



盈卓
規劃
有限公司

Our Ref. : DD 109 Lot 348 & VL
Your Ref. : TPB/A/YL-KTS/1088

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

By E-mail

03 March 2026

Dear Sir,

5th Further Information

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park
(Excluding Container Vehicle) for a Period of 5 Years in “Residential (Group C)” Zone,
Lots 347 S.B (Part), 347 S.D (Part) and 348 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1088)

We write to submit Further Information in response to departmental comments on the captioned application.

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD



Response-to-Comment (RtC)

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park
(Excluding Container Vehicle) for a Period of 5 Years in “Residential (Group C)” Zone,
Lots 347 S.B (Part), 347 S.D (Part) and 348 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1088)

(i) An RtC table:

Departmental Comments		Applicant’s Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	Please make reference to the latest Technical Note No. 1 issued by DSD for more details in preparing the drainage proposal. According to the size of the site area, please consider upgrading the size/gradient of the proposed peripheral surface channels accordingly.	Please refer to the updated proposal at Annex 1 prepared with reference to the latest Technical Note No. 1 issued by DSD.
(b)	Please advise if there is any drain/watercourse connecting to the existing 375mm channel at upstream. If affirmative, please indicate the upstream drain on the drainage plan for review. Besides, please also confirm if any existing drain/ watercourse/ discharge connection(s) to be affected due to the proposed development. If affirmative, please provide adequate measures and drainage facilities to intercept their flow properly.	The upstream of existing min. 375 mm channel as shown on the drainage plan is the most upstream end of drain, there is no connection to the upstream end of the channel. No existing drain/watercourse/ discharge connections is anticipated to be affected due to the development.
(c)	Please advise if any site formation/levelling works to be carried out under this application. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	The applicant intends to keep the existing levels. The cross sections are shown in Figure 5 of the proposal.
(d)	Please confirm if any walls or hoarding are/to be erected or laid along the site boundary under this application. If affirmative, adequate opening should be provided to intercept the existing overland flow passing	100 mm opening from the ground level along wall/ hoarding or equivalent will be provided where it is erected.

S.16 Planning Application No. A/YL-KTS/1088

	through the site and please provide its details for comments.	
(e)	The cover levels and invert levels of the proposed catchpits at the existing channel should be shown on the drainage plan.	Please refer to the updated Figure 3 of the proposal.
(f)	For Detail A, please indicate the invert level of the existing channel at both upstream and downstream locations at the proposed catchpit CP1.03 for review. Please also advise and indicate the size of the existing channel at the downstream side of the proposed catchpit CP1.03 on the drainage plan for reference.	Please refer to the updated Detail A.
(g)	Please provide more photos showing the presence and current condition of all existing drainage facilities for review (i.e. the existing 375mm u-channel within/nearby the application site, the existing 525mm channel at downstream beyond the fenced off area, etc.) for review.	Please refer to the updated Photos at Appendix D of the proposal
(h)	For Photo A, it cannot clearly show the existing discharge arrangement from the existing 375mm channel to the existing 525mm channel. Please provide clear photo(s) showing the above for our further review.	Please refer to the updated photos at Appendix D and Figure 3 of the proposal.
(i)	Please check and review the location title as shown in Figure 3.	Please refer to the updated Figure 3 of the proposal.
(j)	The existing 375mm and 525mm channels, the 525mm cross road pipe and the existing 16m width watercourse, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant(s) shall resolve any conflict/disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge point(s). In the case that it is a local village drains, DO/YL should be consulted.	Noted.

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	Moreover, the applicant(s) should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the application site(s). Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system.	
(k)	The development should neither obstruct overland flow and nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(l)	The applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL 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).	Noted.

- (ii) The applicant provides a revised layout plan (**Annex 2**) showing the existing unpaved area within the Site. Upon commencement of the proposed development, the existing unpaved area would remain unchanged. The paved/unpaved ratio would remain the same.

**Proposed Temporary Shop and Services, Eating Place
and Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years in “Residential (Group C)”
Zone, Various Lots in D.D. 109, Kam Tin, Yuen Long,
New Territories**

Drainage Proposal

Mar 2026

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1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 347 S.B (Part), 347 S.D (Part) and 348 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (the Site) for ‘Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years’.
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

- 1.2.1 The application site is situated beside Kat Hing Garden, south of Kam Sheung Road. It has an area of approx. 1,210 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site is mostly paved. The existing site levels are approx. + 5.50mPD. No major site formation works for the application site is anticipated.
- 1.2.3 There is an existing minimum 375mm channel by the west boundary of the application site. There is also an existing 525mm channel which would discharge to existing watercourse and eventually discharge to Kam Tin River. **Figure 2** indicate the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 1,210 m². All existing planter/unpaved area would be maintained. The catchment plan is shown in **Figure 4**.

Proposed Development Area (Approx.)	
Total Site Area (m ²)	1,210
Planter Area before Development (m ²)	223
Planter Area after Development (m ²)	223
Paved Area after Development (m ²)	987

Table 1 – Site Development Area

3 Assessment Criteria

3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this report. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2– Design Return Periods under SDM

3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 50 years return period is adopted for the drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

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

The site is located within the HKO Zone. Therefore, for 50 years return period, the following values are adopted.

a	=	505.5
b	=	3.29
c	=	0.355

(Corrigendum No.1/2024)

The development is proposed for temporary use for a period of 5 years. 11.1% rainfall increase due to climate change is considered.

2. The peak runoff is calculated by the Rational Method
i.e. $Q_p = 0.278CiA$

where	Q_p	=	peak runoff in m^3/s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km^2

3. The run-off coefficient (C) of surface runoff are taken as follows:

1. Paved Area: C = 0.95
2. Unpaved Area: C = 0.35

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

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

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)

4 Proposed Drainage System

4.1. Proposed Channels

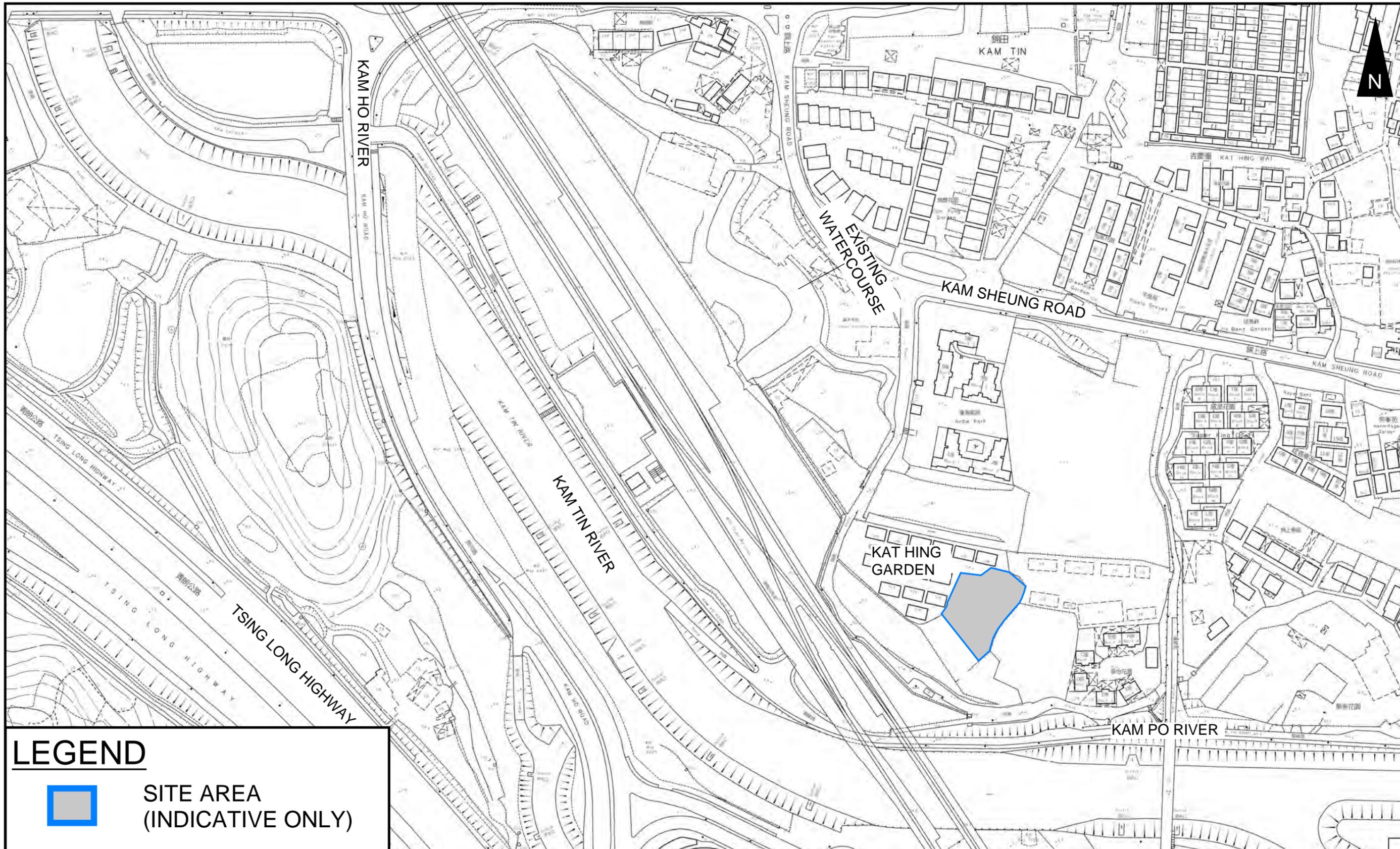
- 4.1.1 Proposed Channels are designed for collection of runoff for internal catchment. They are proposed to discharge to existing channel and watercourse which will eventually discharge to Kam Tin River. **As the paved/unpaved ratio would remain unchanged, there is no additional generated by the development.** The existing channels and watercourse checking are shown in **Appendix A**. They have enough capacity.
- 4.1.2 The design calculations of proposed UChannel are shown in **Appendix A**.
- 4.1.3 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.5 A section of existing min. 375 mm channel downstream to CP1.03 to be reconstructed, if it cannot match with invert of CP1.03. Detail see **Figure 3**.
- 4.1.6 Reference Drawings are shown in **Appendix C** for reference.

