Appendix A

Compliance Letter and Approved Drainage Proposal for A/YL-SK/377 approval condition (a) dated 20.11.2025

規　劃　署
粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室

Planning Department
Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號	Your Reference :	
本署檔號	Our Reference :	TPB/A/YL-SK/377
電話號碼	Tel. No. :	3168 4038 / 3168 4072
傳真機號碼	Fax No :	3168 4074 / 3168 4075

電郵函件

[redacted]

[redacted]

冠天有限公司
（經辦人：Charlie TSUI）

先生／女士：

履行規劃許可附帶條件（a）項
- 提交排水建議

擬在劃為「農業」地帶的
元朗石崗第 112 約地段第 624 號 A 分段（部分）
經營臨時商店及服務行業（地產代理）（為期三年）
（規劃申請編號：A/YL-SK/377）

本處收到你於二零二五年十月二十三日提交的資料，以履行上述規劃許可附帶條件。就你提交的資料，本處已諮詢有關部門，有關意見如下：

☑ 接受。因此，你**已經履行**上述附帶條件。部門詳細意見請見附件。

☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你**未有完全履行**有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。

☐ 不接受。因此，上述附帶條件**未能**被視作已履行。部門詳細意見請見**附件**。

很抱歉因為人手短缺，我們未能為你提供部門詳細意見的中文譯本。如你對部門意見有疑問，請直接聯絡渠務署陳羽立先生（電話: 2300 1259）。

規劃署
粉嶺、上水及元朗東規劃專員

（盧玉敏 玉敏盧）

二零二五年十一月二十日

副本抄送:
渠務署總工程師/新界北　　（經辦人: 陳羽立先生）

內部抄送:
總城市規劃師/城市規劃委員會

JL/jw

附件

渠務署總工程師/新界北的意見：

The applicant is reminded to implement the drainage facilities on site in accordance with the agreed drainage proposal. The applicant is required to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is also required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

-TEMPORARY DRAINAGE PROPOSAL

APPLICATION SITE OF PROPOSED TEMPORARY SHOP AND SERVICES (REAL ESTATE AGENCY) FOR A PERIOD OF 3 YEARS AT LOTs 624 S.A (PART) IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

Application No.: A/YL-SK/377

Project No.: ALPL/TDM/019
Revision No.: 0
20 Oct 2025

1 Content

2 Introduction 3
2.1 Background 3
2.2 Objectives of the Report 3
2.3 Report Structure 3
3 Development Proposal 3
3.1 Location of the Application Site 3
4 Assessment Criteria 3
4.1 Design Return Periods 3
4.2 Calculation Methodology for Runoff 5
4.3 Calculation Methodology for Pipe Capacity Checking 5
5 Potential Drainage Impact 5
5.1 Existing Site Condition 5
5.2 Changes in Drainage Characteristics 5
5.3 Potential Drainage Impact 6
6 Construction Stage 7
6.1 Temporary Drainage Arrangements 7
7 Conclusions 8
7.1 Conclusions 8

2 Introduction

2.1 Background

This report presents the Drainage Proposal for supporting the Proposed temporary shop and services (real estate agency) for a period of 3 years at Lots 624 S.A(Part) in D.D. 112, Shek Kong, Yuen Long, New Territories.

2.2 Objectives of the Report

This report shall be prepared to include the following:

- Identify the potential drainage impact assessment from the proposed Application Site
- Recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

2.3 Report Structure

The report contains the following sections:

- Section 1 on Introduction;
- Section 2 on Development Proposal;
- Section 3 on Assessment Criteria;
- Section 4 on Potential Drainage Impact; and
- Section 5 on Conclusion.

3 Development Proposal

3.1 Location of the Application Site

The application Site is located within the Kam Sheung Road, with an area of around 202m^2 and ground level varying between + 16.1mPD and + 16.3mPD. The layout plan is provided in **Appendix B**.

This application site is "Agriculture" zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

There is a existing catchpit vicinity of the application site, the location and site photos of the existing catchpit are provided in **Appendix C**.

4 Assessment Criteria

4.1 Design Return Periods

The drainage system in the Application site is to collect surface flows and convey to the existing catchpit

and finally convey to downstream village drain. The recommended design return periods based on the flood levels for the various drainage systems depend on the drainage system, land use, hazard to public safety and community expectations. The recommended design return period is reproduced in Table 4-1 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 4-1 Recommended Design Return Periods based on Flood Levels

As per Storm Drainage Manuel (SDM) Section 6.6.2 Urban Drainage Branch and Urban Drainage Trunk Systems “An ‘Urban Drainage Branch System’ is defined as a group or network of connecting drains collecting runoff from the urban area and conveying stormwater to a trunk drain, river or sea. For a simple definition, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.

An ‘Urban Drainage Trunk System’ collects stormwater from branch drains and/or river inlets, and conveys the flow to outfalls in river or sea. Pipes with size or diameter equal to or larger than 1.8m are normally considered as trunk drains.”

As per SDM, since the proposed U-channels are sized smaller than 1.8m, the drainage system would be defined as an urban drainage branch with recommended design return period of 50 years.

The 50 years design return period will be considered to ensure adequacy of the stormwater drainage system.

4.2 Calculation Methodology for Runoff

Peak instantaneous runoff values before and after the development were calculated based on the Rational Method and with recommended physical parameters including runoff coefficient (C) and storm constants for different return periods referred to the SDM, based on the following equation:

$$\mathbf{Q_p = 0.278\ C\ i\ A}$$

where Q_p = Peak Runoff, m^3/s

C = Runoff Coefficient

i = Rainfall Intensity, mm/hr

A = Catchment Area, km^2

The paved area of the site will account for 3221m2. For conservative, the runoff coefficient of 0.9 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.

Based on the storm constants for 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in Appendix D

4.3 Calculation Methodology for Pipe Capacity Checking

Due to the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff of the open area within the site. The collected stormwater would be diverted to 375mm U-channel system at boundary of application site. The collected stormwater should finally be diverted to the downstream via the proposed U-channel system.

For the worst-case scenario, bad condition of concrete pipe is assumed for the Manning's roughness coefficient (coefficient value is 0.016) for calculating capacities of concrete U-channel using Manning's Equation.

Manning's Equation for calculating the channel and pipe capacities is adopted.

5 Potential Drainage Impact

5.1 Existing Site Condition

The application Site is located within the Shek Kong with an area of around $202m^2$ and ground level varying between + 16.3mPD and + 16.1mPD.

