Appendix 1

Approval Letter of Planning Application No. A/YL-PS/706

城 市 規 劃 委 員 會
香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD
15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳　真 Fax: 2877 0245 / 2522 8426
電　話 Tel: 2231 4810
來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/YL-PS/706

By Post & Fax [redacted]

19 April 2024

KTA Planning Ltd.
[redacted]
(Attn.: Pauline Lam / Benjamin Tung)

Dear Sir/Madam,

Proposed Temporary Logistics Centre and Vehicle Inspection Service Centre for a Period of 3 Years in "Comprehensive Development Area" Zone, Lots 105 RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114, 115, 116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 (Part), 154 (Part) and 155 (Part) in D.D.122 and adjoining Government Land, Ping Shan, Yuen Long

I refer to my letter to you dated 19.2.2024.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 5.4.2027 and is subject to the following conditions :

(a) no operation of the logistics centre between 11:00 p.m. and 7:00 a.m., as proposed by you, is allowed on the site during the planning approval period;

(b) no operation of the vehicle inspection service centre between 5:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period;

(c) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;

(d) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period;

(e) no vehicle washing, repairing, dismantling, car beauty and other workshop activity, as proposed by you, is allowed on the site at any time during the planning approval period;

(f) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.10.2024;

(g) in relation to (f) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.1.2025;

(h) the existing boundary fencing shall be maintained during the planning approval period;

(i) the submission of a fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.10.2024;

(j) in relation to (i) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.1.2025;

(k) if any of the above planning condition (a), (b), (c), (d), (e) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

(l) if any of the above planning condition (f), (g), (i) or (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36C. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (https://www.tpb.gov.hk/en/resources/index.html), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 6.4.2027. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III).

Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36C for details.

The TPB Paper in respect of the application is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/739_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 5.4.2024 is enclosed herewith for your reference.

Under section 17(1) and 17(1A) of the Ordinance, an applicant aggrieved by a decision of the TPB may in writing apply to the TPB for a review of the decision and set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for the review within 21 days from the date of this letter (on or before 10.5.2024). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Alexander Mak of the Tuen Mun & Yuen Long West District Planning Office at 2158 6283. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,

(Leticia LEUNG)
for Secretary, Town Planning Board

LL/CN/cl

Appendix 2

Letters from Planning Department for Compliance with Approval Conditions (i) and (j) under Planning Application No. A/YL-PS/706

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輋路一號
沙田政府合署 14 樓

By Post & Fax [redacted]

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin , N.T.
Hong Kong

來函檔號	Your Reference	S3113/DD122PS_B/24/011Lg
本署檔號	Our Reference	( ) in TPB/A/YL-PS/706
電話號碼	Tel. No. :	2158 6362
傳真機號碼	Fax No. :	2489 9711

13 December 2024

KTA Planning Limited
[redacted]
(Attn.: Mr. Benjamin TUNG)

Dear Sir/Madam,

Compliance with Approval Condition (i)
Planning Application No. A/YL-PS/706

I refer to your submission dated 21.11.2024 for compliance with the captioned approval condition on the submission of a fire services installation proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

☑ Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **APPENDIX**.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.

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

Should you have any queries on the departmental comments, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) or Mr. YUEN Tsz-fung (Tel: 2733 7781) of FSD.

Yours faithfully,

(Max YL WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
D of FS (Attn.: Mr. CHEUNG Wing-hei)

Internal
CTP/TPB (2)

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輋路一號
沙田政府合署 14 樓

By Post & Fax [redacted]

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin , N.T.
Hong Kong

來函檔號	Your Reference	S3113/DD122PS_B/24/013Lg
本署檔號	Our Reference	( ) in TPB/A/YL-PS/706
電話號碼	Tel. No. :	2158 6362
傳真機號碼	Fax No. :	2489 9711

12 June 2025

KTA Planning Limited
[redacted]
(Attn.: Mr. Benjamin TUNG)

Dear Sir/Madam,

Compliance with Approval Condition (j)
Planning Application No. A/YL-PS/706

I refer to your submission dated 25.4.2025 for compliance with the captioned approval condition on the implementation of the fire services installation proposal. The Fire Services Department (FSD) has 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**. Please proceed to implement the accepted proposal for full compliance with the approval condition.

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

Should you have any queries on the departmental comments, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) or Mr. YUEN Tsz-fung (Tel: 2733 7781) of FSD.

Yours faithfully,

(Max YL WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
D of FS (Attn.: Mr. CHEUNG Wing-hei)

Internal
CTP/TPB (2)

Appendix 3

Fire Service Installation Proposal (Same Layout with the Approved Scheme under Planning Application No. A/YL-PS/706)

F.S. NOTES:

1. GENERAL

1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.

1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO ø150mm.

1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE ø150mm.

1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.

1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON

1.6 SMOKE EXTRACTION SYSTEM(S) SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPERABLE WINDOW OF STRUCTURE A1 & B1 EXCEEDS 6.25% OF THE FLOOR AREA OF THE COMPARTMENT.

1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

2.1 HOSE REEL SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE FSI CODES OF PRACTICE 2022

2.2 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.

2.3 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m3 F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/ STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.

2.4 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS

2.5 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.

2.6 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE

2.7 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FS PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.

3.2 ONE NEW 90m^3 SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.

3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.

3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.

3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.

3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.

3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.

3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.

3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HIEGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
MAXIMUM STORAGE AREA : 50m^2
MINIMUM CLEARANCE AROUND : 2.4m

4. FIRE ALARM SYSTEM

4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 PART 1: 2017 AND FSD CIRCULAR LETTERS 6/2021

4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

4.3 A NEW FIRE ALARM CONTROL PANEL SHALL BE PROVIDED TO RECEIVE ALL FIRE ALARM SIGNALS FROM BREAKGLASS UNITS AND SPRINKLER FLOW SWITCHES AND TRANSMIT THE SAME TO THE CFATS VIA DIRECT LINK.

5. EMERGENCY LIGHTING

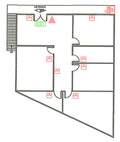
5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND BS EN 1838 :2013", FSD CIRCULAR LETTER 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.



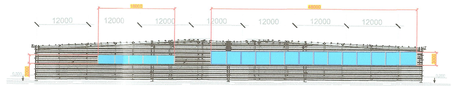
Structure A2 1/F

Structure C9 1/F

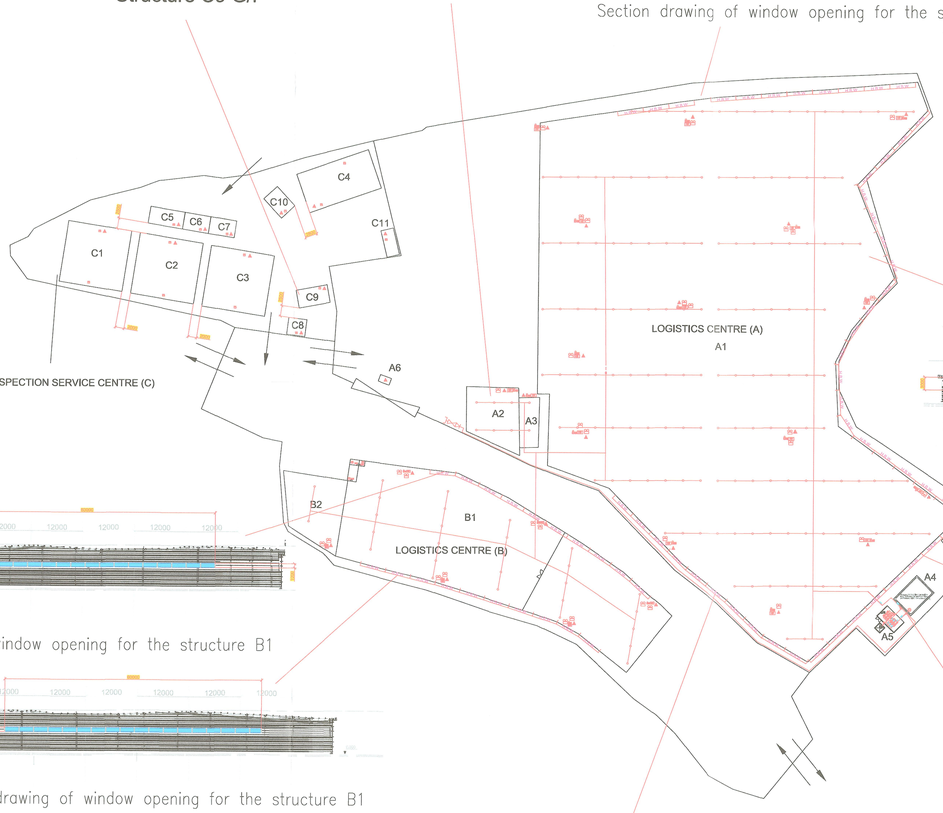
Structure A2 G/F

Structure C9 G/F

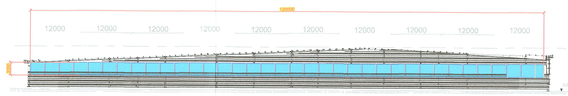
	Structure No.	Building Height (m) (about)	No. of Storey (s)	GFA (m^2) (about)	Uses (s)
Logistic Centre (A)	A1	8.5	1	9,750	Logistics Centre
	A2	8	2	180 x 2 = 360	Ancillary Office
	A3	3	1	40	Ancillary Toilet
	A4	4	1	45	Water Tank Room for FSIs
	A5	2.5	1	40	Pump Room for FSIs
	A6	3.5	1	10	Guard Room
Logistic Centre (B)	B1	8.5	1	1,890	Logistics Centre
	B2	6	1	218	Loading/Unloading Area
Ancillary Office Vehicle Inspection Service Centre (C)	C1	5.4	1	213.5	Vehicle Inspection Area
	C2	5.4	1	213.5	Vehicle Inspection Area
	C3	5.4	1	213.5	Vehicle Inspection Area
	C4	5	1	186	Ancillary Office
	C5	3	1	36	E&M Room
	C6	3	1	27	E&M Room
	C7	3	1	27	E&M Room
	C8	3.3	1	17.5	Security Room
	C9	5.8	2	32 x 2 = 64	Staff Changing Room
	C10	4	1	27.5	Ancillary Toilet
	C11	3	1	20.5	Reception Room
			Total GFA:	13,399	



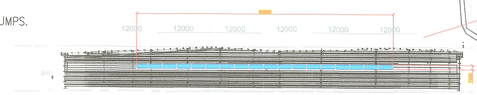
Section drawing of window opening for the structure A1



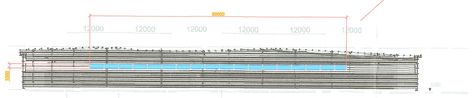
Structure A1 Openable Windows Calculation
Area of Structure A1 = 9750 sq.m.
Area of High Bay Window (H.B.W.) = 2.0m(H) x 18m = 36 sq.m.
Area of High Bay Window (H.B.W.) = 3.0m(H) x 276m = 828 sq.m.
Total openable window area = 36 + 828 = 864 sq.m.
= 8.86% of floor area



Section drawing of window opening for the structure A1

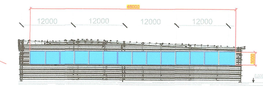


Section drawing of window opening for the structure B1

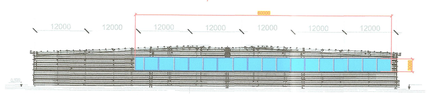


Section drawing of window opening for the structure B1

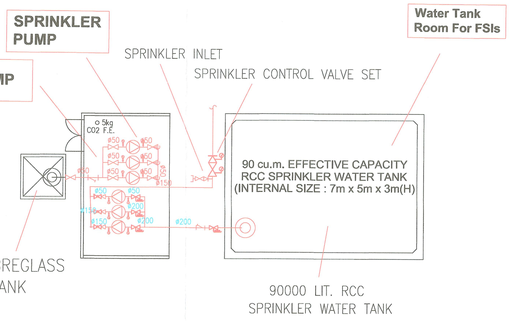
Structure B1 Openable Windows Calculation
Area of Structure 1 = 1890 sq.m.
Area of High Bay Window (H.B.W.) = 1.0m(H) x 120m = 120 sq.m.
Total openable window area = 120 sq.m.
= 6.34% of floor area