5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff will be collected by the proposed drains and discharged to existing drainage system. With implementation of the above drainage system, no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES



LEGEND



**SITE AREA
(INDICATIVE ONLY)**

PROJECT:

Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Residential (Group C)" Zone

TITLE

SITE LOCATION PLAN

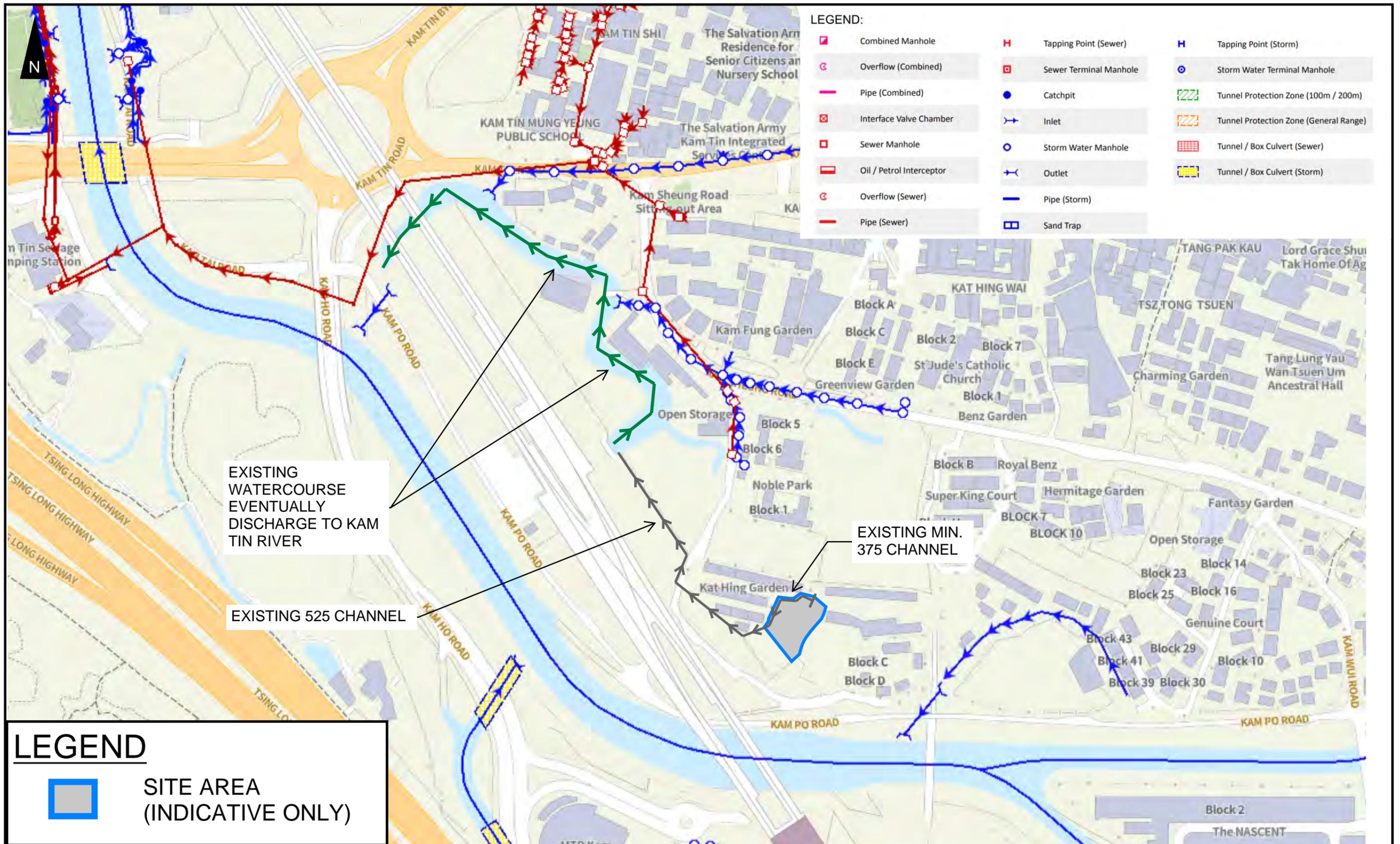
FIGURE NUMBER

FIGURE 1

LOCATION:

Various Lots in D.D. 109, Kam Tin, Yuen Long, New Territories

VER	DESCRIPTION	DATE



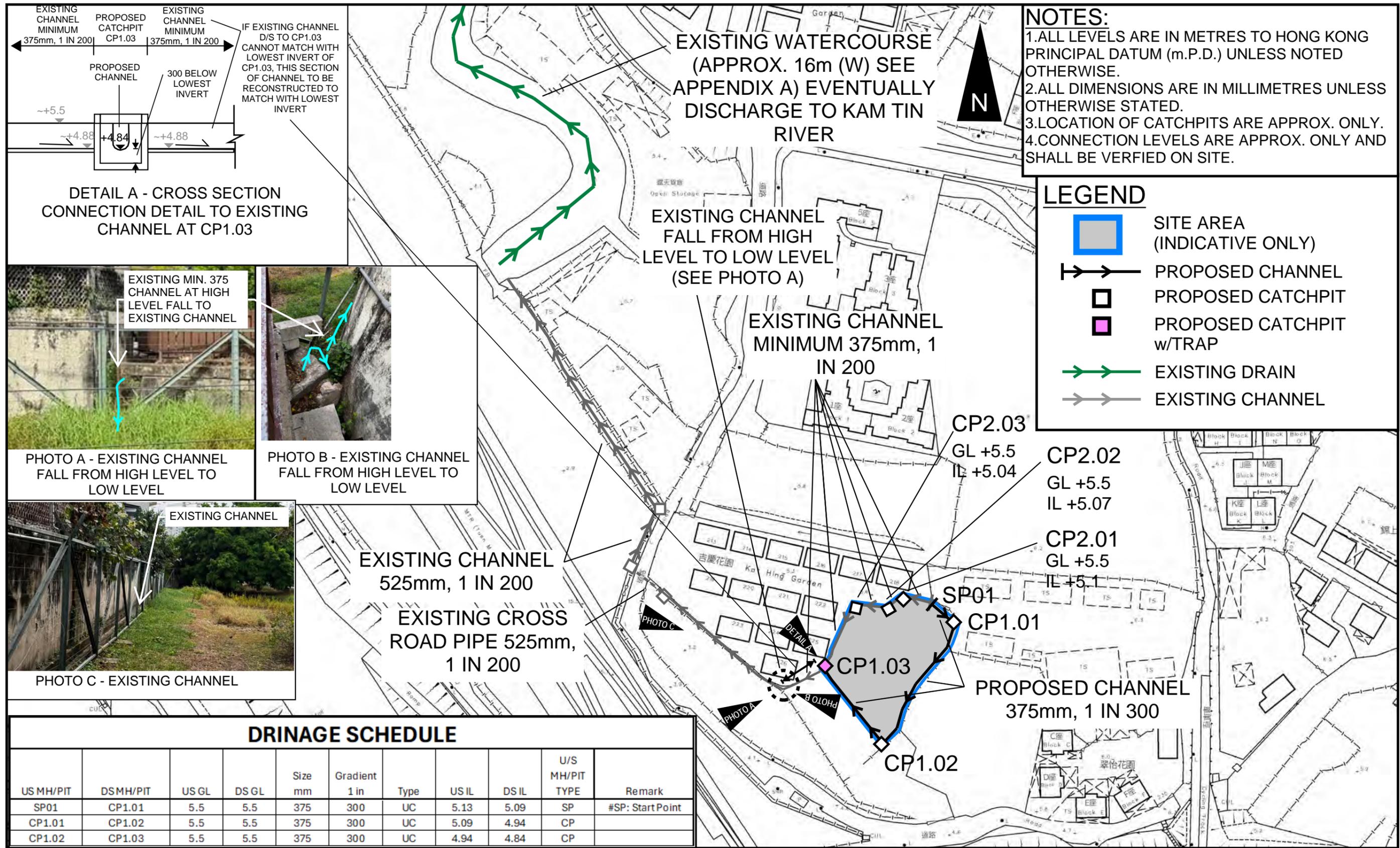
PROJECT:
 Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Residential (Group C)" Zone

TITLE
 EXISTING DRAINAGE PLAN

FIGURE NUMBER
 FIGURE 2

LOCATION:
 Various Lots in D.D. 109, Kam Tin, Yuen Long, New Territories

VER	DESCRIPTION	DATE



NOTES:

1. ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. LOCATION OF CATCHPITS ARE APPROX. ONLY.
4. CONNECTION LEVELS ARE APPROX. ONLY AND SHALL BE VERIFIED ON SITE.