5.2 Changes in Drainage Characteristics

Since the ground level of application site is generally higher than the adjacent ground surface. No

external catchment shall be considered in the calculation.

The characteristics of the sub-catchment areas are altered due to the proposed application, which are changed from unpaved site area to paved area. The change in sub-catchment is summarized in Table 5-1.

	Before	After
Grassland (m^2)	0	0
Paved Area (m^2)	202	202
External Catchment Area(m^2)	0	0
Total Catchment Area (m^2)	202	202

Table 5-1 Change in sub-catchment within the site

5.3 Potential Drainage Impact

The details of the proposed drainage works are illustrated in **Appendix C**.

To effectively convey stormwater away from the application site and minimize the potential impact to the drainage infrastructure of the village area, drainage works consists of U-channels, are proposed to convey the stormwater runoff to the terminate catchpit with sand trap (TCP), and finally convey to the existing catchpit.

The runoff within application site is collected by all round 225mm U-channels along the boundary and convey to the proposed terminate catchpit with sand trap (TCP), afterwards convey to existing catchpit with sand trap (CP)within the application site, before discharge to the further downstream village drain.

as indicated in the **Appendix C**.

Catchment Area	Drainage System	Estimated Flow (L/min)	Capacity (L/min)	Reserve Capacity
1	225mm u-channel	1015	3300	69%
-	150mm discharge pipe (proposed TCP to existing CP)	1015	2227	54%
-	150mm discharge pipe(existing)	1015	2227	54%

Table 4-2 Design calculation of the proposed drainage work

1. Rainfall increase due to climate change at the end of 21st century is considered according to stormwater drainage manual Table 28.
2. The reserve capacity is calculated by assuming that the U-channel reach its full capacity.

The design runoff arise from the proposed catchment area is to be discharged into the proposed 225mm u-channel within the runoff anticipated to be of 1015L/min, which is within the drainage capacity of the proposed 225mm u-channel of 3300L/min, the reserve capacity is 69%.

The runoff would then be coney to the proposed terminal catchpit, and convey to the existing terminal catchpit within the application site by the proposed 200mm diameter discharge pipe, and the runoff will then discharge to downstream village drain by 200mm existing discharge pipe. The total runoff to be discharged by the discharge pipe is 1015L/min, and the capacity of 200mm discharge pipe is 2227L/min, the reserve capacity is 54%.

It is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.

All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E**.

6 Construction Stage

6.1 Temporary Drainage Arrangements

Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:

(i) Erosion of ground materials;

(ii) Sediment transportation to existing downstream drainage system; and

(iii) Obstruction to drainage systems.

Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.

To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.

If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m3 in an open area shall also be covered with tarpaulin or similar fabric during rainstorms.

All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.

Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

7 Conclusions

7.1 Conclusions

The analyzed catchment area of 202m2 consists of the site area of the proposed Application Site only and no external catchment area had been identified.

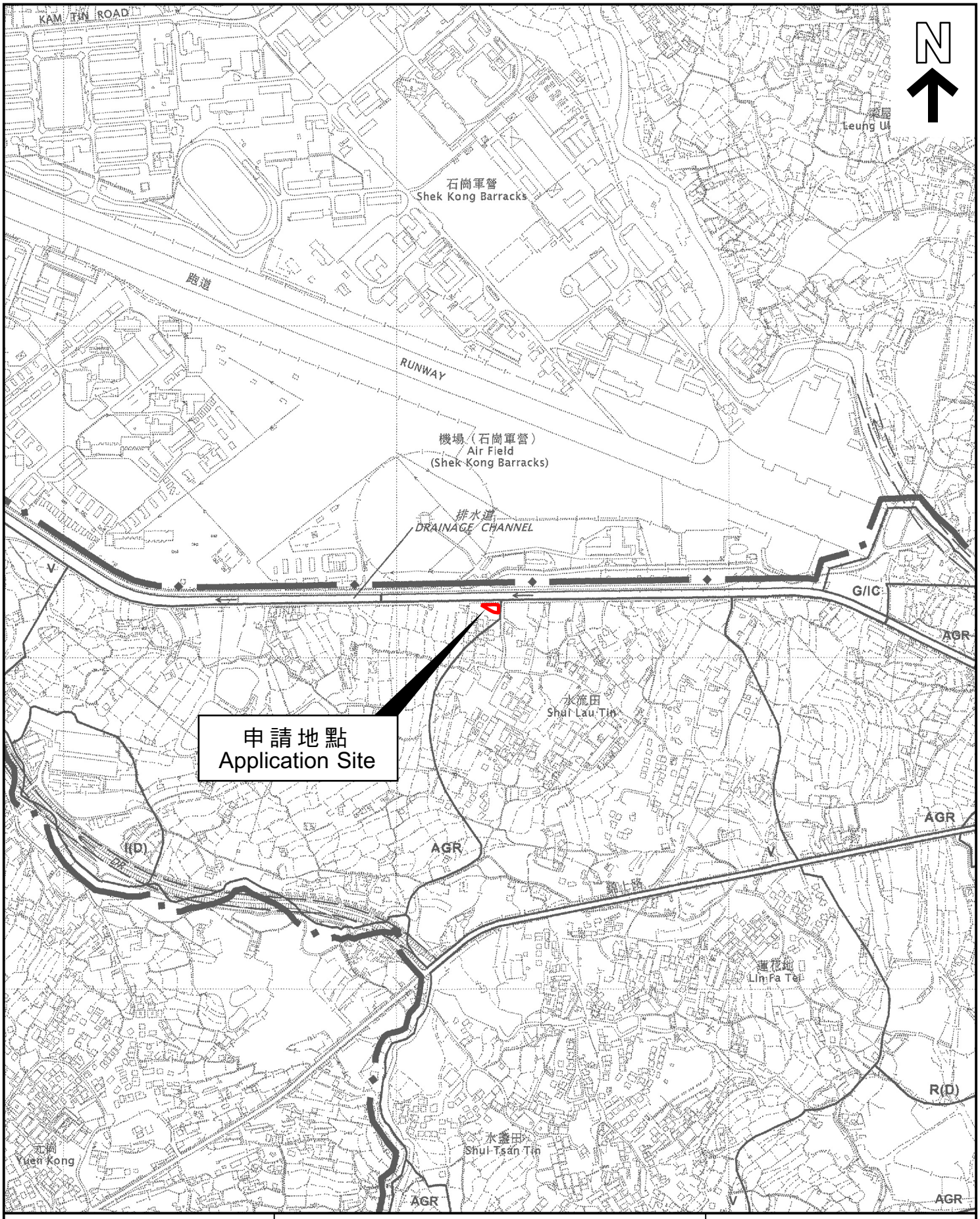
All round U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the boundary of application site which is subject to change to suit the building layout.

