

[REDACTED]

[REDACTED]

寄件者: [REDACTED]
寄件日期: 2026年10月13日星期二 11:53
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: Fw: [FI] S.16 Application No. A/YL-PH/1126 - draft Further Information
附件: FI1 for A_YL-PH_1126 Ver 1.4 (20261012).pdf

Dear Sir/Madam,

Please find the formal F.I. submitted by the applicant of Application No. A/YL-PH/1126. Thank you.



FI1 for A_YL-PH_1126 Ver 1.4 (20261012).pdf

Thanks and regards,
Christy YEE

From: Danny Ng [REDACTED]
Sent: Monday, October 12, 2026 9:55 PM
To: [REDACTED]

Subject: RE: [FI] S.16 Application No. A/YL-PH/1126 - Further Information

Dear Winsome and Christy,

We are writing to submit a revised further information in response to departmental comments upon the subject application (*attached*). If the FI is acceptable, please let us know so that we can incorporate and submit as a formal FI to the Town Planning Board.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

[REDACTED]

1st Further Information

**Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and
Associated Filling of Land for a Period of 3 Years in 'Residential (Group D)' Zone,
Various Lots in D.D. 111, Pat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-PH/1126)

- (i) The applicant would like to make the following clarifications:
- After liaising with adjoining land owners and business operators, the applicant has revised the site boundary. Thus, most development parameters, including site area, gross floor area, covered area are amended. Such change is to optimise the site boundary for the applicant's operational need. Revised pages of application form, a set of revised plans and a revised fire service installations (FSIs) proposal are enclosed at **Appendices II to IV**;
 - Construction materials are found within the Site. Upon the approval of the application, the applicant will liaise with current land user(s) to remove all construction materials to pave way for implementation of the proposed temporary warehouse (excluding D.G.G.); and
- (ii) The applicant would also like to submit a response-to-comments table for the consideration of Government departments:

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(1)	The proposed development site is close to the existing watercourse at the northern and western sides of the application site. Please place all the proposed works and structures 3m away from the top of the bank of this watercourse. All the proposed works and structures in the vicinity of the watercourse should not create any adverse drainage impacts, both during and after construction. Besides, please provide a connection details for the collection of another existing watercourse at the northeast side of application site (near the proposed catchpit – CP2.1) for comment.	Noted. Please refer to update Appendix B for your perusal. All structures are placed 3m away from the top of the bank of this watercourse. For inlet connection details please refer to Figure 3 for your review (Appendix V).
(2)	Please make reference to the latest Technical Note No. 1 issued by DSD for more details in preparing the drainage proposal.	Noted. The update assessment is shown in Appendix A in Appendix V for your perusal.

	According to the site area and the utilization rate for the proposed drainage facilities, please upgrade all drainage facilities size accordingly.	
(3)	Please advise if any site formation/leveling 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 intended to maintain the existing levels. No major site formation is anticipated. Cross sections are shown in Figure 5 for your perusal (Appendix V).
(4)	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.	Noted. 100mm opening from ground level along wall/ hoarding or equivalent to be provided where it is erected.
(5)	For Figure 3, please advise the difference for the proposed sand trap and proposed catchpit with trap as shown in the legend for further comments.	Please kindly note the catchpit with trap and without trap are proposed for the drainage system. The typical details are shown in Appendix C for your perusal (Appendix V).
(6)	Please confirm whether the proposed peripheral surface channels as shown in Figure 3 are not half round u-channels. Otherwise, please clearly indicate on the drawing for review.	Please kindly note the proposed channels are u-channels, not half round channels.
(7)	For Figure 3, please clarify the difference between the proposed UC2 and UC3 with the same size and gradient for review.	The drainage proposal are updated with drainage schedule in Figure 3 for your perusal (Appendix V).
(8)	In general, only one discharge point is allowed for each application site. Please review the proposed drainage arrangement accordingly.	Noted. One discharge point is proposed as shown in Figure 3 for your perusal (Appendix V).
(9)	Please indicate the size and the gradient of the discharge channel/pipe in connection details A and B for review.	The details are shown in drainage schedule of Figure 3 for your perusal (Appendix V).

(10)	The existing watercourse, to discharge the stormwater from the subject site was not maintained by DSD. Please 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, DLO/YL should be consulted. Moreover, it is necessary to 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 to avoid blockage of the system.	Noted.
(11)	Further to (10) above, since there is no record of the said discharge path, please provide site photos at different locations and views to demonstrate its presence and existing condition.	Noted. Photos are shown in Appendix D for your perusal (Appendix V).
(12)	The development should neither obstruct overland flow and nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc..	Noted.
(13)	Please 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 on private lots or on Government Land, where required, outside the application site(s).	Noted.

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會（下稱「委員會」）秘書收。
2. Please read the “Guidance Notes” carefully before you fill in this form. The document can be downloaded from the Board’s website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取。
3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構) Full Blossom (HK) Engineering Limited 豐盛（香港）工程有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）
☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構) R-riches Planning Limited 盈卓規劃有限公司

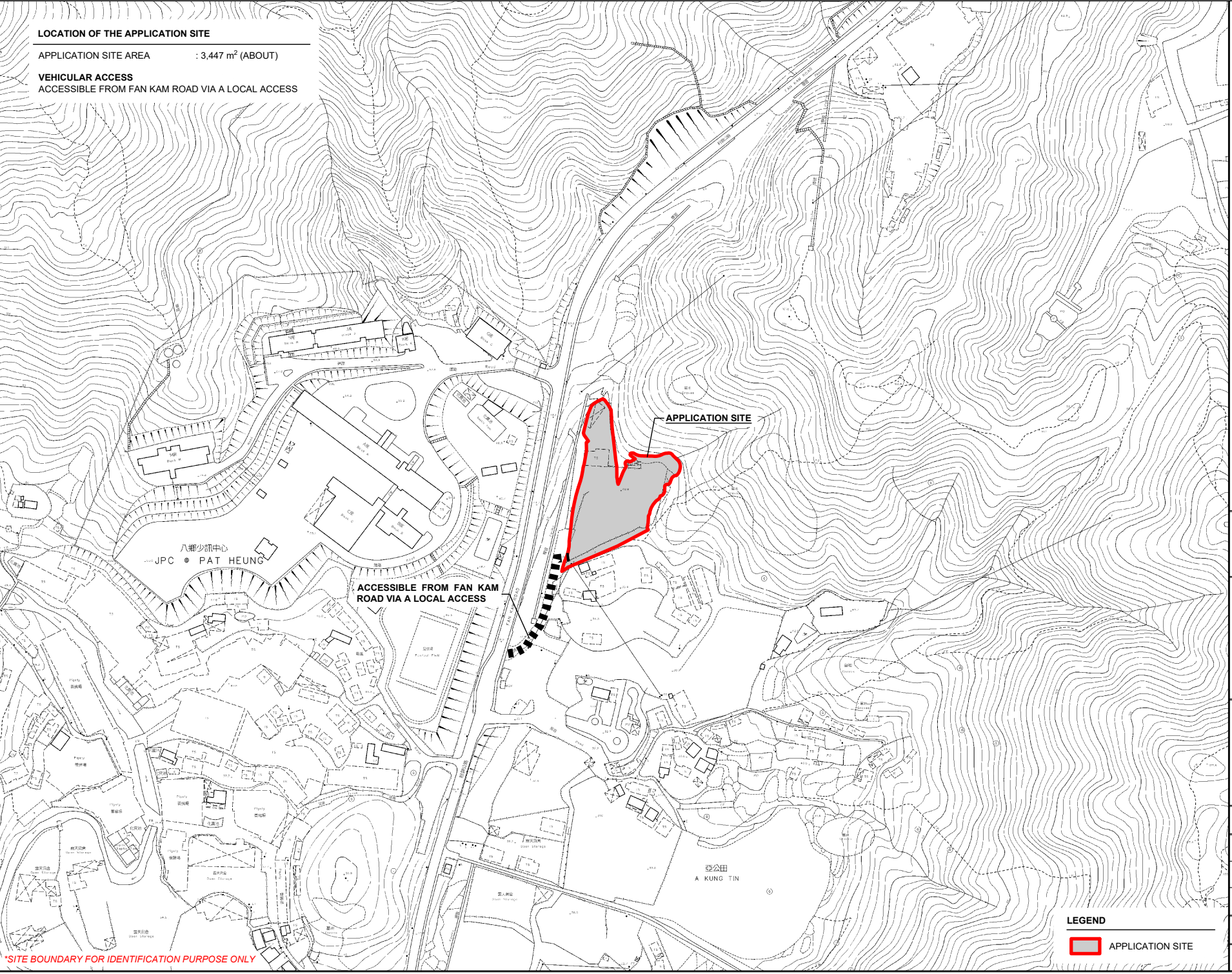
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lots 14 S.B RP, 15 S.B RP, 16, 17, 18 (Part), 19 RP (Part) and 20 S.B (Part) in D.D. 111, Pat Heung, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☒ Site area 地盤面積 3,447 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 810 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	 N/A sq.m 平方米 ☐ About 約

6. Type(s) of Application 申請類別					
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)					
(a) Proposed use(s)/development 擬議用途/發展	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)				
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月				
(c) Development Schedule 發展細節表					
Proposed uncovered land area 擬議露天土地面積	2,637 sq.m ☒ About 約				
Proposed covered land area 擬議有上蓋土地面積	810 sq.m ☒ About 約				
Proposed number of buildings/structures 擬議建築物／構築物數目	4				
Proposed domestic floor area 擬議住用樓面面積	N/A sq.m ☐ About 約				
Proposed non-domestic floor area 擬議非住用樓面面積	810 sq.m ☒ About 約				
Proposed gross floor area 擬議總樓面面積	810 sq.m ☒ About 約				
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)					
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	
B1	WAREHOUSE (EXCLUDING D.G.G.) AND OFFICE	150 m ² (ABOUT)	150 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)	
B2	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)	
B3	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)	
B4	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)	
TOTAL		810 m² (ABOUT)	810 m² (ABOUT)		
*D.G.G. - DANGEROUS GOODS GODOWN					
Proposed number of car parking spaces by types 不同種類停車位的擬議數目					
Private Car Parking Spaces 私家車車位	3				
Motorcycle Parking Spaces 電單車車位	N/A				
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A				
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A				
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A				
Others (Please Specify) 其他 (請列明)					
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目					
Taxi Spaces 的士車位	N/A				
Coach Spaces 旅遊巴車位	N/A				
Light Goods Vehicle Spaces 輕型貨車車位	2				
Medium Goods Vehicle Spaces 中型貨車車位	1				
Heavy Goods Vehicle Spaces 重型貨車車位	N/A				
Others (Please Specify) 其他 (請列明)					