LEGEND

- SITE AREA (INDICATIVE ONLY)
- PROPOSED CHANNEL
- PROPOSED CATCHPIT
- PROPOSED CATCHPIT w/TRAP
- EXISTING DRAIN
- EXISTING CHANNEL

PROJECT:
Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Residential (Group C)" Zone

TITLE
PROPOSED DRAINAGE SYSTEM

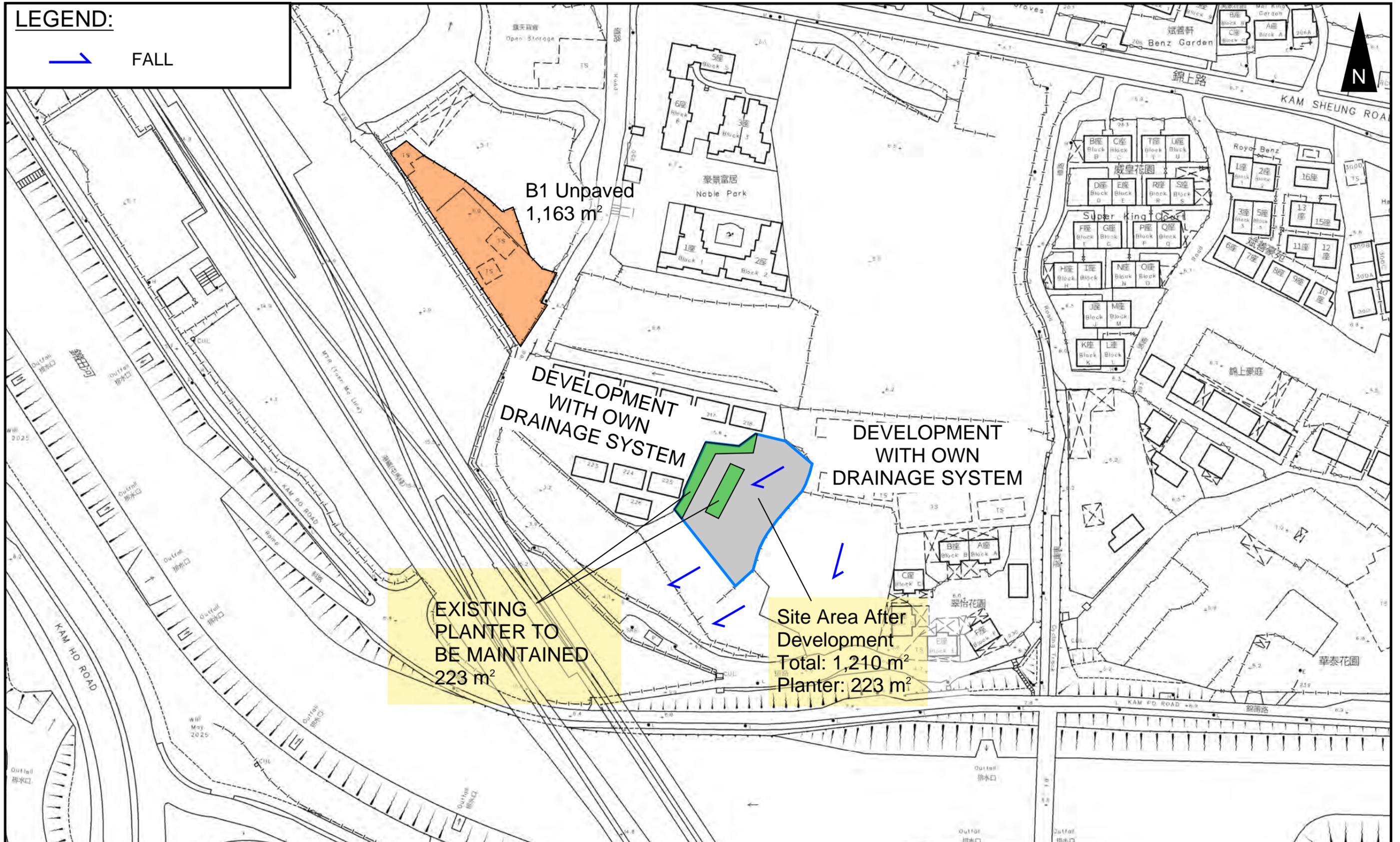
FIGURE NUMBER
FIGURE 3

LOCATION:
Various Lots in D.D. 109, Kam Tin, Yuen Long, New Territories

VER	DESCRIPTION	DATE

LEGEND:

 FALL



PROJECT:
 Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Residential (Group C)” Zone

TITLE
 CATCHMENT PLAN

FIGURE NUMBER
 FIGURE 4

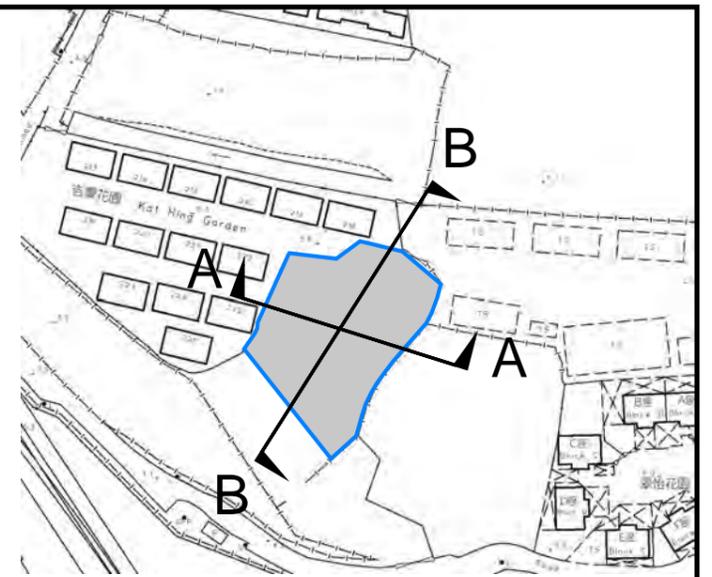
LOCATION:
 Various Lots in D.D. 109, Kam Tin, Yuen Long, New Territories

VER	DESCRIPTION	DATE
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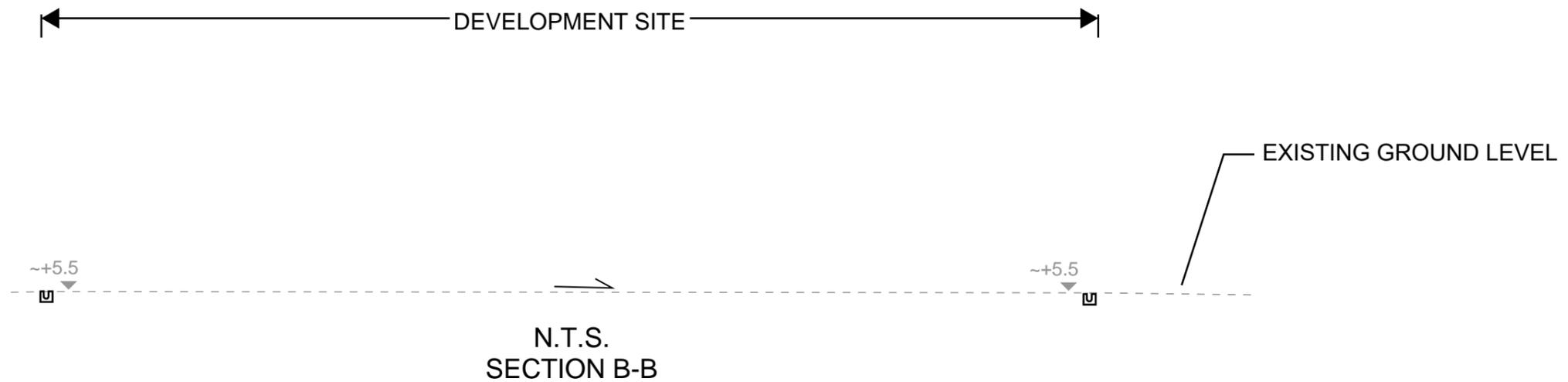
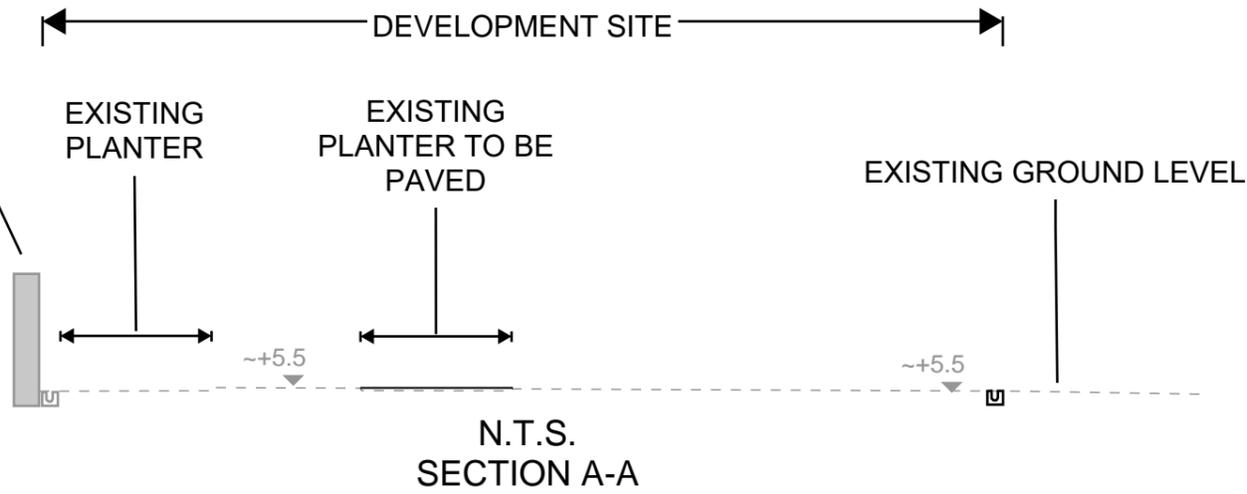
VER	DESCRIPTION	DATE
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LEGEND