The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.

Mitigation measures are proposed during the construction period and to ensure that the existing drainage system within the site will not be affected during the construction stage.

APPENDIX A

SITE LAYOUT PLAN



本摘要圖於2024年6月21日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號 S/YL-SK/9
EXTRACT PLAN PREPARED ON 21.6.2024
BASED ON OUTLINE ZONING PLAN No.
S/YL-SK/9 APPROVED ON 17.10.2006

位置圖 LOCATION PLAN

SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

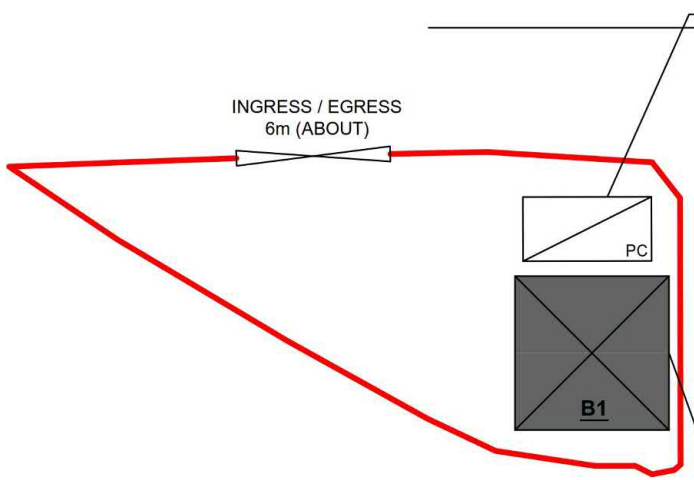
A/YL-SK/377

APPENDIX B

LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 202 m^2	(ABOUT)
COVERED AREA	: 36 m^2	(ABOUT)
UNCOVERED AREA	: 166 m^2	(ABOUT)
PLOT RATIO	: 0.18	(ABOUT)
SITE COVERAGE	: 18%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 36 m^2	(ABOUT)
TOTAL GFA	: 36 m^2	(ABOUT)
BUILDING HEIGHT	: 3.5 m	(ABOUT)
NO. OF STOREY	: 1	



VEHICLE PARK(Private Car)
USE : VISITOR PARKING
DIMENSION : 2.5m x 5m
No. OF PARKING : 1

STRUCTURE B1
USE : REAL ESTATE AGENCY OFFICE
AREA : 36m²(ABOUT)
HEIGHT : 3.5m
STOREY : 1
GFA : 36m²(ABOUT)

LEGEND
- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- PARKING SPACE (PC)
- INGRESS / EGRESS

TOP 領嶠 PLANNING

PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES (REAL ESTATE AGENCY) FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOT 624 S.A IN D.D. 112 , YUEN LONG, NEW TERRITORIES