Section drawing of window opening for the structure A1



Section drawing of window opening for the structure A1



LEGEND

HR HOSE REEL	EMERGENCY LIGHT	FE 5KG CO2 FIRE EXTINGUISHER	SPRINKLER CONTROL VALVE SET	PUMP SET	PRESSURE GAUGE
BREAK GLASS UNIT	EXIT EXIT SIGN	SB SAND BUCKET	GATE VALVE	Y-TYPE STRAINER	SPRINKLER HEAD (ON PLAN)
FIRE ALARM BELL	NON-RETURN VALVE	SUBSIDIARY VALVE / FLOW SWITCH	GATE TYPE (With MONITORING)	SPRINKLER INLET	5KG DRY POWDER FIRE EXTINGUISHER

PROJECT : PROPOSED TEMPORARY LOGISTICS CENTRE AND VEHICLE INSPECTION SERVICE CENTRE FOR A PERIOD OF 3 YEARS VARIOUS LOTS IN D.D. 122 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :
	REV / DESCRIPTION / DATE		
FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.		NAME / DATE	DRAWING NO : FS-01 / REV. 0
	DRAWN BY	C.K. NG / 21 Nov 2024	SCALE : 1 : 500 (A0)
	CHECKED BY		SOURCE : B.O.O. Ref. BD, F.S.D. Ref. FP
	APPROVED BY		

Appendix 4

Copy of Certificate of Fire Service Installation and Equipment (FS251)

FSD Ref.: _____
消防處檔號

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
(Regulation 9(1))
（第九條(1)款）
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

A 9395631

Name of Client : 顧客姓名

Name of Building : 樓宇名稱

Street No./Town Lot : 門牌號數/市地段 DD122

Street/Road/Estate Name : 街道/屋苑名稱

Block : 座

District : 分區 Yuen Long (Ping Shan)

Area : 地區 ☐ HK 香港 ☐ K 九龍 ☑ NT 新界

Type of Building 樓宇類型： ☐ Industrial工業 ☐ Commercial商業 ☐ Domestic住宅 ☐ Composite綜合 ☐ Licensed premises持牌處所 ☐ Institutional社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
28	Sprinkler System	G/F	Conforms with FSD Requirements	11/4/2025	10/4/2026
23	Hose Reel	G/F	Conforms with FSD Requirements	11/4/2025	10/4/2026
11	Emergency Lighting	G/F	Conforms with FSD Requirements	11/4/2025	10/4/2026
13	Fire Alarm System	G/F	Conforms with FSD Requirements	11/4/2025	10/4/2026
12	Exit Sign	G/F	Conforms with FSD Requirements	11/4/2025	10/4/2026

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

Part 3 第三部 Defects 損壞事項

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核
This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature : 受權人簽署

Name : 姓名 KWOK CHUNG YIN

FSD/RC No. : 消防處註冊號碼 RC1/389 RC2/554

Company Name : 公司名稱 Century Fire Service Engineering Co. Ltd

Telephone : 聯絡電話 [redacted]

Date : 日期 11/4/2025

CENTURY FIRE SERVICE ENGINEERING CO. LTD. 世紀消防工程有限公司

For FSD use only:

☐ Inspected

☐ Key-in

☐ Verified

F.S. 251 (Rev. 1/2016)

FSI 251 No. : A 9395631

The Detail Address :

Temporary Logistics Centre and Vehicle Inspection Service Centre For a Period of 3 Years
Various Lots 105 RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114, 115,
116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 (Part), 154 (Part) &
155 (Part) in DD 122 and Adjoining Government Land , Ping Shan , Yuen Long , N.T.

Century Fire Service Engineering Co. Ltd
RC1 / 389 , RC2 / 554

CENTURY FIRE SERVICE ENGINEERING CO. LTD. 世紀消防工程有限公司

FSD Ref.: _____
消防處檔號

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
(Regulation 9(1))
（第九條(1)款）
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

A 9395630

Name of Client : 顧客姓名

Name of Building : 樓宇名稱

Street No./Town Lot : 門牌號數/市地段 DD122

Street/Road/Estate Name : 街道/屋苑名稱

Block : 座

District : 分區 Yuen Long (Ping Shan)

Area : 地區 ☐HK 香港 ☐K 九龍 ☐NT 新界

Type of Building 樓宇類型 : ☐Industrial工業 ☐Commercial商業 ☐Domestic住宅 ☐Composite綜合 ☐Licensed premises持牌處所 ☐Institutional社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	Portable Fire Extinguisher	G/F	Supply 35 Nos of 5Kg Dry Powder Type F.E	Conforms with FSD Requirements	11/4/2025
		消防泵房	Supply 1 Nos of 5Kg Co2 Gas Type F.E	Conforms with FSD Requirements	11/4/2025

Part 3 第三部 Defects 損壞事項

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核
This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature : 受權人簽署

Name : 姓名 Au Yeung Chi Ming

FSD/RC No. : 消防處註冊號碼 RC3 / 474

Company Name : 公司名稱 New Power Fire Eng.Co.

Telephone : 聯絡電話 [redacted]

Date : 日期 11/4/2025

For FSD use only:
☐ Inspected
☐ Key-in
☐ Verified

F.S. 251 (Rev. 1/2016)

FSI 251 No. : A 9395630

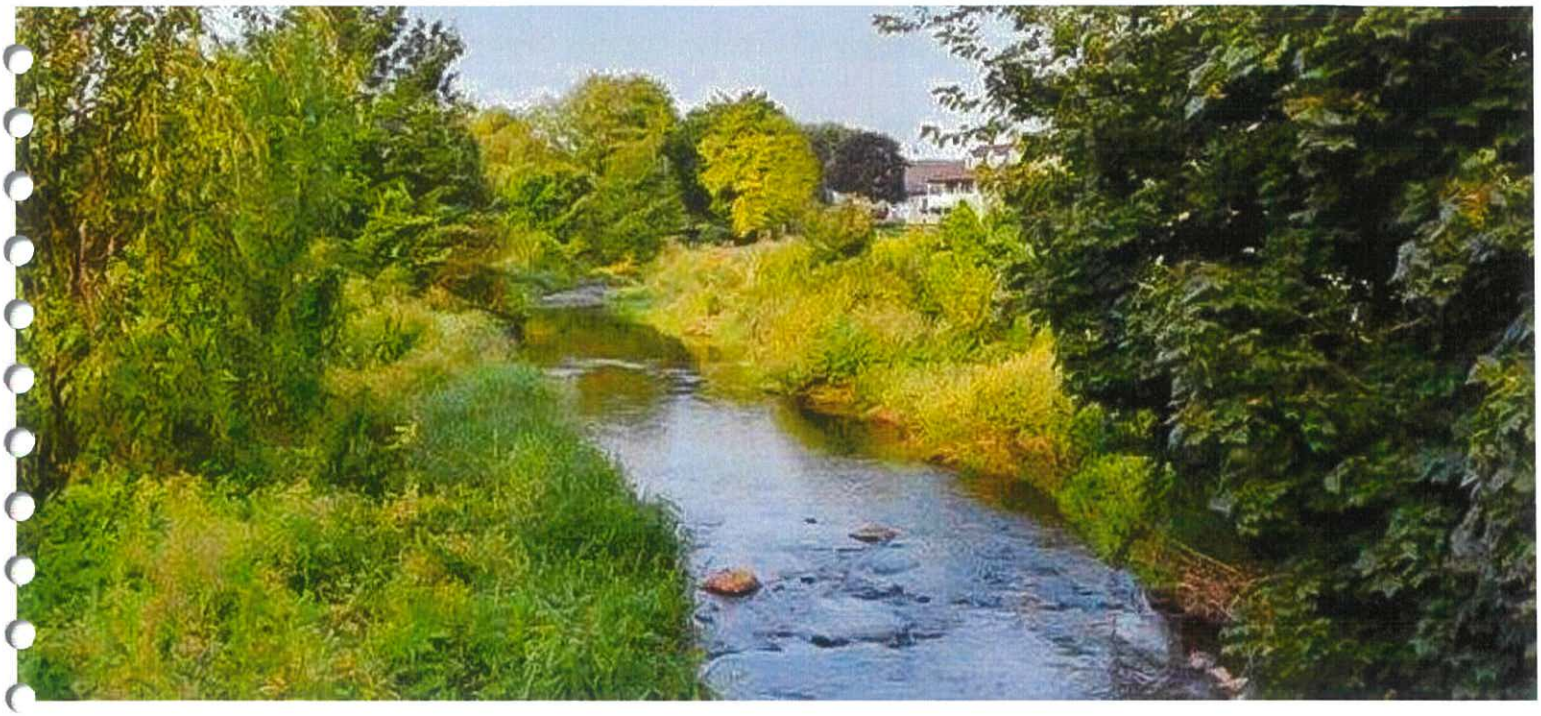
The Detail Address :

Temporary Logistics Centre and Vehicle Inspection Service Centre For a Period of 3 Years
Various Lots 105 RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114, 115,
116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 (Part), 154 (Part) &
155 (Part) in DD 122 and Adjoining Government Land , Ping Shan , Yuen Long , N.T.

New Power Fire Eng. Co.
RC3 / 474

Appendix 5

Drainage Proposal



Drainage Proposal For Proposed Temporary Logistics Center and Vehicle Inspection Center in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long

Planning Application No. A/YL-PS/706

Report No. : DIA_YL01
Revision : 4
Date : 16 October 2025

Ir. YIP WAN FUNG DAVID
Registered Professional Engineer
RP0305741

CONTENT

FIGURE

Site Photos

Appendix

1. Introduction

Reference is made to the S16 Planning Application, which was approved with condition by the Town Planning Board (TPB) at its meeting on 5th April 2024. For compliance with Approval Condition (f), a Drainage Impact Assessment for proposed Temporary Logistics Center and Vehicle Inspection Center in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long has been carried out. In the meantime, the comments from Drainage Services Department (DSD) dated on 13 August 2025 is incorporated in this Drainage Proposal.

2. Objectives

The objectives of the drainage impact assessment study are to :

- Indicate the changes of the drainage characteristics due to developments;
- Assess the potential drainage impacts which might arise as a result of changes to the drainage characteristics caused by the development;
- Establish adequate drainage provisions required within the development site;
- Propose mitigation measures which are to prevent detrimental flooding effects on surrounding areas if necessary.

3. Proposed Development

The site is developed as proposed temporary logistics center and vehicle inspection service center for a peric of 3 years.

4. General Site Conditions

The site occupied approximately 30,000 sq.m and is situated near Yung Yuen Road, Ping Shan, Yuen Long.

Currently the site is paved with asphalt, concrete and gravel which is suitable for the proposed development and hence no upgrading of the road surface of the land is required.

There is a entrance at the northern of the site linking to the access road.

The ground level of the site range from about +8.5 mPD to about +6.1 mPD.

5. Existing Stormwater Drainage System

At present, an existing buried 750mm diameter concrete pipe located in the middle of the site, which collects overland runoff from existing 900mm diameter underground pipe in the northern side of the site (refer to Figure A4). The overland runoff of the bottom half of the site is collected from peripheral drains and then divert to existing catchpit no. EXCP1. The existing drainage pipe is connecting to an existing 1350mm diameter buried concrete pipe and discharged runoff into the existing public drain at the west of the site. The overland runoff of the upper half of the site is collected from peripheral drains and then divert to existing catchpit no. EXCPA. The existing catchpit no. EXCPA is connecting to an existing 525mm U-channel and discharged runoff into the existing public drain at the west of the site.

Catchment areas and the runoff flow direction plan are shown in Figure No. A1 to A5. The existing drainage systems is shown in the as-built drainage plans submitted in Application No. A/YL-PS633 and 659 (Figure No. D1 and D2) respectively.

The owner of existing drainage facilities belongs to 朗天停車場管理有限公司. The owner is consulted and agrees the applicant to discharge stormwater from the applicant site. The consent letter from the owner is attached in Appendix.

6. Potential Drainage Impact and Mitigation Measure

The proposed site was a paved area and the development will not alter the type of surface of the development site, no increase in surface runoff will be caused by the development.

Based on our site inspections and measurements, it is expected that upon site development, flow pattern and flow characteristics of the concerned area will not be adversely affected. The surface runoff will be discharged into an existing public stormwater drainage system as the case at present.

The proposed development will not change the current rainfall-runoff conditions within the site and its adjacent areas. However, in order to improve existing drainage conditions on site, new 450mm U-shaped surface channel will be constructed along the boundary of the site to discharge the runoff within the site and the surrounding efficiently.