 SITE AREA (INDICATIVE ONLY)



EXISTING FENCE BY OTHERS



PROJECT:

Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Residential (Group C)" Zone

TITLE SECTIONS

FIGURE NUMBER
FIGURE 5

LOCATION:

Various Lots in D.D. 109, Kam Tin, Yuen Long, New Territories

VER	DESCRIPTION	DATE

APPENDIX

Appendix A: Design Calculation

Zone
HKO

Return Period	1 in	50	years
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n	0.014
Ks	0.15
Viscosity	0.000001

Storm Constant	HKO a	505.5
	HKO b	3.29
	HKO c	0.355

Catchment Area Table (Area in m²)

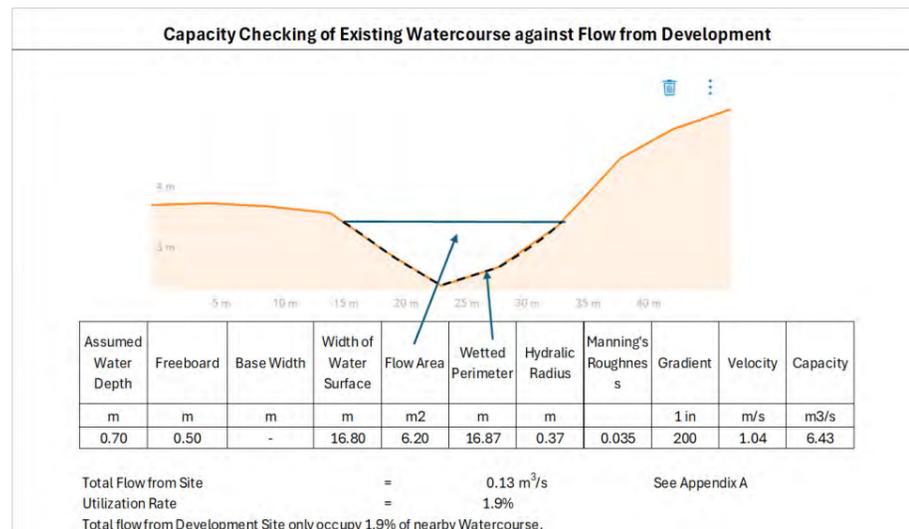
Catchment	A1	B1	Site Area Before Development	Change of Equivalent Area															
Total Area	1210	1163	1210	-															
Hard Paved Area	987	0	987	-															
Unpaved Area	223	1163	223	-															
Equival. Area	1015.7	407.05	1015.7	0															

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

Calculation Table of Drainage System

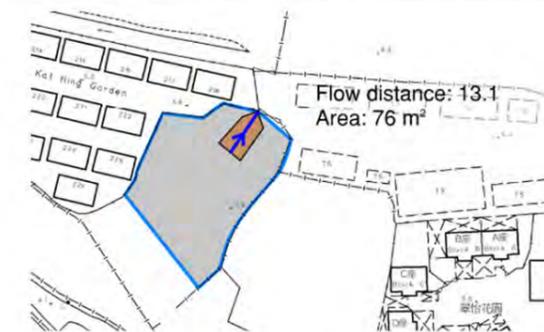
US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE	Length m	V m/s ^{##}	Capacity m ³ /s	Catchments	Total Equivalent Area m ²	ToC min	Intensity mm/hr ^{##}	Total Discharge m ³ /s	Utilizatio n	Remark
SP01	CP1.01	5.50	5.50	375	300	UC	5.13	5.09	SP	9.5	1.06	0.13	A1	1015.70	0.40	353	0.10	75.0%	
CP1.01	CP1.02	5.50	5.50	375	300	UC	5.09	4.94	CP	45	1.06	0.13	A1	1015.70	0.55	348	0.10	74.0%	
CP1.02	CP1.03	5.50	5.50	375	300	UC	4.94	4.84	CP	29.9	1.06	0.13	A1	1015.70	1.26	328	0.09	69.6%	
CP1.03	Existing 525 channel			525	200	UC					1.62	0.40	A1,B1	1422.75	1.73	317	0.13	31.4%	
Checking of Existing min. 375 channel				375	200	UC					1.30	0.16	A1	1015.70	0.40	353	0.10	61.2%	
Checking of Existing 525 cross road pipe				525	200	PIPE					1.82	0.39	A1,B1	1422.75	1.73	317	0.13	31.8%	
Flow due to change of Equivalent Area (as the paved/unpaved ratio is remain unchanged after development, there is no additional runoff generated)													Change of Equivalent Area	0.00	1.73	317	0.00		

#SP: Start Point
 ## : With 11.1% rainfall increase as per Table 28 of SDM Corrigendum No. 1/2022.



Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L / (H ^{0.2} A ^{0.1})	tc = to + tf
A	L	H1	H2		(min)	(min)
(m ²)	(m)	(mPD)	(mPD)		(min)	(min)
76	13.1	72	15	435.115	0.4	0.4



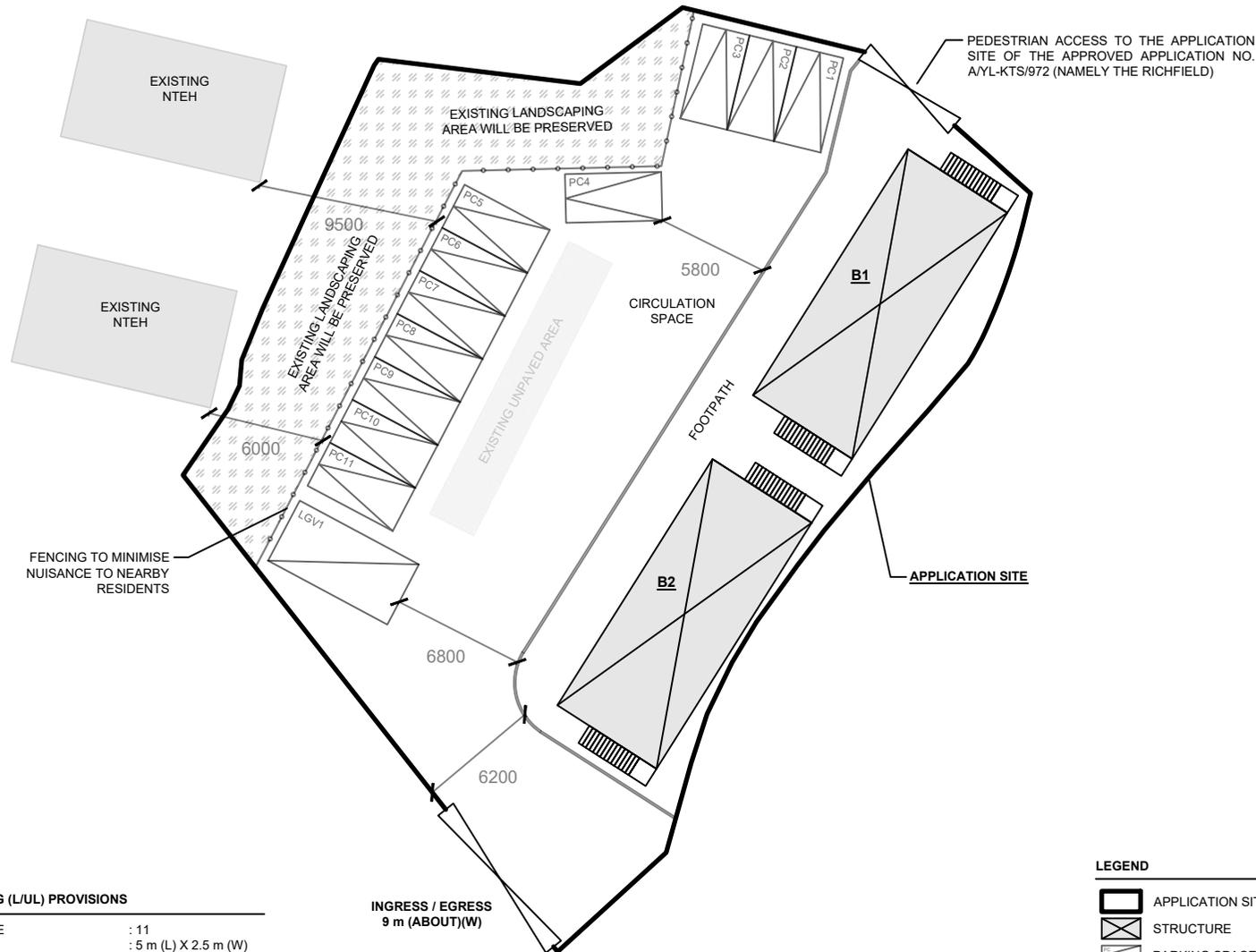
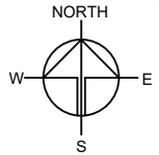
APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,210 m ²	(ABOUT)
COVERED AREA	: 200 m ²	(ABOUT)
UNCOVERED AREA	: 1,010 m ²	(ABOUT)
PLOT RATIO	: 0.32	(ABOUT)
SITE COVERAGE	: 17 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 384 m ²	(ABOUT)
TOTAL GFA	: 384 m ²	(ABOUT)
BUILDING HEIGHT	: 7.2 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)*	7.2 m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)*	7.2 m (ABOUT)(2-STOREY)
TOTAL		200 m² (ABOUT)	384 m² (ABOUT)	

