LIST OF APPENDICES

Appendix I

Details of the Original Premises

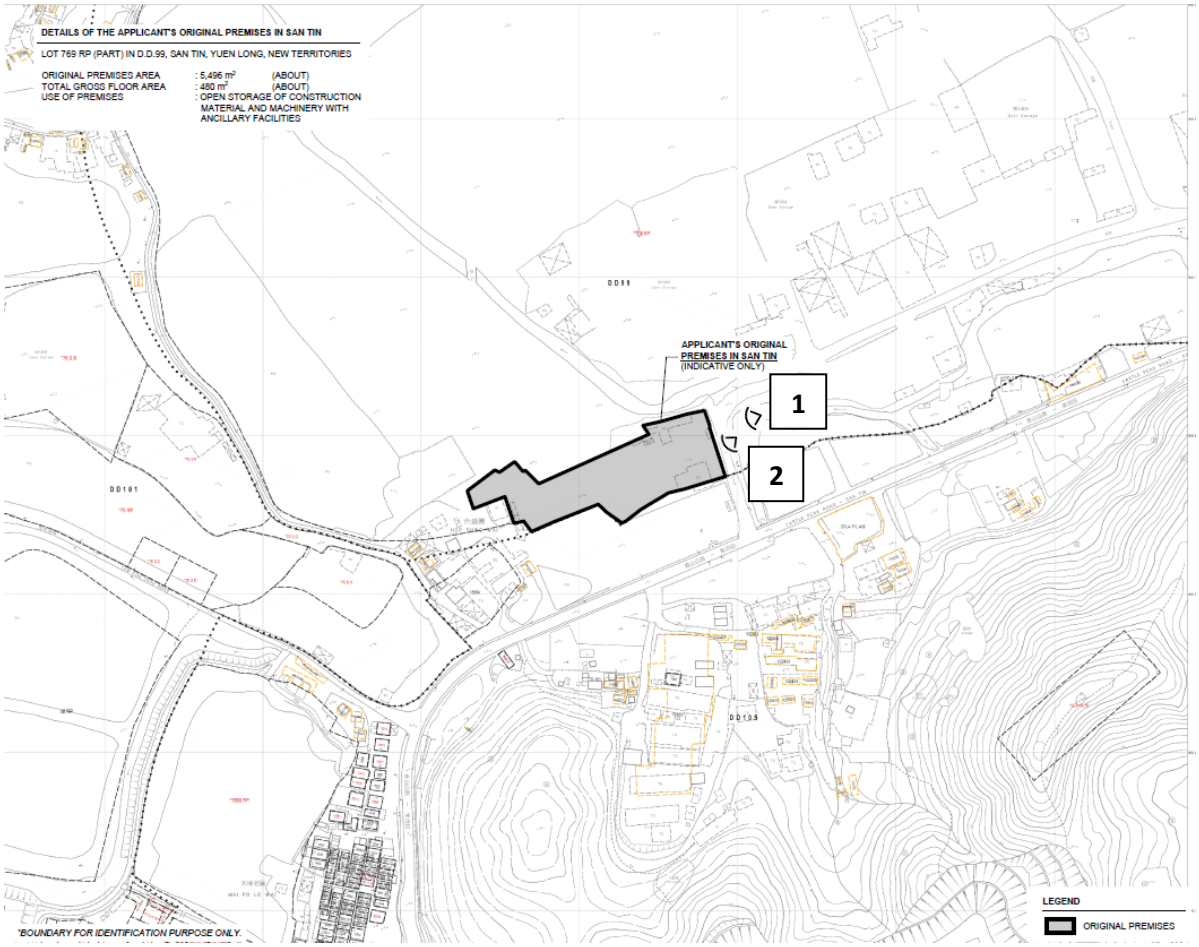
Appendix I – Details of the Original Premises

Company Name: **Chun Sing Engineering Company Limited** **震昇工程有限公司**
(*commissioned Southern Sea Investment Limited as applicant of the current application*)

Details of Business Premises

Location: Lot 769 RP (Part) in D.D. 99, San Tin, Yuen Long, New Territories *(formerly) (resumed and reverted to the Government in August 2024)*

Uses of Premises: (1) Container Vehicle Park
(2) Open Storage of Construction Material and Machinery



1

2

Appendix II

Run-in/out proposal accepted under the previous application

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:	DD104 Lot 2543 & VL
本署檔號	Our Reference:	( ) in TPB/A/YL-NTM/478
電話號碼	Tel. No. :	3168 4051 / 3168 4072
傳真機號碼	Fax No. :	3168 4074 / 3168 4045

By Post and Fax (2323 3662)
25 July 2025

[redacted]

Dear Sir,

Submission for Compliance with Approval Condition (g) -
Submission of a run-in/out proposal

Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in "Residential (Group D)" Zone, Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long
(Planning Application No. A/YL-NTM/478)

I refer to your submission dated 23.6.2025 for compliance with the captioned approval condition. The relevant departments have been consulted on your submission. Your submission is considered:

☑ Acceptable. The captioned condition **has been complied with**.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**.

☐ Not acceptable. The captioned condition **has not been complied with**.

Should you have any queries, please contact Mr. LEUNG Chi Kong (Tel.: 2399 2778) of Transport Department or Mr. CHOI Kin Man (Tel.: 2762 4905) of Highways Department directly.

Yours faithfully,

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

c.c.
C for T (Attn: Mr. LEUNG Chi Kong)
CHE/NTW, HyD (Attn: Mr. CHOI Kin Man)
CTP/TPB(3)

JL/CKL/tc

R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref.: DD104 Lot 2543 & VL
Your Ref.: TPB/A/YL-NTM/478

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

By Email

23 June 2025

Dear Sir,

Compliance with Approval Condition (g)

Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in "Residential (Group D)" Zone, Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NTM/478)

We write to submit a response-to-the-comments table, a revised run-in/out proposal and a swept path analysis (container vehicle) for compliance with approval condition (g) of the subject application, i.e. *the submission of a run-in/out proposal* (**Appendices I, II & III**).

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 Property Consultants Limited

Kevin LAM
Planning Assistant

cc DPO/FSYLE, PlanD (Attn.: Mr. Timothy CHAN email: tyschan@pland.gov.hk)

[redacted]

Appendix I – Response to comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD)

Comments of the CHE/NTW, HyD (Contact Person: Mr. CHOI Kin Man; Tel. No.: 2762 4905)		
i.	The R-to-C provided in the submission is noted.	Noted.
ii.	The run-in/out proposal including the width and position should be agreed by Transport Department. To facilitate future inspection, please mark the distance of the proposed run-in/ out from the existing lamp post or any other existing features on plan for easy reference.	Noted. The distance of the proposed run-in/out from the existing lamp post is provided for your easy reference (**Appendix II**).
iii.	The existing footpath was paved with concrete pavers, the proposed run-in/out should be constructed in accordance with the latest version of HyD Standard Drawings nos. H5133, H5134 and H5135, instead of H1113 and H1114 to match with the existing adjacent pavement. For any hidden works like underground spare ducts, please be reminded to take proper photo record for future reference.	Noted. A revised run-in/out with swept path analysis are provided for your consideration please (**Appendix II** and **III**).
iv.	Prior to construction, it is suggested that the applicant should contact their site inspectorate staff (Mr. FONG (DAIOW/G(3) at 2473 3166) for a joint site inspection for a better understanding on HyD's requirements on the proposed work.	Noted. The applicant would contact HyD's site inspectorate staff for a joint site inspection prio to construction of the proposed run-in/out.

