

敏志顧問及建築工程有限公司



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

Date: 30.04.2026

Our Reference: (7) in MCCACL KTS 1108/25

By Email & Post

Dear Sir/Madam,

**Further Information -Planning Application No. A/YL-KTS/1108
refers) Section 16 Planning Application for Proposed Temporary
Warehouse (excluding Dangerous Goods Godown) with Ancillary
Facilities and Associated Filling of Land for a Period of 3 Years at
Lot Nos. 1229 (Part) and 1367 RP in DD 106, Kam Tin, Yuen Long,
New Territories.**

DSD's comments on 20.2.2026 refer.

In response to the comments from DSD, we act on behalf of the applicant
submitting the revised Drainage Report (April 2026) and response-to-
comment from DSD for your further action.

Thank you for your kind attention and should you have any queries,
please do not hesitate to contact the undersigned at [REDACTED]

Yours faithfully

For and on behalf of
MAN CHI CONSULTANTS AND CONSTRUCTION LIMITED
敏志顧問及建築工程有限公司


.....
LIT Ying-cheung, Edward

Encl.

c.c. Fanling, Sheung Shui & Yuen Long East Planning Office (Attn: Ms.
TONG Ka Yan Anna)

**Section 16 Planning Application for
Proposed Temporary Warehouse (Excluding Dangerous Goods,
Godown) with Ancillary Facilities and Associated Filling of Land for a
Period of 3 Years at Lot No. 1229 (Part) and 1367 RP (Part) in D.D.106
and adjoining Government Land, New Territories**

Drainage Proposal

(Rev. A)

(MWA/20260402/DIA-01G)

April 2026

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- B Checking of Existing U-channel Capacity
- C Response to DSD Comments

1. INTRODUCTION

Section 16 Planning Application Application for proposed temporary warehouse (excluding dangerous goods, godown) with ancillary facilities and associated filling of land for a Period of 3 Years at Lot No. 1229 (Part) and 1367 RP (Part) in D.D.106 and adjoining Government Land, New Territories, has been made. The layout of the proposed drainage is given in this submission.

The layout of the drainage proposal is given in Figure D-01 in **Appendix A**.

In response to DSD's comment, this report is prepared to

- (a) Identify the existing channel and site record photos.
- (b) Demonstrate with hydraulic calculation that the proposed and existing drainage facilities are adequate to collect, convey and discharge the surface runoff.

The response to previous DSD comment is summarized in **Appendix C**.

2. REVIEW OF THE CATCHMENT AREA AND EXISTING RUNOFF

2.1 Existing Surface Drainage

According to the existing condition, the surface runoff of the application site will be intercepted and discharge to the nearby channel to the south west corner of the site via an existing 600 UC maintained by villagers.

The existing record plates are given as the following plates, and the location of photo taken is presented in Figure A.