* GFA OF 1/F	: 92 m ²	(ABOUT)
GFA OF G/F	: 92 m ²	(ABOUT)
COVERED AREA OF STAIRCASE	: 8 m ²	(ABOUT)
TOTAL GFA	: 192 m²	(ABOUT)



PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSIONS OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 350 @ A4

DRAWN BY: MN DATE: 2.3.2026

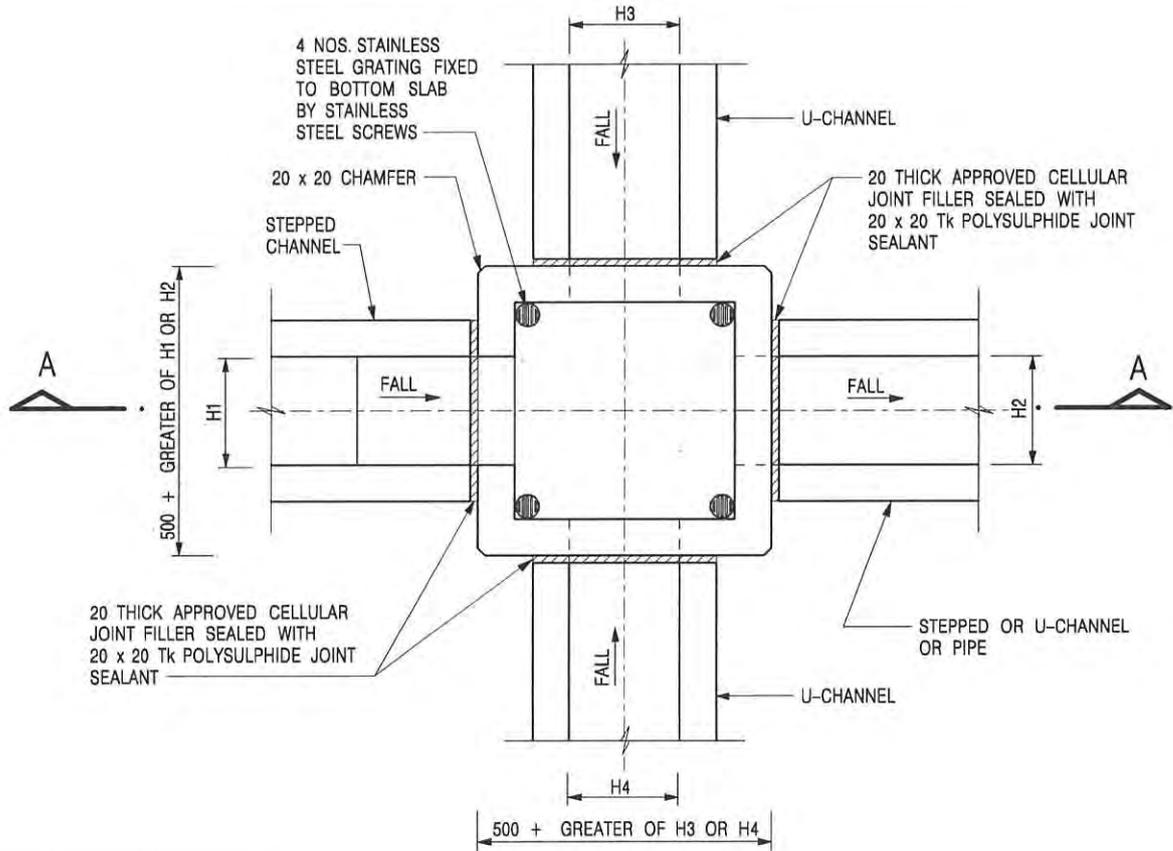
CHECKED BY: DATE:

APPROVED BY: DATE:

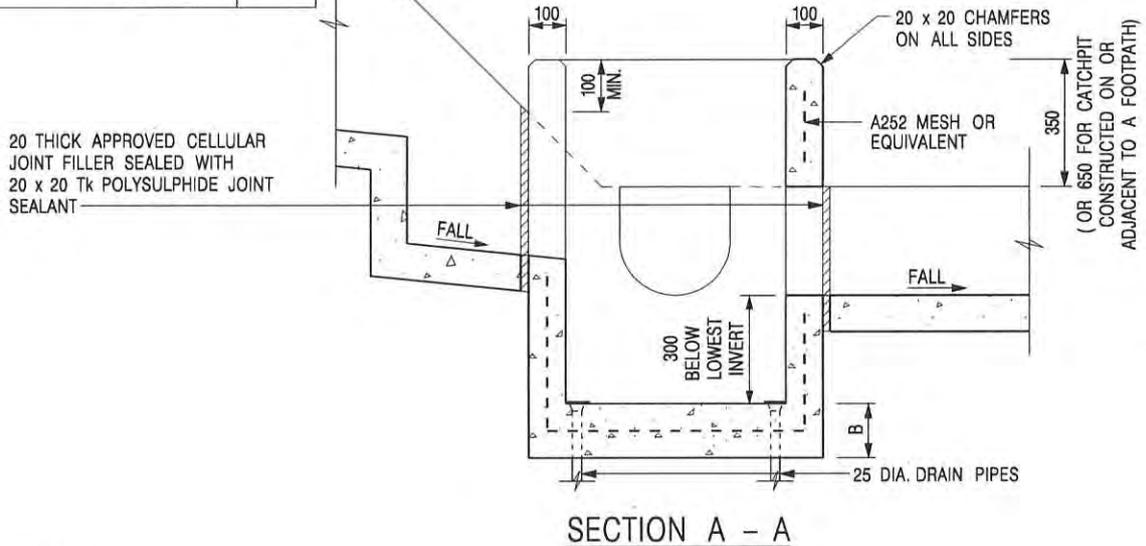
DWG. TITLE
LAYOUT PLAN

DWG. NO. PLAN 4 VER. 003

Appendix C - Reference Drawings



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



NOTES:

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

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)



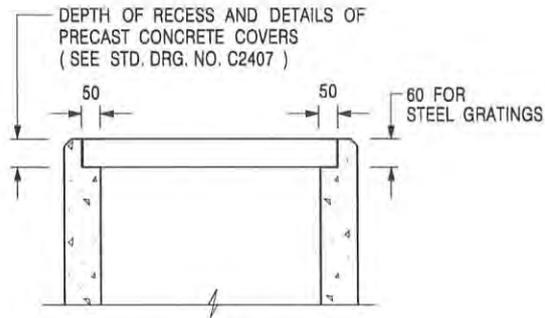
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /1