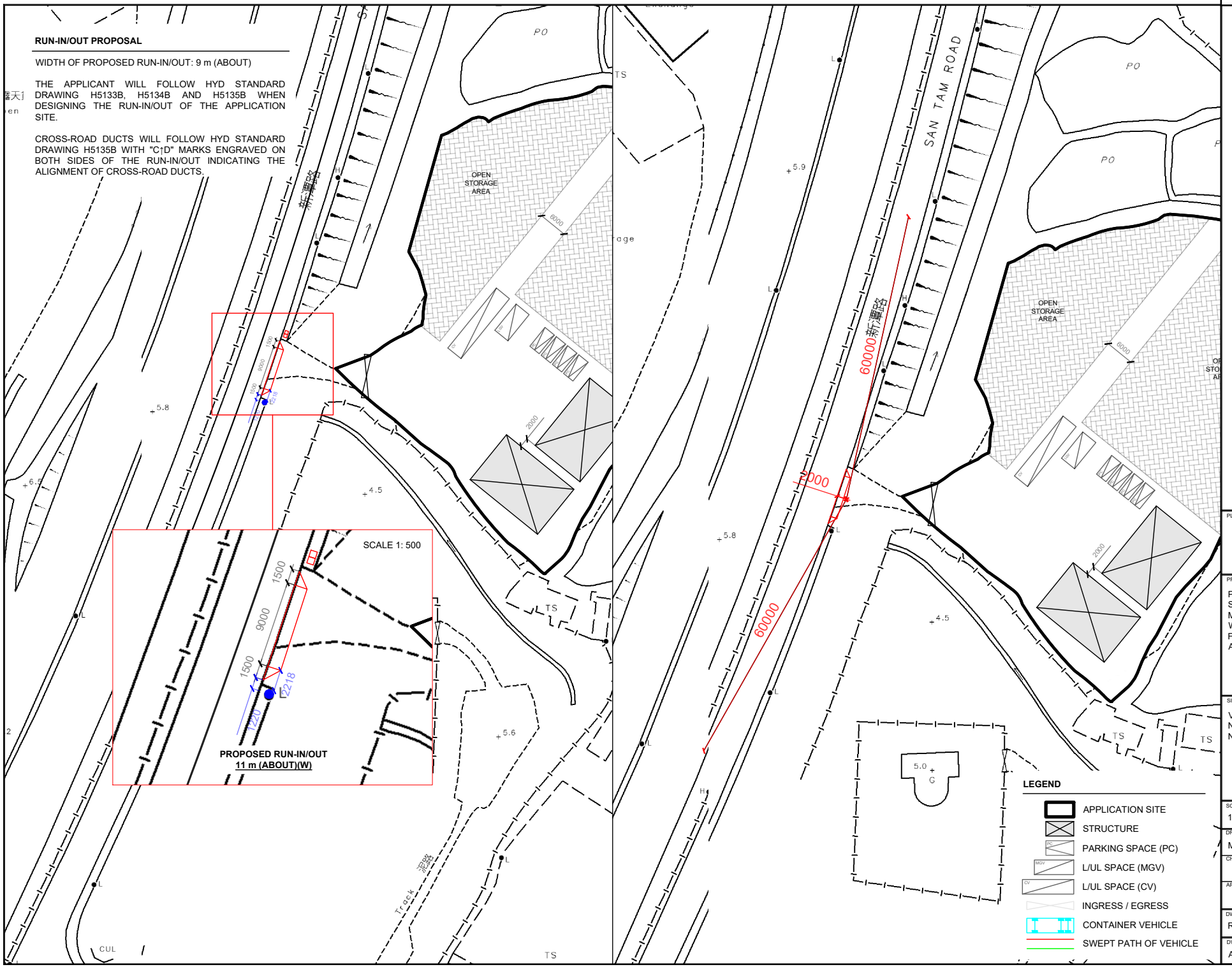
Appendix II

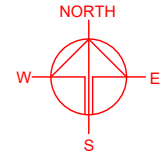
RUN-IN/OUT PROPOSAL

WIDTH OF PROPOSED RUN-IN/OUT: 9 m (ABOUT)

THE APPLICANT WILL FOLLOW HYD STANDARD DRAWING H5133B, H5134B AND H5135B WHEN DESIGNING THE RUN-IN/OUT OF THE APPLICATION SITE.

CROSS-ROAD DUCTS WILL FOLLOW HYD STANDARD DRAWING H5135B WITH "C┆D" MARKS ENGRAVED ON BOTH SIDES OF THE RUN-IN/OUT INDICATING THE ALIGNMENT OF CROSS-ROAD DUCTS.





PLANNING CONSULTANT

R-Riches Property Consultants Ltd.

PROJECT

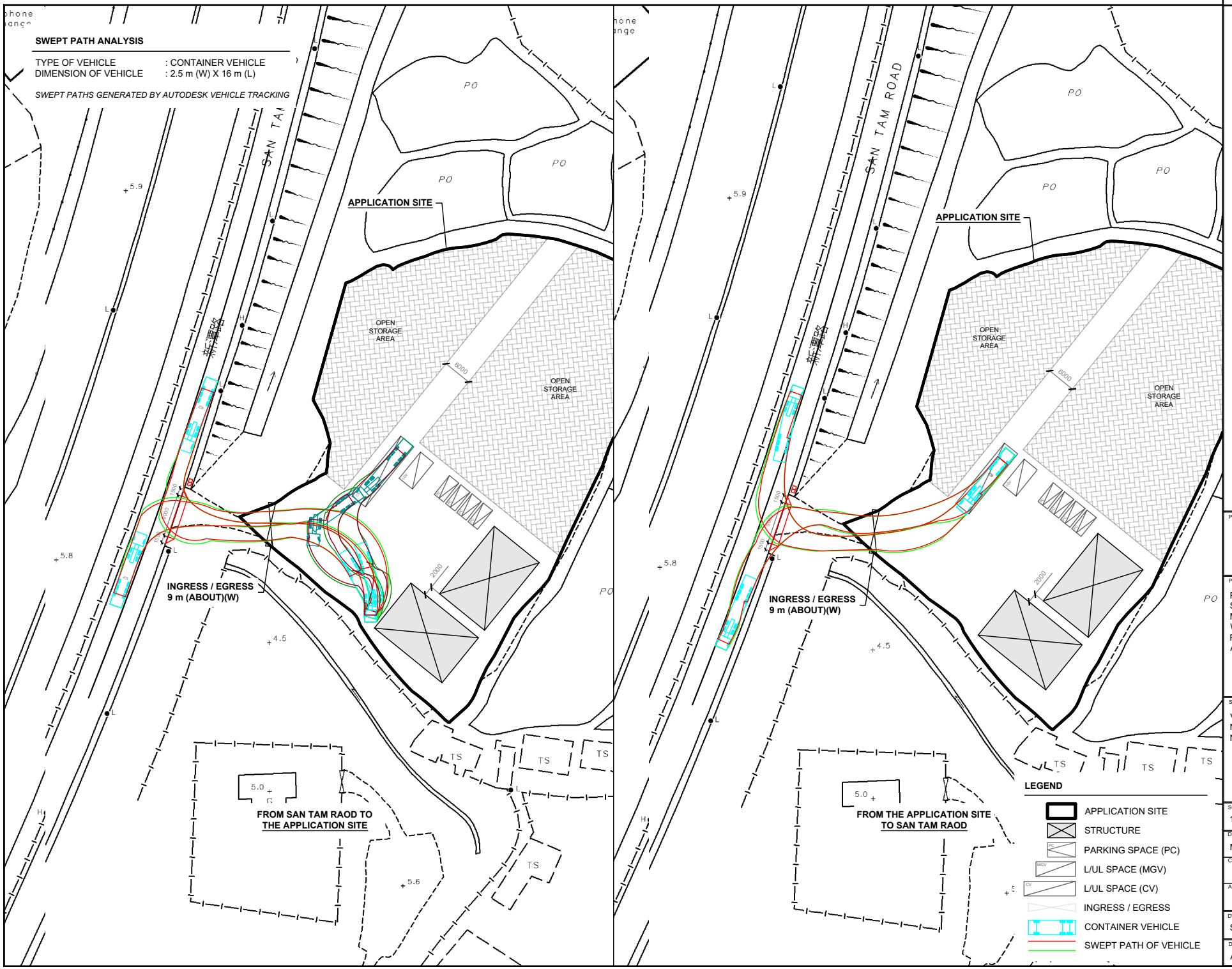
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND

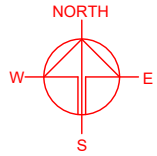
SITE LOCATION

VARIOUS LOTS IN D.D.104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE	1 : 1000 @ A4
DRAWN BY	MN
DATE	23.6.2025
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	RUN-IN/OUT AND SIGHTLINE
DWG NO.	APPENDIX II
VER.	003

Appendix III





PLANNING CONSULTANT

R-Riches Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND

SITE LOCATION

VARIOUS LOTS IN D.D.104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE	1 : 1000 @ A4
DRAWN BY	MN
DATE	23.6.2025
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	SWEPT PATH ANALYSIS (CV)
DWG NO.	APPENDIX III
VER.	003

Appendix III

Drainage proposal accepted under the previous application

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:	DD104 Lot 2543 RP & VL
本署檔號	Our Reference:	( ) in TPB/A/YL-NTM/478
電話號碼	Tel. No.:	3168 4051 / 3168 4072
傳真機號碼	Fax No.:	3168 4074 / 3168 4045

By Post and Fax (2323 3662)
25 September 2025

[redacted]

Dear Sir,

Submission for Compliance with Approval Condition (a) -
Submission of a drainage proposal

Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in "Residential (Group D)" Zone, Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long
(Planning Application No. A/YL-NTM/478)

I refer to your submission dated 14.8.2025 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**.