SCALE
~~1 : 300 @ A4~~

DRAWING TITLE
LAYOUT PLAN

DRAWN BY	DATE
J.W	4.6.2024

REVISED BY DATE

APPROVED BY DATE

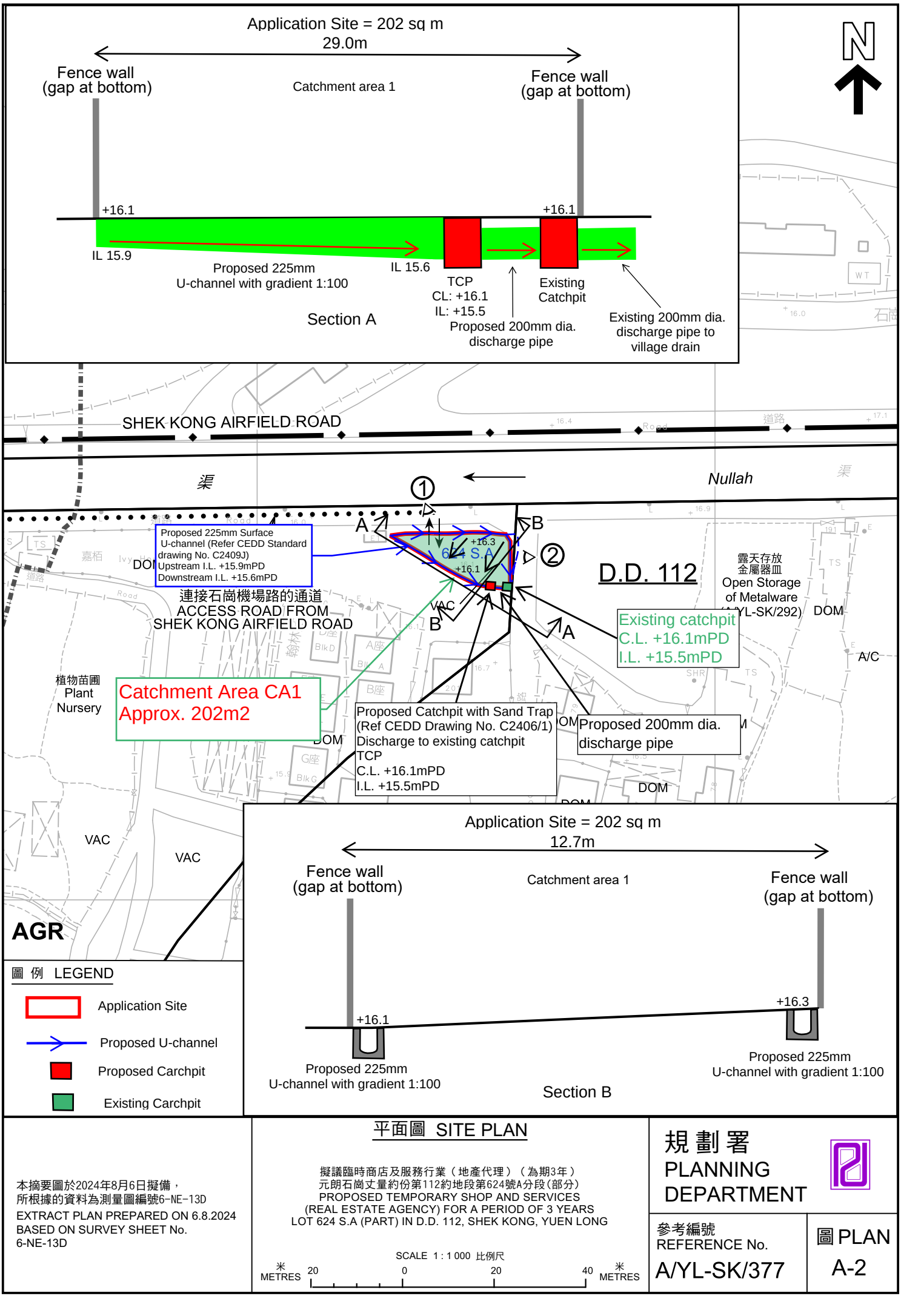
DWG NO.	VER.
PLAN 2	A-1

（資料來源：申請人於 18. 6. 2024 呈交的資料）
(Source: Applicant's Submission of 18.6.2024)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-SK/377	A-1

APPENDIX C

PROPOSED DRAINAGE PLAN



本摘要圖於2024年8月6日擬備，
所根據的資料為測量圖編號6-NE-13D

EXTRACT PLAN PREPARED ON 6.8.2024
BASED ON SURVEY SHEET No.
6-NE-13D

平面圖 SITE PLAN

擬議臨時商店及服務行業（地產代理）（為期3年）
元朗石崗丈量約份第112約地段第624號A分段(部分)
PROPOSED TEMPORARY SHOP AND SERVICES
(REAL ESTATE AGENCY) FOR A PERIOD OF 3 YEARS
LOT 624 S.A (PART) IN D.D. 112, SHEK KONG, YUEN LONG

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
A/YL-SK/377

圖 PLAN
A-2

APPENDIX D

DESIGN CALCULATION OF THE PROPOSED DRAINAGE SYSTEM

PROJECT: *APPLICATION SITE OF PROPOSED TEMPORARY SHOP AND SERVICES (REAL ESTATE AGENCY) FOR A PERIOD OF 3 YEARS AT LOTs 624 S.A (PART) IN D.D. 112, SHEK KONG, YUEN LONG*

Revision : 0
Date : 20-Oct-25

JOB NO : *ALPL/TDM/019*
TITLE : ***Temporary Drainage Design Calculation***

Prepare By: *JW*

DETERMINE THE CATCHMENT OF AREA

CA1 = 202 (m^2)

DETERMINE THE INLET TIME

Section	*A = Catchment of Area (m^2)*		*Level of remote point (mPD)*	*Level of inlet point (mPD)*	*L (m)*	*H (m/100m)*	*t_e = Time of Natural flow (min)*
1	*CA1*	*202*	*16.3*	*16.1*	*12.7*	*1.57*	*0.99*

Ref.: ***Brandsby Williams Equation***

Note: $t_e = \frac{0.14465.L}{H^{0.2}.A^{0.1}}$

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 point under consideration (m).

DETERMINE THE SIZE OF STEPPED / U-CHANNEL

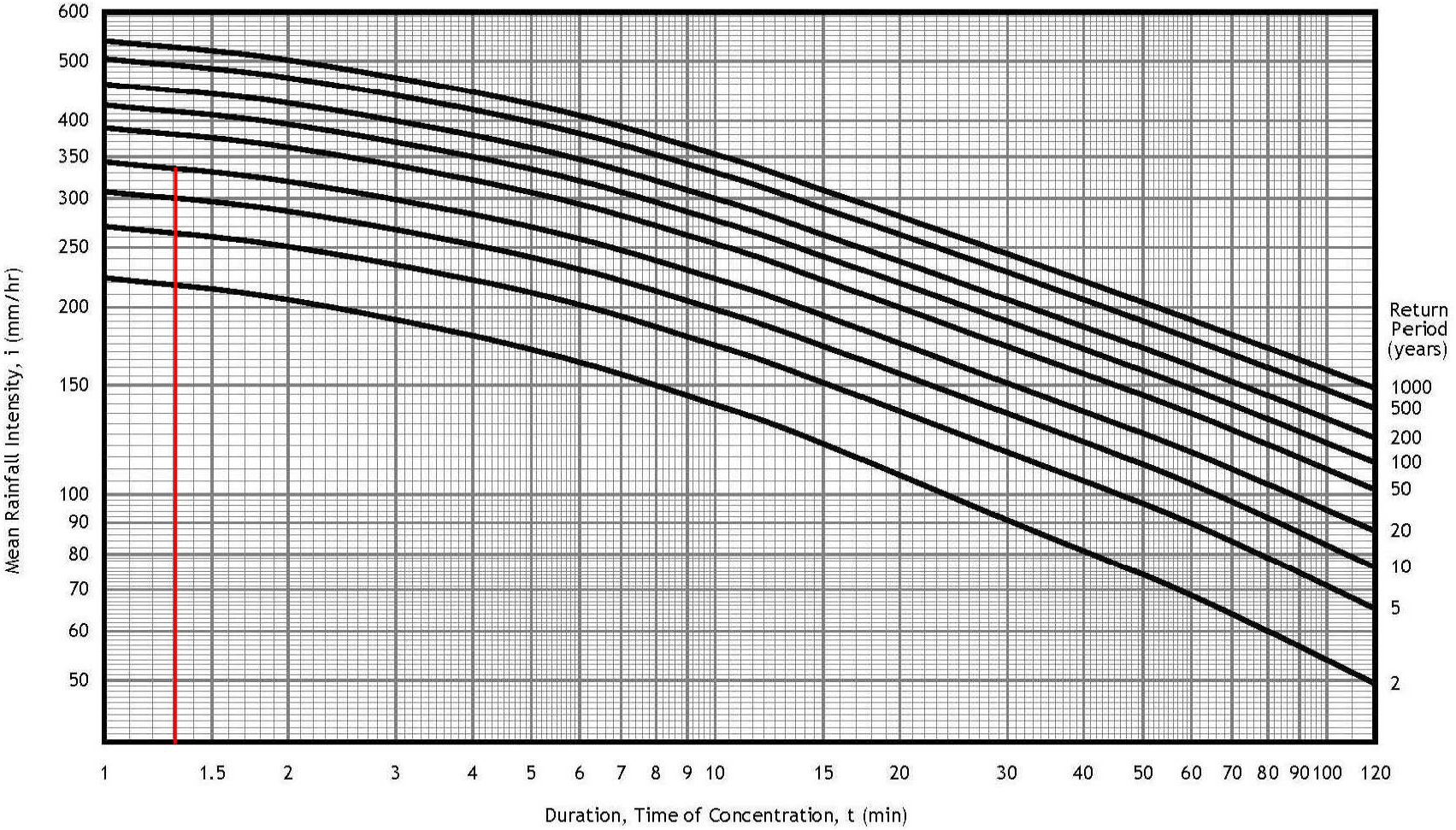
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Section No.	Ldr (m)	Lh (m)	L (m)	Gradient (1 in)	Site area (m^2)	others area (m^2)	Total area (m^2)	A (m^2)	channel size	Capacity (l/min)	Assumed Flow	t_f (min)	t_c (min)	t_c (min)	I (mm/hr)	Runoff (l/min)	Remark
1	0.30	29.00	29.00	96.67	202.00	0.00	202.00	202.00	225	3300	1.50	0.32	0.99	1.31	335.00	1015.1	*O.K.*