Proposed operating hours 擬議營運時間 Monday to Saturday from 08:00 to 19:00. No operation on Sunday and public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Accessible from Fan Kam Road via a local access</u>																															
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情 																															
	No 否	☒																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☒ About 約 ☒ Filling of land 填土 Area of filling 填土面積 3,383 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 not more than 0.2... m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☐																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 14 S.B RP, 15 S.B RP, 16, 17, 18 (Part), 19 RP (Part) and 20 S.B (Part) in D.D. 111, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	3,447 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11
Zoning 地帶	"Residential (Group D)" Zone
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/development 申請用途/發展	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	810 ☒ About 約 ☐ Not more than 不多於	0.23 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A ☐ (Not more than 不多於) m 米	
		N/A ☐ (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	8 (about) ☐ (Not more than 不多於) m 米	
		1 ☐ (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	23 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		3
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		3 N/A N/A N/A N/A
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A 2 1 N/A



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,447 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM FAN KAM ROAD VIA A LOCAL ACCESS

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS N D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES

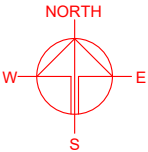
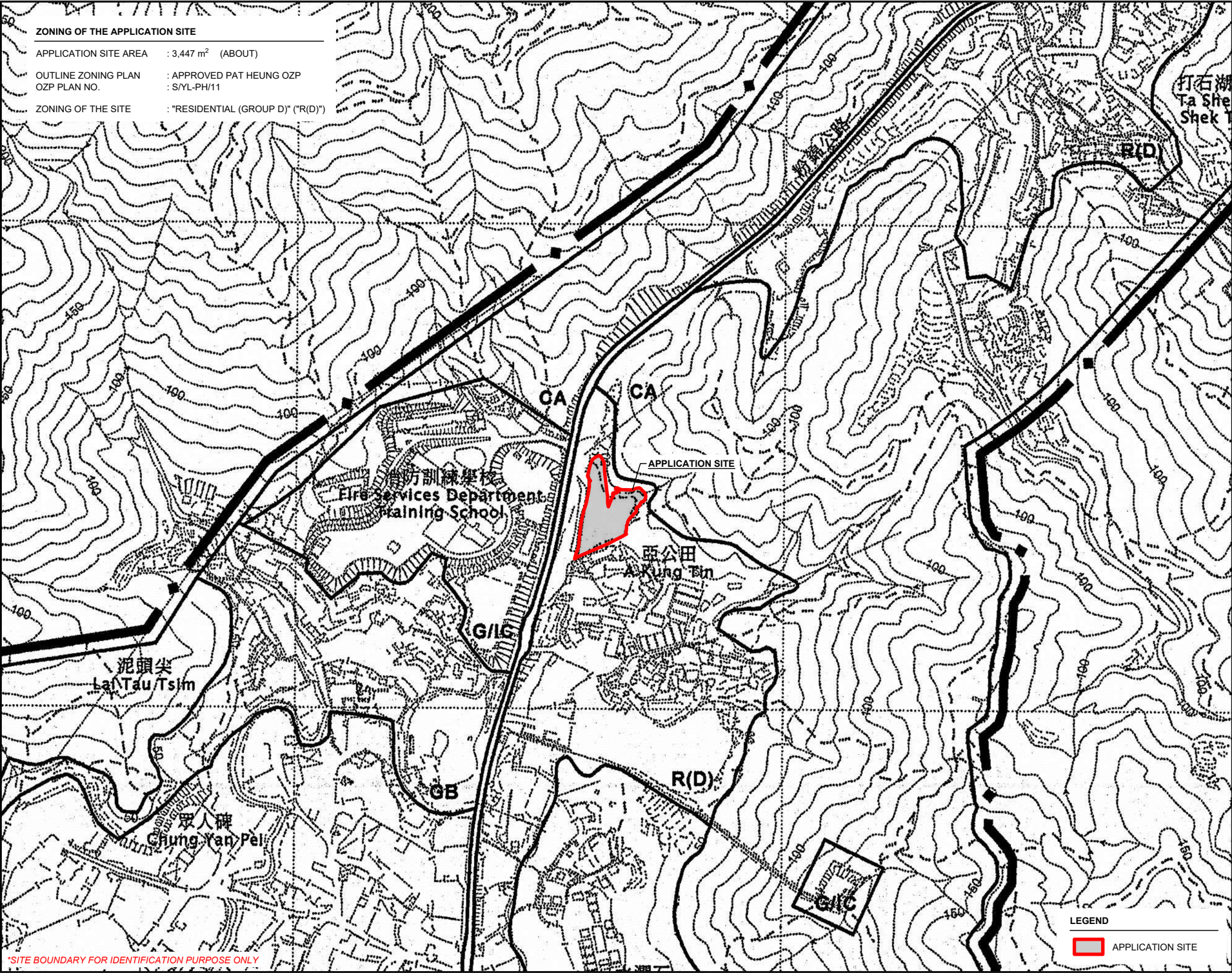
SCALE

1 : 3000 @ A4

DRAWN BY	DN	DATE	4.9.2026
REVISED BY		DATE	
APPROVED BY		DATE	

DWG. TITLE	LOCATION PLAN
DWG NO.	PLAN 1
VER.	001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS
GOODS GODOWN) WITH
ANCILLARY FACILITIES AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS N D.D. 111, PAT
HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

DN

DATE

4.9.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

001

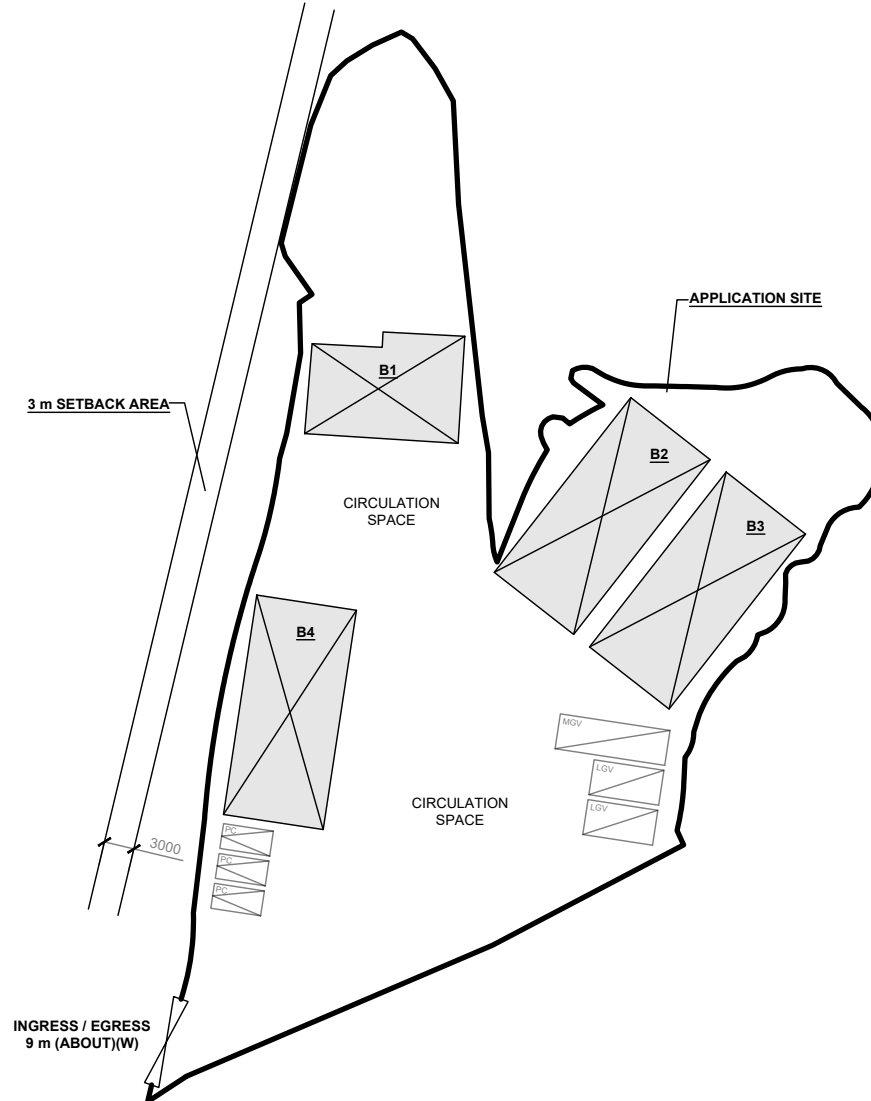
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,447 m ²	(ABOUT)
COVERED AREA	: 810 m ²	(ABOUT)
UNCOVERED AREA	: 2,637 m ²	(ABOUT)
PLOT RATIO	: 0.23	(ABOUT)
SITE COVERAGE	: 23 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 810 m ²	(ABOUT)
TOTAL GFA	: 810 m ²	(ABOUT)
BUILDING HEIGHT	: 8 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND OFFICE	150 m ² (ABOUT)	150 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
TOTAL		810 m ² (ABOUT)	810 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



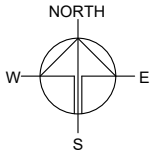
PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LOADING / UNLOADING PROVISIONS

NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 11 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS N D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
DN	4.9.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