☐ Not acceptable. The captioned condition **has not been complied with**.

Should you have any queries, please contact Ms. KWAN Ching Kei (Tel.: 2300 1444) of the Drainage Services Department directly.

Yours faithfully,

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

c.c.
CE/MN, DSD (Attn: Ms. KWAN Ching Kei)
CTP/TPB(3)

JL/CKL/tc

Appendix

Detailed Comments of the Chief Engineer/Mainland North, Drainage Services Department:

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

ii. The applicant is required to rectify the drainage system if it is 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 use should 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 Lands Department's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).

R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref.: DD 104 Lot 2543 RP & VL
Your Ref.: TPB/A/YL-NTM/478

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

By E-mail

14 August 2025

Dear Sir,

Compliance with Planning Condition (a)

Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in "Residential (Group D)" Zone, Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NTM/478)

We write to submit a response-to-comments table and a revised drainage proposal *(enclosed)* for compliance with approval condition (a) of the captioned application, i.e. *the submission of a drainage proposal*.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD (Attn.: Mr. Timothy CHAN email: tyschan@pland.gov.hk)

[redacted]

Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in "Residential (Group D)" Zone, Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

Comments of Chief Engineer/Mainland North, Drainage Services Department

Item	Comments	Responses
1	Capacity checking of existing channel from CP1.04 – Please review the dimension of the channel which should be tallied with justified section.	Noted. Please refer to the updated checking in Appendix A.

Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in "Residential (Group D)" Zone, Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

Drainage Proposal

Jul 2025

MARVELLOUS
CONSTRUCTION & DESIGN COMPANY LIMITED

Table of Contents

List of Table

List of Figure

List of Appendix

1 Introduction

1.1 Background

1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories (the Site) for 'Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond'.

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 near San Tam Road. It has an area of approx. 4,929 m^2. The site location is shown in **Figure 1**.

1.2.2 The site was mostly hard paved before the application. The existing site levels are proposed to be raised not more than 0.2m from +6.6 to +6.8 mPD for formation of open storage, formation of structures, parking and L/UL space and circulation area.

1.2.3 There is an existing approx. 14m width channel at the west and existing twin 1500mm pipe downstream. The existing channel would eventually discharge to existing nullah at the north. **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 4,929 m^2. Before the development the site is mostly paved. After the development the site would be fully paved. Site photo is shown in **Appendix D**. The catchment plan is shown in **Figure 4**.

Proposed Development	
Total Site Area (m^2)	4,292
Paved Area after Development (m^2)	4,292

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 3 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:

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:

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

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 and external catchment. They are proposed to connect to existing channel in the west which eventually discharge to existing nullah at the north. The utilization of the existing western channel/twin 1500mm pipe due to the site are about 2.1% and 3.2% respectively according to checking in **Appendix A**.

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**.

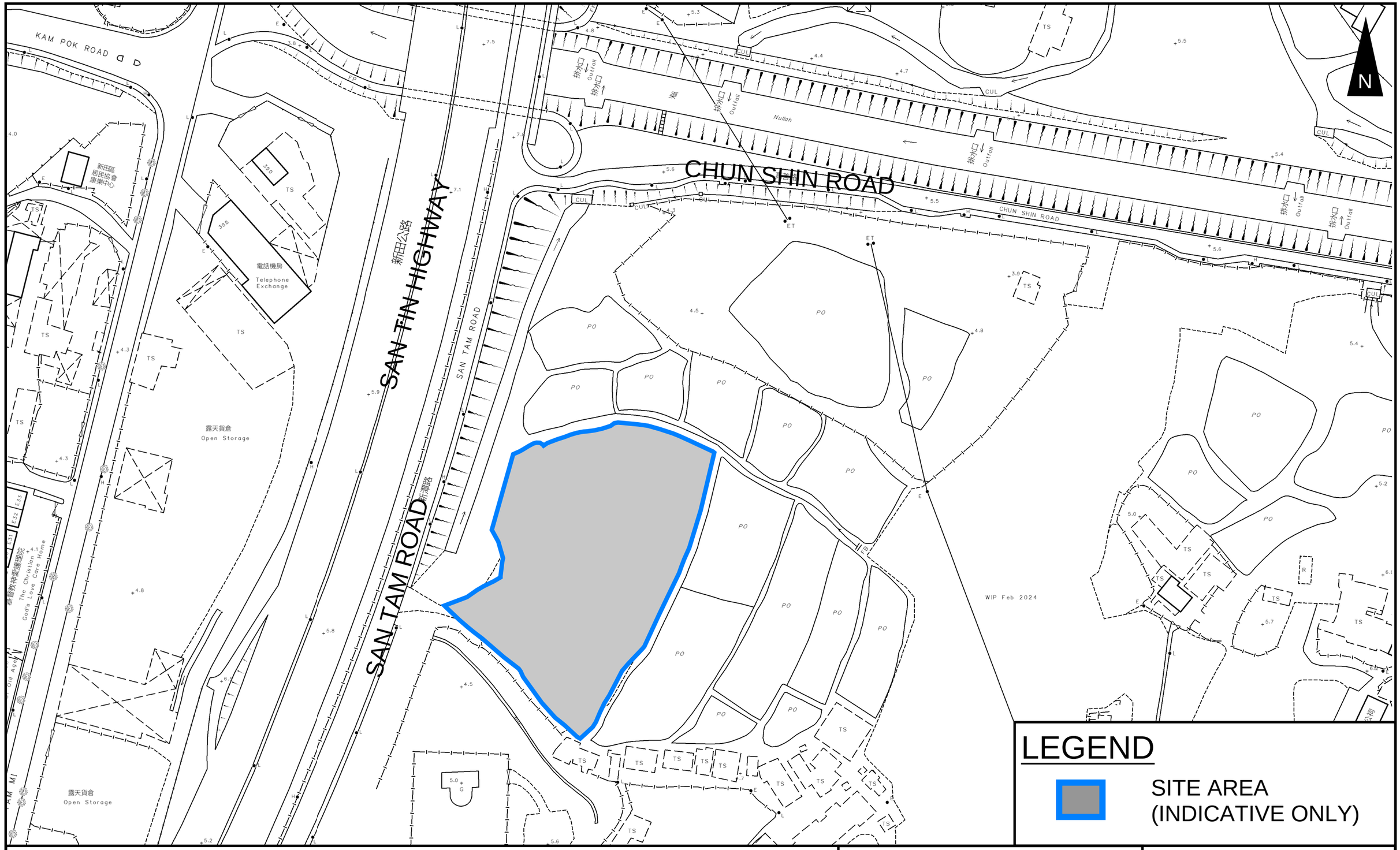
4.1.5 Reference Drawings are shown in **Appendix C** for reference.

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 Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in “Residential (Group D)” Zone

LOCATION:

Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

TITLE
SITE LOCATION PLAN

FIGURE NUMBER
FIGURE 1

VER	DESCRIPTION	DATE

LEGEND

SITE AREA
(INDICATIVE ONLY)

EXISTING NULLAH
AT NORTH

EXISTING TWIN 1500mm
PIPE

EXISTING CHANNEL
APPROX. 14m WIDTH

N

LEGEND:

Combined Manhole	Tapping Point (Sewer)	Tapping Point (Storm)
Overflow (Combined)	Sewer Terminal Manhole	Storm Water Terminal Manhole
Pipe (Combined)	Catchpit	Tunnel Protection Zone (100m / 200m)
Interface Valve Chamber	Inlet	Tunnel Protection Zone (General Range)
Sewer Manhole	Storm Water Manhole	Tunnel / Box Culvert (Sewer)
Oil / Petrol Interceptor	Outlet	Tunnel / Box Culvert (Storm)
Overflow (Sewer)	Pipe (Storm)	
Pipe (Sewer)	Sand Trap	

PROJECT:

Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in "Residential (Group D)" Zone

TITLE

EXISTING DRAINAGE PLAN

FIGURE NUMBER

FIGURE 2

LOCATION:

Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

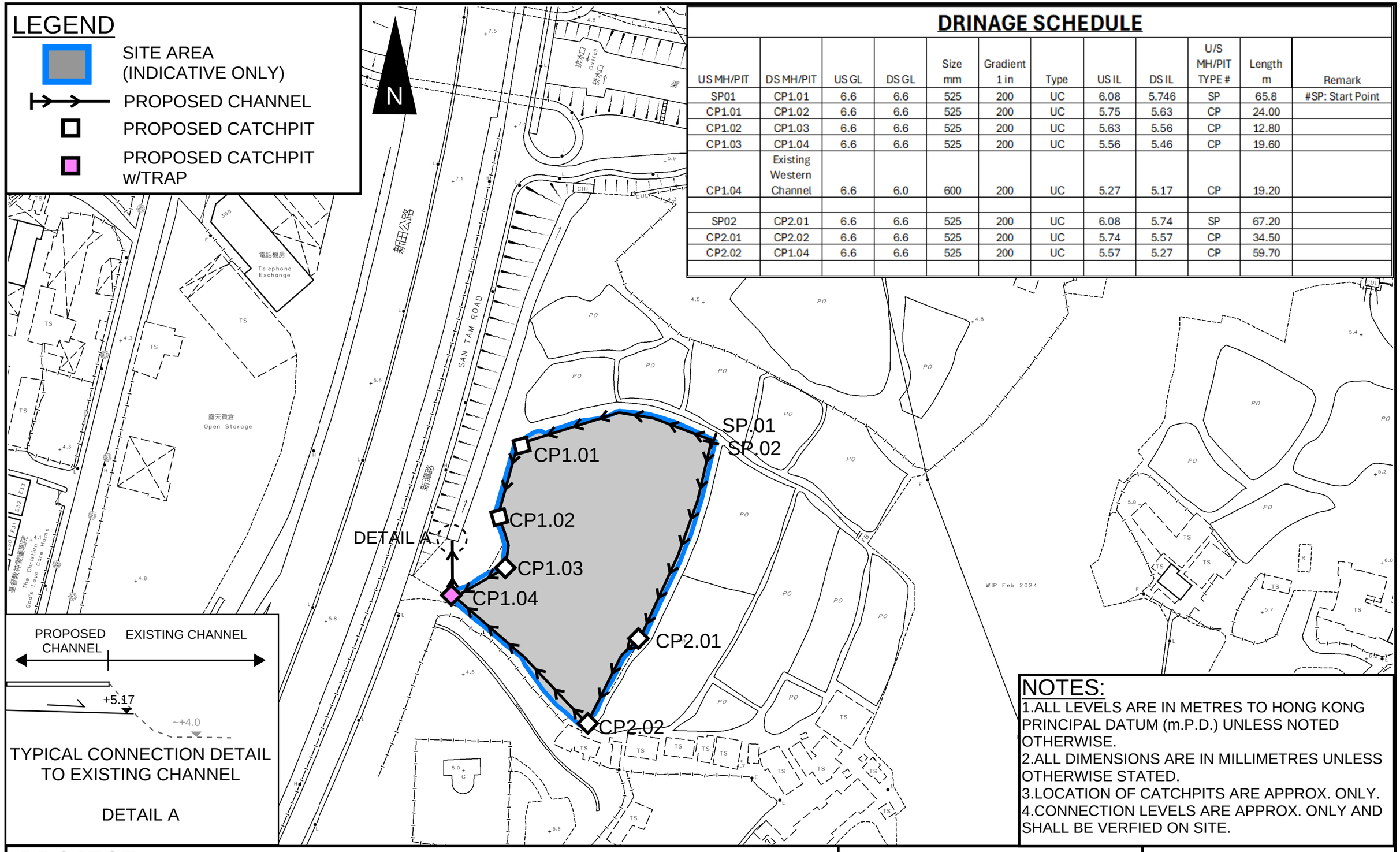
VER	DESCRIPTION	DATE

LEGEND

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

DRINAGE SCHEDULE

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	Remark
SP01	CP1.01	6.6	6.6	525	200	UC	6.08	5.746	SP	65.8	#SP: Start Point
CP1.01	CP1.02	6.6	6.6	525	200	UC	5.75	5.63	CP	24.00	
CP1.02	CP1.03	6.6	6.6	525	200	UC	5.63	5.56	CP	12.80	
CP1.03	CP1.04	6.6	6.6	525	200	UC	5.56	5.46	CP	19.60	
CP1.04	Existing Western Channel	6.6	6.0	600	200	UC	5.27	5.17	CP	19.20	
SP02	CP2.01	6.6	6.6	525	200	UC	6.08	5.74	SP	67.20	
CP2.01	CP2.02	6.6	6.6	525	200	UC	5.74	5.57	CP	34.50	
CP2.02	CP1.04	6.6	6.6	525	200	UC	5.57	5.27	CP	59.70	



PROPOSED CHANNEL | EXISTING CHANNEL

+5.17

~+4.0

TYPICAL CONNECTION DETAIL TO EXISTING CHANNEL

DETAIL A

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 VERFIED ON SITE.

PROJECT:

Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in "Residential (Group D)" Zone

TITLE

PROPOSED DRAINAGE SYSTEM

FIGURE NUMBER

FIGURE 3

LOCATION:

Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

VER	DESCRIPTION	DATE

LEGEND:

FALL

A1: Paved
1,546 m²

B1: Paved 641 m²

A2: Paved
650 m²

B2: Paved 222 m²

A3: Paved
1,518 m²

B3: Paved 177 m²

A4: Paved
1,215 m²

+6.1

+6.6

+6.1

+6.2

+5.0

1

N

新田公路

SAN TAM ROAD

真善路

CHUN SHIN ROAD

Nullah

排水口 Outfall

電話機房 Telephone Exchange

露天貨倉 Open Storage

基督教神愛護理院 The Christian God's Love Care Home

WIP Feb 2024

PROJECT:

Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in "Residential (Group D)" Zone

LOCATION:

Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

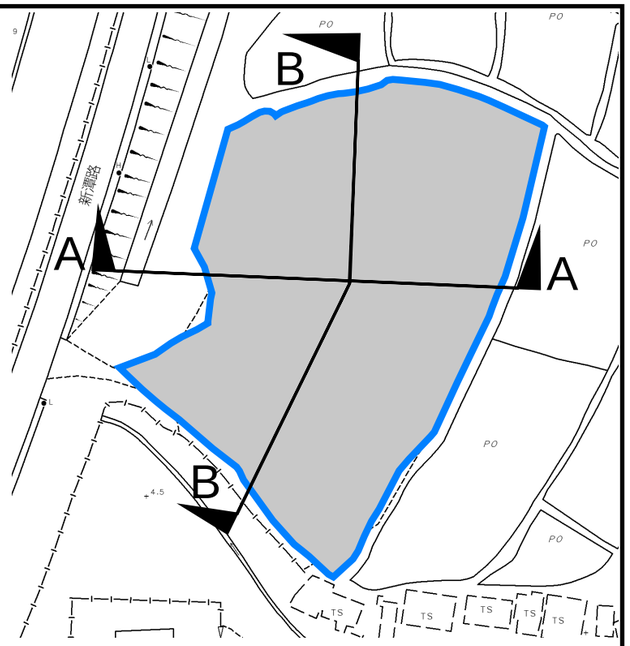
TITLE
CATCHMENT PLAN

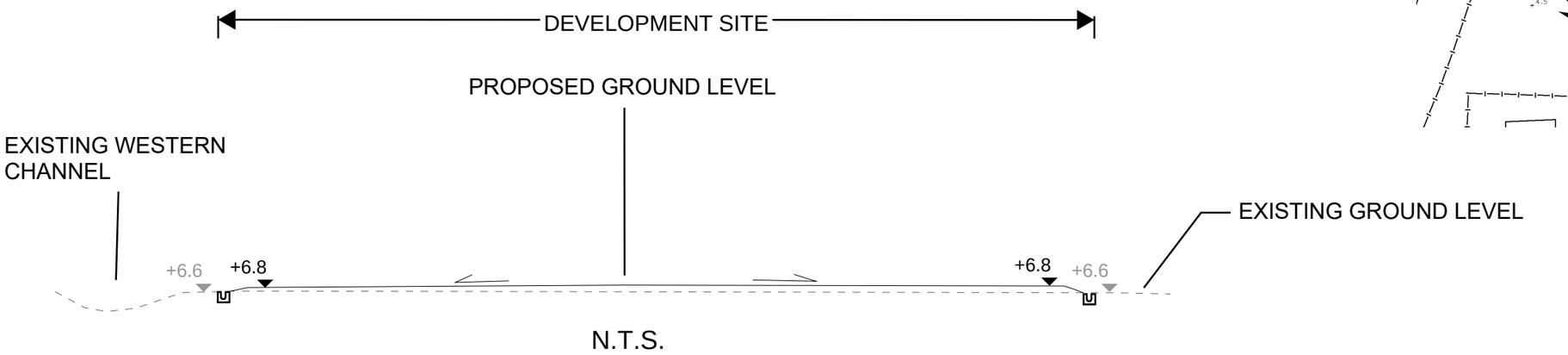
FIGURE NUMBER
FIGURE 4

VER	DESCRIPTION	DATE

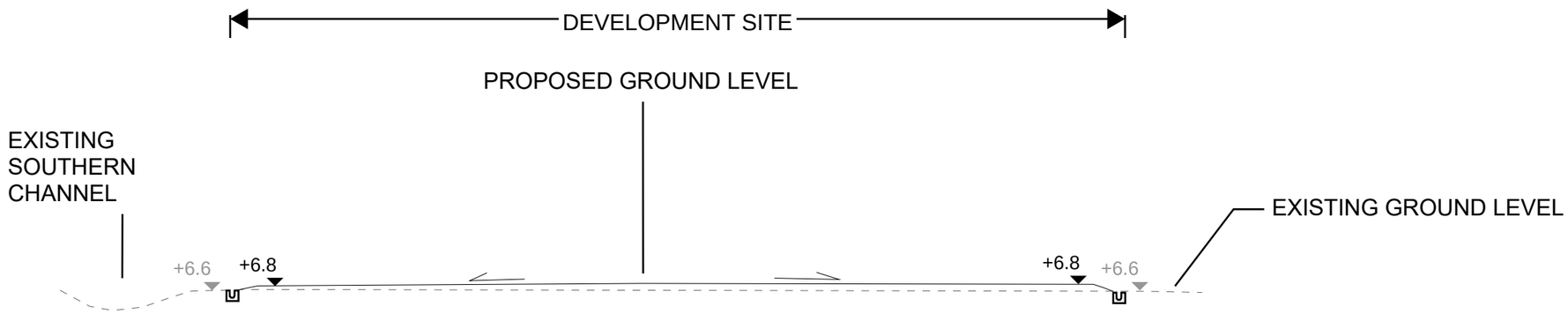
LEGEND

SITE AREA
(INDICATIVE ONLY)





N.T.S.
SECTION A-A



N.T.S.
SECTION B-B

PROJECT:

Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in “Residential (Group D)” Zone

TITLE
SECTION

FIGURE NUMBER
FIGURE 5

LOCATION:

Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

VER	DESCRIPTION	DATE

APPENDIX

Appendix A: Design Calculation

Zone

HKO

Return Period	1 in	50	years

n	0.014
Ks	0.15
Viscosity	0.000001

Storm Constant		
	HKO a	505.5
	HKO b	3.29
	HKO c	0.355

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			
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
599	38.7	6.8	6.6	0.517	3.4	3.4

Catchment Area Table (Area in m^2)

Catchment	SITE AREA	A1	A2	A3	A4	B1	B2	B3									
Total Area	4929	1546	650	1518	1215	641	222	177									
Hard Paved Area	4929	1546	650	1518	1215	641	222	177									
Unpaved Area	0	0	0	0	0	0	0	0									
Equival. Area	4682.55	1468.7	617.5	1442.1	1154.25	608.95	210.9	168.15									

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	Catchment ID1	Catchment ID2	Catchment ID3	Catchment ID4	Catchment ID5	Catchment ID6	Catchment ID7	Catchment ID8	Catchment ID9	Total Equivalent Area m^2	ToC min	Intensity mm/hr ##	Total Discharge m^3/s	Utilitization
SP01	CP1.01	6.60	6.60	525	200	UC	6.08	5.75	SP	65.8	1.62	0.40	A1	B1								2077.65	3.40	286	0.17	41.3%
CP1.01	CP1.02	6.60	6.60	525	200	UC	5.75	5.63	CP	24	1.62	0.40	A1	A2	B1							2695.15	4.08	276	0.21	51.8%
CP1.02	CP1.03	6.60	6.60	525	200	UC	5.63	5.56	CP	12.8	1.62	0.40	A1	A2	B1							2695.15	4.32	273	0.20	51.2%
CP1.03	CP1.04	6.60	6.60	525	200	UC	5.56	5.46	CP	19.6	1.62	0.40	A1	A2	B1							2695.15	4.45	272	0.20	50.9%
CP1.04	Existing Western Channel	6.60	6.00	600	200	UC	5.27	5.17	CP	19.2	1.78	0.57	SITE AREA	B1	B2	B3						5670.55	5.06	264	0.42	73.1%
SP02	CP2.01	6.60	6.60	525	200	UC	6.08	5.74	SP	67.2	1.62	0.40	A3	B2								1653.00	3.40	286	0.13	32.9%
CP2.01	CP2.02	6.60	6.60	525	200	UC	5.74	5.57	CP	34.5	1.62	0.40	A3	B2								1653.00	4.09	276	0.13	31.8%
CP2.02	CP1.04	6.60	6.60	525	200	UC	5.57	5.27	CP	59.7	1.62	0.40	A3	A4	B2	B3						2975.40	4.44	272	0.22	56.2%
Checking against existing twin 1500mm Pipe Downstream				1500	250	PIPE					3.09	10.90 *Twin Pipe	SITE AREA									4682.55	5.06	264	0.34	3.2%

#SP: Start Point

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

Capacity Checking of Existing Channel from CP1.04

Assumed Water Depth	Freeboard	Base Width	Width of Water Surface	Flow Area	Wetted Perimeter	Hydralic Radius	Manning's Roughness	Gradient	Velocity	Capacity
m	m	m	m	m2	m	m		1 in	m/s	m3/s
1.50	0.50	-	10.73	9.20	11.16	0.82	0.035	200	1.78	16.35

Total Flow from The Application Site = 0.34 m3/s

Utilization Rate = 2.1%

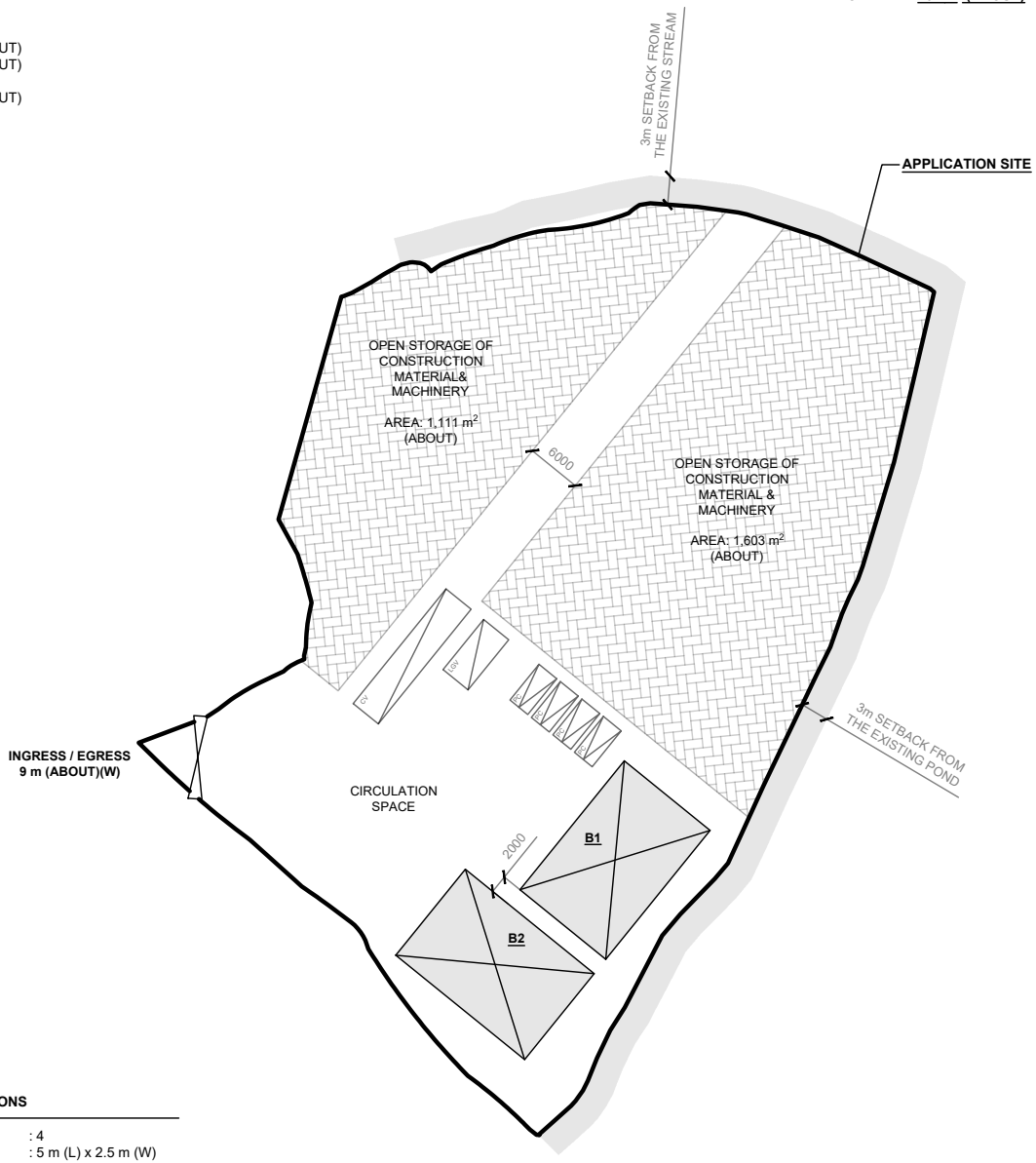
Total flow from CP1.04 only occupy 2.1% of the existing channel.

APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,929 m^2	(ABOUT)
COVERED AREA	: 432 m^2	(ABOUT)
UNCOVERED AREA	: 4,497 m^2	(ABOUT)
PLOT RATIO	: 0.088	(ABOUT)
SITE COVERAGE	: 8.8 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 432 m^2	(ABOUT)
TOTAL GFA	: 432 m^2	(ABOUT)
BUILDING HEIGHT	: 4.5 m	(ABOUT)
NO. OF STOREY	: 1	

B1	STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY	216 m^2 (ABOUT)	216 m^2 (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	SITE OFFICE AND WASHROOM	216 m^2 (ABOUT)	216 m^2 (ABOUT)	4.5 m (ABOUT)(1-STOREY)
	TOTAL	**432 m^2 (ABOUT)**	**432 m^2 (ABOUT)**	



PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- L/UL SPACE (CV)
- INGRESS / EGRESS

W — E — S

PLANNING CONSULTANT

R-Riches Property Consultants Ltd.

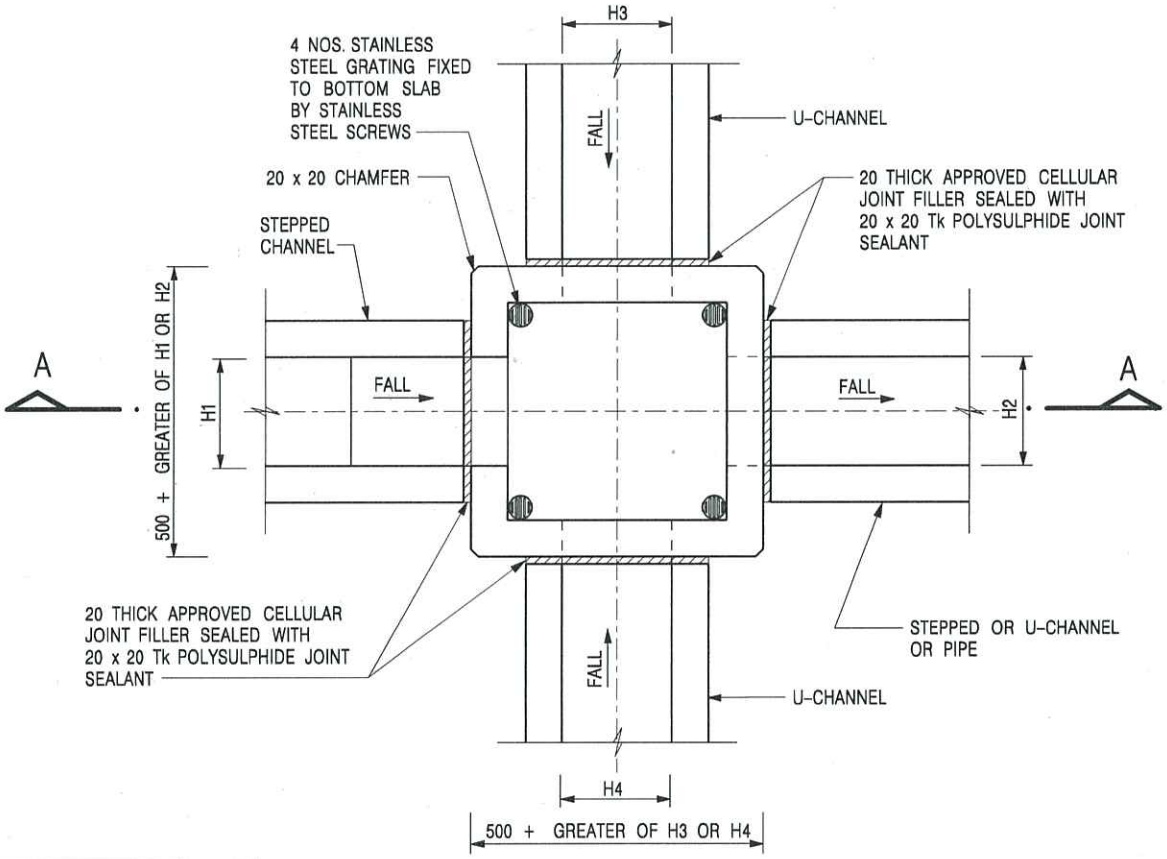
PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND

SITE LOCATION

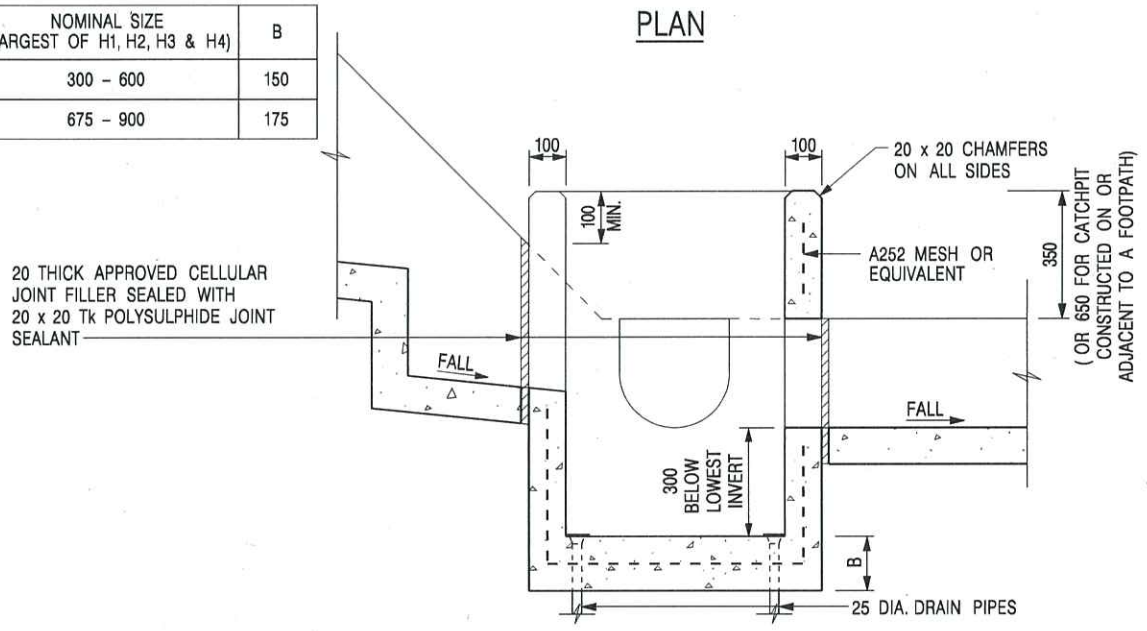
VARIOUS LOTS IN D.D.104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE	1 : 800 @ A4
DRAWN BY	MN
DATE	21.8.2024
REVISED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	LAYOUT PLAN
DWG NO.	PLAN 11
VER.	001



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)