Upon discharge into an existing buried 750mm diameter buried pipe, the surface runoff will be diverted to an existing buried 1350mm diameter buried pipe. Flow in the buried pipe will eventually be diverted to an existing 1200mm open channel before connected to the existing public stormwater drainage system. The capacity of the existing drainage system outside the site has been checked to be satisfactory.

CCTV survey shall be carried out for the existing underground pipes (i.e. 750mm dia. and 1350mm dia. pipes) to show its latest condition. The CCTV survey record shall be submitted for review during implementation stage. The extent of CCTV survey for existing underground pipes is shown in Figure E.

Hydraulic calculation of the existing 1350mm diameter pipe, existing 450mm and 525mm U-channel are shown in Appendix A.

Standard catchpit, catchpit with sand trap and u-channel (shown in Figure No. S2D005A) will be provide to connect the flow from the site to the existing buried pipes.

7. Conclusion

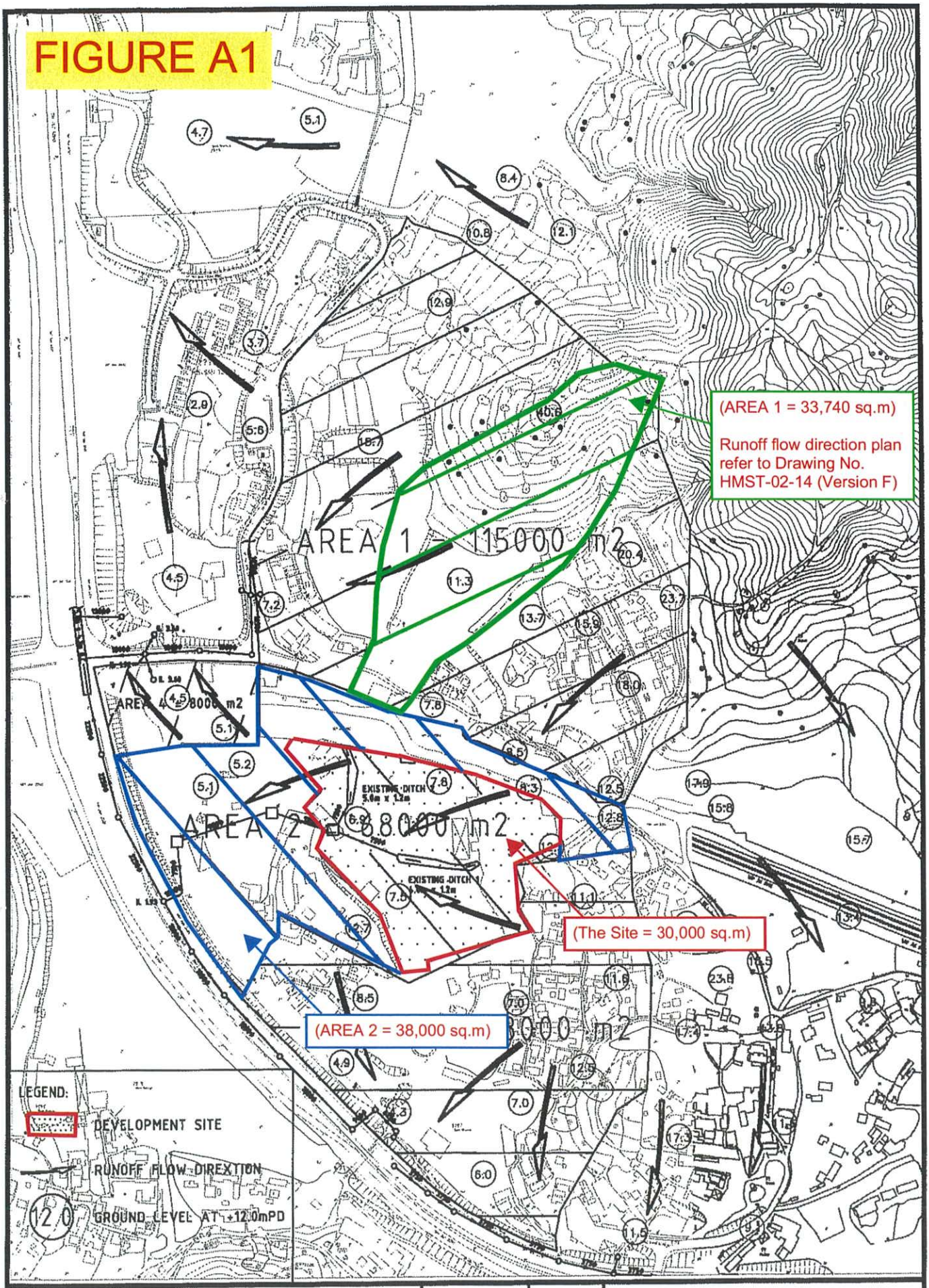
The development will not change the surface type of the site. Besides, no land or pond filling will be carried out in the proposed site and hence no alternation or increment in the surface runoff and the flow pattern will result.

Based on the site topography, it is expected that there will be minimal overland flow from adjacent area and therefore the proposed boundary is adequate to intercept the overland flow.

The proposed development will not cause adverse impacts on the existing drainage system and its surrounding areas and hence it will not cause any increase in the flooding susceptibility of the adjacent areas.

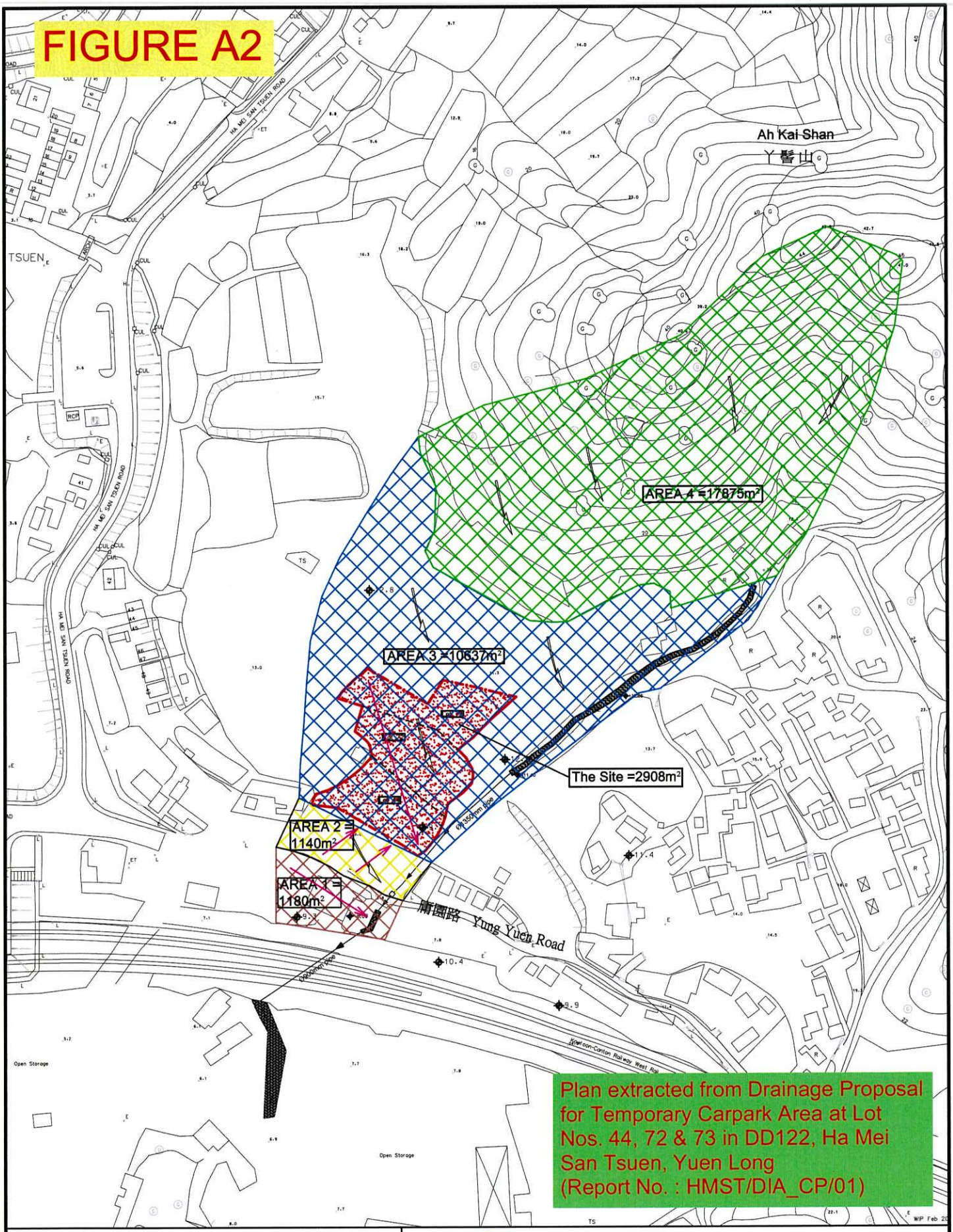
The proposal is considered technically feasible with respect to drainage matter.

FIGURE A1



TITLE	FIGURE NO.	SCALE	
RUNOFF FLOW DIRECTION PLAN	S2D003A	NTS	何田顧問工程師有限公司 HO TIN & ASSOCIATES CONSULTING ENGINEERS LIMITED

FIGURE A2



DRAWING TITLE :
RUNOFF FLOW DIRECTION PLAN

DRAWING No. :	VERSION :
HMST-02-14	F
SCALE	PREPARED BY :
1 : 2000	YHK 04/01/2015

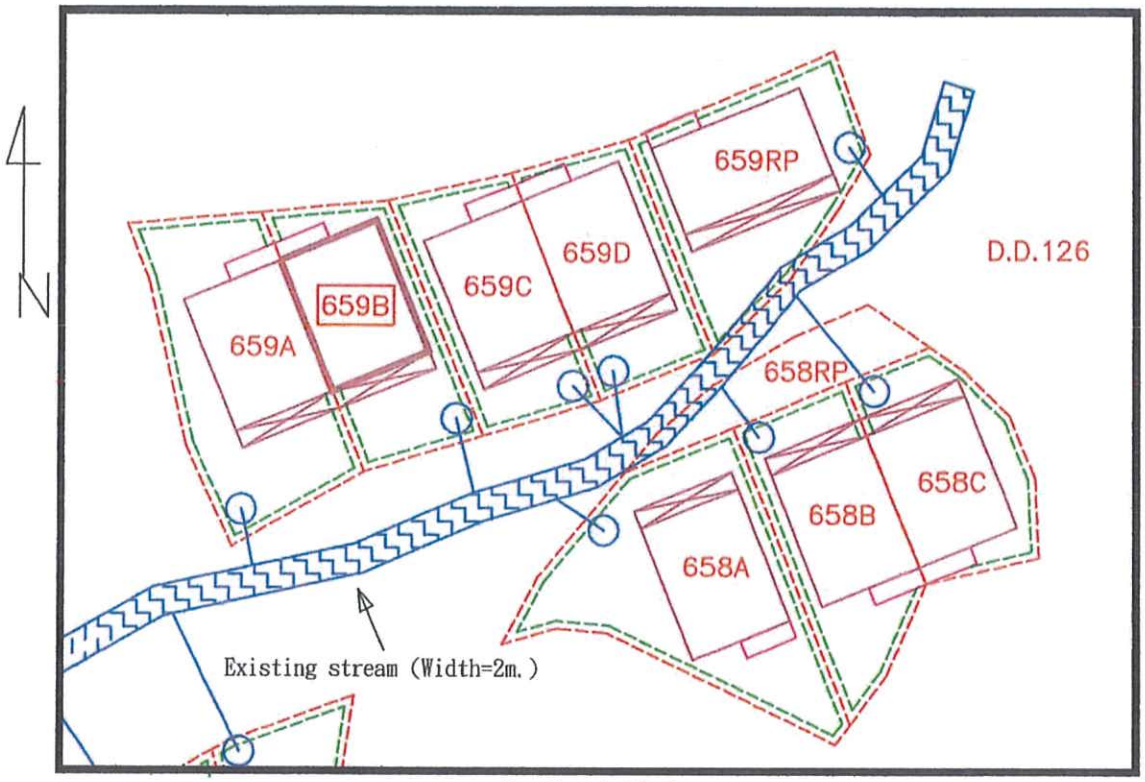
LEGEND :

- Propose Car Park Boundary
- Runoff Flow Direction
- 10.1 Ground Level at +10.1mPDHK
- Direction of Flow

COPY

PAPER SIZE : ISO A4 (210 x 297mm)

Drainage Proposal
D.D. 126 Lot 659B



Scale 1:500

659B Proposed House

Septic Tank

Balcony

Existing stream(Width=2m.)