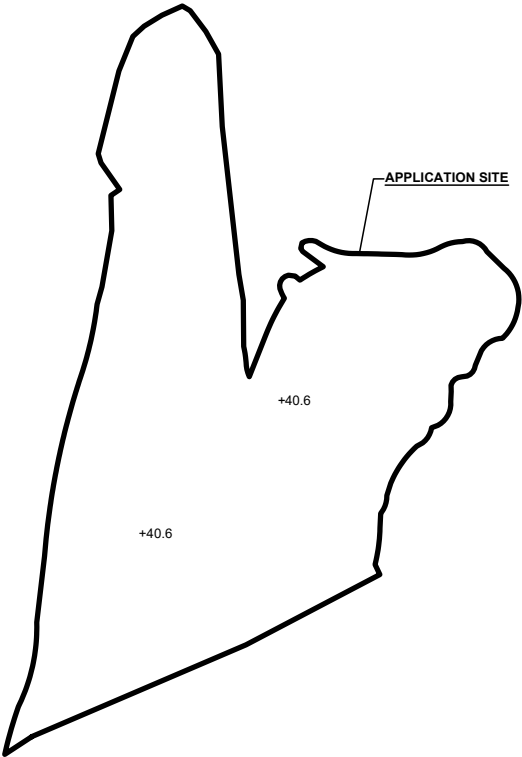
DWG NO.	VER.
PLAN 4	001

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (MGV)
	INGRESS / EGRESS

APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA	: 3,447 m ²	(ABOUT)
SITE LEVELS BEFORE FILLING OF LAND	: +40.6 mPD	(ABOUT)



LEGEND

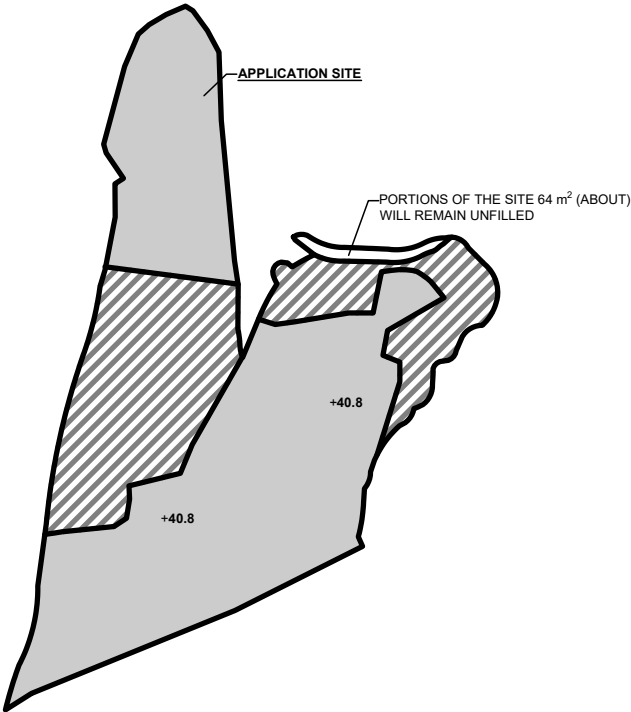
	APPLICATION SITE
	+40.6 SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

FILLING OF LAND AREA

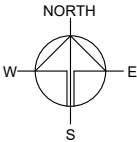
APPLICATION SITE AREA	: 3,447 m ²	(ABOUT)
FILLED AREA FOR REGULARISATION	: 2,265 m ²	(ABOUT)
APPLIED LAND FILLING AREA	: 1,118 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
SITE LEVELS	: +40.8 mPD (ABOUT)	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, PARKING AND LOADING/UNLOADING SPACES AND CIRCULATION SPACE	

THE APPLICANT APPLIES FOR REGULARISATION OF EXISTING FILLED AREA OF 2,012 m² (ABOUT).
NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE BOARD.



LEGEND

	APPLICATION SITE
	FILLED AREA
	LAND FILLING AREA
	+40.8 SITE LEVEL

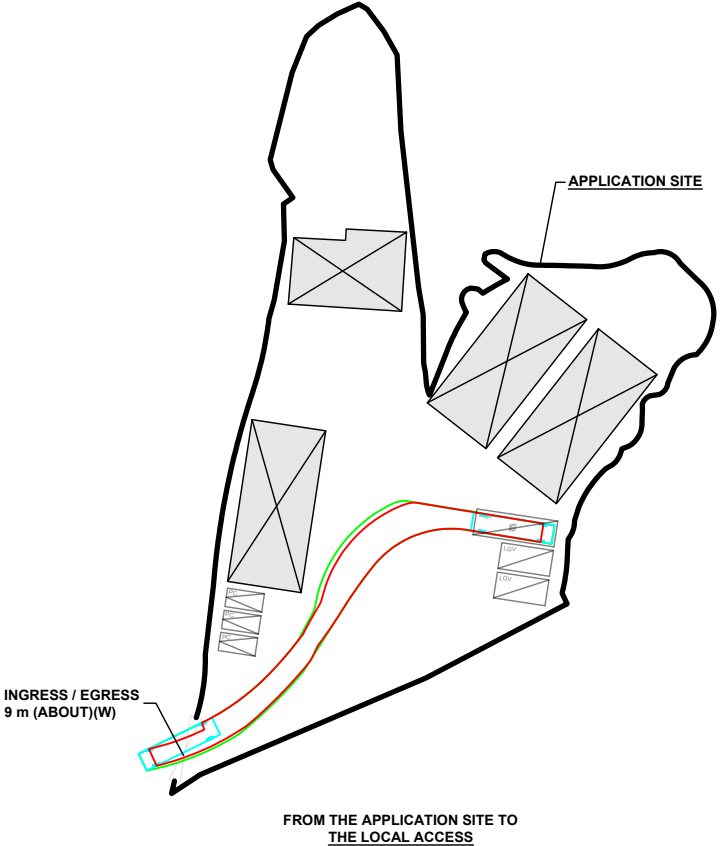
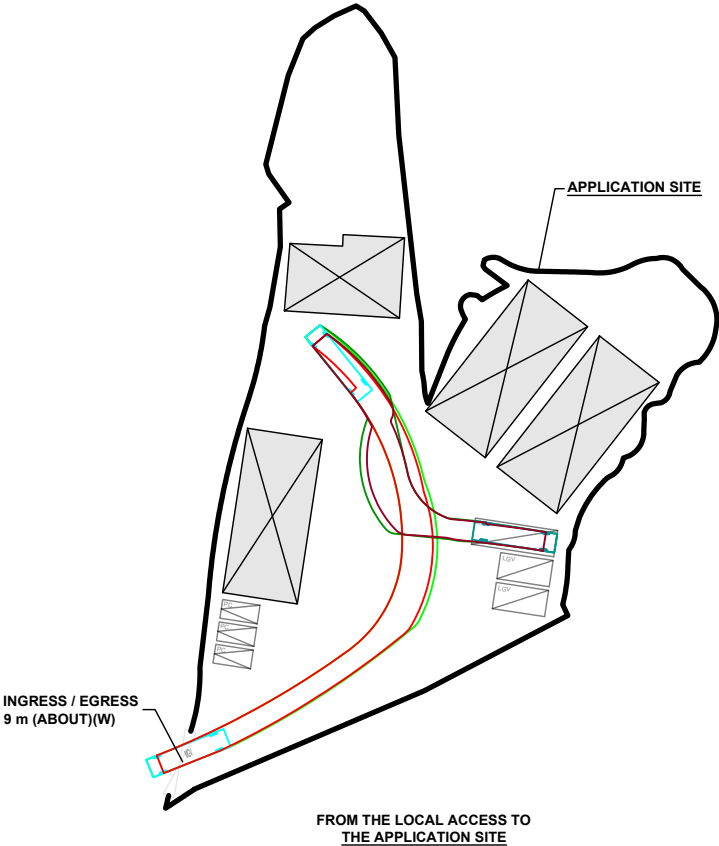


PLANNING CONSULTANT	
PROJECT	
TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 1000 @ A4	
DRAWN BY	DATE
DN	12.10.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FILLING OF LAND	
DWG NO.	VER.
PLAN 5	001

SWEPT PATH ANALYSIS

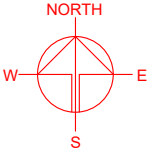
TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



- LEGEND
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE (PC)
 - LOADING / UNLOADING SPACE (LGV)
 - LOADING / UNLOADING SPACE (MGV)
 - INGRESS / EGRESS
 - MEDIUM GOODS VEHICLE
 - SWEPT PATH OF VEHICLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS
GOODS GODOWN) WITH
ANCILLARY FACILITIES AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS N D.D. 111, PAT
HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
DN	4.9.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO. PLAN 6	VER. 001
-------------------	-------------

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,447 m ²	(ABOUT)
COVERED AREA	: 810 m ²	(ABOUT)
UNCOVERED AREA	: 2,637 m ²	(ABOUT)
PLOT RATIO	: 0.23	(ABOUT)
SITE COVERAGE	: 23 %	(ABOUT)

NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 810 m ²	(ABOUT)
TOTAL GFA	: 810 m ²	(ABOUT)

BUILDING HEIGHT	: 8 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)

FIRE SERVICE INSTALLATIONS

- (S) STAND-ALONE FIRE DETECTOR
- (FE_{DP}) 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