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

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

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



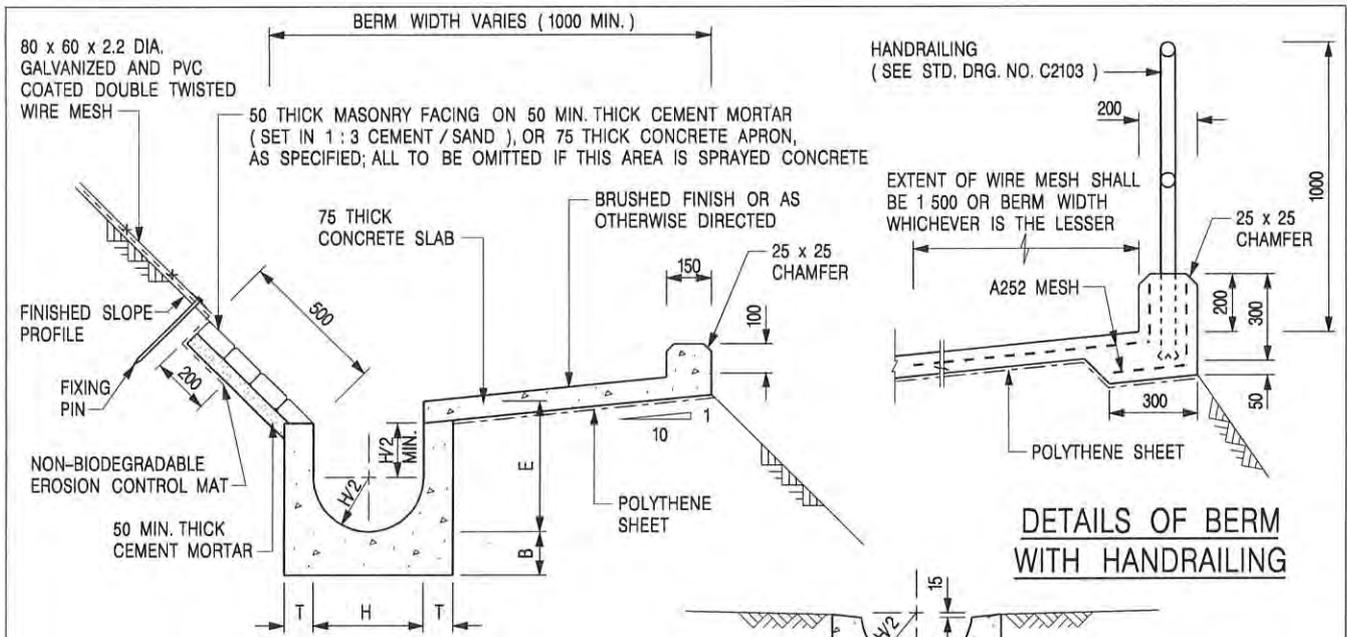
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

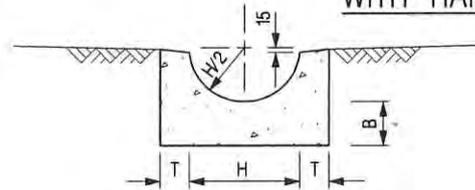
DATE JAN 1991

C2406 /2A

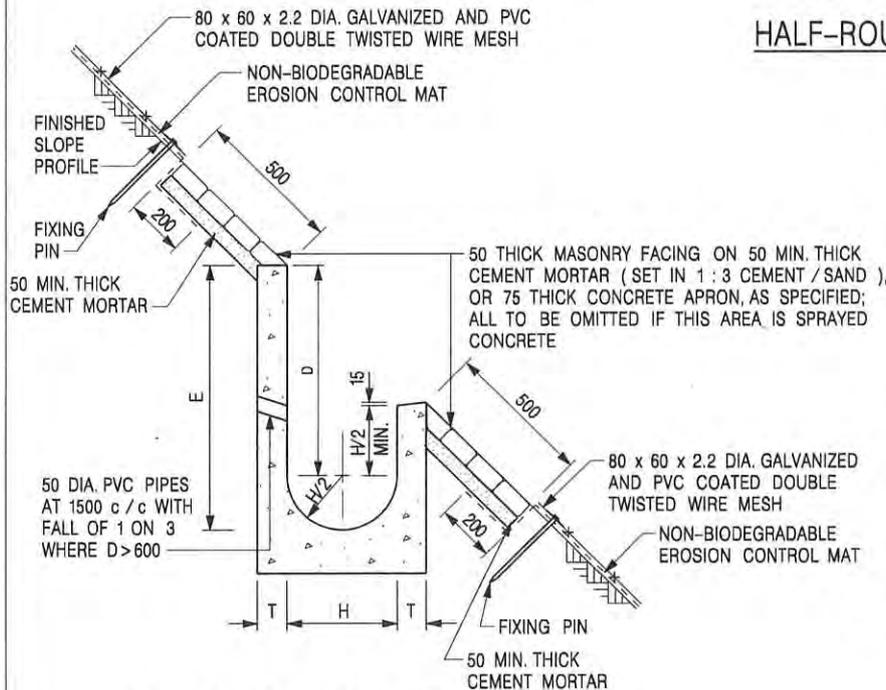


DETAILS OF BERM WITH HANDRAILING

U-CHANNELS CONSTRUCTED ON BERM



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/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100
375 - 600	100	150	WHEN E > 650
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)



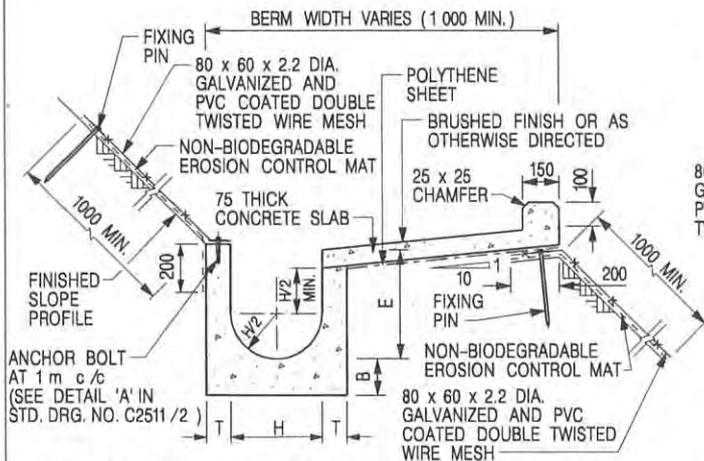
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

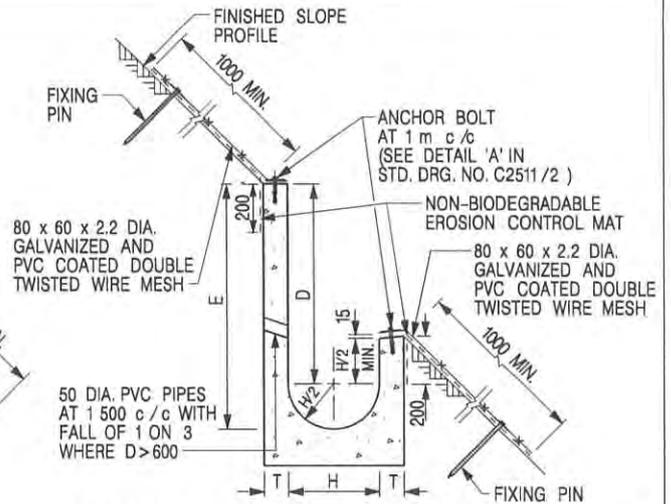
DRAWING NO.

DATE JAN 1991

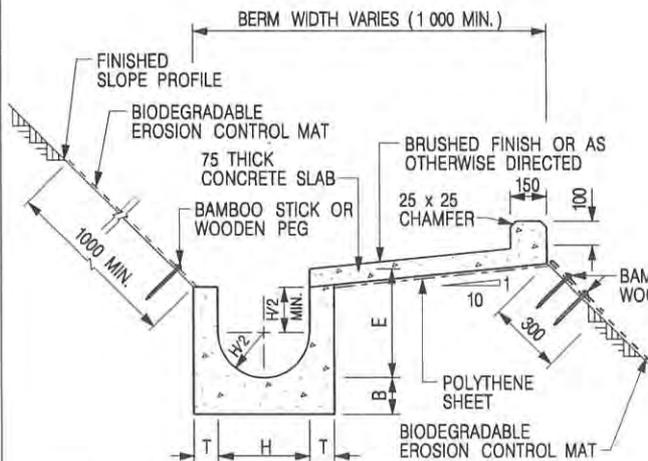
C24091



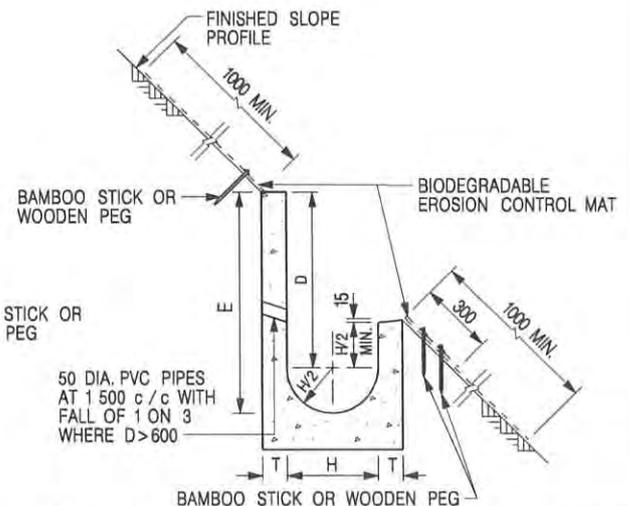
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



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)



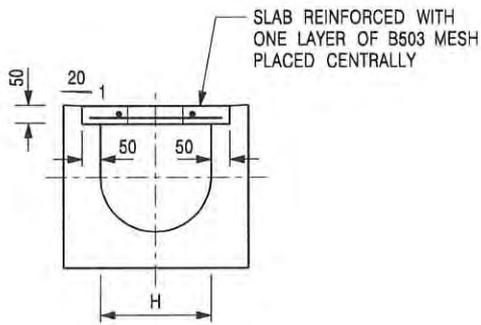
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE DIAGRAMMATIC

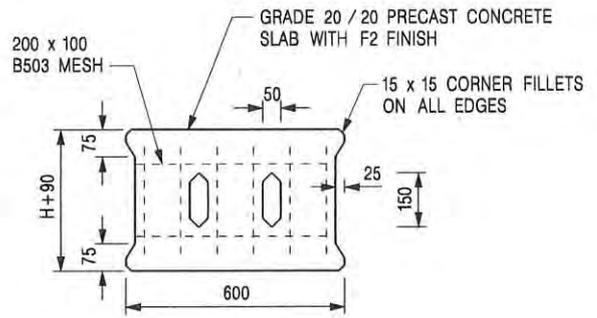
DRAWING NO.