Figure A – Location of Photos

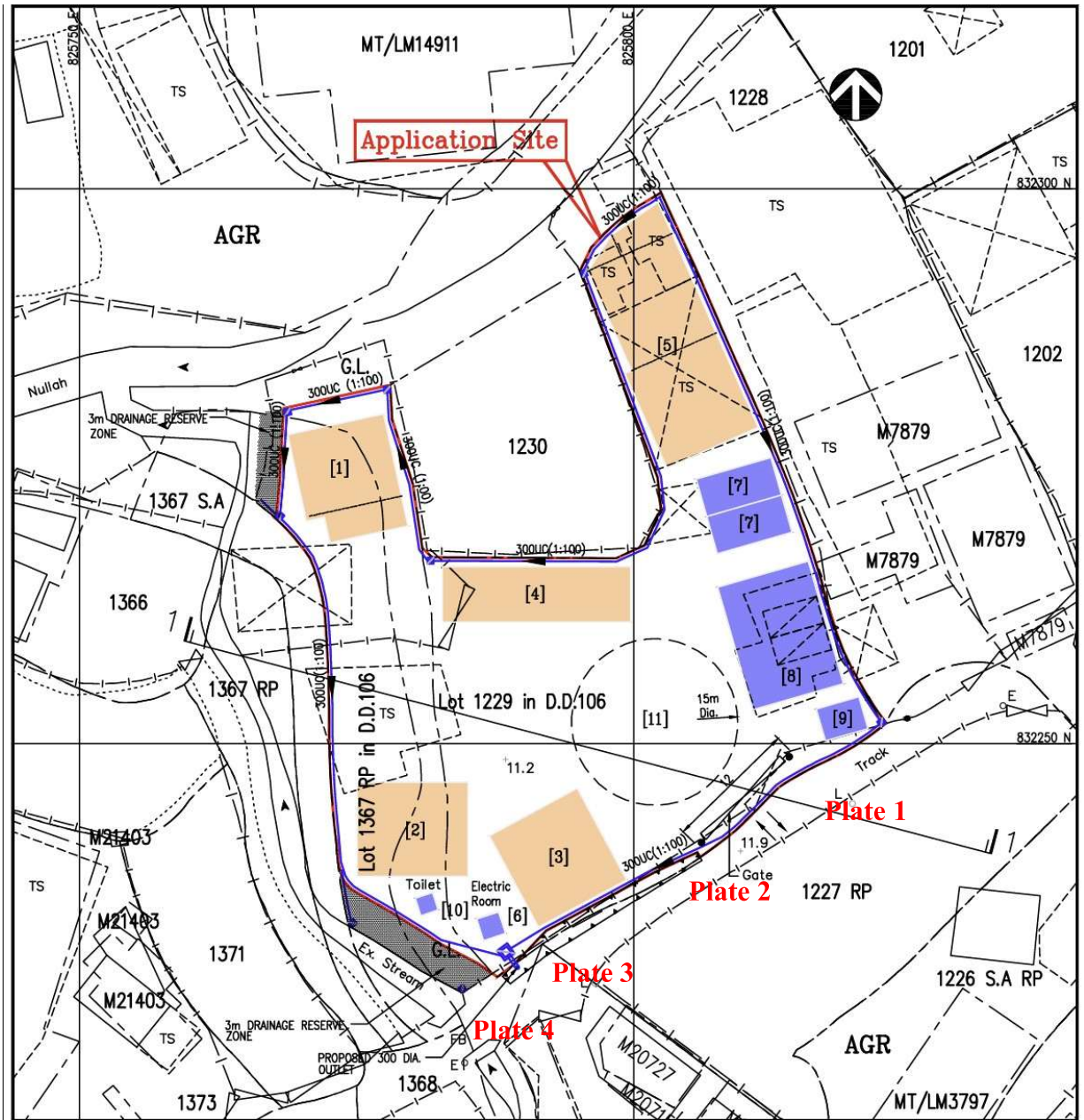


Plate 1 – General View of Catchment Collected by Existing 600UC



Plate 2 – General View of Existing Catchment looking West



Plate 3 – Location of Proposed Outlet



Plate 4 – Existing Stream at the West of the Application Site



2.2 Existing Catchment Collected by the Drainage Provision

The catchment collected by the 600 UC immediately to the south of the application site is as shown in the plan in **Appendix B**.

According to the proposal, the existing 600 Trench/Pipe will not collect more runoff from the application site, as the area is already paved.

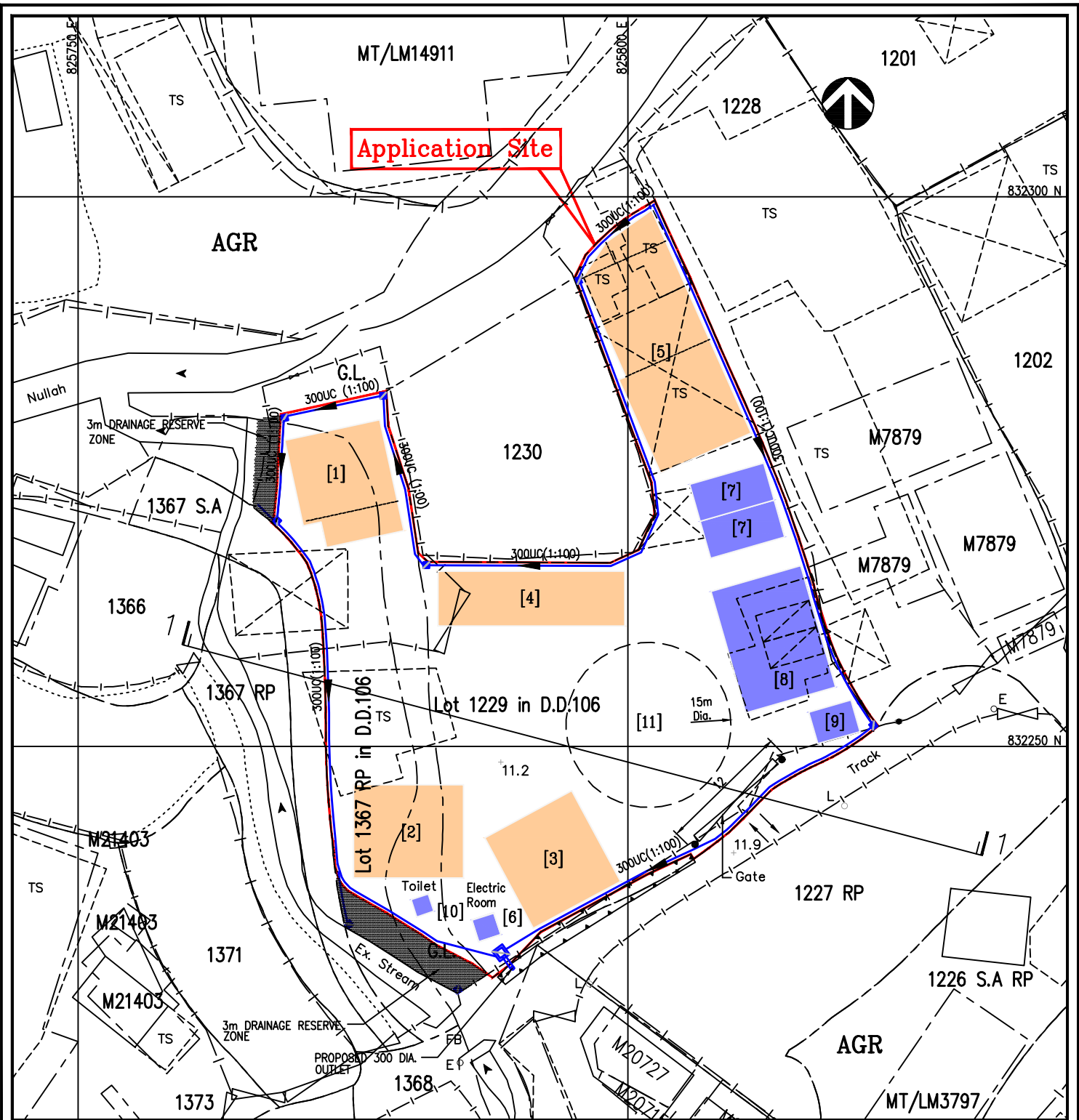
2.3 Assessment of Stormwater Drainage Capacity

