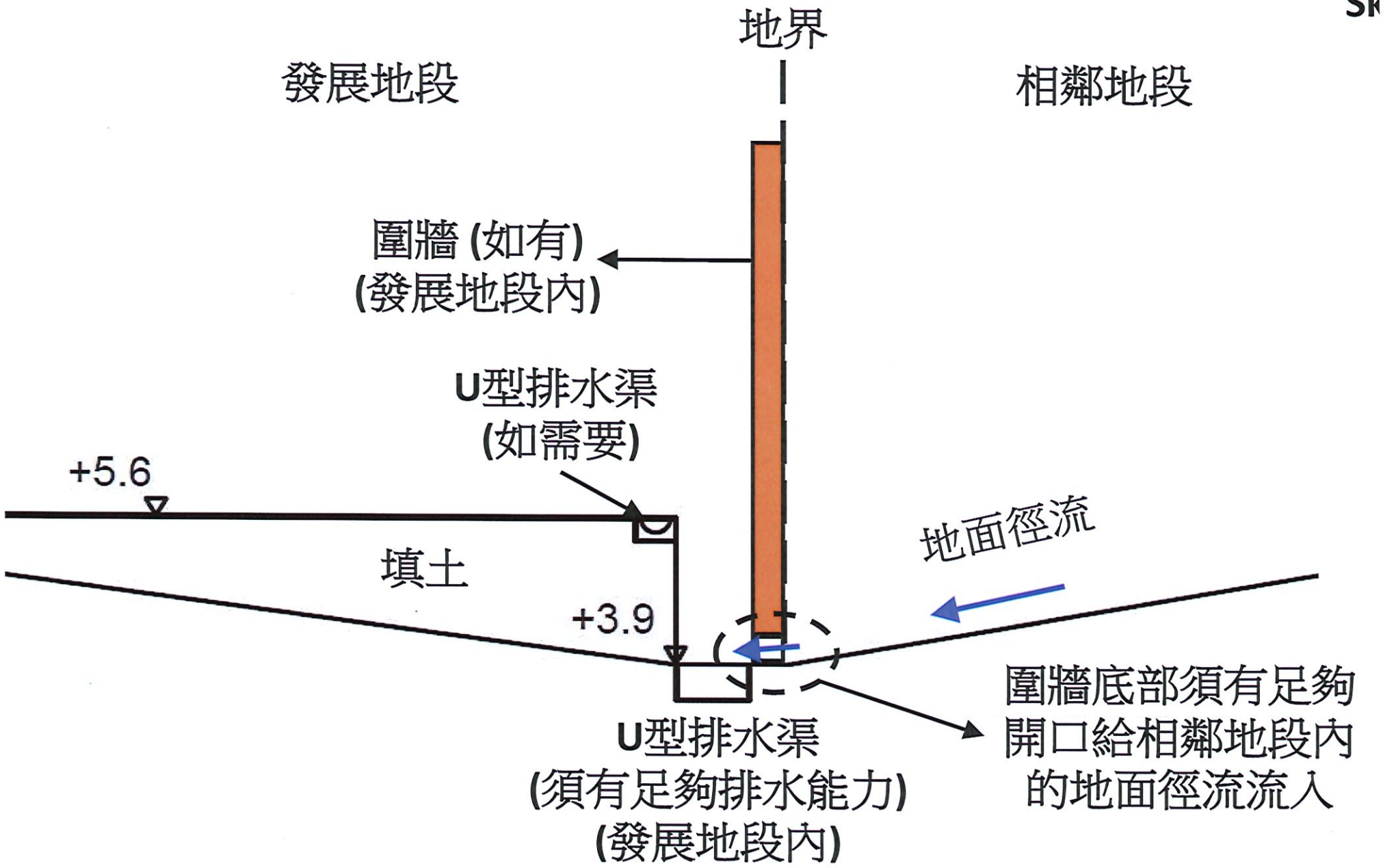
in D.D. 109

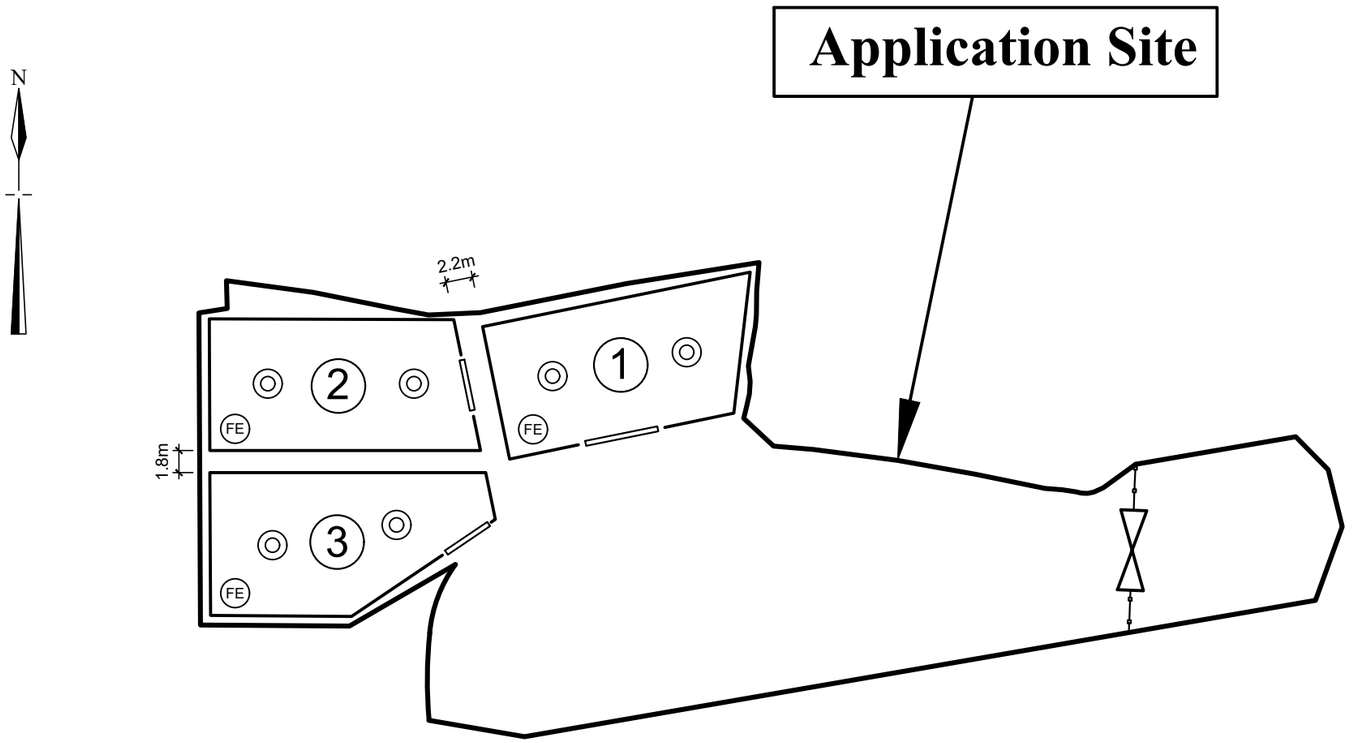
Site Area:	2,122	m^2
Land filling works involved?	Yes / ~~No~~	
Maximum increase in formation level:	0.2	m
Maximum level difference with adjoining lot:	0.2	m
Filling of pond(s) involved?	~~Yes~~ / No	
Estimated size of pond to be filled:		m^3

No.	(A) DSD's Requirements	Fulfilled in the submission? (Yes / No)
1	For sites considered complex (those 1 hectare or larger, in flood-prone areas, or involving pond filling or major earthworks), you should hire a qualified engineer (Registered Professional Engineer in the Civil Engineering discipline) to follow DSD Advice Note No. 1 and submit a proposal signed and certified by the engineer. For other sites, it is also advisable to hire a qualified engineer to prepare your drainage proposal.	Yes
2	The proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas, etc., unless there is proper diversion.	Yes
3	Adequate surface channels shall be provided to collect and convey the surface runoff accrued on the application site.	Yes
4	If there is existing surface runoff flowing from the adjoining lots towards the application site, peripheral surface channels with sufficient drainage capacity, set at a level lower than the adjoining lots, should be constructed to collect and convey the runoff (See **Sketch A**).	Yes
5	Where boundary walls or hoarding are erected, adequate openings should be provided to allow existing overland flow from the adjoining lots to pass through (see **Sketch A**).	Yes
6	The applicant shall be required to place all the proposed works 3m away from the top of the bank of any existing watercourses or natural streams. All the proposed works in the vicinity of the watercourses should not create any adverse drainage impacts, both during and after construction. Adequate measures should be provided by the applicant to DSD's satisfaction in order to prevent the subject site from being eroded and flooded and to ensure that the capacity of watercourses and the flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development.	Yes
7	The applicant should indicate the proposed and existing ground levels of the application site and ground levels of adjacent areas on the drainage plan.	Yes
8	Cross sections showing the proposed drainage facilities and existing and proposed ground levels of the application site with respect to the adjacent areas should be given.	Yes
9	The proposal should indicate how the runoff (the flow direction) within the site and from the adjacent areas would be discharged to the proposed drainage system.	Yes
10	Sand trap or provision alike should be clearly indicated on the proposed drainage plan and provided before the collected runoff is discharged to the existing drainage facilities.	Yes