DATE JAN 1991

C24101



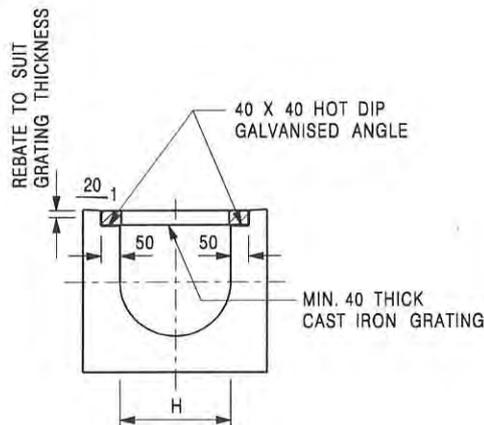
TYPICAL SECTION



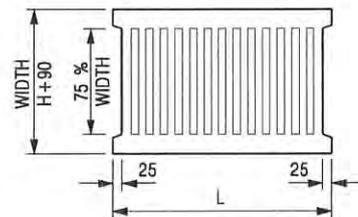
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT, NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2412E

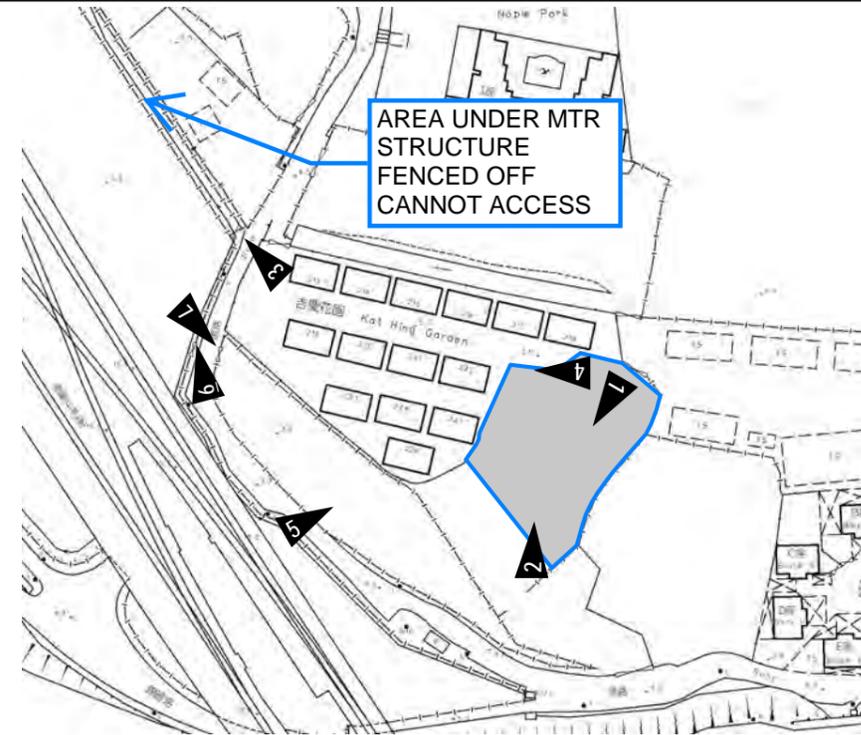


EXISTING MIN. 375 CHANNEL AT HIGH LEVEL FALL TO EXISTING 525 CHANNEL
SEE PHOTO A IN FIGURE 3

AREA FENCED OFF BY OTHER AND CANNOT ACCESS

AREA UNDER MTR STRUCTURE FENCED OFF BY OTHER AND CANNOT ACCESS

525 CHANNEL TO EXISTING WATERCOUSE, CANNOT ACCESS DUE TO FENCE UNDER MTR BRIDGE STRUCTURE.



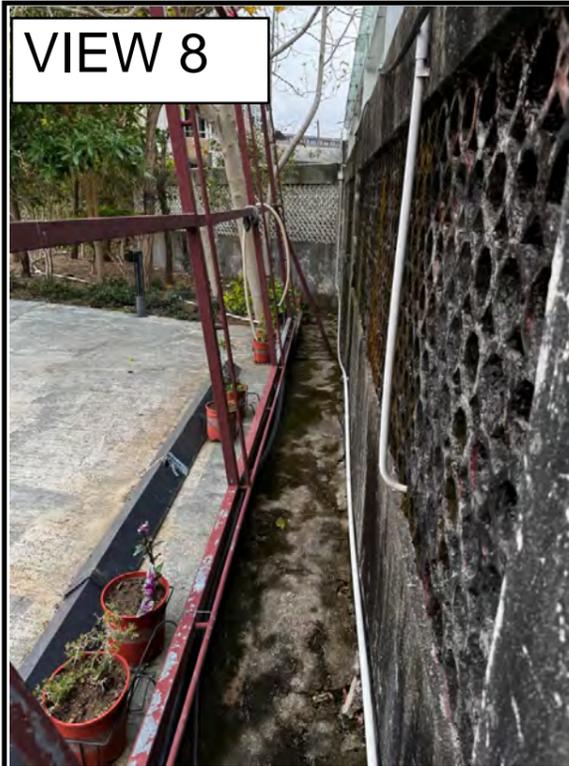
PROJECT:
Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Residential (Group C)" Zone

SITE PHOTOS
(1 OF 2)