The extreme runoff of 1 in 200 year return period rainstorm is calculated using rational method according to the TGN30 and latest Stormwater Drainage Manual, 2018.

The design checking of the open-channel flow capacity of the existing 600 channel is checked against the design runoff, as given in **Appendix B**.

In summary, the flow under 1 in 200 year return period collected by the 600 U-channel is less than the its design capacity. The capacity of the stormwater collection within the application site is considered adequate.

Appendix A



Legends:

- | | | |
|---|---|--|
| <p> The Application Site Boundary (For Identification Only)</p> <p> [1] Warehouse (8.8m x 7.9m + 2.7m x 7.2m) x 8.0m(h) Area About : 88.96 sq.m</p> <p> [2] Warehouse 10.0m x 8.5m x 8.0m(h) Area About : 85.0 sq.m</p> <p> [3] Warehouse 9.0m x 9.35m x 8.0m(h) Area About : 84.15 sq.m</p> <p> [4] Warehouse 17.0m x 5.0m x 8.0m(h) Area About : 85.0 sq.m</p> | <p> [5] Office, Staff Resting/Changing Room {9.0m x 9.3m + 8.32m x 9.8m + (2.1m x 3.32m)/2 + [(2.1m + 3.1m) x 5.0m]/2} x 8.0m(h) Irregular shape Area About : 181.72 sq.m</p> <p> [6] Electric Meter Room 2.1m x 2.1m x 4.5m(h) Area About : 4.41 sq.m</p> <p> [7] Loading/Unloading Area 7.0m x 3.5m (2 nos.) Area About : 24.5 sq.m/per 1</p> <p> [8] Carport 8.5m x 11.5m x 4.5m(h) Area About : 97.75 sq.m (2 Private Car)</p> <p> [9] Guard House 4.0m x 3.0m x 3.0m(h) Area About : 12.0 sq.m</p> | <p> [10] Toilet 1.65m x 1.65m x 3.0m(h) Area About : 2.72 sq.m</p> <p> [11] Maneuvering Circle 15m diameter Area About : 176.7 sq.m</p> <p> Ingress/egress (12m in Width)</p> <p> Pedestrian Signal</p> <p>Development Parameters:
 Application Site Area: 1872 sq.m (About)
 Cover Area: 641.71 sq.m
 Uncover Area: 1231 sq.m (About)
 Site Coverage 33.18% (About)
 Plot Ratio: 0.3318 (About)
 Total GFA: 641.71 sq.m</p> |
|---|---|--|

Project:
Section 16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous goods godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 1229 (Part) and 1367 RP (Part) in D.D.106 and adjoining Government Land, New Territories.