11	The applicant should clearly indicate 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).	Yes
12	The applicant should clearly indicate the existing drainage facilities on the proposed drainage plan. Site photos of existing drainage facilities including the discharge point (e.g. existing local village drain and its downstream drainage facilities) should be provided in order to demonstrate the presence and reflect condition of the existing drainage system. Also, the applicant should provide site photo(s) to demonstrate size of the existing drainage facilities.	Yes
13	Cover levels and invert levels of the proposed and existing drainage facilities should be shown on the drainage plan. Invert levels of drainage facilities at the upstream should be higher than that at the downstream. Also, gradients and sizes of the proposed and existing drainage facilities should be shown on the drainage plan.	Yes
14	The applicant should demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands. External catchment shall be properly considered	Yes
15	Connection to existing drainage facilities should be designed and constructed to prevent back flows at the drainage outlet when water level at the existing drainage facilities is high.	Yes
16	Stormwater Drainage Manual (SDM) and the newly promulgated SDM - Corrigendum published by DSD shall be considered in the hydraulic calculation. Also, storm constants of HKO Headquarters shall be adopted. In generael, a 10-year design return period is sufficient for village drainage systems.	Yes
17	Deposition of sediment in stormwater drainage system should be considered in the hydraulic calculation as per the requirement in Stormwater Drainage Manual (Section 9.3).	Yes
18	The applicant should check flow velocity of the proposed drainage facilities. The flow velocity is suggested to be within a range, i.e. 0.75 m/s to 3.0 m/s.	Yes
19	Catchpit should be provided at where a proposed surface channel changes direction / gradient.	Yes
20	The applicant should provide construction details of the proposed drainage facilities.	Yes
21	The applicant should provide details for connection of the proposed and existing drainage facilities.	Yes
22	Grating should be provided for the surface channels.	Yes
23	Precast concrete pipe should generally be used for stormwater connection.	Yes
24	Connection of the proposed and existing drainage facilities shall be designed and constructed such that there is no water leakage at the proposed connection.	Yes
25	For the construction details of the proposed drainage facilities, reference should be made to current CEDD's standard drawings.	Yes
	(B) DSD's Reminders	Fulfilled in the submission? (Yes / No)
1	Any existing drainage facilities within/outside the application site should not be disturbed or interfered with until any necessary diversion works, which have been accepted by the owner of the existing drainage facilities, have been satisfactorily completed. Such diversion works should be carried out by the applicant at his/her own cost. Moreover, sufficient allowance for future maintenance of the existing drainage facilities should be provided.	Yes

2	No construction debris, silt and sediments, or cementitious materials should be discharged into or deposited inside any existing natural streams, watercourses, drains, ditches or sewers from the application site without prior approval. Any blockage or damage arising from the proposed development shall be made good at the cost of the applicant and to DSD's satisfaction. The applicant shall also be liable for and shall indemnify against all claims and demands arising out of or in connection with this regard.	Yes
3	The applicant should be reminded to minimize the possible adverse environmental impacts on any existing watercourses in his design and during construction. EPD and AFCD should be consulted on possible environmental and/or ecological impacts of the proposed development which is in the vicinity of any existing watercourses.	Yes
4	The applicant is required to rectify/modify 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.	Yes
5	For any proposed connection to DSD's drainage facilities, the applicant should submit form HBP1 to this Division for application of technical audit. Upon our acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD's Standard Drawings at the resources of the applicant.	Yes
6	If the existing drainage facilities, to which the applicant proposed to discharge the stormwater from the application site was not maintained by this office, the applicant should identify the owner of the existing drainage facilities and seek agreement from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted.	Yes
7	The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Yes
8	Comments from HyD, TD and RMO shall be sought if drainage works are proposed to be carried out within highway polygon or on carriageway.	Yes


地界
發展地段
相鄰地段
圍牆 (如有)
(發展地段內)
U型排水渠
(如需要)
+5.6
填土
+3.9
地面徑流
圍牆底部須有足夠
開口給相鄰地段內
的地面徑流流入
U型排水渠
(須有足夠排水能力)
(發展地段內)



FS NOTES:

(i) Portable hand-operated approved appliances shall be provided as required by occupancy.

(ii) The Stand-alone Fire Detector shall be provided in accordance with the "Stand-alone Detector General Guildlines on Purchase, installation & Maintenance [Sep 2021]"

(iii) Where two or more Stand-alone Detectors are installed in an enclosed structure, all Stand-alone Detector shall be interconnected (either wired or wirelessly) such that when one of the Stand-Alone Fire Detectors is triggered, all connected Stand-Alone Fire Detectors shall sound an alarm simultaneously

Site Area (about) : 2,122m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Warehouse with ancillary office	225 m²	225 m²	1	9m
2	Warehouse	225 m²	225 m²	1	9m
3	Warehouse	225 m²	225 m²	1	9m
Total		675 m²	675 m²		

Legend:

◎	Stand-alone Fire Detector	x6
FE	5.0kg CO2 Gas type Fire Extinguisher	x3
⋈	Vehicular Ingress / Egress	
▭	Sliding door	
———	Existing Fencing	

1:500(A3)

October 2026

Fire Service Installation Proposal

Lots 1228 RP, 1233 and 1367 RP(part) in DD.109
Tai Kong Po, Yuen Long, New Territories

Goldrich Planners & Surveyors Ltd.

Plan 8
(P 22090)