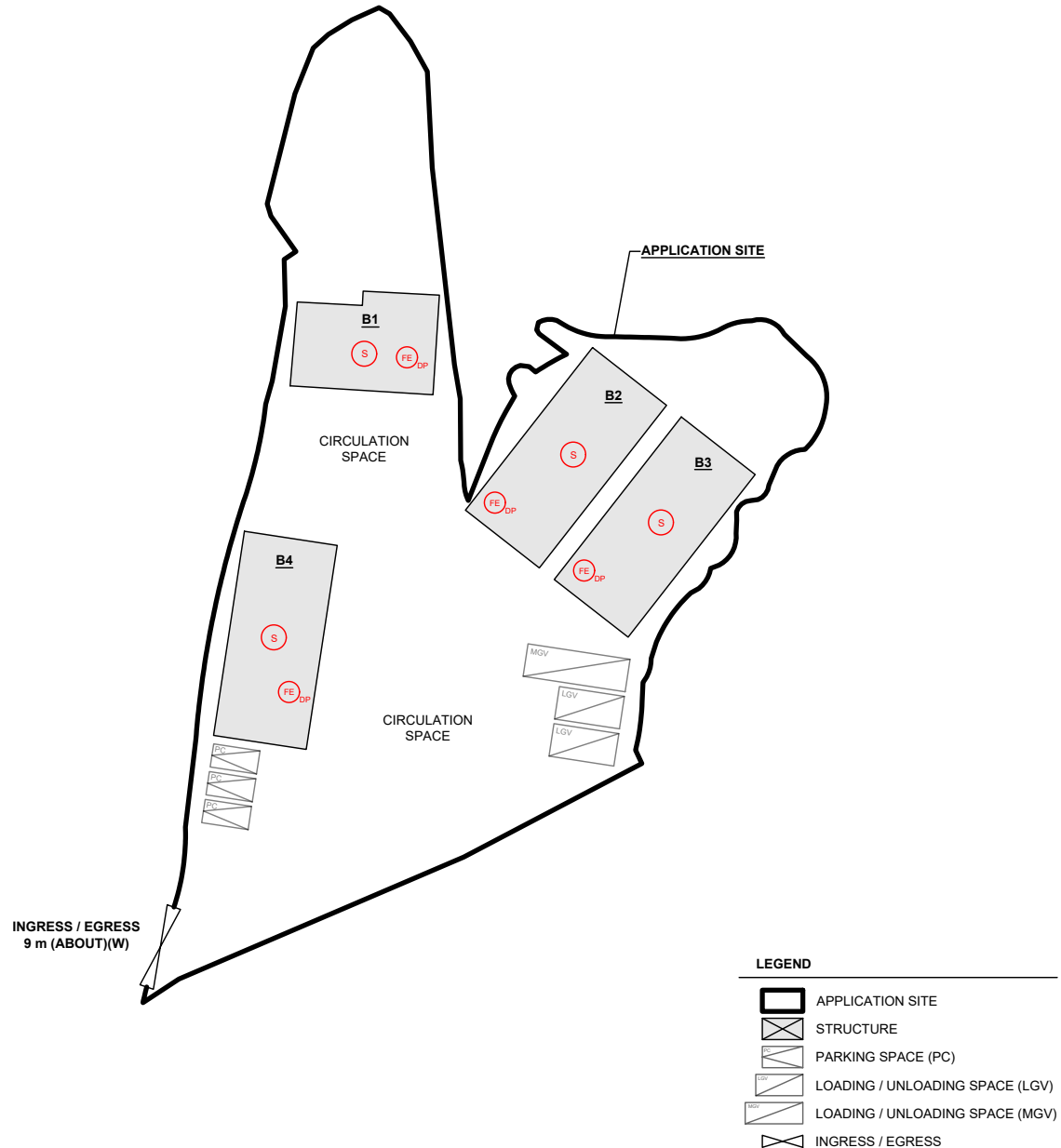
FS NOTES:

- 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.

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

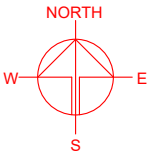
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND OFFICE	150 m ² (ABOUT)	150 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
TOTAL		810 m ² (ABOUT)	810 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- LOADING / UNLOADING SPACE (MGV)
- INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS
GOODS GODOWN) WITH
ANCILLARY FACILITIES AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS N D.D. 111, PAT
HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	28.5.2026
REVISED BY	DATE
LT	30.6.2026
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO.	VER.
APPENDIX V	001

Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Various Lots in D.D 111, Pat Heung, Yuen Long, New Territories

Drainage Proposal

Sep 2026

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1.2	Application Site	1
2	Development Proposal.....	2
2.1	The Proposed Development	2
3	Assessment Criteria.....	2
4	Proposed Drainage System	5
4.1.	Proposed Channels	5
5	Conclusion	5

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Figure 2 – Existing Drainage Plan
Figure 3– Proposed Drainage System
Figure 4 – Catchment Plan
Figure 5 – Sections

List of Appendix

Appendix A – Design Calculation
Appendix B - Development Layout Plan
Appendix C – Reference Drawings
Appendix D – Site Photos

1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Various Lots in D.D. 111 (the Site) for ‘Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 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 located at the East of Fan Kam Road and JPC Pak Heung. It has an area of approx. 3,447 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site is already paved. Existing levels are approximately +36 to +41 mPD. The applicant intended to keep the existing site levels. No major site formation of the Application Site is anticipated.
- 1.2.3 There is existing 3m (W) channel located between Fan Kam Road and the Development Site. **Figure 2** indicates the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 3,447 m². Most of the existing site is already paved. The catchment plan is shown in **Figure 4**.

Proposed Development Area (Approx.)	
Total Site Area (m ²)	3,447
Paved Area after Development (m ²)	3,383

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.

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: $C = 0.9$
2. Unpaved Area: $C = 0.3$

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:

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

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

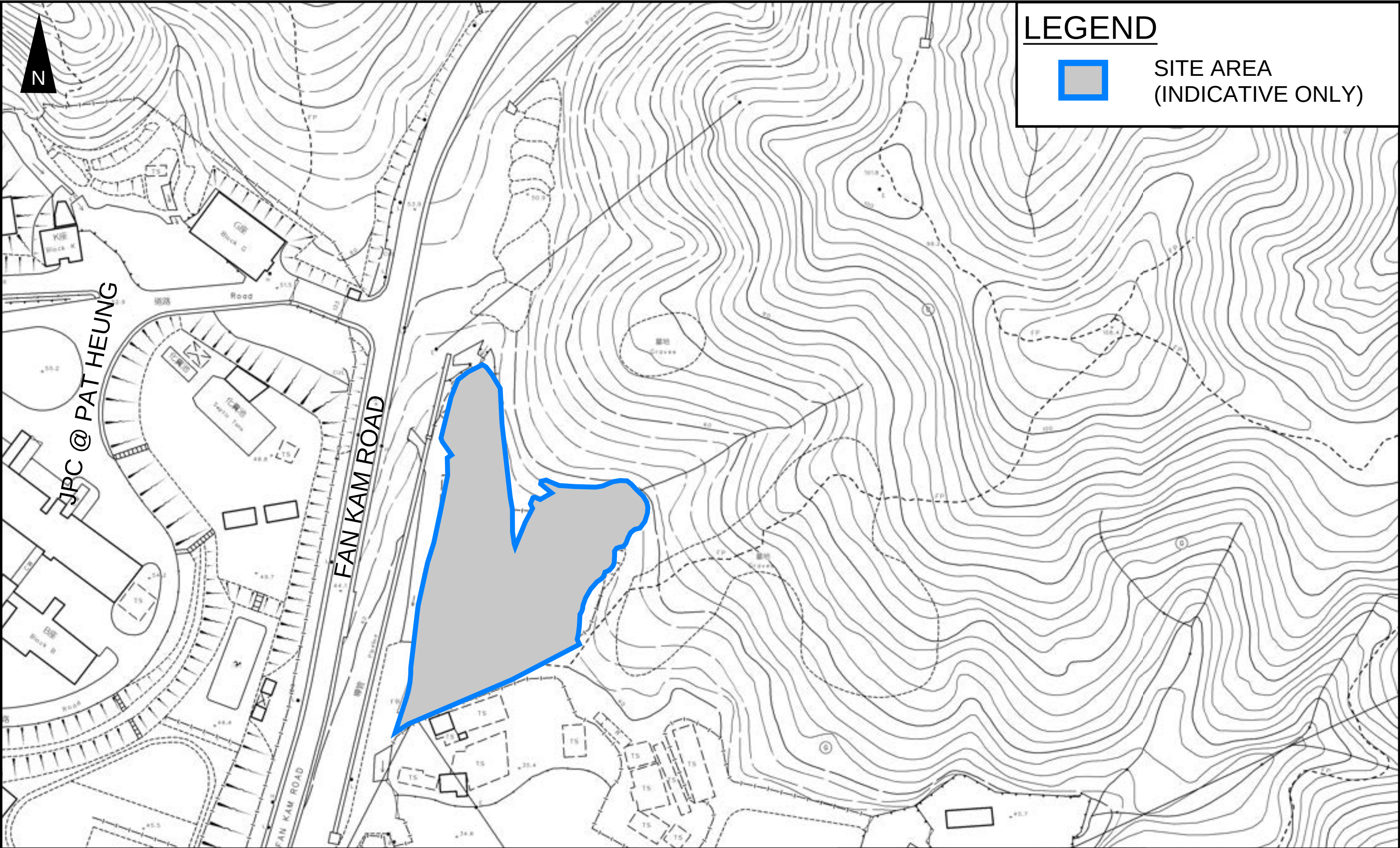
- 4.1.1 Proposed channels are designed for collection of runoff for application site. The design calculation of proposed drains are shown in **Appendix A**. The channels are proposed to be discharged to existing 3m (W) channel at the east of the site. The checking of existing 3m (W) channel against flow from development site is shown in **Appendix A** which utilization is only about 6.3%.
- 4.1.2 As the site is already paved, there is no additional flow due to the development.
- 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.
- 4.1.6 The proposed drains are proposed to be maintained by the development.