Lot Boundary

225U–Channel will be built along each lot boundary to collect surface run off

Last manhole of each house and the 9–inches pipe

800mm x 800mm Underground box channel to be built

1m. x 1m. Manhole

Plan No.: 1144/659B/D1
Date: 18–01–2006

FIGURE A3

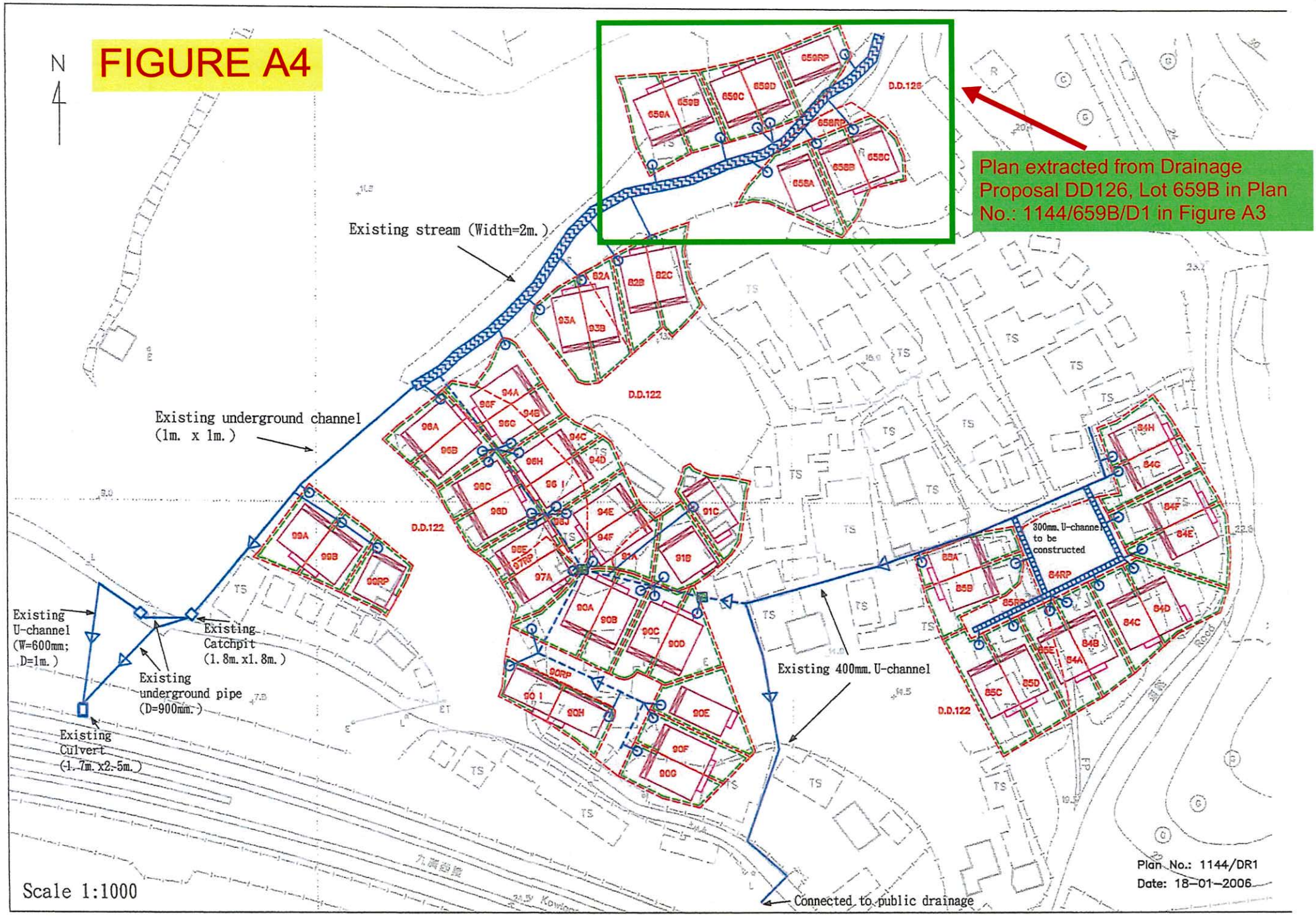


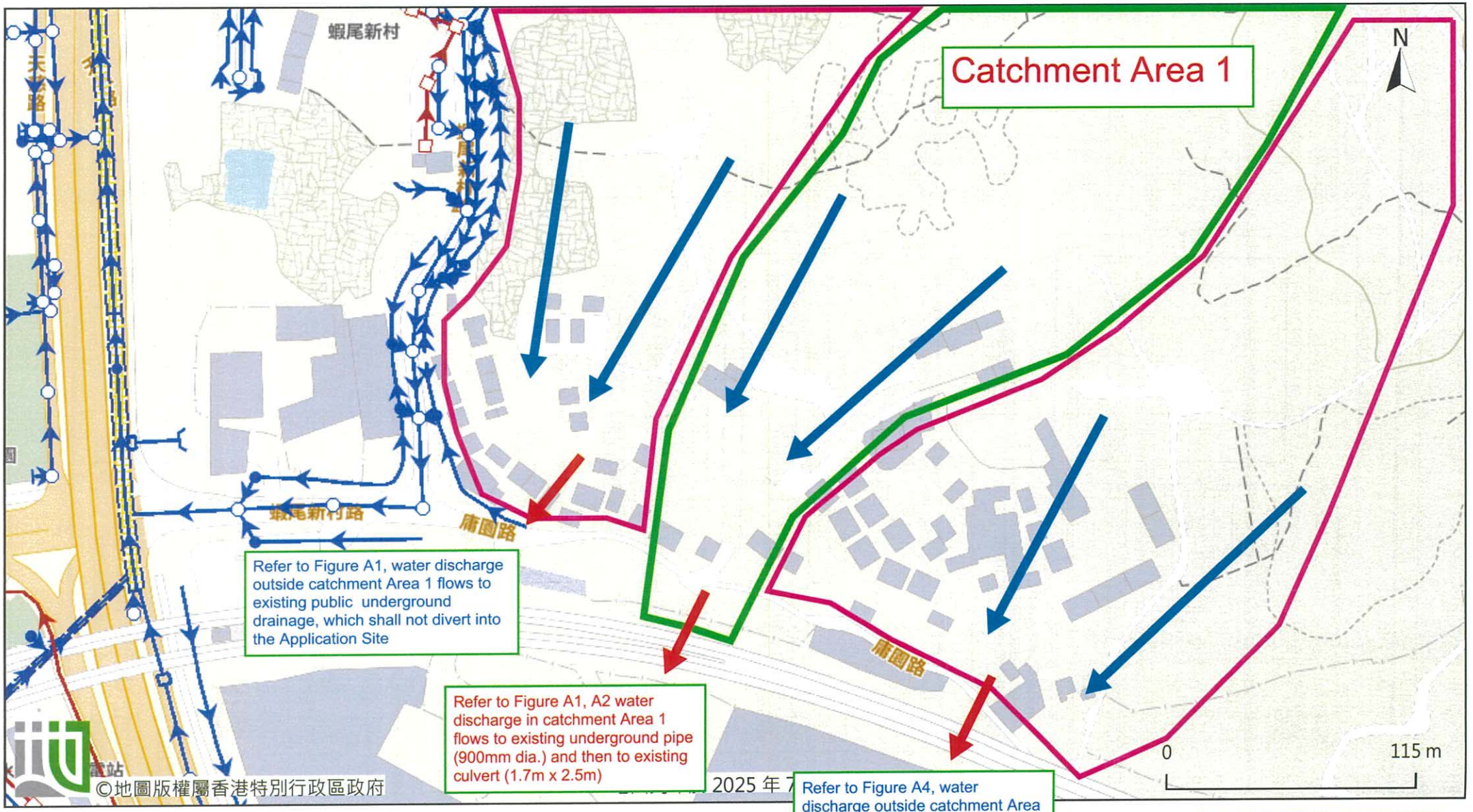
FIGURE A4
N
Plan extracted from Drainage Proposal DD126, Lot 659B in Plan No.: 1144/659B/D1 in Figure A3
Existing stream (Width=2m.)
Existing underground channel (1m. x 1m.)
Existing U-channel (W=600mm; D=1m.)
Existing Catchpit (1.8m.x1.8m.)
Existing underground pipe (D=900mm.)
Existing Culvert (1.7m.x2.5m.)
Existing 400mm.U-channel
300mm.U-channel to be constructed
Connected to public drainage
D.D.122
Scale 1:1000
Plan No.: 1144/DR1
Date: 18-01-2006

GEOINFO MAP
地理資訊地圖

LEGEND :

RUNOFF FLOW DIRECTION

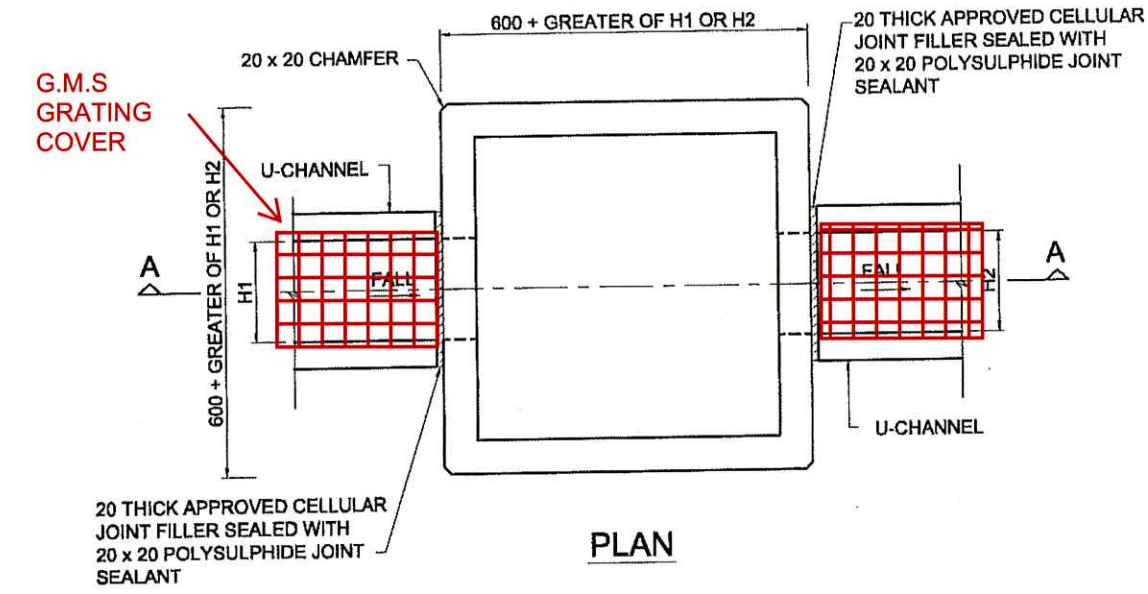
DISCHARGE POINT



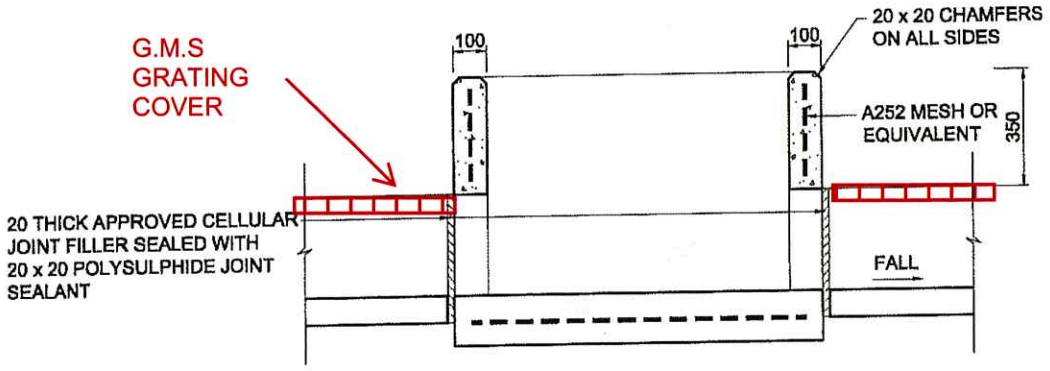
由「地理資訊地圖」網站提供: https://www.map.gov.hk

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

FIGURE A5

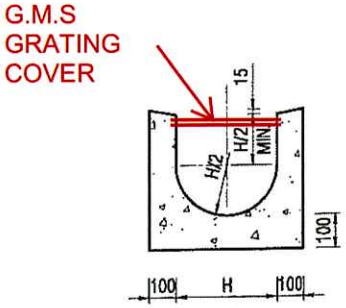


PLAN



SECTION A - A

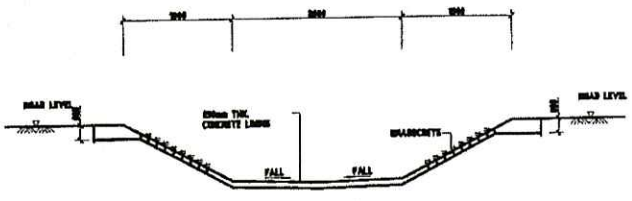
STANDARD CATCHPIT DETAILS



TYPICAL U-CHANNEL

NOTES:

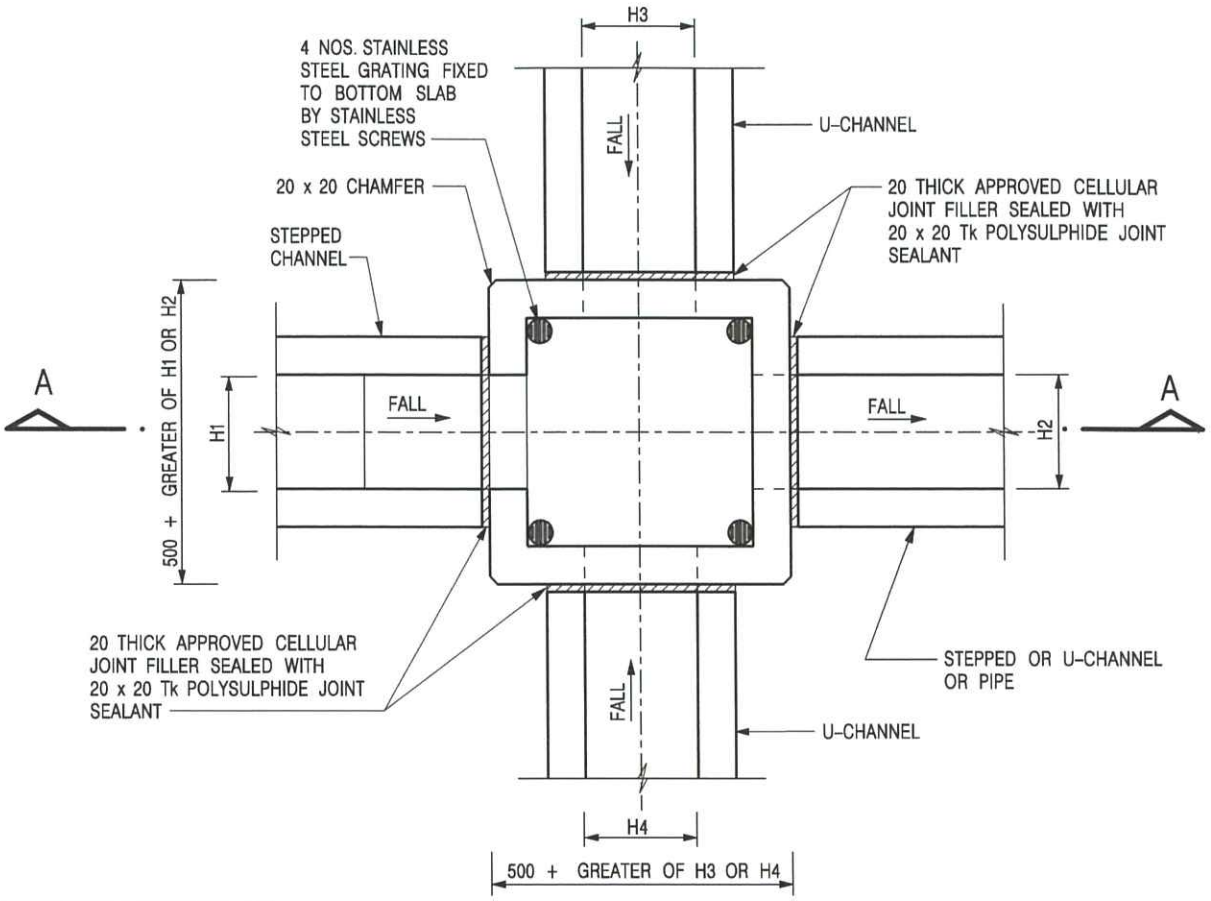
1. ALL DIMENSIONS ARE IN MILLIMERES.
2. ALL CONCRETE SHALL BE GRADE 20/20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. CONCRETE TO BE COLOURED AS SPECIFIED.



TYPICAL DETAILS OF CHANNEL WITH GRASSCRETE (2.0m x 1.5m)

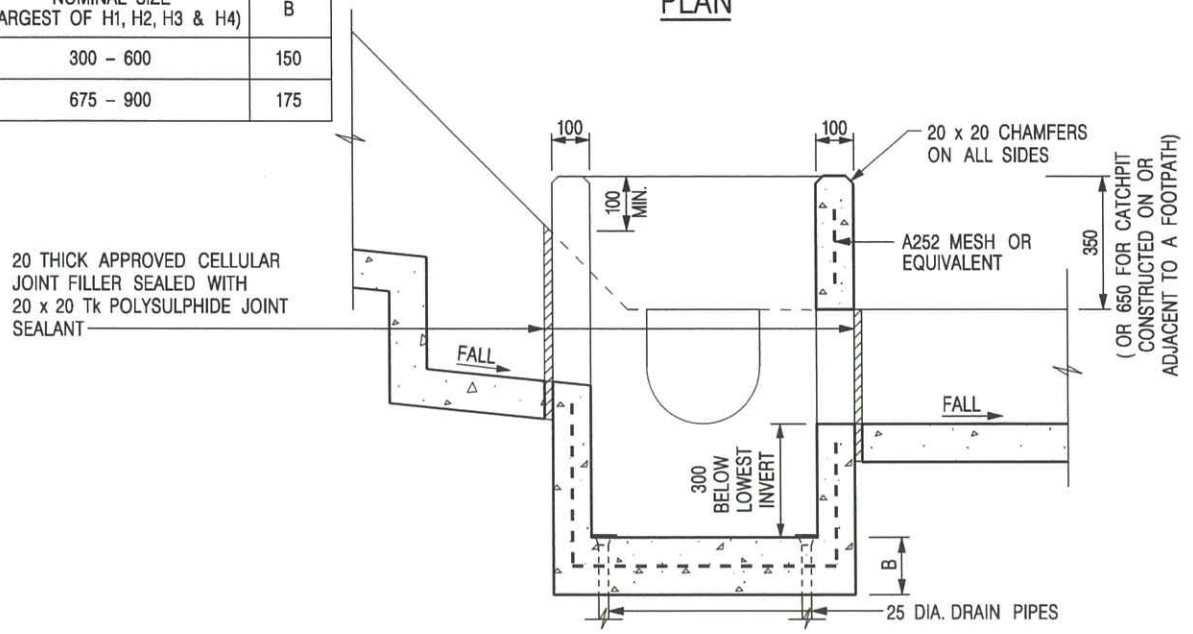
FIGURE B1

TITLE	FIGURE NO.	SCALE	
CATCHPIT, U-CHANNEL AND CHANNEL WITH GRASSGRID DETAILS	S2D005A	NTS	何田顧問工程師有限公司 HO TIN & ASSOCIATES CONSULTING ENGINEERS LIMITED



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.

FIGURE B2

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

CATCHPIT WITH TRAP

(SHEET 1 OF 2)

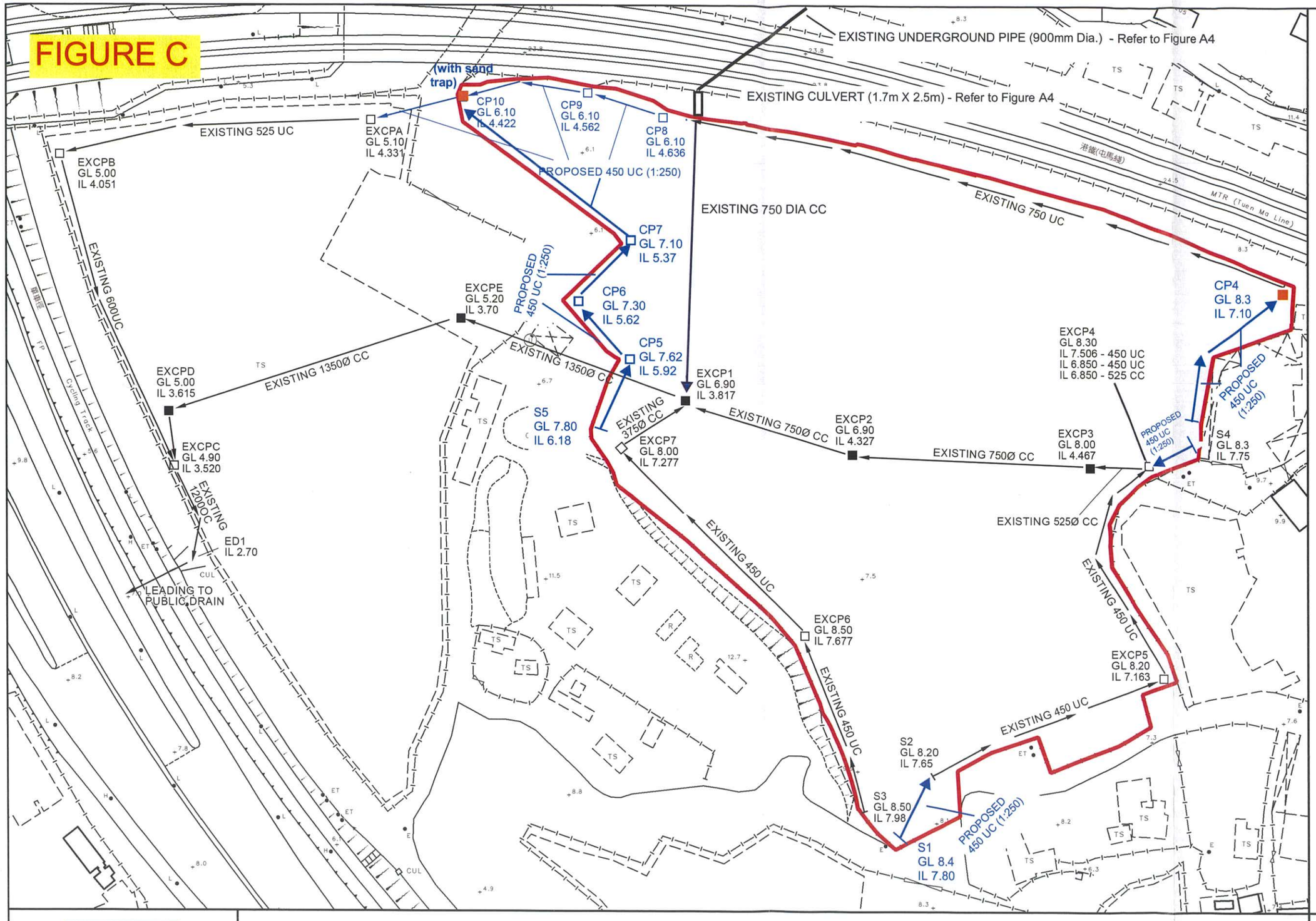
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1

FIGURE C



LEGEND

- Application Site
- Proposed Catchpit
- Existing Catchpit
- Existing Under-ground Catchpit
- UC U-shape Surface Channel
- CC Covered Channel
- OC Open Channel
- Proposed Catchpit (with sand trap)

Remarks:

Catchpit EXCPA-EXCPE were existing catchpit under Application No. A/YL-PS/659 approved by TPB on 24.6.2022.

Catchpit EXCP1-EXCP7 are existing catchpit under Application No. A/YL-PS/633 approved by TPB on 16.4.2021.