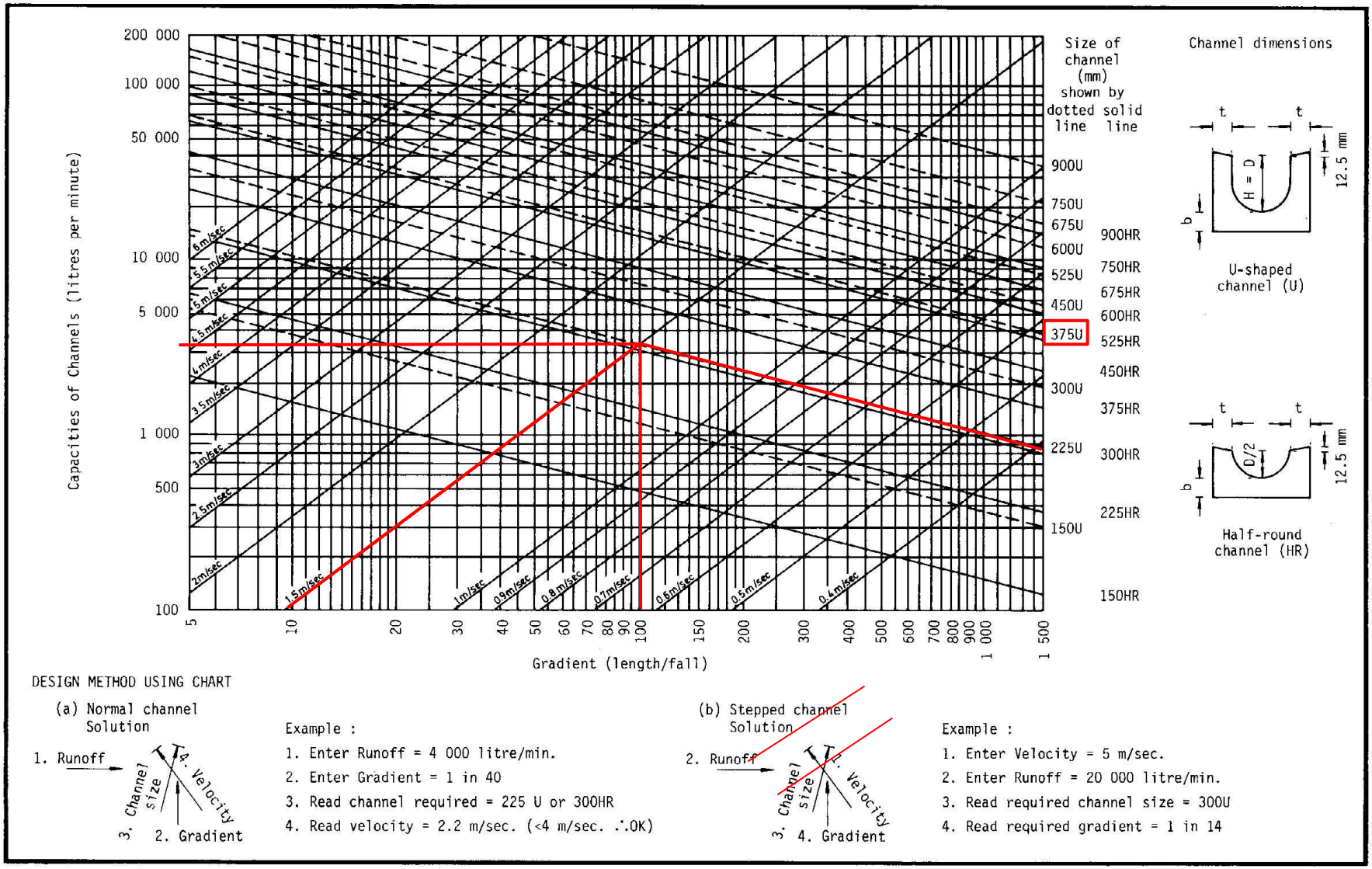
CAPACITY > RUNOFF **[Use new 225 U, so it is O.K.]**

Note:

Ldr = Different level between U-channel section *1015.1*
Gradient = 1 in (Lh/Ldr)
Total area = Site area + others area
A=Cumulative area = Total area + others section area
Capacity = Refer to the extracted Figure 8.7 - Chart for the Rapid Design of Channels (Geotechnical Manual for Slopes P.253)
Assumed flow velocity = Assumed velocity of runoff
Actual Flow velocity = Refer to the extracted Figure 8.7 - Chart for the Rapid Design of Channels (Geotechnical Manual for Slopes P.253)
t_f = Flow time = L / assumed flow velocity
t_e = inlet time (time taken for flow from the remotest point to reach the most upstream point of the urban drainage system)
t_c = Time of concentration = $t_f + t_e$ (Min. t_c = 1 min. for conservative design)
I = Intensity Refer to the extracted Figure 8.2 - Curves Showing Duration and Intensity of Rainfall in H.K. for Various Return Periods (Geotechnical Manual for Slopes P.248)
K = Runoff coefficient = 0.9 refer to Character of Surface (refer DSD(2013))
Design Return Period = 50 years
Runoff = K.I.A./3600 (l/s) = K.I.A./60 (l/min)
UC U-channel
SC Stepped channel