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 discharge existing 3m (W) channel. As the site is already paved, there is no additional flow due to the development.
- 5.1.1 With implementation of the above drainage system, no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES



LEGEND:

Combined Manhole

Overflow (Combined)

Pipe (Combined)

Interface Valve Chamber

Sewer Manhole

Oil / Petrol Interceptor

Overflow (Sewer)

Pipe (Sewer)

Tapping Point (Sewer)

Sewer Terminal Manhole

Catchpit

Inlet

Storm Water Manhole

Outlet

Pipe (Storm)

Sand Trap

Tapping Point (Storm)

Storm Water Terminal Manhole

Tunnel Protection Zone (100m / 200m)

Tunnel Protection Zone (General Range)

Tunnel / Box Culvert (Sewer)

Tunnel / Box Culvert (Storm)

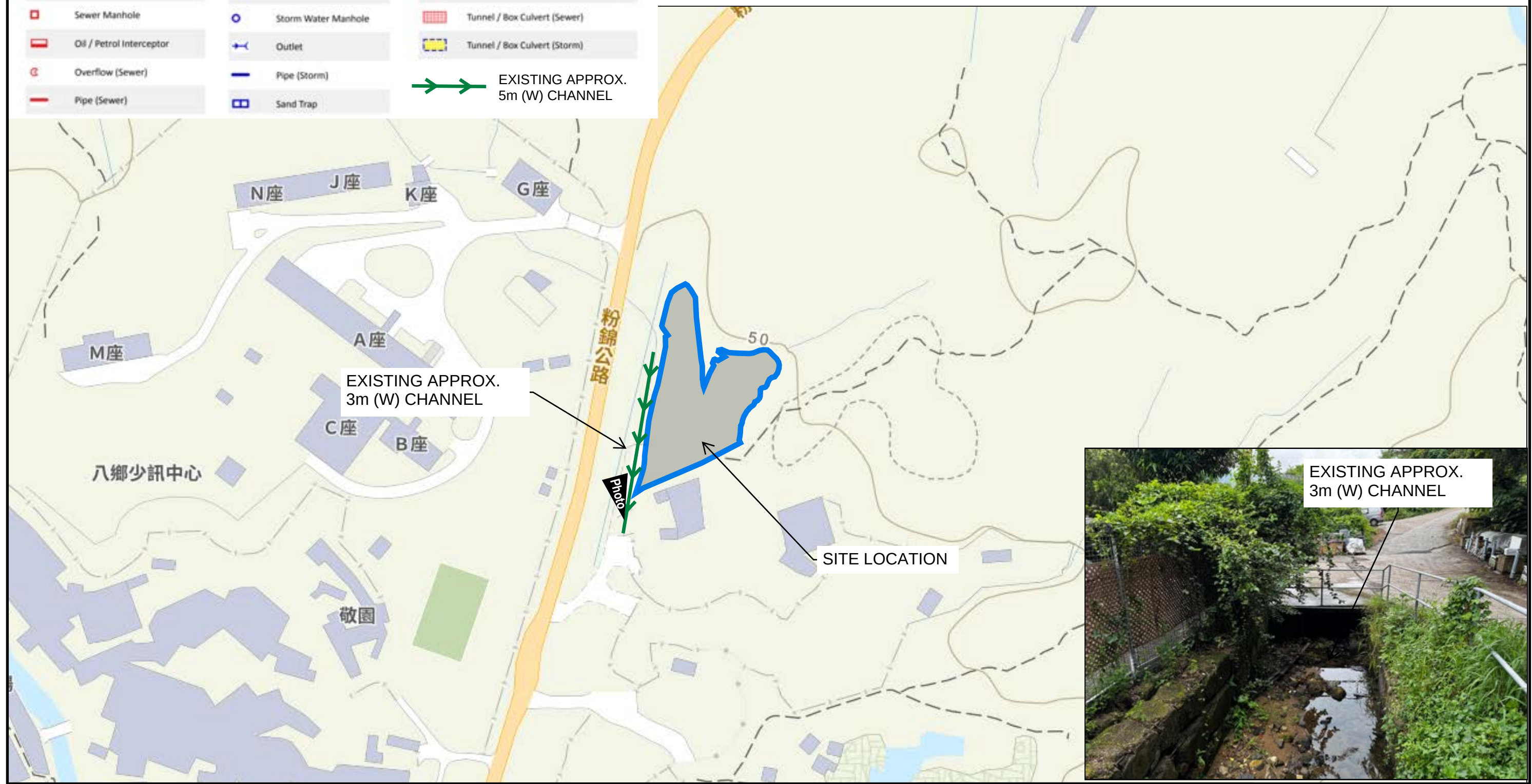
EXISTING APPROX. 5m (W) CHANNEL



LEGEND



SITE AREA
(INDICATIVE ONLY)



PROJECT:

Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone

TITLE

EXISTING DRAINAGE PLAN

FIGURE NUMBER

FIGURE 2

LOCATION:

Various Lots in D.D 111, Pat Heung, Yuen Long, New Territories

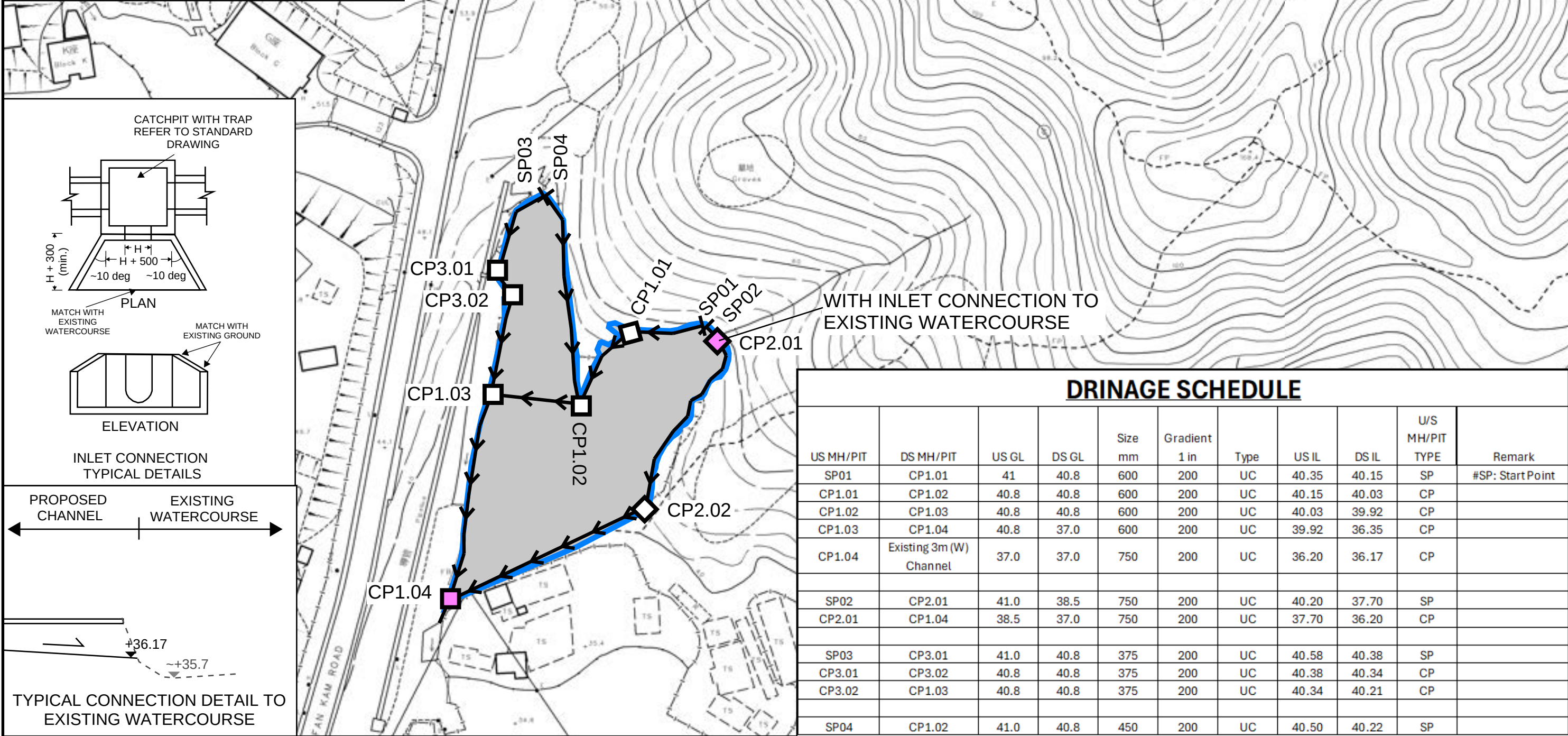
VER	DESCRIPTION	DATE
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LEGEND

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

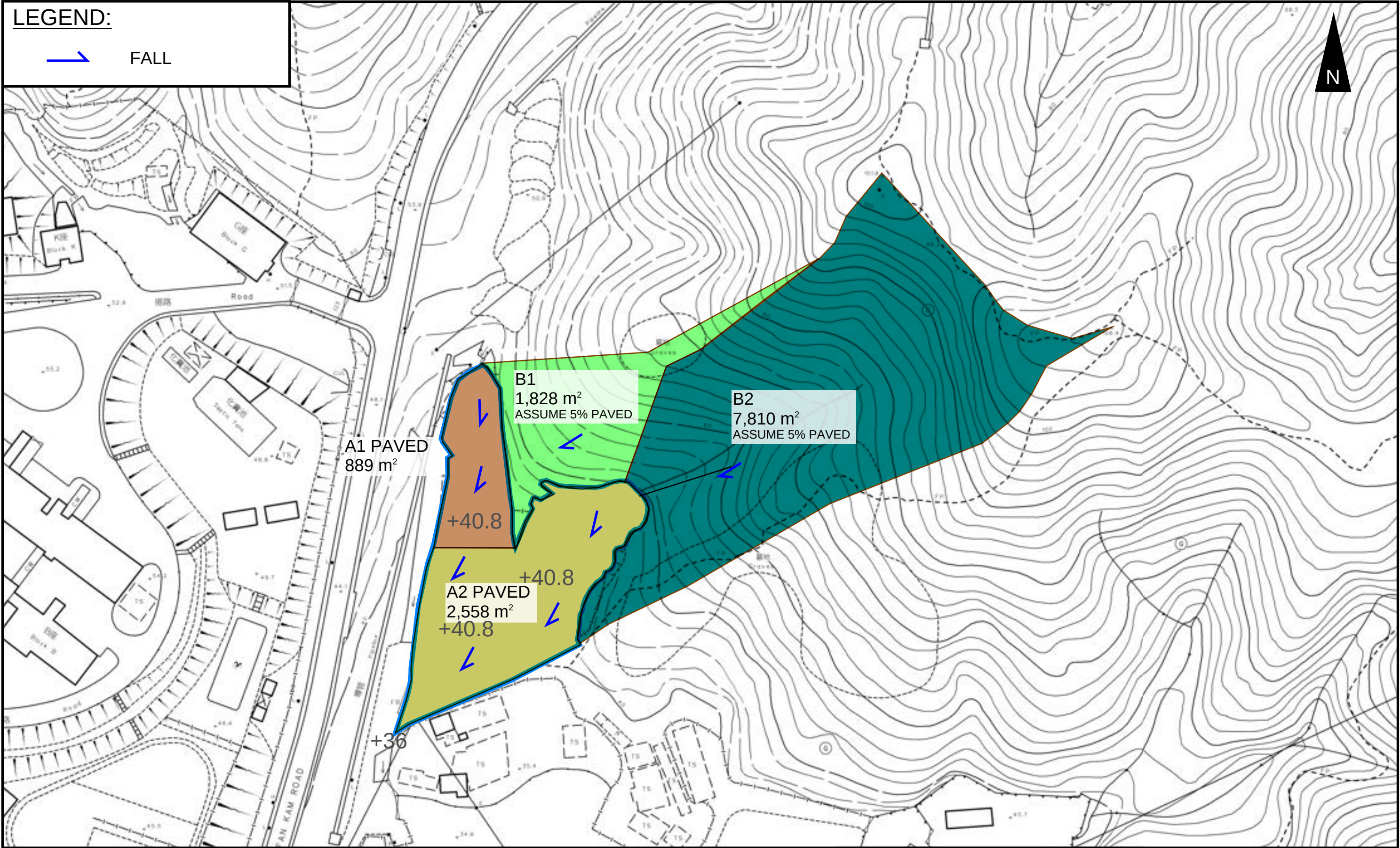
NOTES:

- 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.