KTA PLANNING LIMITED 規劃顧問有限公司

DRAINAGE PROPOSAL (DP-01) - Rev 2

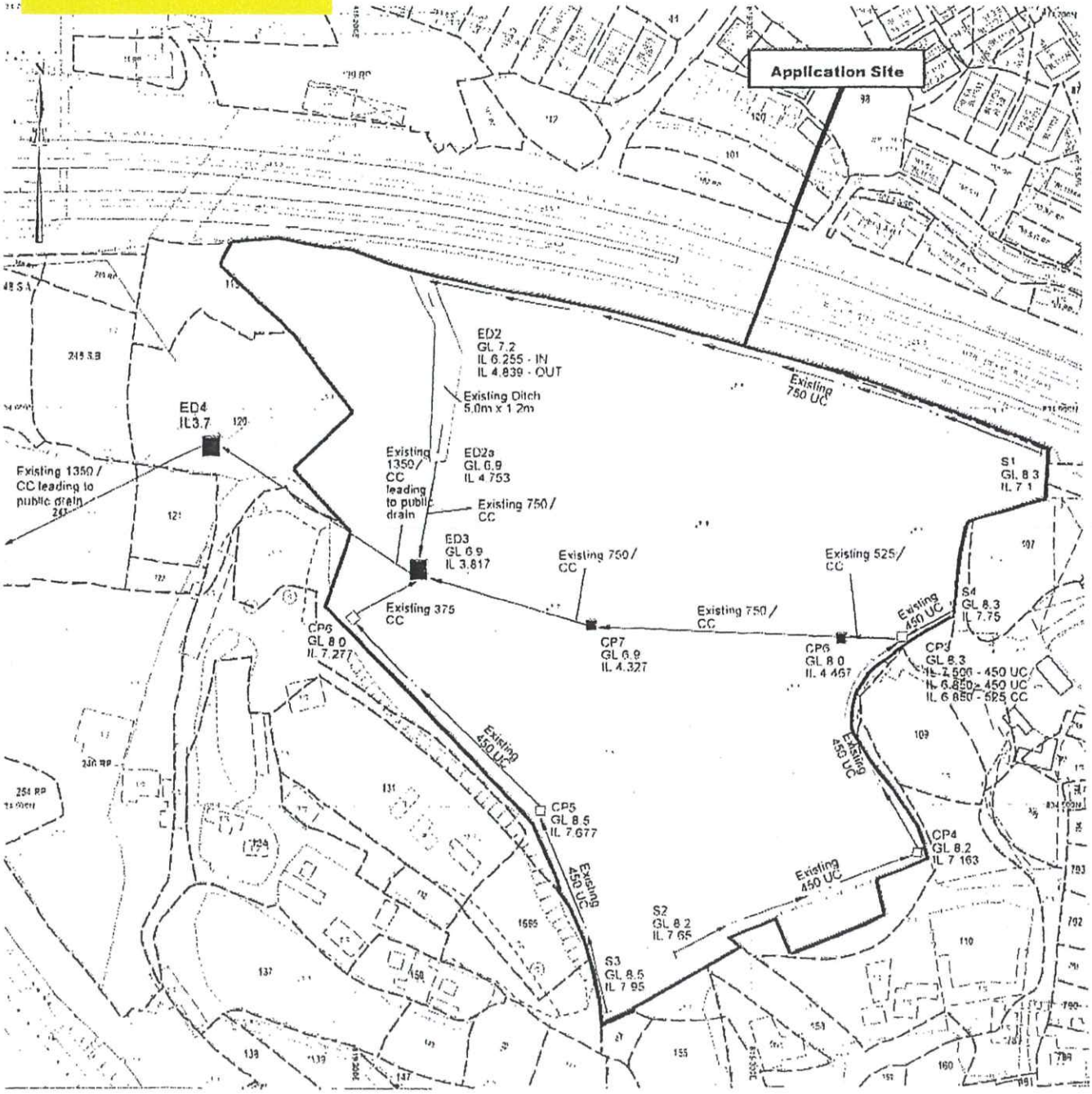
PROPOSED TEMPORARY LOGISTICS CENTRE AND VEHICLE INSPECTION CENTRE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D.122 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG

EXTRACT PLAN BASED ON SURVEY SHEETS No. 6-NW-8B

SCALE: 1:1000 (A3)

DATE: 7.6.2024

FIGURE D1



Legend

▭	The Application Site
■	Existing Catchpit
□	Existing Under-ground Catchpit
UC	U-shaped Surface Channel
CC	Covered Channel

As-built Drainage Plan

Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles))
Various Lots in DD122
and Adjoining Government Land,
Ping Shan, Yuen Long

0 10 20 30 40 50 METRES

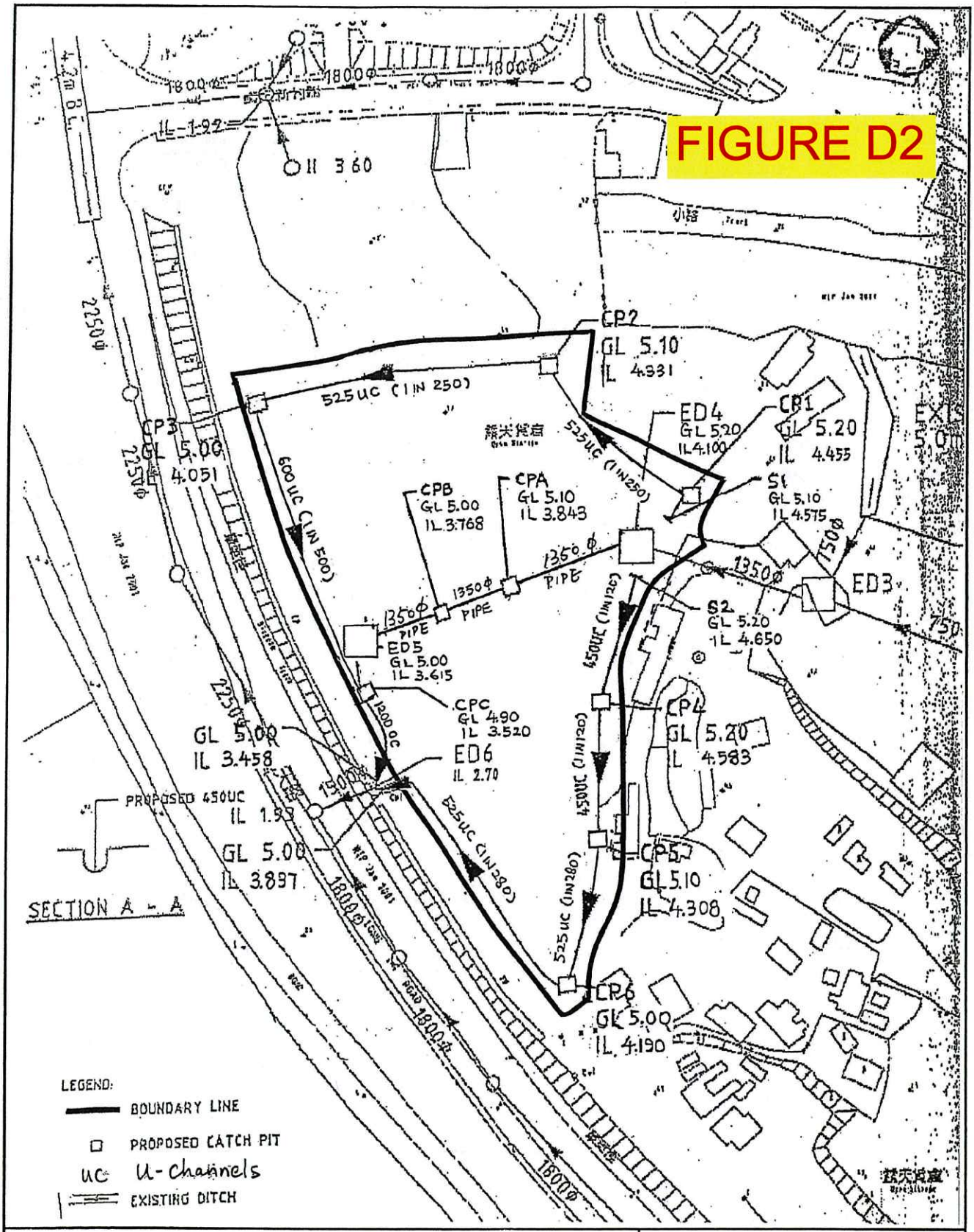
Plan 5

Revision: Date: 21.1.2021

Remarks: Same as previous Application No. A/YL-PS/477 approved by the TPB on 17.4.2015

(摘錄自申請人於 22. 2. 2021 呈交的申請書)
(Extract from Applicant's Submission of 22.2.2021)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-PS/633	A-4



As-built Drainage Plan

Application for Planning Permission for a Temporary Logistics Centre, Various Lots in D.D. 122,Ping Shan, Yuen Long

Not to Scale

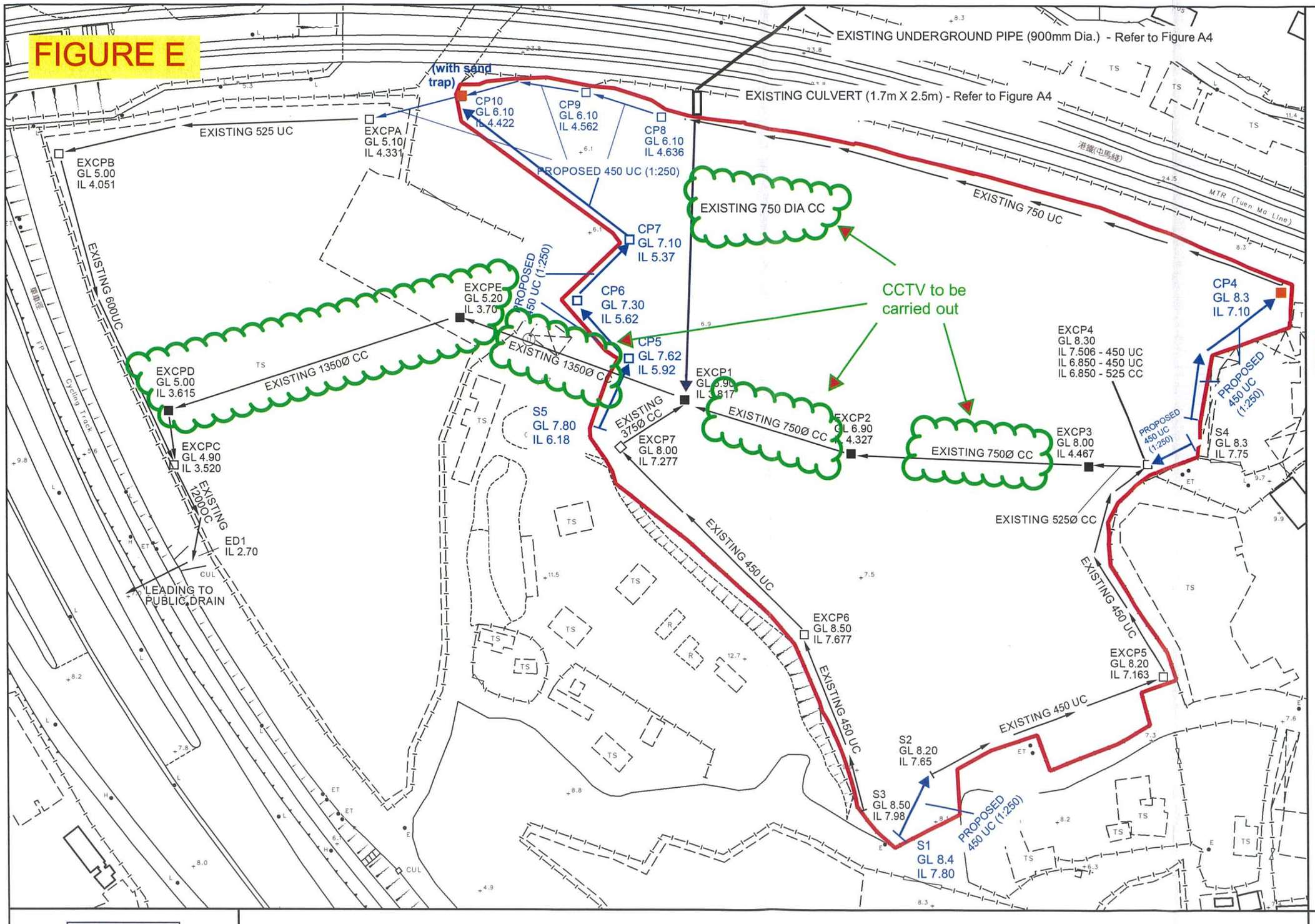
Plan 5

Remarks: Same as previous Application No. A/YL-PS/206 Approved by the TPAB on 28.3.2008 and Nos. A/YL-PS/344. A/YL-PS/439, A/YL-PS/514 and A/YL-PS/586 Approved by the TPB on 18.3.2011, 21.3.2014, 13.5.2016 and 17.5.2019 respectively

（摘錄自申請人於 26. 4. 2022 呈交的申請書）
(Extract from Applicant's Submission of 26.4.2022)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-PS/659	A-5

FIGURE E



LEGEND

- Application Site
- Proposed Catchpit
- Existing Catchpit
- Existing Under-ground Catchpit
- UC — U-shape Surface Channel
- CC — Covered Channel
- OC — Open Channel
- Proposed Catchpit (with sand trap)
- CCTV Survey Extent

Remarks:

Catchpit EXCPA-EXCPE were existing catchpit under Application No. A/YL-PS/659 approved by TPB on 24.6.2022.