For section no. 1.00 , **Actual** Flow Velocity = **1.50** m/s **< 4m/s, O.K.**


600
500
400
350
300
250
200
150
100
90
80
70
60
50
Mean Rainfall Intensity, i (mm/hr)
Return Period (years)
1000
500
200
100
50
20
10
5
2
1
1.5
2
3
4
5
6
7
8
9
10
15
20
30
40
50
60
70
80
90
100
120
Duration, Time of Concentration, t (min)



DESIGN METHOD USING CHART

(a) Normal channel Solution

1. Runoff →
2. Gradient
3. Channel size
4. Velocity

Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴OK)

(b) Stepped channel Solution

2. Runoff →
3. Channel size
4. Gradient
1. Velocity

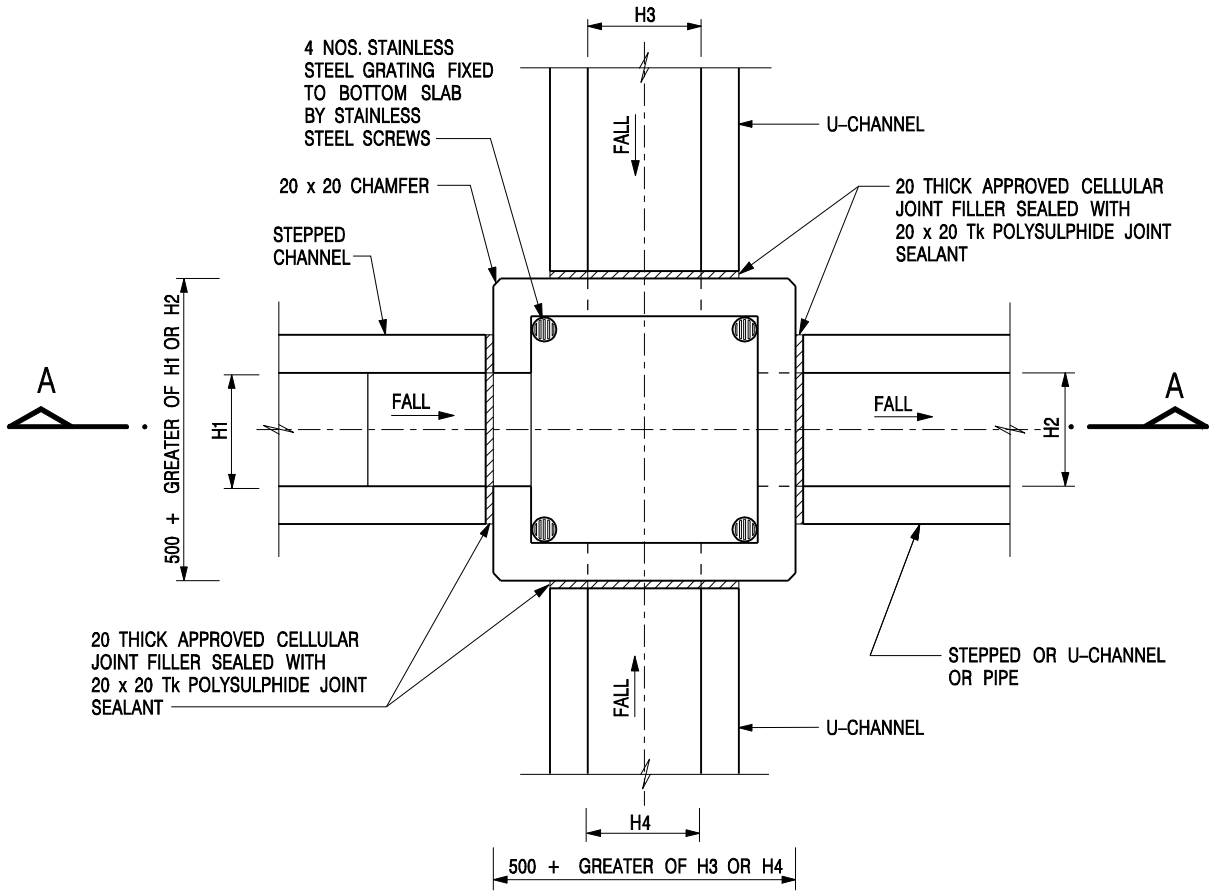
Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

APPENDIX E

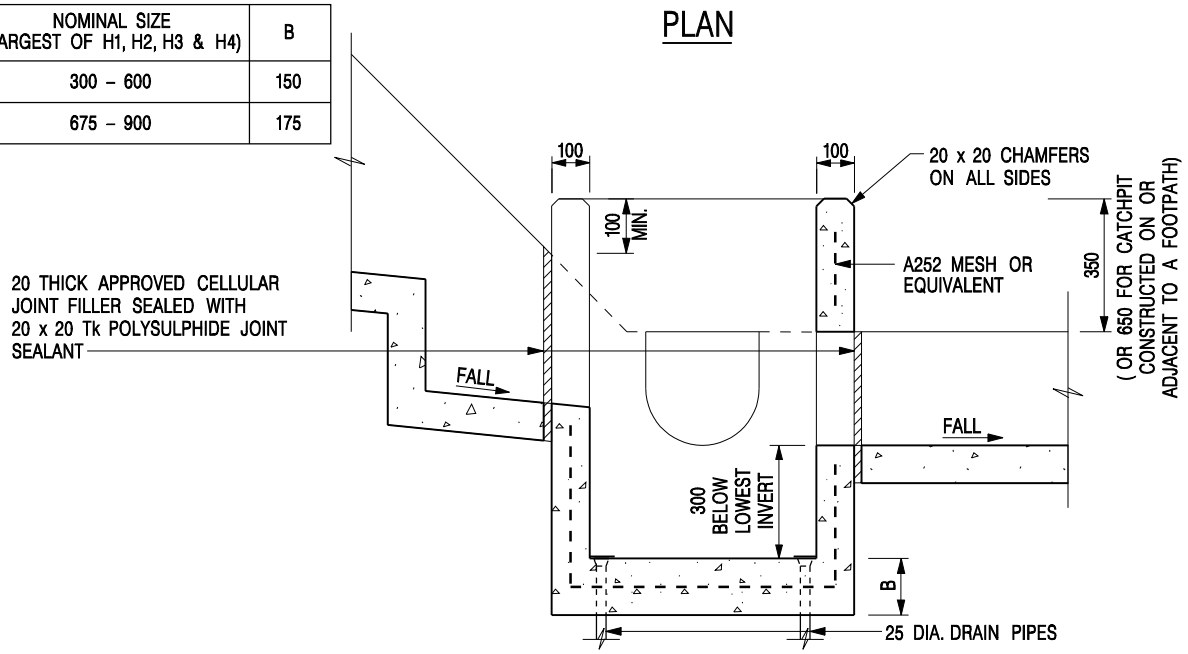
TYPICAL STANDARD DRAWINGS OF U-CHANNEL AND CATCHPIT

(EXTRACTED FROM CEDD, FOR REFERNCE ONLY)