LEGEND:

 FALL



PROJECT:
Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone

TITLE
CATCHMENT PLAN

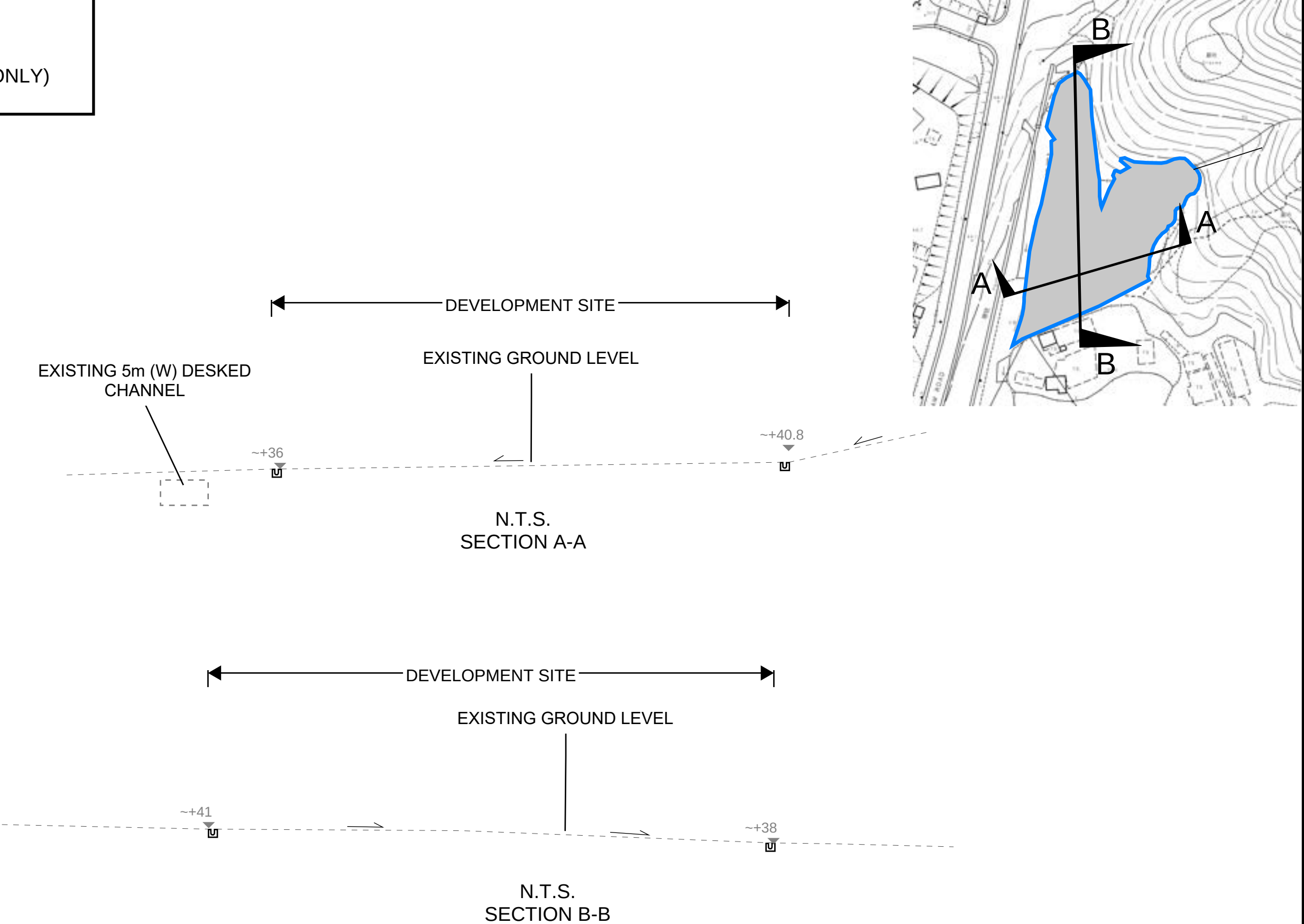
FIGURE NUMBER
FIGURE 4

LOCATION:
Various Lots in D.D 111, Pat Heung, Yuen Long, New Territories

VER	DESCRIPTION	DATE
-----	-------------	------

LEGEND

SITE AREA
(INDICATIVE ONLY)



PROJECT: Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone	TITLE SECTIONS	FIGURE NUMBER FIGURE 5		
LOCATION: Various Lots in D.D 111, Pat Heung, Yuen Long, New Territories		VER	DESCRIPTION	DATE

APPENDIX

Appendix A: Design Calculation

Zone	HKO	Return Period	1 in	50	years	n	0.014	Storm Constant	HKO a	505.5
						Ks	0.15		HKO b	3.29
						Viscosity	0.000001		HKO c	0.355

Catchment Area Table (Area in m²)

Catchment	A1	A2	B1	B2														
Total Area	889	2558	1828	7810														
Hard Paved Area	889	2558	1736.6	7419.5														
Unpaved Area	0	0	91.4	390.5														
Equival. Area	800.1	2302.2	1590.36	6794.7														

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.9	0.3

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 m³/s	Catchments	Total Equivalent Area m²	ToC min	Intensity mm/hr ^{##}	Total Discharge m³/s	Utilization	Remark
SP01	CP1.01	41.00	40.80	600	200	UC	40.35	40.15	SP	18.9	1.65	0.48	A2,B1	3892.56	3.90	279	0.30	63.0%	
CP1.01	CP1.02	40.80	40.80	600	200	UC	40.15	40.03	CP	23.1	1.65	0.48	A2,B1	3892.56	4.09	276	0.30	62.5%	
CP1.02	CP1.03	40.80	40.80	600	200	UC	40.03	39.92	CP	22.8	1.65	0.48	A1,A2,B1	4692.66	8.67	233	0.30	63.4%	
CP1.03	CP1.04	40.80	37.00	600	200	UC	39.92	36.35	CP	54.2	1.65	0.48	A1,A2,B1	4692.66	8.90	231	0.30	63.0%	
CP1.04	Existing 3m (W) Channel	37.00	37.00	750	200	UC	36.20	36.17	CP	6.6	1.92	0.87	A1,A2,B1,B2	11487.36	9.45	228	0.73	83.8%	
SP02	CP2.01	41.00	38.50	750	200	UC	40.20	37.70	SP	55	1.92	0.87	A2,B2	9096.90	3.90	279	0.71	81.3%	
CP2.01	CP1.04	38.50	37.00	750	200	UC	37.70	36.20	CP	55.6	1.92	0.87	A2,B2	9096.90	4.38	273	0.69	79.4%	
SP03	CP3.01	41.00	40.80	375	200	UC	40.58	40.38	SP	25.2	1.21	0.14	A1	800.10	3.90	279	0.06	45.4%	
CP3.01	CP3.02	40.80	40.80	375	200	UC	40.38	40.34	CP	6.3	1.21	0.14	A1	800.10	4.25	274	0.06	44.6%	
CP3.02	CP1.03	40.80	40.80	375	200	UC	40.34	40.21	CP	26.7	1.21	0.14	A1	800.10	4.33	273	0.06	44.4%	
SP04	CP1.02	41.00	40.80	450	200	UC	40.50	40.22	SP	55.1	1.37	0.22	A1,B1	2390.46	8.00	238	0.16	71.0%	
Checking of 3m (W) Channel													A1,A2	3102.30	9.45	228	0.20		

#SP: Start Point
: With 11.1% rainfall increase as per Table 28 of SDM Corrigendum No. 1/2022.
###: 10% reduction of Area as per SDM section 9.3

Capacity Checking of Existing 3m (W) Channel against flow from development

a1	1	
b1	0.0	
a2	1	
b2	0.0	
Total Depth	1.20	m
Base Width	3.00	m
Assumed Water Depth	0.90	m
Freeboard	0.30	m

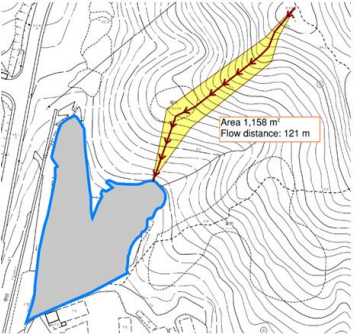
Assumed Water Depth	Freeboard	Base Width	Width of Water Surface	Flow Area (10% reduction)	Wetted Perimeter	Hydraulic Radius	Manning's Roughness	Gradient	Velocity	Capacity
m	m	m	m	m²	m	m		1 in	m/s	m³/s
0.90	0.30	3.00	3.00	2.43	4.80	0.51	0.035	200	1.28	3.12

Total Flow from The Application Site = 0.20 m³/s
Utilization Rate = 6.3%
Total flow from Development only occupy 6.3% of the existing channel.