Title:
Indicative Layout Plan

Figure:
01 Rev F
Scale:
1 : 500
Date:
Jan., 2026

Consultant:
Man Chi
Consultants And Construction Limited

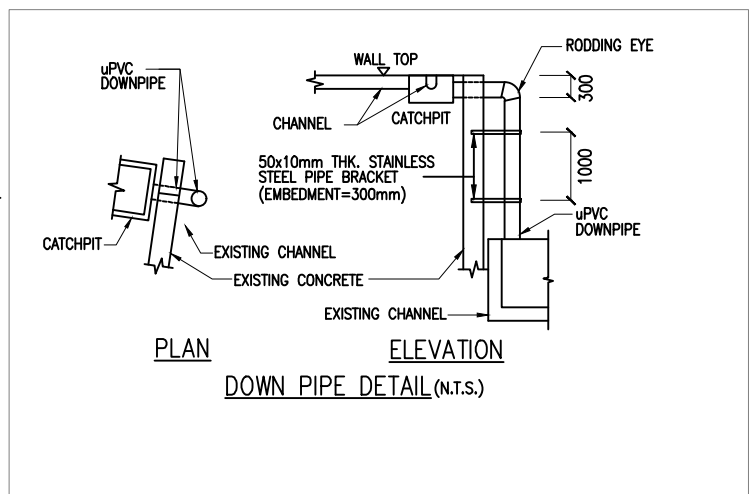
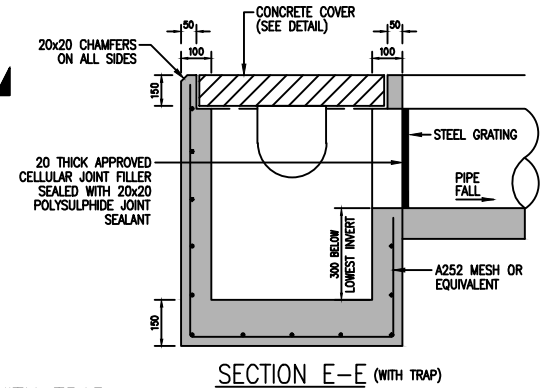
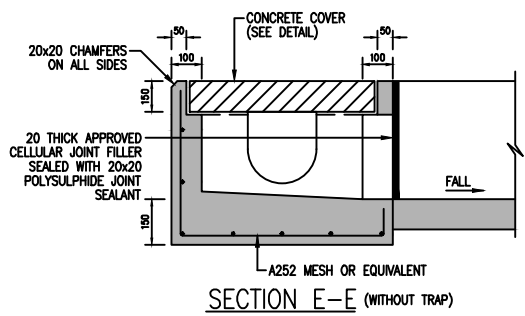
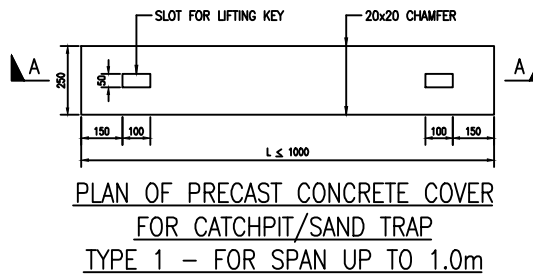
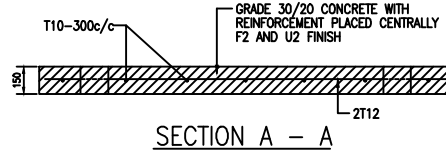
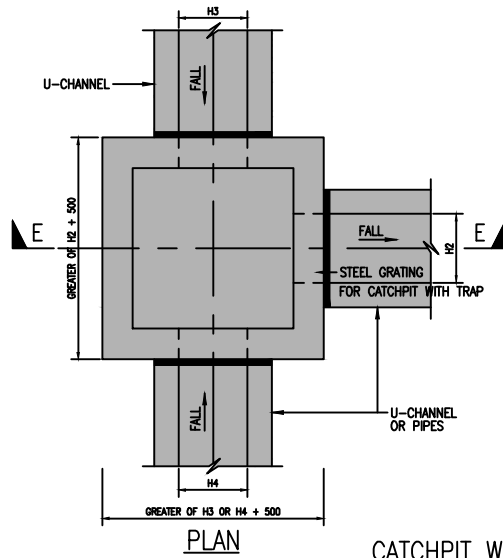
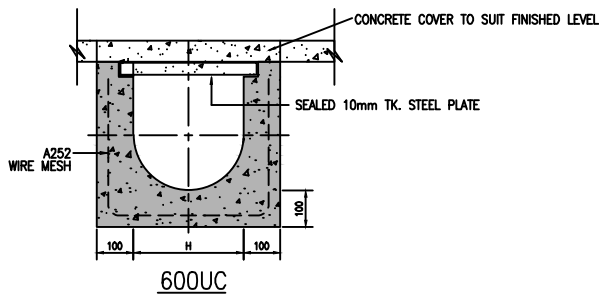
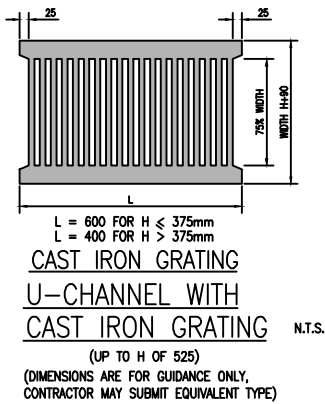
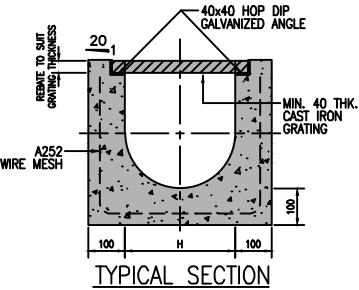
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NOTES FOR CATCHPIT