Catchpit EXCP1-EXCP7 are existing catchpit under Application No. A/YL-PS/633 approved by TPB on 16.4.2021.

KTA PLANNING LIMITED 規劃顧問有限公司

CCTV SURVEY EXTENT

Drawing No. : CCTV/01

PROPOSED TEMPORARY LOGISTICS CENTRE AND VEHICLE INSPECTION CENTRE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D.122 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG

EXTRACT PLAN BASED ON SURVEY SHEETS No. 6-NW-8B

SCALE: 1:1000 (A3)

DATE: 7.6.2024

Site Photos – General View

The location plan and general view at the site is shown in the following site photos (with viewing direction).

General View of Application Site (with view direction)

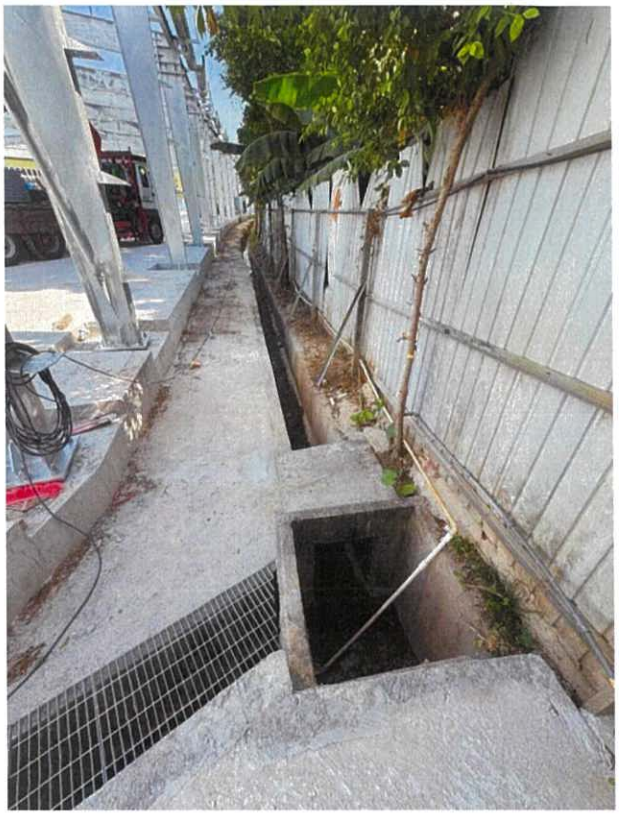
Location Plan of Application Site

General View - 01

General View - 02

General View - 03

General View - 04



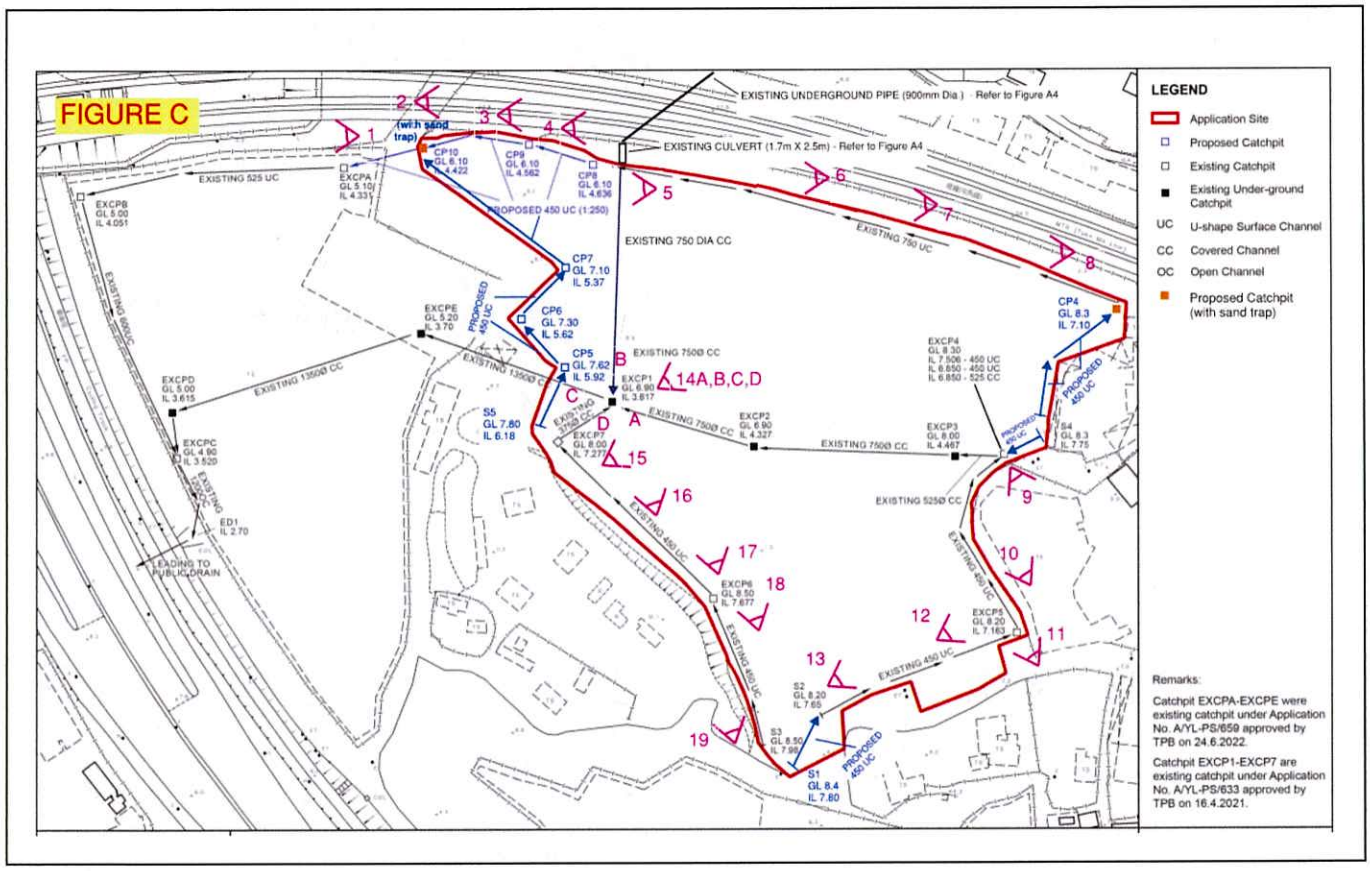
General View - 05

General View - 06

General View - 07

Site Photos – Drainage System

The current condition of existing drainage system and proposed drainage system at the development site is shown in the following site photos (with viewing direction).