Please kindly note the Existing Application Site is already fully paved. NO additional runoff generated from the proposed development

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	H 1	H2			
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
1158	121	101.8	41	50.248	3.9	3.9



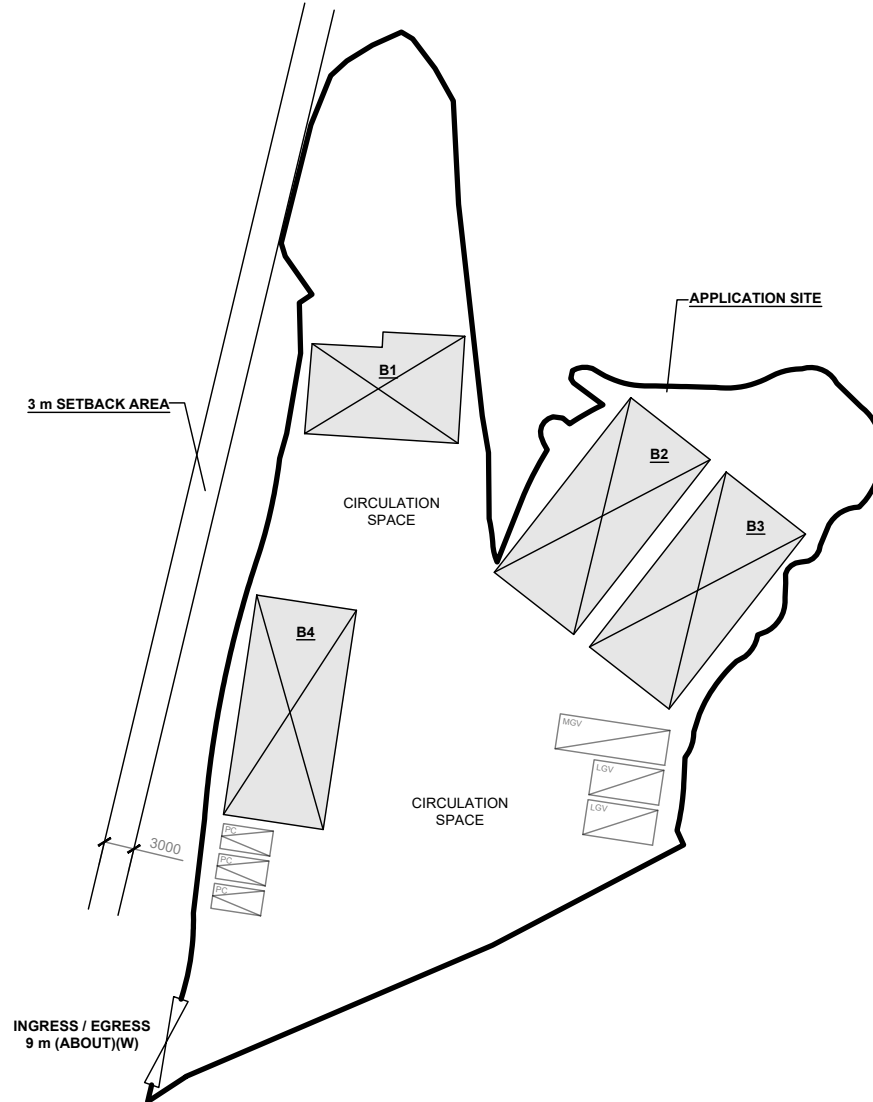
APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,447 m ²	(ABOUT)
COVERED AREA	: 810 m ²	(ABOUT)
UNCOVERED AREA	: 2,637 m ²	(ABOUT)
PLOT RATIO	: 0.23	(ABOUT)
SITE COVERAGE	: 23 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 810 m ²	(ABOUT)
TOTAL GFA	: 810 m ²	(ABOUT)
BUILDING HEIGHT	: 8 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND OFFICE	150 m ² (ABOUT)	150 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
TOTAL		810 m ² (ABOUT)	810 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

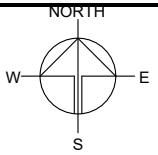
LOADING / UNLOADING PROVISIONS

NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 11 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (MGV)
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS
GOODS GODOWN) WITH
ANCILLARY FACILITIES AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS N D.D. 111, PAT
HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE

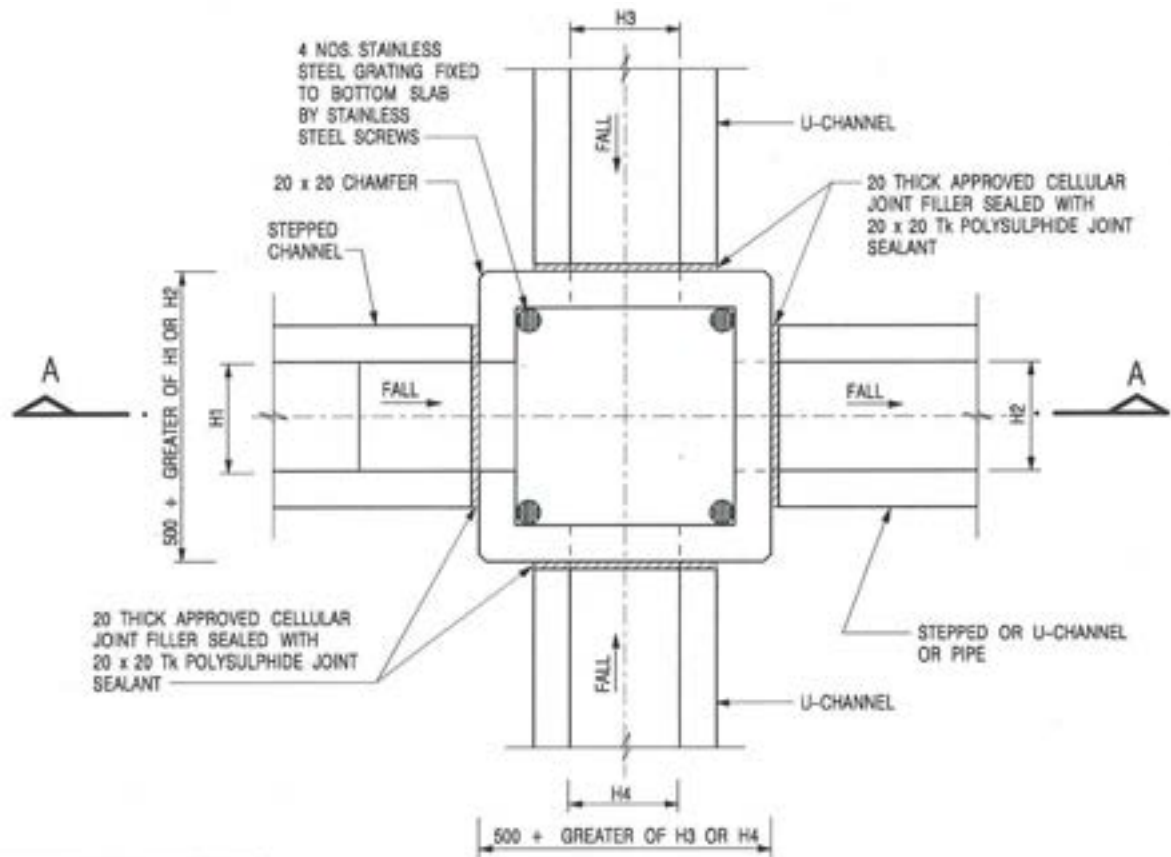
1 : 750 @ A4

DRAWN BY	DATE
DN	4.9.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

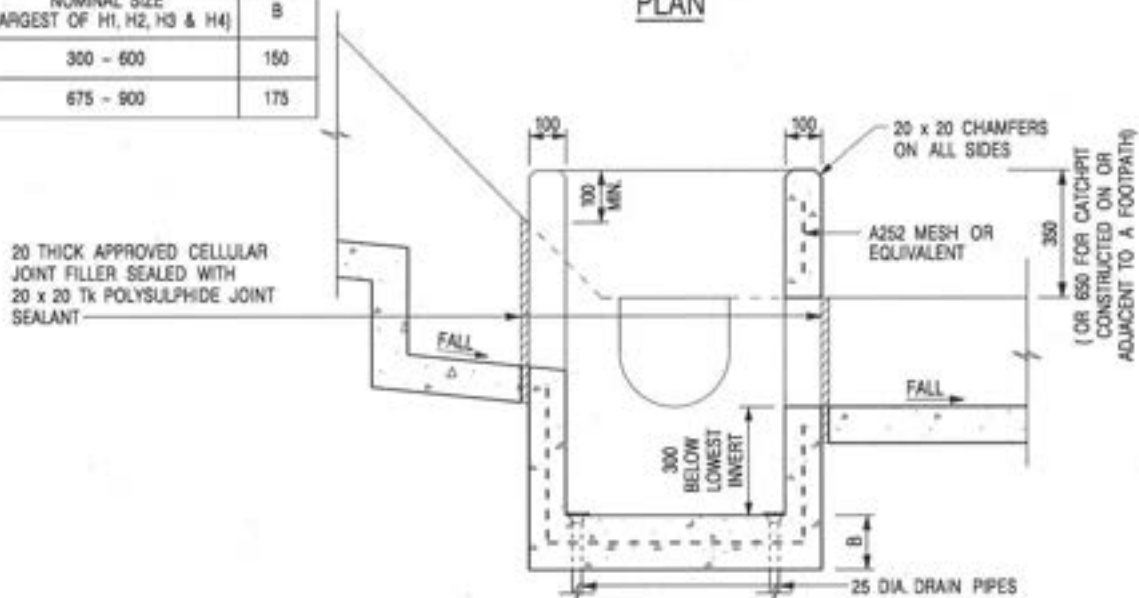
DWG NO. PLAN 4	VER. 001
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Appendix C - Reference Drawings



PLAN

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



SECTION A - A

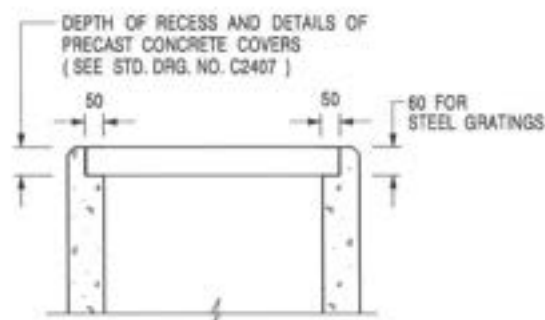
NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /1	
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.