1. ALL CONCRETE SHALL BE GRADE C35 AND COMPLY WITH CS1:2010.
2. MINIMUM CONCRETE COVER SHALL BE 40mm.
3. ALL REINFORCEMENT (GRADE 500B) TO BE HIGH TENSILE DEFORMED BAR. ALL REINFORCEMENT SHALL COMPLY WITH CS2:2012. ALL WIRE MESH SHALL BE GRADE 500B STEEL COMPLY WITH CS2:2012.
4. RUN OFF FROM THIS SITE SHALL BE PROPERLY TREATED AND CONVEYED TO THE PUBLIC DRAIN VIA CATCHPIT DURING THE SITE FORMATION WORKS.

NOTES FOR U-CHANNEL

1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. FOR DIMENSIONS OF CHANNEL SEE TABLE.
- | NOMINAL SIZE H | T | B | REINFORCEMENT |
|----------------|-----|-----|----------------------------|
| 225-375 | 80 | 100 | A252 MESH PLACED CENTRALLY |
| 600 | 100 | 100 | A252 MESH PLACED CENTRALLY |
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
 4. EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM SPACING OF 10 METRES.
 5. X=20 UNLESS OTHERWISE SPECIFIED.
 6. ALL CONCRETE SHALL BE GRADE C35.
 7. ALL 300UC SHALL BE AT LEAST 1 IN 200
ALL 375UC SHALL BE AT LEAST 1 IN 100



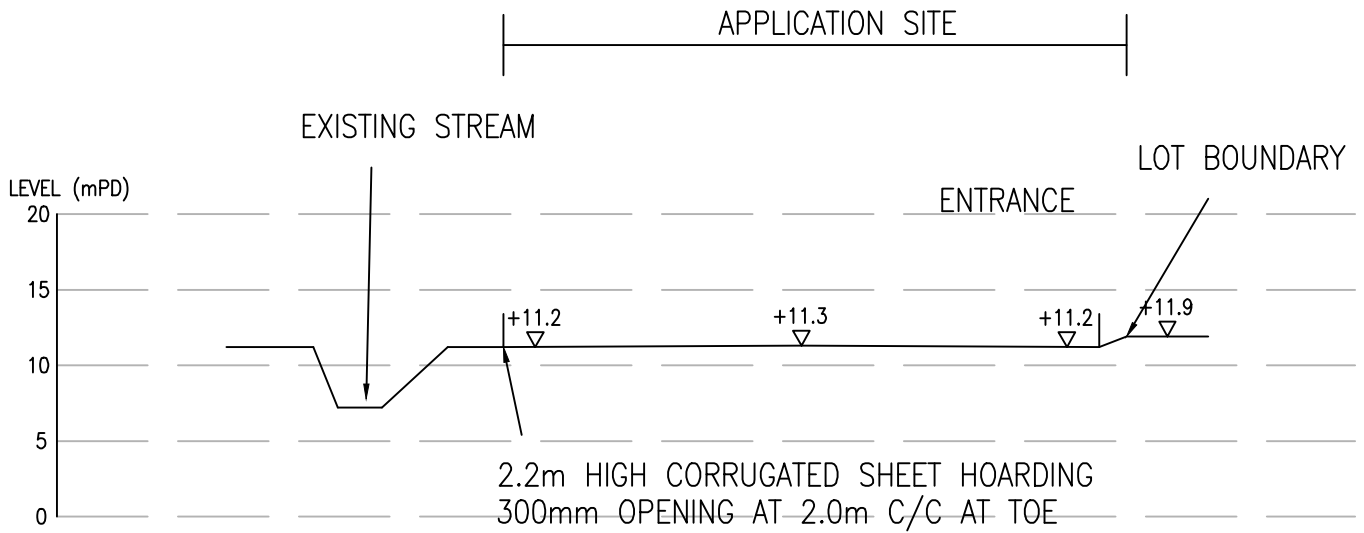
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Project:
Section 16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous goods godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 1229 (Part) and 1367 RP (Part) in D.D.106 and adjoining Government Land, New Territories.

Title:
Drainage Details

Figure:
D-02
Scale:
N.T.S.
Date:
Jan., 2026

Consultant:
MC Man Chi Consultants And Construction Limited



SEC 1-1

Project:
 Section 16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous goods godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 1229 (Part) and 1367 RP (Part) in D.D.106 and adjoining Government Land, New Territories.