Drainage Layout Plan of Application Site

Site Photo - 01

Site Photo - 02

Site Photo - 03

Site Photo - 04

Site Photo - 05

Site Photo - 06

Site Photo - 07

Site Photo - 08

Site Photo - 09

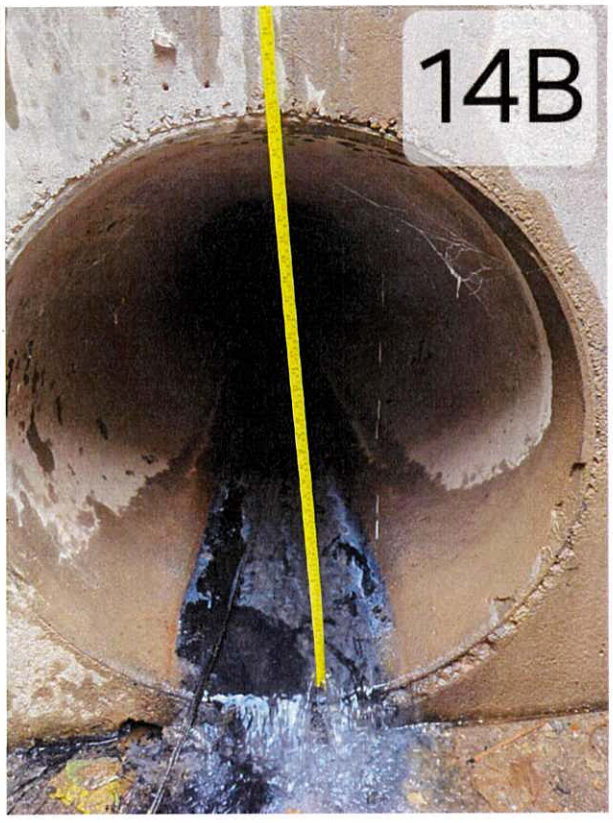
Site Photo - 10

Site Photo - 11

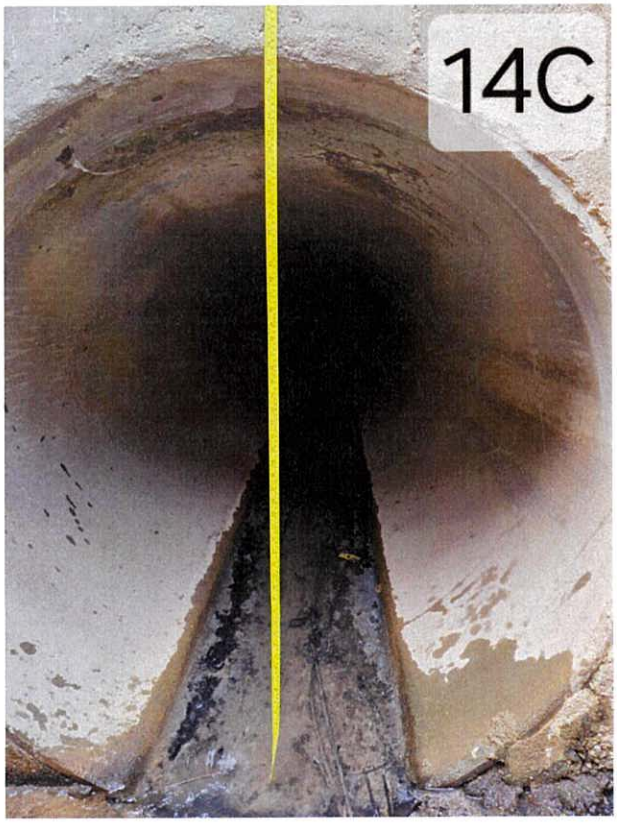
Site Photo - 12

Site Photo - 13

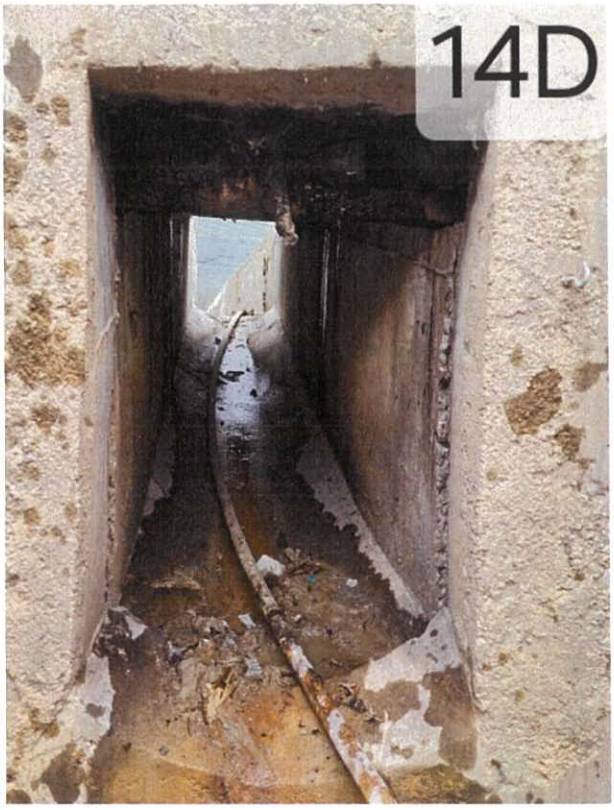
Site Photo – 14A



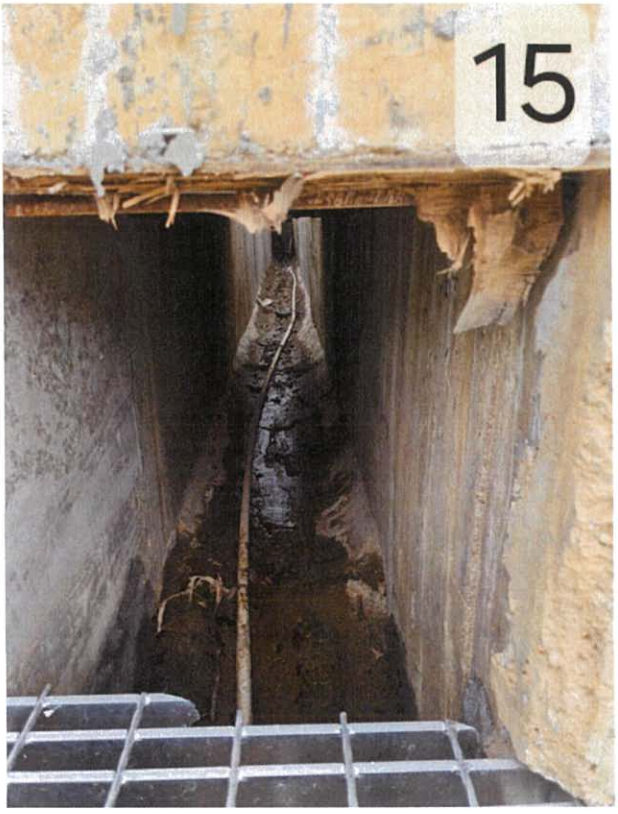
Site Photo – 14B



Site Photo – 14C



Site Photo – 14D



Site Photo – 15

Site Photo – 16

Site Photo – 17

Site Photo – 18

Site Photo – 19

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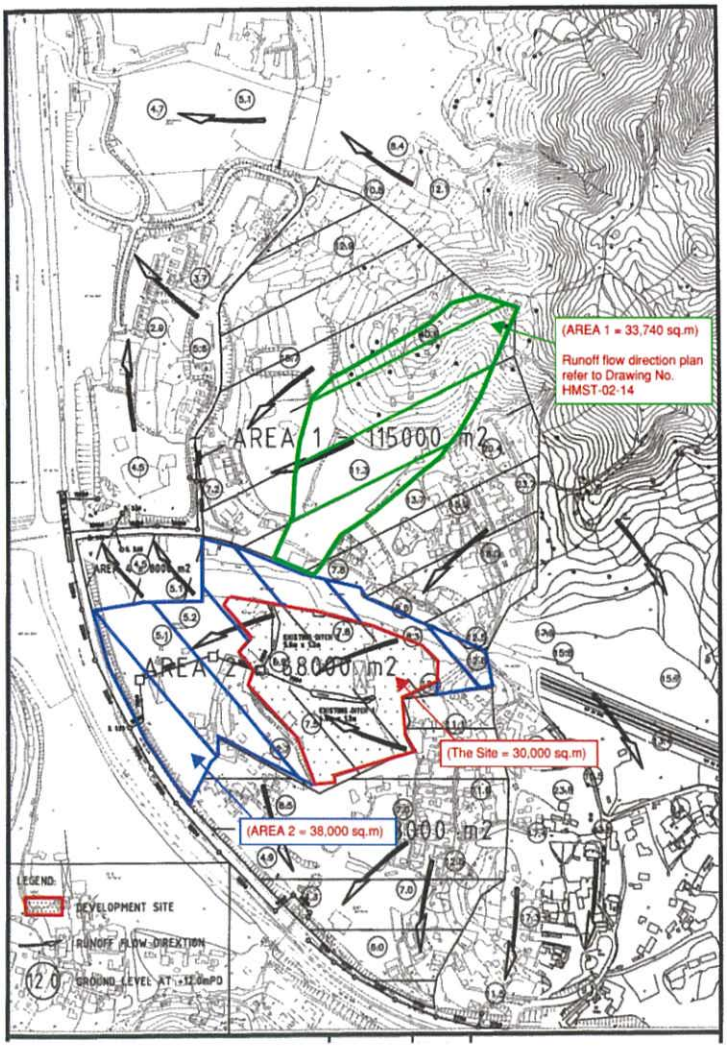
Step 1 : Define Catchment (refer to Drawing No. S1D003A - Runoff Flow Direction Plan)



Surface characteristics	Runoff coefficient, C (#1)
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Grassland (heavy soil soil) (#2)	
Flat	0.13-0.25
Steep	0.25-0.35
Grassland (sandy soil)	
Flat	0.05-0.15
Steep	0.15-0.20

Remark :

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

#2 : Heavy soil refer to fine grain soil composed larged of silt and clay

(Extracted from Section 7.5.2 of Stormwater Drainage Manual ,DSD 201

(Plan extracted from Drawing No. S2D003A)

Catchment	Description	C Value	Area (sq.m)
Area 1	Natural Slope of Ah Kai Shan (丫髻山) and temporary carpark#1	0.8	33,740
Area 2	Existing paved logistic storage area	0.95	38,000
The Site	Area of proposed development	0.95	30,000

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Step 2 : Determine the Time of Concentration

time of Concentration $t_c = t_o + t_f$

Where t_o = inlet time (time taken for flow from the remotest point to reach the most upsteam point of the urban drainage system)

t_f = flow time in drainage system

$$t_o = \frac{0.14465L}{H^{0.2}A^{0.1}}$$

Where A = Catchment Area (m^2)

H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the pont under consideration (m)

Catchment	Max. Elev. (m)	Max. Elev. (m)	L_A (m)	H_A (m/100m)	Area (sq.m)	t_o (min)
Area 1	45.5	8	310	12.10	33,740	9.60
Area 2	12.5	5.1	189.5	3.91	38,000	7.27
The Site	8.5	6.1	170	1.41	30,000	8.19

Where H_A <1, a conservative value of 1 has been assumed.

$$t_f = \sum_{j=1}^{n} \frac{L_j}{V_j}$$

Where L_j = length of jth reach of drain

V_j = flow velocity in jth reach of drain

Catchment	Drain	Vj (m/s)	Flow Length (m)	t_f (min)	t_o (min)
Area 1	Nature ditch and 900mm diameter pipe	3	101.40	0.56	10.16
Area 2	Directly flow to critical drain	3	0.00	0.00	7.27
The Site	Directly flow to critical drain	3	0.00	0.00	8.19

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Step 3 : Determine Rainfall

According to the rainfall zone as shown in Figure 3 (Delineation of Rainfall Zones) of SDM, the Application Site is located in an area that adopts rainfall statistics of HKO Headquarters. Hence, the design strom constants are adopted in accordance with Table 3a of the SDM.

Storm Constants for Different Return Periods of HKO Headquarters (Stormwater Drainage Manual - Table 3a) (in Corrigendum No.1-2024)

	Return Period T (Years)			
	10	20	50	100
a	485	496	505.5	508.6
b	3.11	3.17	3.29	3.38
c	0.397	0.377	0.355	0.338

Extreme Mean Intensity (under 50 years return period) (Stormwater Drainage Manual - Section 4.3.2)

$$i = \frac{a}{(t_d + b)^c}$$ x 1.16 *(Climate Change Factor #)*

Where i = mean extreme intensity in mm/hr
t_d = duration in minutes (td <= 240), and

Catchment	t_d	i
Area 1	10.16	233.04
Area 2	7.27	253.95
The Site	8.19	246.57

The effects of climate change are considered in accordance with Clause 6.8 and Table 28 of the SDM and Corrigendum No.1-2022

As catchment areas are < 25 sq.km, there is no need to use the Areal Reduction Factor (Stormwater Drainage Manual - Section 4.3.5)

Step 4 : Determine Existing Catchment Runoff

Deterministic Peak Runoff Flow - Using the Rational Method (Stormwater Drainage Manual - Section 7.5.2)

$Q = 0.278\ CiA$

Where Q = Peak runoff in m^3/s
C = Runoff coefficient (dimensionless)
i = Rainfall intensity in mm/hr
A = Catchment Area in Km^2

Maximum Discharge from Catchment Areas

Catchment	C Value	Area (sq.km)	i	Q (cu.m / s)
Area 1	0.8	0.034	233.04	1.75
Area 2	0.95	0.038	253.95	2.55
The Site	0.95	0.030	246.57	1.95

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Step 5 : Determine Drainage Capacity of Existing Drains

For Precast Concrete Pipe

Colebrook White Equation is used to calculate the full bore capacity of the existing concrete pipes

$$V = -2(2gDS)^{0.5} \log\left(\frac{k}{3.7D} + \frac{2.5v}{D(2gDS)^{0.5}}\right)$$

Where
- V = Full bore pipe velocity (m/s)
- k = Colebrook-White roughness coefficient (in metre)
- D = Circular cross-section pipe diameter (m)
- S = gradient (m per m)
- v = kimematic viscosity of water (m^2/s)

v = 0.000001 m^2/s

Refer Table 14 of Stormwater Design Manual, Colebrook White roughness coefficient for precast concrete pipe in poor condition :

k = 0.6 mm

Pipe	k (m)	D (m)	S	v (m^2/s)	v (m/s)
1350	0.0006	1.35	0.0118	0.000001	4.38
900	0.0006	0.9	0.0183	0.000001	4.24

Pipe	Cross-section Area (sq.m)	Discharge Capacity (m^3/s)
1350	1.4	6.3
900	0.6	2.7

For Box Culvert and Open Channel

Manning's Equation

$$V = \frac{R^{1/6}}{n}\sqrt{RS_f}$$

Where
- V = Velocity (m/s)
- R = Hydraulic Radius (m)
- S_f = slope (m per m)
- n = Manning's Roughness Coefficient

Refer Table 13 of Stormwater Design Manual, Manning's roughness coefficient for concrete line channel in poor condition :

n = 0.018

For 525U-Channel is in full capacity,

Width (W) = 0.525 m
Height (H) = 0.525 m

Cross-sectional area of wetted channel (A) = 0.571 sq.m

R = A/P
= [(3.1416 x 525 x 525 / 8) + (525 x (525/2)] / (3.1416 x 525 / 2 + 525)
= 0.42 m

S_f = 0.004 m per m

V = 1.98 m/s

Discharge Capacity = VA
= 1.13 cu.m/s

For 450U-Channel is in full capacity,

Width (W) = 0.45 m
Height (H) = 0.45 m

Cross-sectional area of wetted channel (A) = 0.490 sq.m

R = A/P
= [(3.1416 x 450 x 450 / 8) + (450 x (450/2)] / (3.1416 x 450 / 2 + 450)
= 0.36 m

S_f = 0.004 m per m

V = 2.14 m/s

Discharge Capacity = VA
= 1.05 cu.m/s

Step 6 : Determine the Occupied Percentage of Discharge Capacity

Refer to Figure C, bottom half of catchment area in the Application Site will be discharged to existing 1350mm diamter concrete pipe and 450 U-channel, upper half of catchment area in the Application Site will be discharged to existing 525 U-channel, therefore the corresponding occupied percentage of discharge capacity shall be as follows :-

Drain	Related Catchment	Total Peak Runoff under 1:50 year return period (m^3/s)	Maximum Discharge Capacity (m^3/s)	Occupied Percentage
1350mm diameter Concrete Pipe	Area 1, 2 and the Bottom Half of Site	5.27	6.3	84%
525 U-Channel	Upper Half of the Site	1.02	1.13	90%
450 U-Channel	Bottom Half of the Site	0.94	1.05	89%

排水同意書

本公司現同意規畫申請號碼:A/YL-PS/706 之排水系統，經由附圖 DP-01，沙井 EXCP1 及 EXCPA 排方至公工排水系統。

上述沙井 EXCP1、EXCPA 及相關排水渠由本公司運作及維修。

LONG TIN CARPARK MANAGEMENT LIMITED 朗天停車場管理有限公司

朗天停車場管理有限公司
2025 年 1 月 2 日