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)**



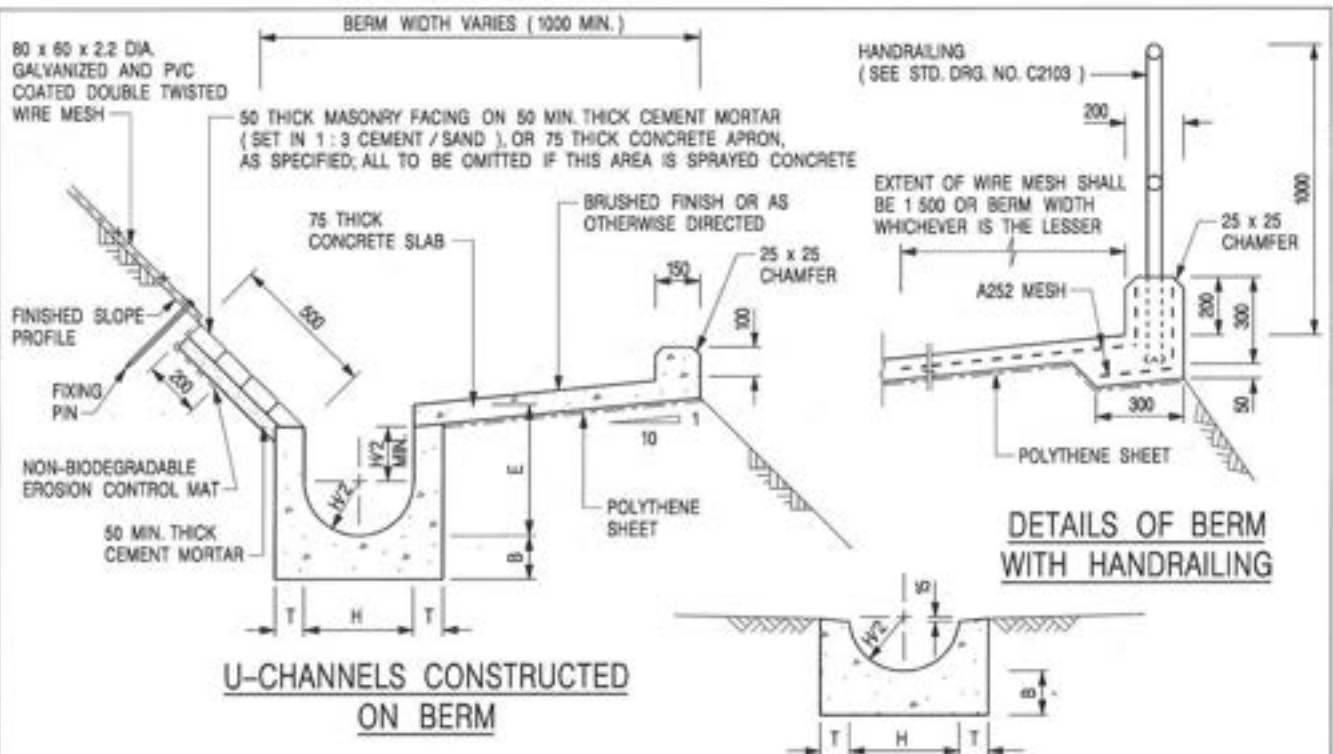
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

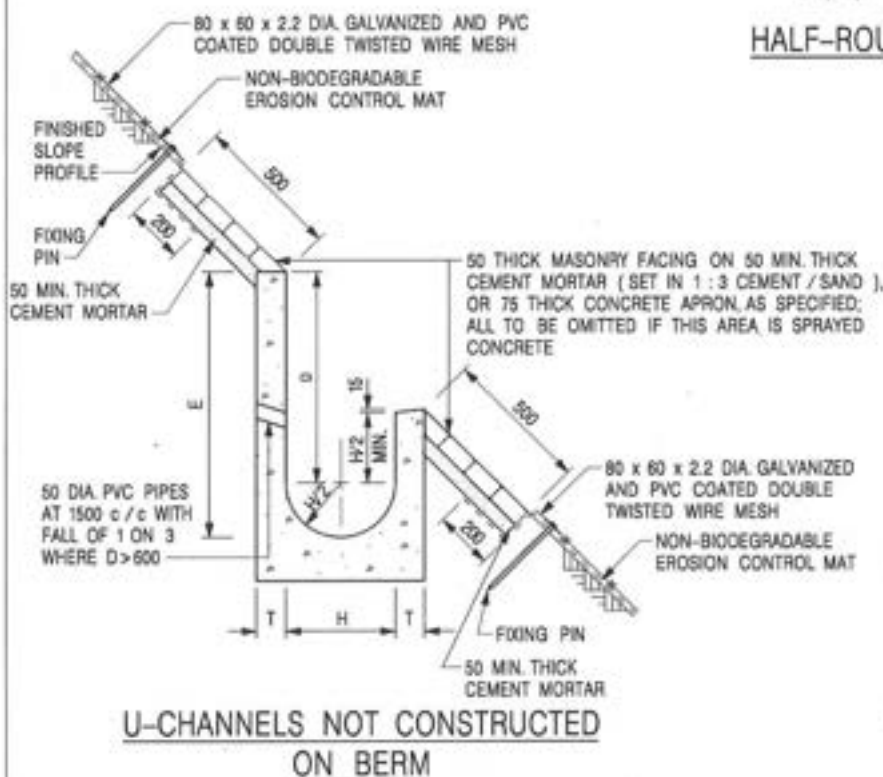
DATE JAN 1991

DRAWING NO.

C2406 / 2A



DETAILS OF BERM WITH HANDRAILING



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 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2006
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
REF.	REVISION	SIGNATURE	DATE

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.

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

I	MINOR AMENDMENT.	Original Signed	07.2018
H	FOODING 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	12.2003
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 LIPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92
REF.	REVISION	SIGNATURE	DATE

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

卓越工程 建設香港

CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

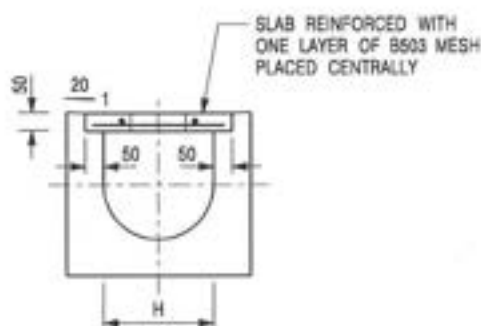
SCALE DIAGRAMMATIC

DATE JAN 1991

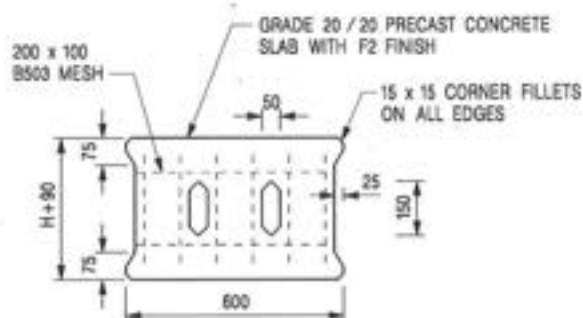
DRAWING NO.

C24101

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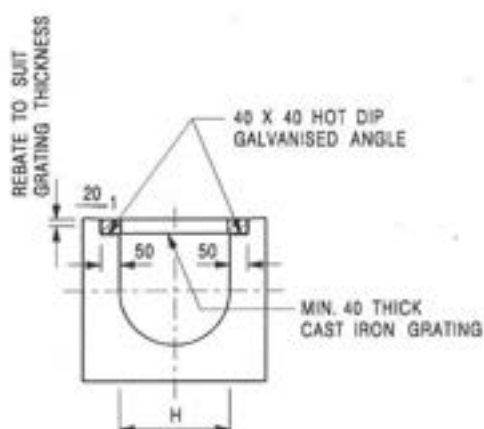
TYPICAL SECTION



PLAN OF SLAB

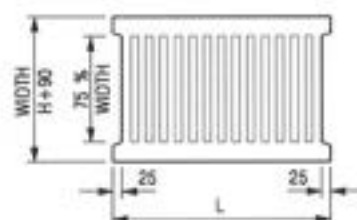
U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION

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



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

CAST IRON GRATING

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

DATE JAN 1991

DRAWING NO.

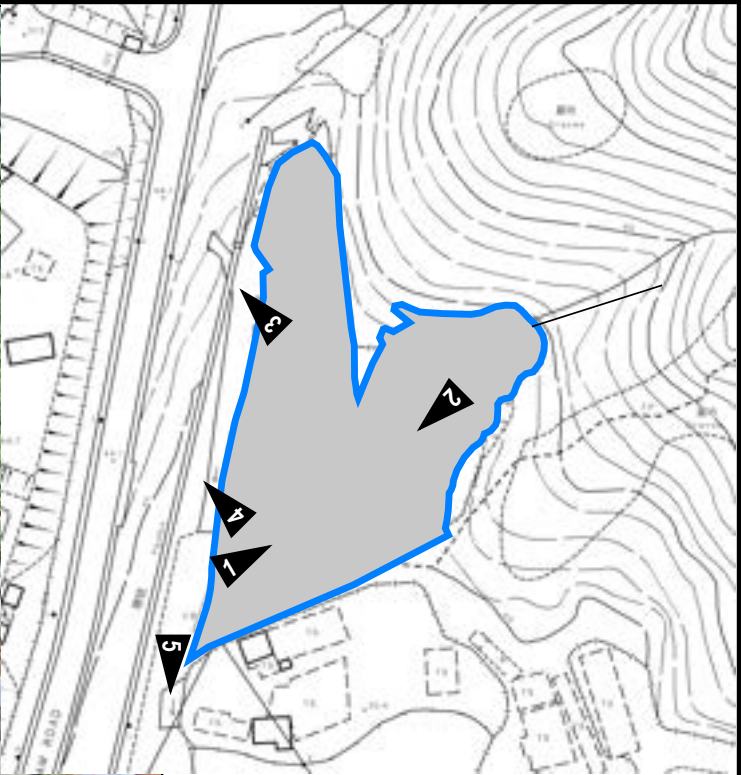
C2412E



VIEW 1



VIEW 3



VIEW 2



VIEW 5



VIEW 4

PROJECT:
Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone

SITE PHOTOS

APPENDIX D

LOCATION:
Various Lots in D.D 111, Pat Heung, Yuen Long, New Territories

VER	DESCRIPTION	DATE