PLAN

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



SECTION A – A

NOTES:

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

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

CATCHPIT WITH TRAP

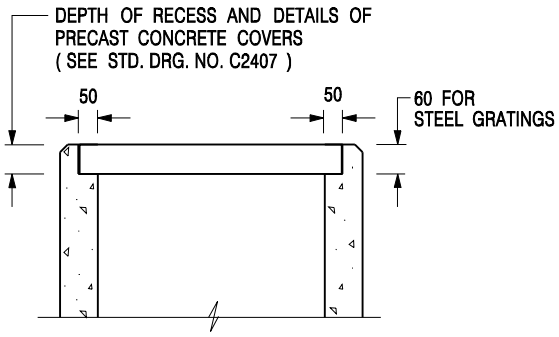
(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

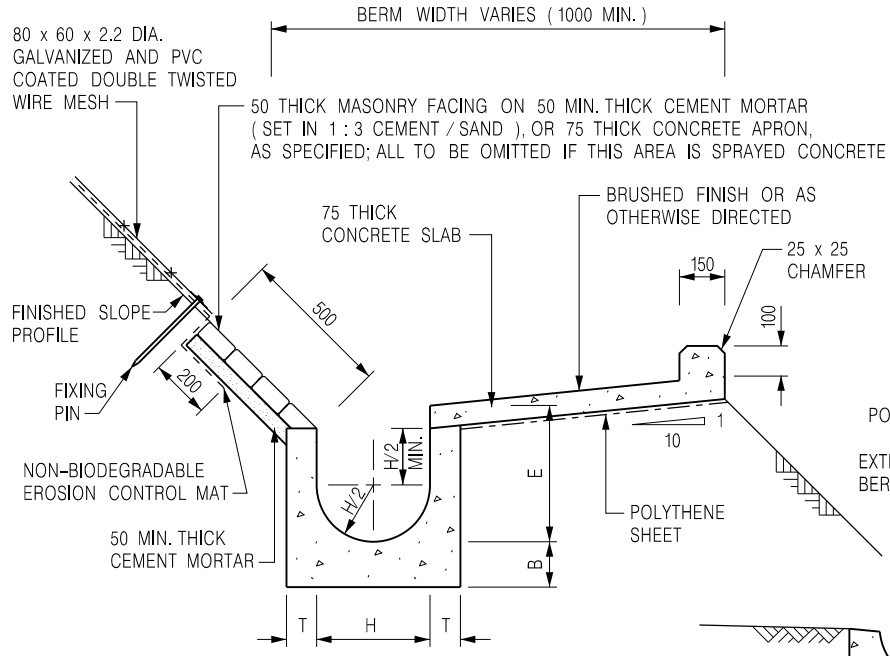
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

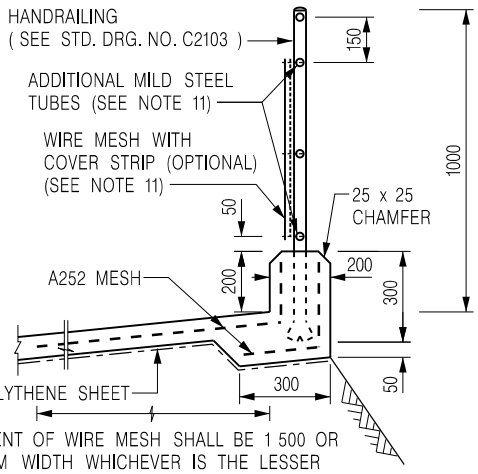
SCALE 1 : 20

DATE JAN 1991

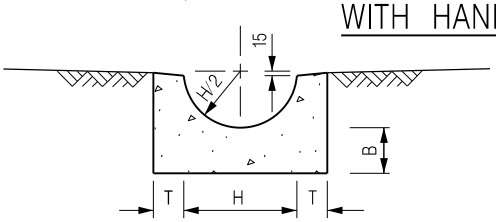
DRAWING NO. C2406 /2A



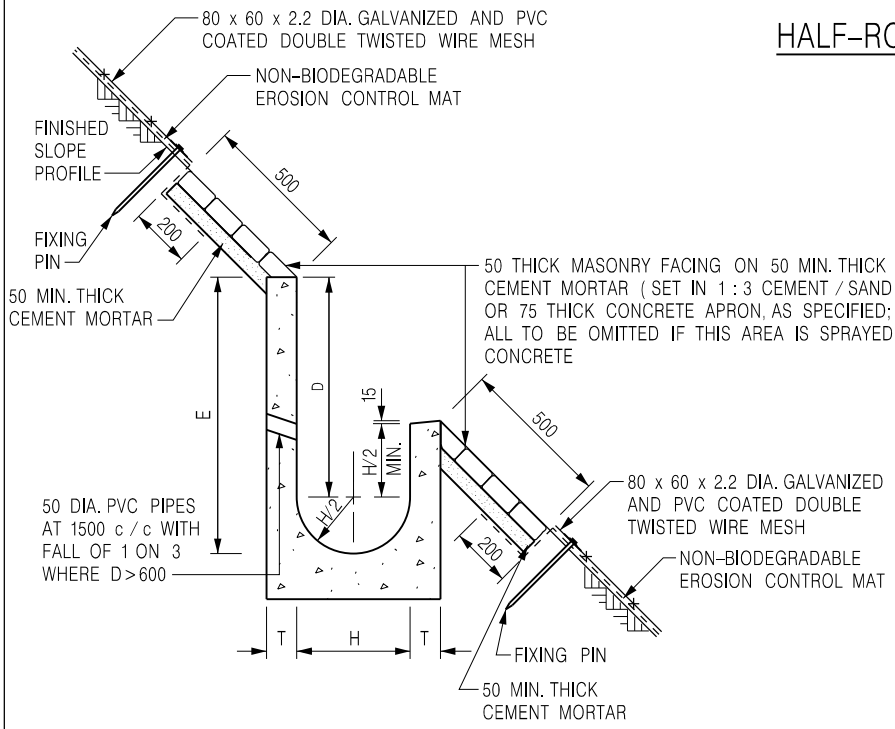
U-CHANNELS CONSTRUCTED ON BERM



DETAILS OF BERM WITH HANDRAILING



HALF-ROUND CHANNEL



U-CHANNELS NOT CONSTRUCTED ON BERM

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/1E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/1E)
11. THE WIRE MESH ON HANDRAILING IS OPTIONAL. THE COVER STRIP AND ADDITIONAL MILD STEEL TUBES ARE NEEDED ONLY IF WIRE MESH IS PROVIDED. (SEE STD. DRG. NO. C2103)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 – 600	100	150	
675 – 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
J	DETAILS OF HANDRAILING AMENDED.	Original Signed	08.2024
I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002