Title:
 Section

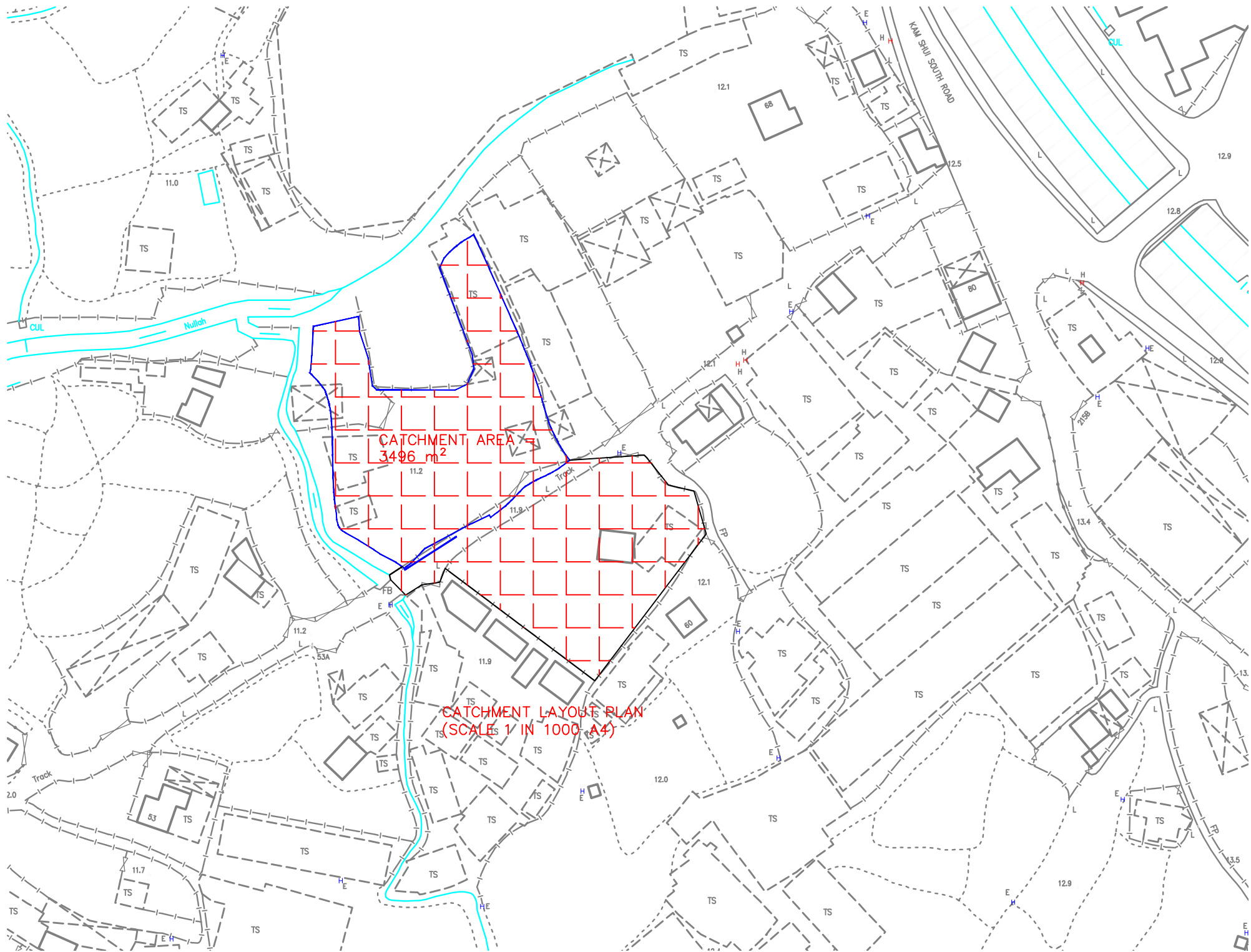
Figure:
 D-03
Scale:
 N.T.S.
Date:
 April 2026

Consultant:

MC Man Chi
 Consultants And Construction Limited

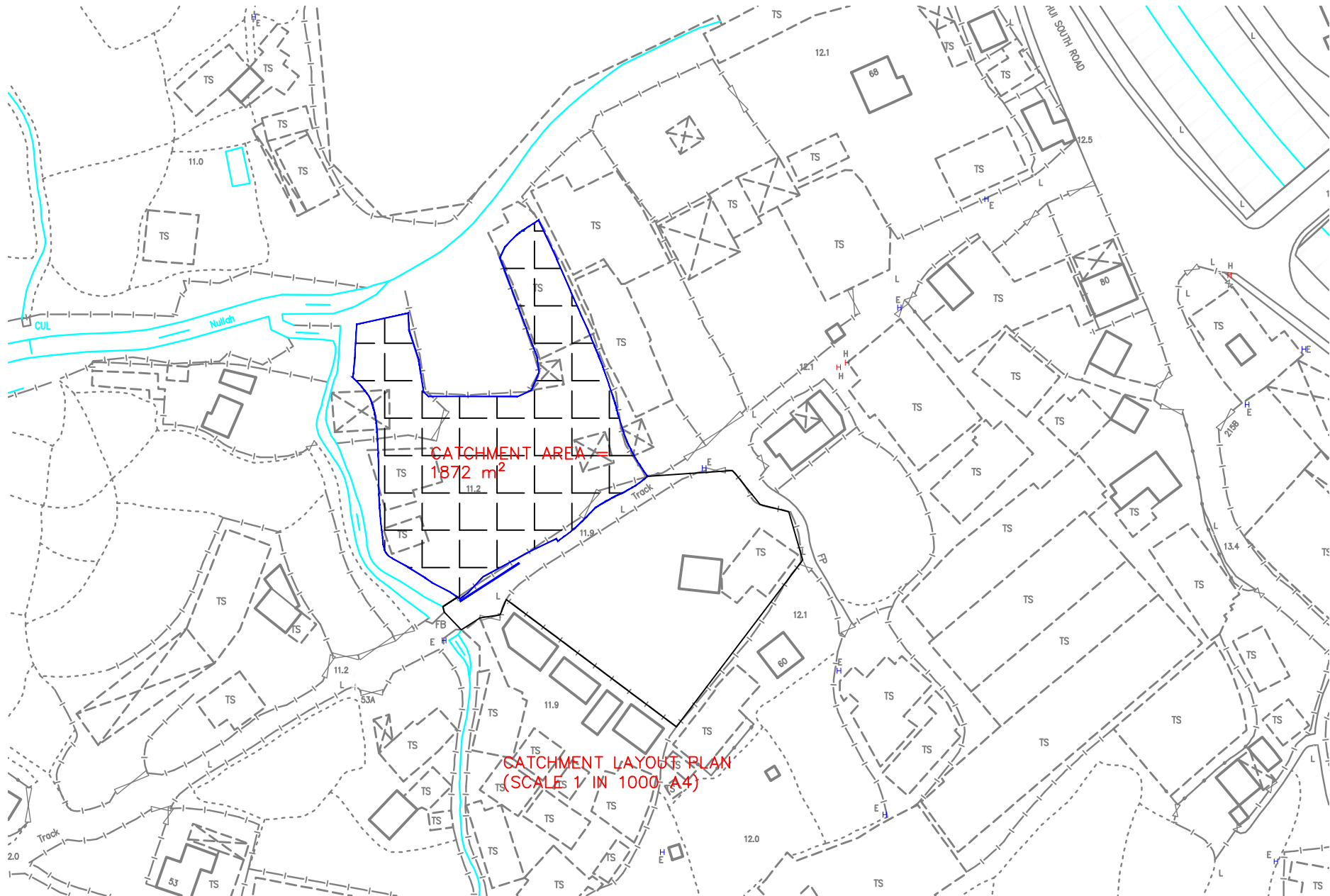
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Appendix B



CATCHMENT AREA =
3496 m²

CATCHMENT LAYOUT PLAN
(SCALE 1 IN 1000 A4)



CATCHMENT AREA
1872 m²

CATCHMENT LAYOUT PLAN
(SCALE 1 IN 1000, A4)

Calculation of U-channel/Pipe capacity with Catchment Area

Catchment ID	Area (m ²)	Run-off Coefficient	Longest Flow Path L (m)	Highest Catchment Level (mPD)	Outlet Level (mPD)	δh (m)	Drop in 100m H (m per 100m)	Time of Entry t_e (min)	U-channel Length w (m)	Assumed Velocity v (m/sec)	Time of Flow t_f (min)	Time of Concentration T_c (min)	Rainfall Intensity (TGN 30) (mm/hr)	Peak Runoff Q (litre/min)	Highest U-channel End (mPD)	Gradient (1 in)
A	3496	0.80	87	11.7	11.2	0.5	0.57	6.217	87	2	0.725	6.942	353	16455	-	-
B	1872	0.8	87	11.7	11.2	0.5	0.57	6.618	87	2	0.725	7.343	348	8686	-	-

Collect Area	Total Peak Run-off (litre/min)	Provided Channel/pipe	Capacity (litre/min)	Velocity		Remarks
Catchment 1 A	16455	600UC (1 in 100)	56057	3.3m/sec	OK	
Catchment 2 A	8686	300UC (1 in 100)	9004	2.12m/sec	OK	

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

* For steep natural slopes or areas where a shallow soil surface is underlain by an impervious rock layer, a higher C value of 0.4 - 0.9 may be applicable.