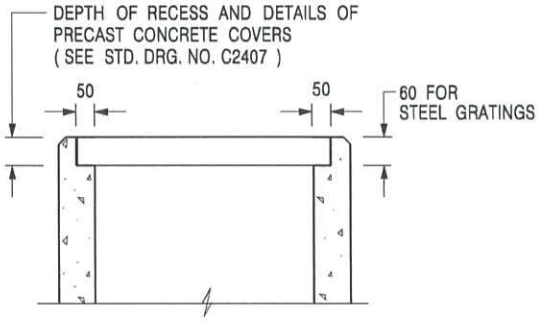
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1

卓越工程 建設香港 We Engineer Hong Kong's Development



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

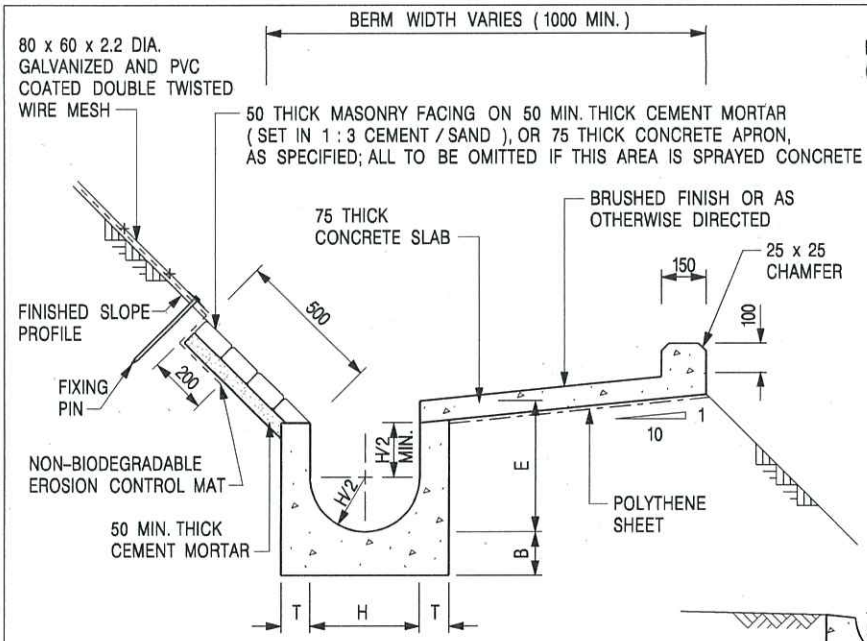
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