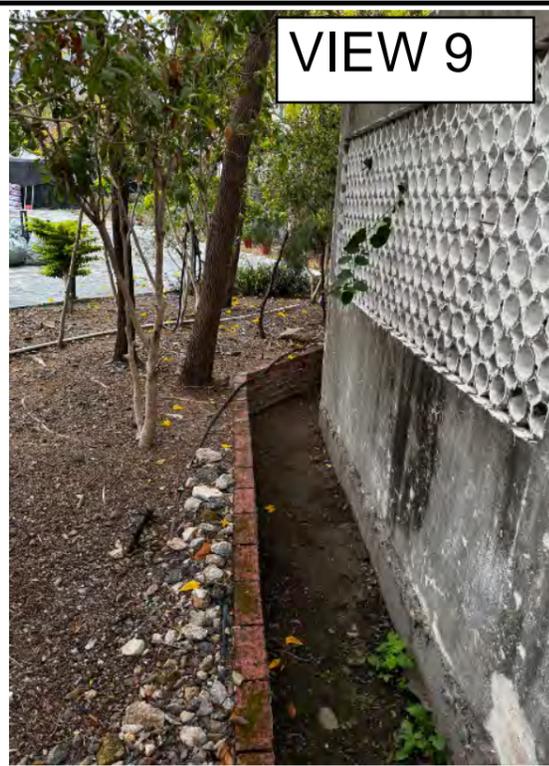
APPENDIX D

LOCATION:
Various Lots in D.D. 109, Kam Tin, Yuen Long, New Territories

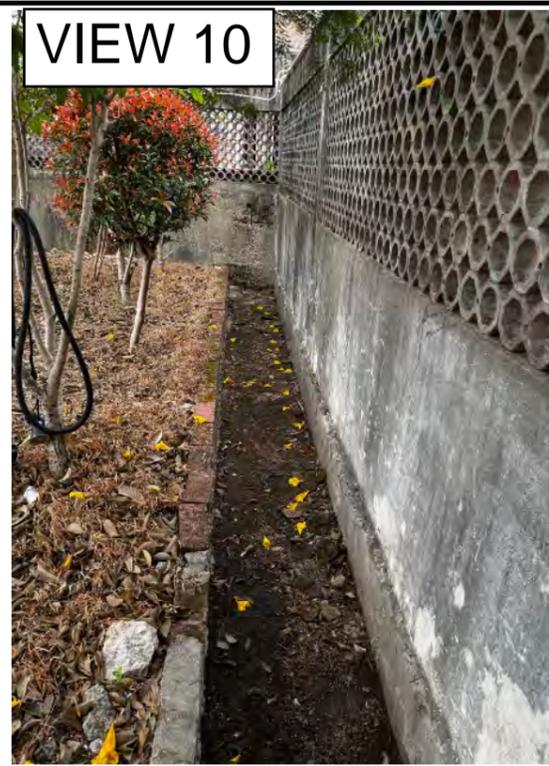
VER	DESCRIPTION	DATE



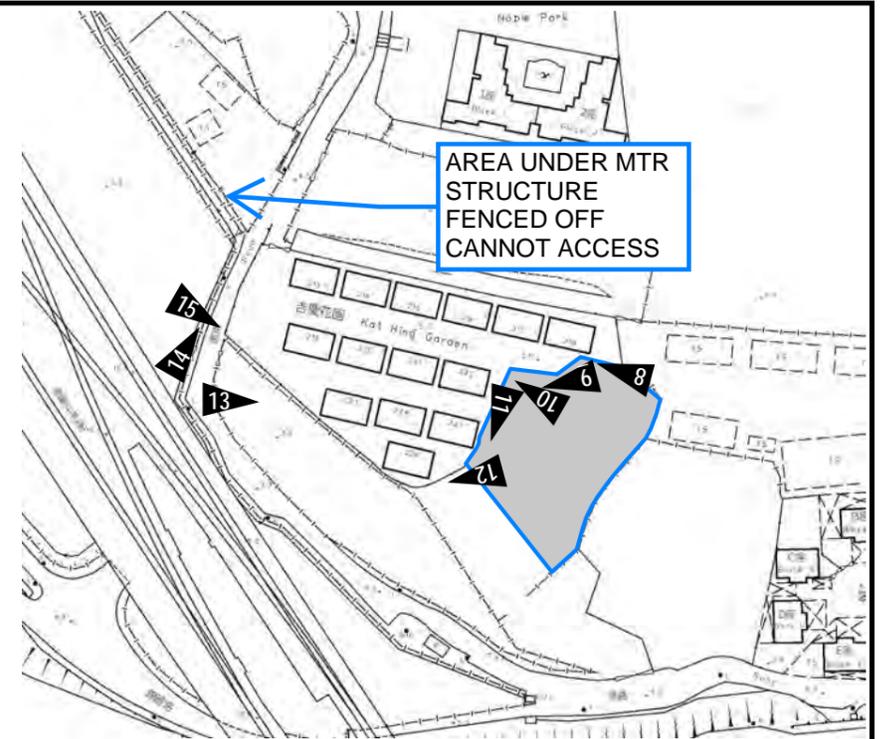
VIEW 8



VIEW 9



VIEW 10



VIEW 11



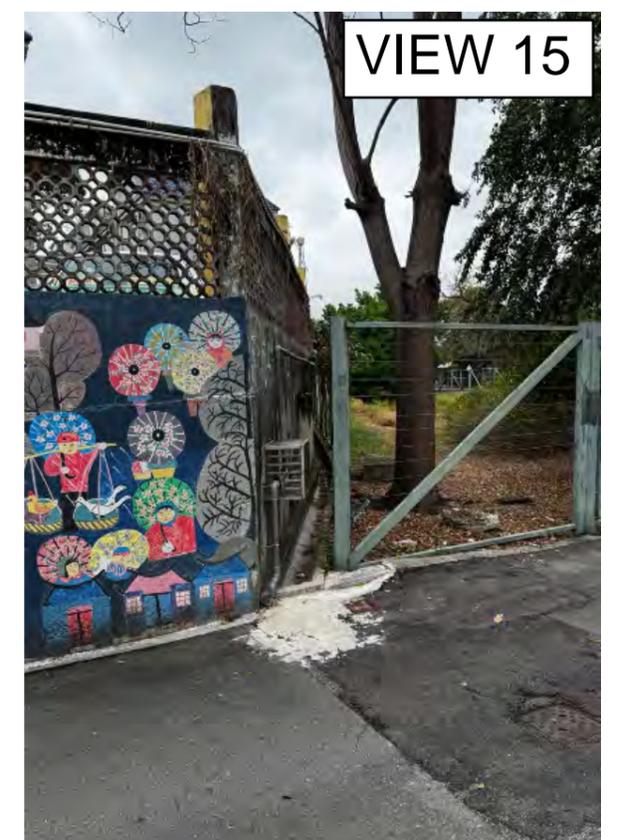
VIEW 12



VIEW 13



VIEW 14



VIEW 15

PROJECT:
 Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Residential (Group C)" Zone

SITE PHOTOS
 (2 OF 2)

APPENDIX D

LOCATION:
 Various Lots in D.D. 109, Kam Tin, Yuen Long, New Territories

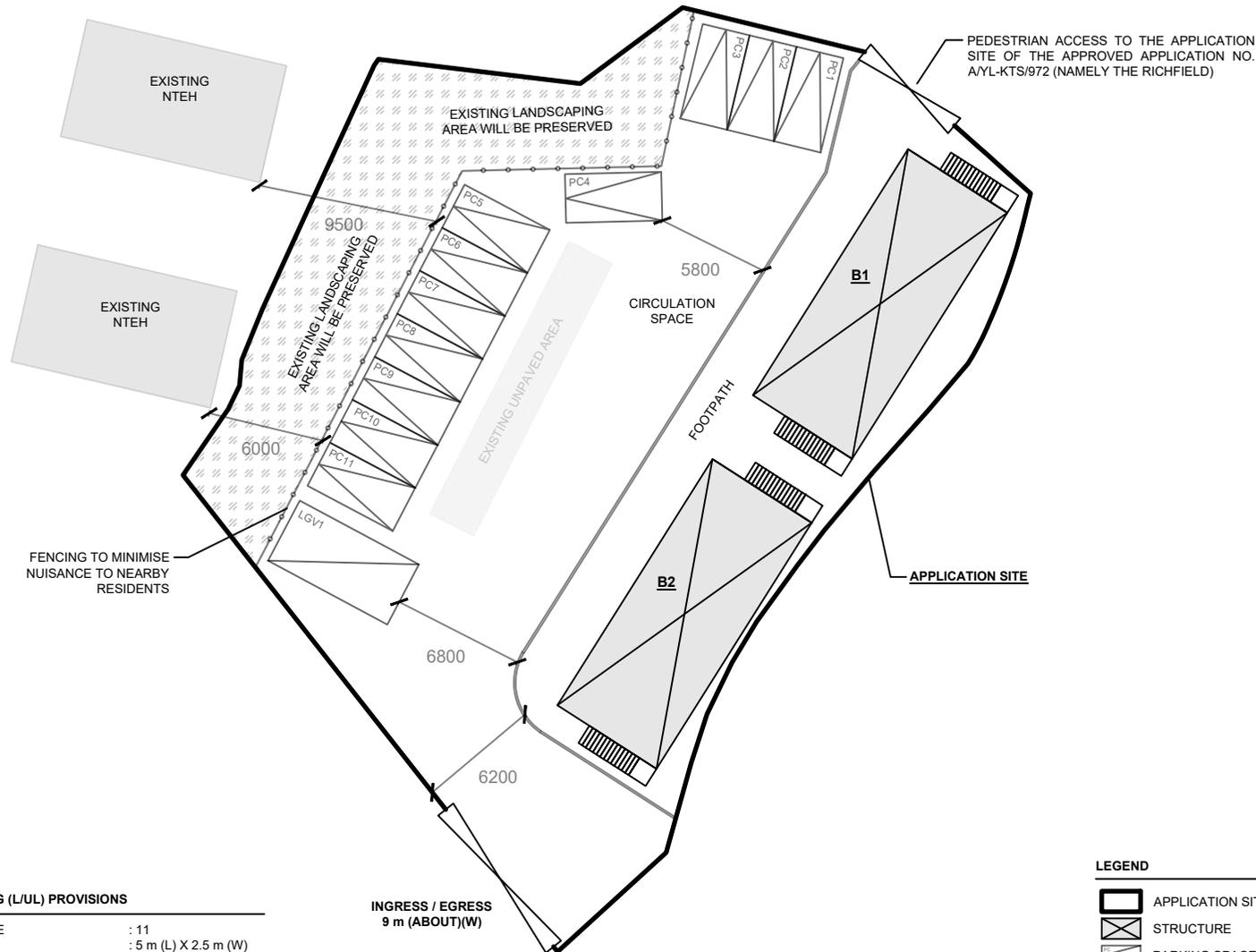
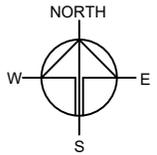
VER	DESCRIPTION	DATE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,210 m ²	(ABOUT)
COVERED AREA	: 200 m ²	(ABOUT)
UNCOVERED AREA	: 1,010 m ²	(ABOUT)
PLOT RATIO	: 0.32	(ABOUT)
SITE COVERAGE	: 17 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 384 m ²	(ABOUT)
TOTAL GFA	: 384 m ²	(ABOUT)
BUILDING HEIGHT	: 7.2 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)*	7.2 m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)*	7.2 m (ABOUT)(2-STOREY)
TOTAL		200 m² (ABOUT)	384 m² (ABOUT)	

* GFA OF 1/F	: 92 m ²	(ABOUT)
GFA OF G/F	: 92 m ²	(ABOUT)
COVERED AREA OF STAIRCASE	: 8 m ²	(ABOUT)
TOTAL GFA	: 192 m²	(ABOUT)



PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSIONS OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 350 @ A4

DRAWN BY: MN DATE: 2.3.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN

DWG. NO.: ANNEX 2 VER.: 003