** Heavy soil refers to fine grain soil composed largely of silt and clay

Project :

Designed by:

Date: 5/2026

Checked by:

Job No.:

Sheet No.:1

Proposed 300mm UC (1 in 100)

According to the "Stormwater Drainage Manual" by Drainage Service Department

Roughness

coefficient (ks) = 0.003 mm for concrete (Normal condition)

Fall of pipe/channel (1 in): = 100

The allowable maximum flow of the existing stormwater pipe/channel is using the Colebrook-White Equation

$$V / (2SgD)^{0.5} = 0.9003Q / [(Sg^{0.5})D^{2.5}] = -2 \log\{ k_s/(3.71D) + 1.775v / [(Sg)^{0.5}D^{1.5}] \}$$

D = Diametr of Circular Pipe Flowing Full	0.3	m
S = Piezometric Gradient	0.01000	
g = Acceleration due to gravity	= 9.806	ms ⁻²
v = kinemati Velocity (for 15° Condition)	= 1.141	m ² s ⁻¹ x 10 ⁻⁶
k _s = Equivalent Sand Roughness Size	= 0.003	mm
V = Mean Velocity	= 2.12	ms ⁻¹
Flow capacity	= 0.150	m ³ s ⁻¹
	= 9004	litre/min

Required Capacity = 16455 litre/min (Not OK)

Project :

Designed by:

Date: 5/2026

Checked by:

Job No.:

Sheet No.:1

Existing 600mm UC (1 in 100)

According to the "Stormwater Drainage Manual" by Drainage Service Department

Roughness

coefficient (ks) = 0.003 mm for concrete (Normal condition)

Fall of pipe/channel (1 in): = 100

The allowable maximum flow of the existing stormwater pipe/channel is using the Colebrook-White Equation

$$V / (2SgD)^{0.5} = 0.9003Q / [(Sg^{0.5})D^{2.5}] = -2 \log\{ k_s/(3.71D) + 1.775v / [(Sg)^{0.5}D^{1.5}] \}$$

D = Diametr of Circular Pipe Flowing Full	0.6	m
S = Piezometric Gradient	0.01000	
g = Acceleration due to gravity	= 9.806	ms ⁻²
v = kinemati Velocity (for 15° Condition)	= 1.141	m ² s ⁻¹ x 10 ⁻⁶
k _s = Equivalent Sand Roughness Size	= 0.003	mm
V = Mean Velocity	= 3.30	ms ⁻¹
Flow capacity	= 0.934	m ³ s ⁻¹
	= 56057	litre/min

Required Capacity = 16455 litre/min (OK)

Appendix C

Planning Application Lot 1229(Part) & 1367 RP (Part) in DD106

A/YL-KTS/1108S

Submission of Stormwater Drainage Proposal

Responses to DSD's Comments on 20 February 2026

DSD's Comments	Our response to DSD's Comments
<p>(i) Since there is a potential increase flooding risk to the area if the existing stream/channel is disturbed or affected by the operation of the applicant, therefore , I would recommend the application site to exclude the streamcourse/channel and the adjoining areas 3m from the crest of the streamcourse/channel, from the captioned s.16 application accordingly.</p>	<p>The application is set back 3m from the crest of the existing stream in this revision.</p>
<p>(ii) Please make reference to the latest Technical Note No. 1 issued by DSD for more details in preparing the drainage proposal. Please upgrade all drainage facilities size accordingly.</p>	<p>Noted. The drainage is upgraded to 300UC from 225UC.</p>
<p>(iii) Please 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.</p>	<p>Appendix B in the report refers.</p>
<p>(iv) The ground to the east and south of the application site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation.</p>	<p>Extra catchment from the southern side is considered in the checking.</p>
<p>(v) The gradient of the proposed U-channels/pipes should be shown on the drainage plan.</p>	<p>Indicated. All 1 in 100.</p>

<p>(vi) 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.</p>	<p>Cross section SECTION 1-1 is produced. The land is sloping 1 in 200 after filling to +11.3mPD to +11.2mPD respectively.</p>
<p>(vii) Please confirm if any walls or hoarding are/to be erected or laid along the site boundary. If affirmative, adequate opening should be provided to intercept the existing overland flow passing through the site and please provide its details for comments.</p>	<p>Opening of 300mm wide is to be provided at 2m c/c at the hoarding toe.</p>
<p>(viii) According to Figure D-01, the existing channel, 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 applicant site(s) to the proposed discharge point(s). In the case that it is a local village drains, DO/YL should be consulted. 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.</p>	<p>Noted and agreed.</p>
<p>(ix) Further to (viii) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition. Please also indicate the size of the existing channel on the drainage plan for review. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development.</p>	<p>The site photos are given in the report. The existing stream is immediately at the western side of the site.</p>

<p>(x) Please provide the connection details to the existing channel for comment.</p>	<p>The connection details is given in Figure D-03 in Appendix A. It is a 300mm dia. Downpipe.</p>
<p>(xi) 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).</p>	<p>The existing stream course is located immediately to the west and north of the application site.</p>
<p>(xii) Catchpit should be provided at the turning point of the proposed u-channel.</p>	<p>Noted and used.</p>
<p>(xiii) Please clearly indicate the flow direction of the proposed drainage facilities on the drainage plan for review.</p>	<p>Noted and given.</p>
<p>(xiv) The development should neither obstruct overland flow and nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.</p>	<p>Noted and catered.</p>
<p>(xv) 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).</p>	<p>Noted and agreed.</p>