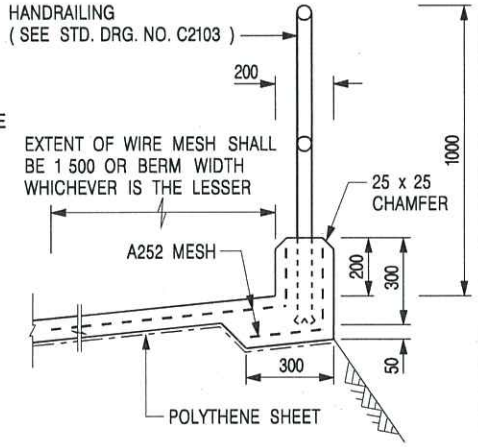
SCALE 1 : 20

DATE JAN 1991

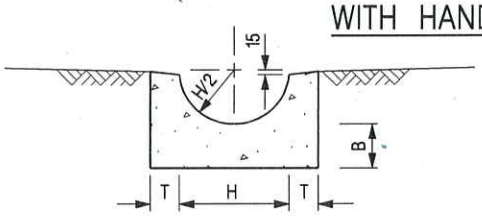
DRAWING NO. C2406 /2A



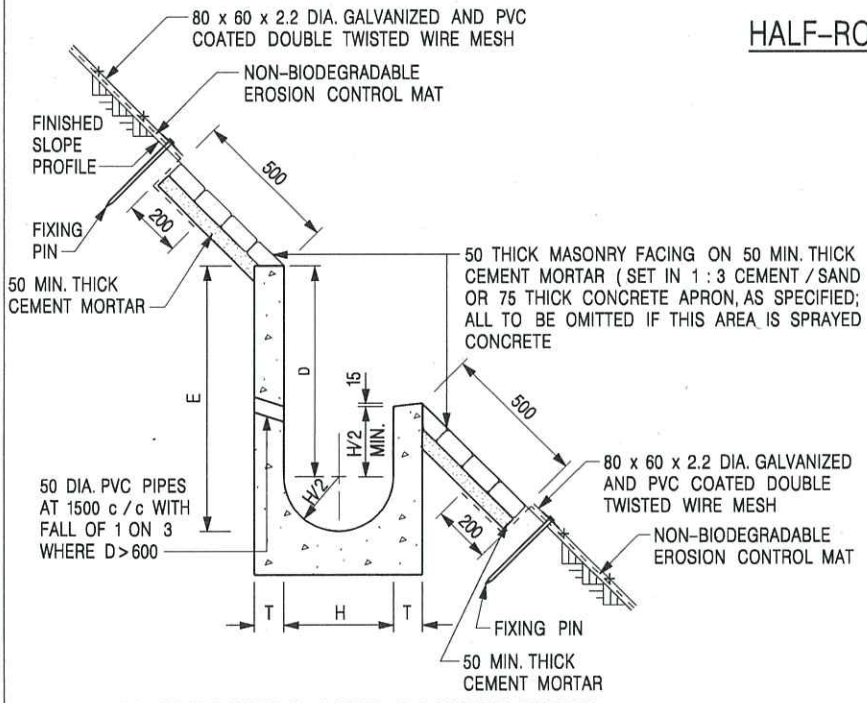
U-CHANNELS CONSTRUCTED ON BERM



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**

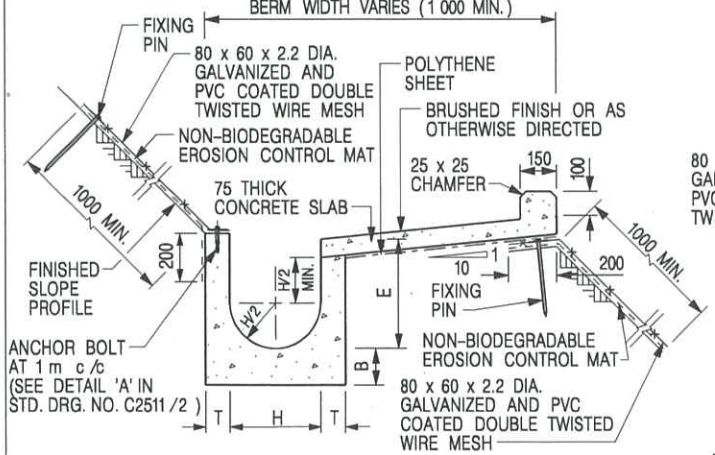
SCALE 1 : 25

DATE JAN 1991

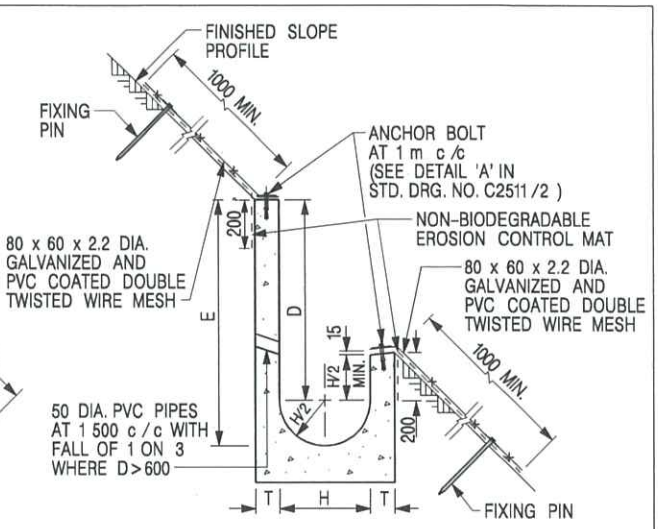
DRAWING NO. C2409I

卓越工程 建設香港

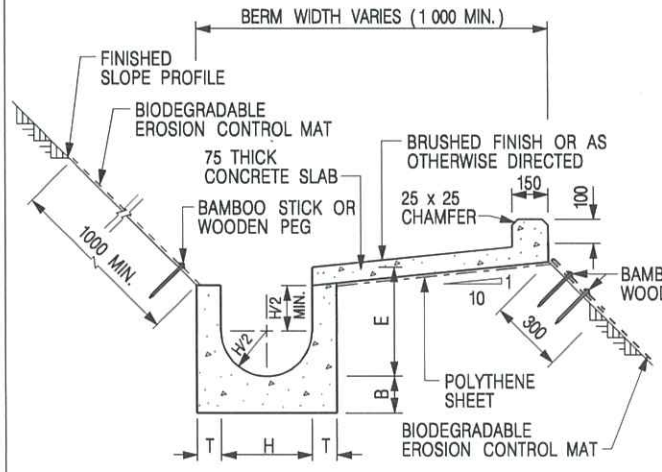
We Engineer Hong Kong's Development



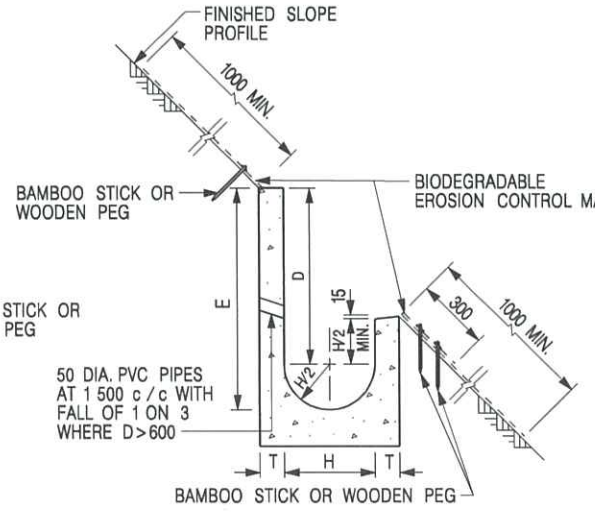
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



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**

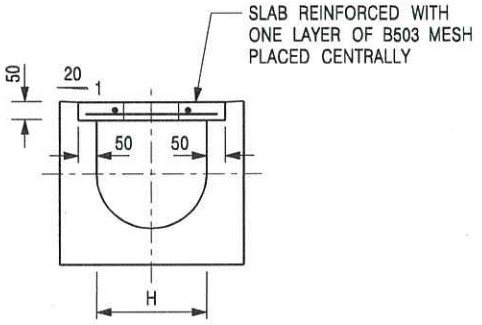
SCALE DIAGRAMMATIC

DATE JAN 1991

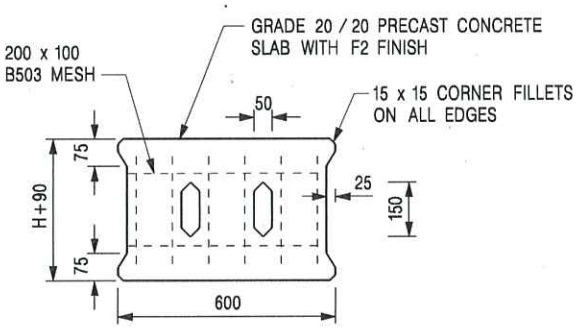
DRAWING NO. C2410I

卓越工程 建設香港

We Engineer Hong Kong's Development



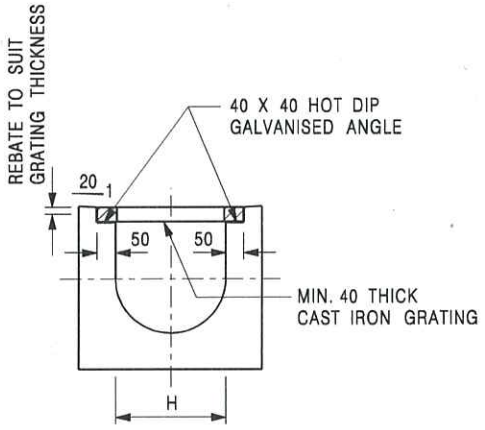
TYPICAL SECTION



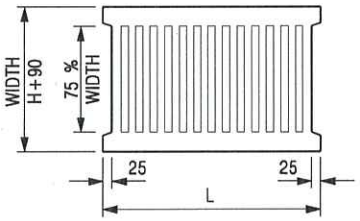
PLAN OF SLAB

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

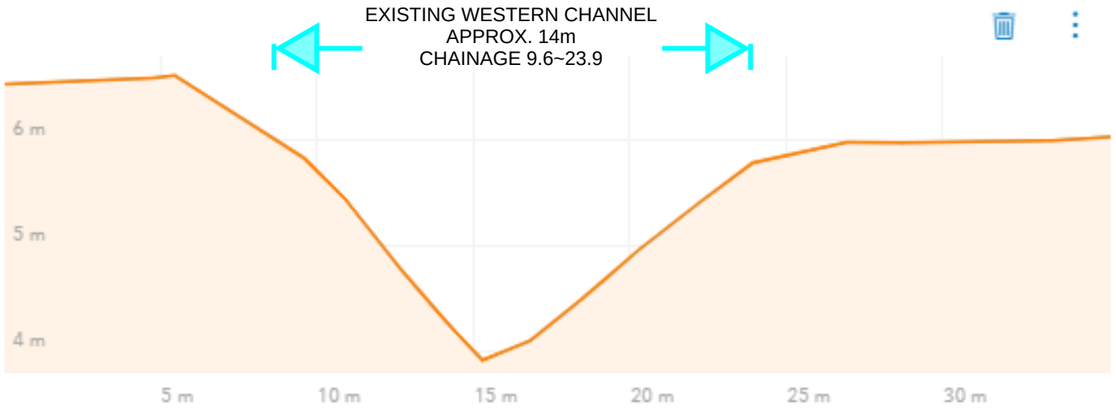
DRAWING NO. C2412E

PHOTO 1

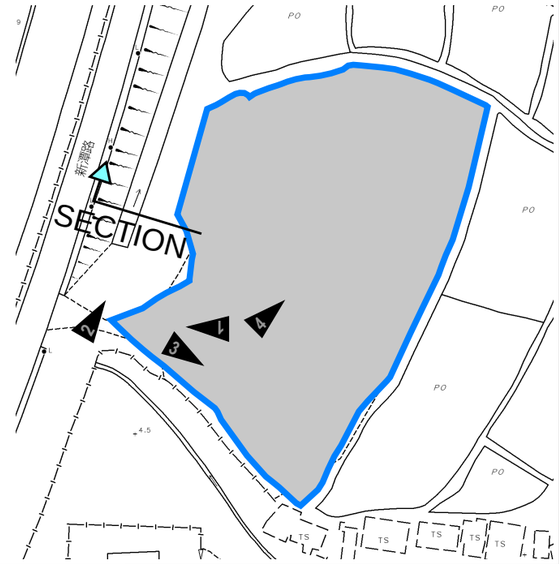
PHOTO 2

PHOTO 3

PHOTO 4



SECTION FROM CEDD LiDAR DATA



PROJECT:
Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in “Residential (Group D)” Zone

SITE PHOTOS

APPENDIX D

LOCATION:
Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

MARVELLOUS
CONSTRUCTION & DESIGN COMPANY LIMITED

VER	DESCRIPTION	DATE

Appendix IV

Fire service installations proposal

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,929 m^2	(ABOUT)
COVERED AREA	: 432 m^2	(ABOUT)
UNCOVERED AREA	: 4,497 m^2	(ABOUT)
PLOT RATIO	: 0.088	(ABOUT)
SITE COVERAGE	: 8.8 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 432 m^2	(ABOUT)
TOTAL GFA	: 432 m^2	(ABOUT)
BUILDING HEIGHT	: 4.5 m	(ABOUT)
NO. OF STOREY	: 1	
AREA OF OPEN STORAGE	: 1,300 m^2	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF CONTAINER VEHICLE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 16 m (L) x 3.5 m (W)

LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY	216 m^2 (ABOUT)	216 m^2 (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	SITE OFFICE AND WASHROOM	216 m^2 (ABOUT)	216 m^2 (ABOUT)	4.5 m (ABOUT)(1-STOREY)
	TOTAL	**432 m^2 (ABOUT)**	**432 m^2 (ABOUT)**	

FIRE SERVICE INSTALLATIONS

S — STAND-ALONE BATTERY TYPE FIRE DETECTOR

FE DP — 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".

2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.

4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

**BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.*

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- L/UL SPACE (CV)
- INGRESS / EGRESS

NORTH

W E

S

PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY CONTAINER VEHICLE PARK AND OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE: 1 : 800 @ A4

DRAWN BY	DATE
MN	13.4.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE: FSIs PROPOSAL

DWG NO.	VER.
APPENDIX IV	001