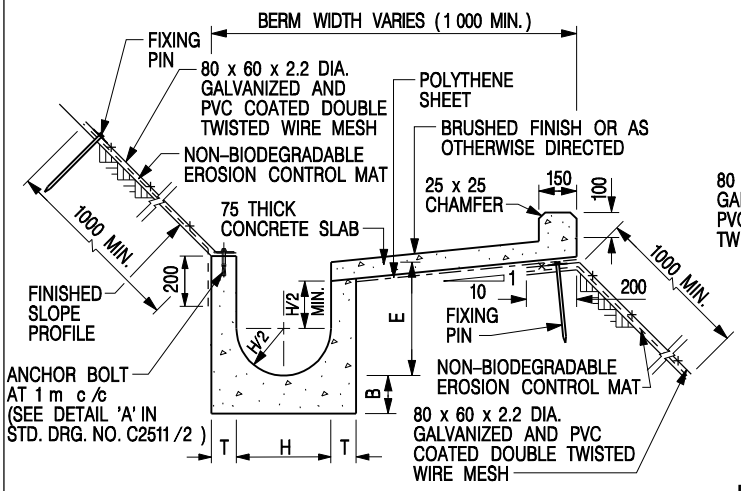
DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A – WITH MASONRY APRON)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

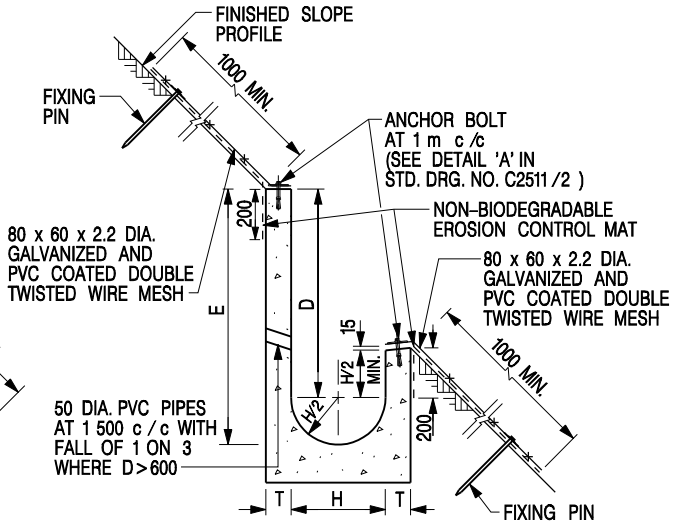
SCALE 1 : 25

DATE JAN 1991

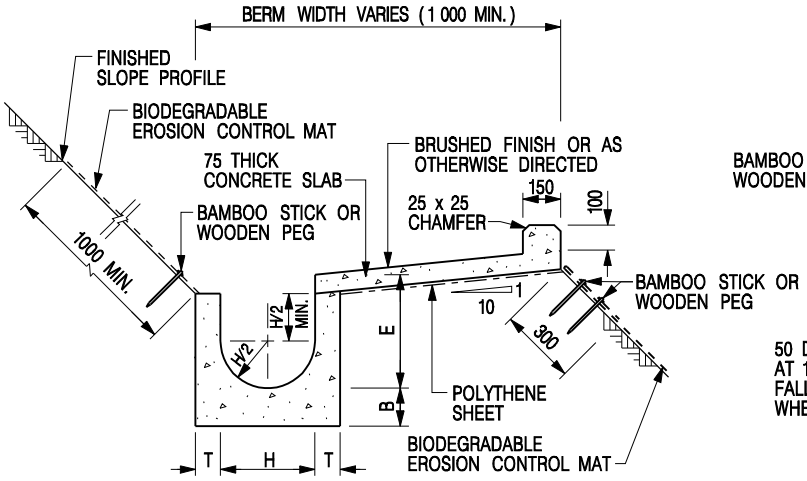
DRAWING NO. C2409J



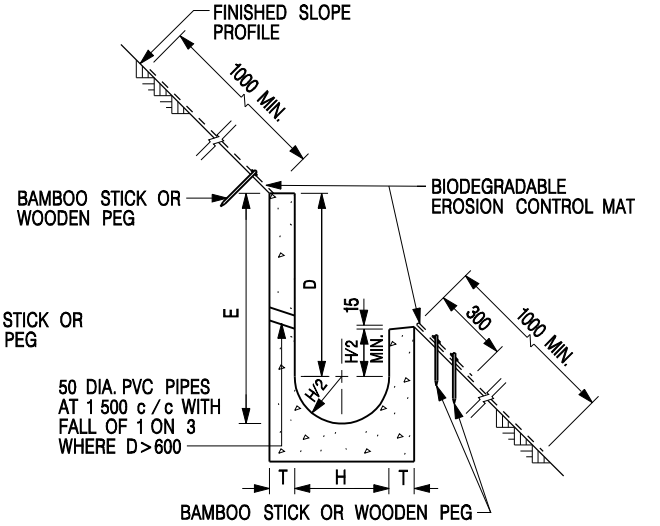
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS NOT CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS NOT CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20/20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
10. THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

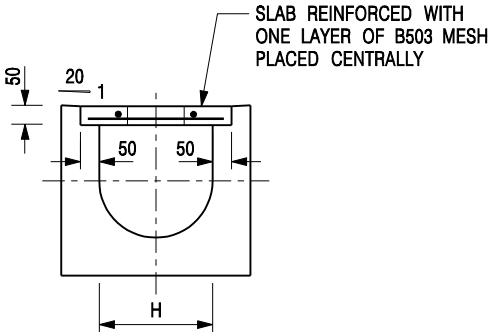
DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE B - WITH EROSION CONTROL MAT APRON)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

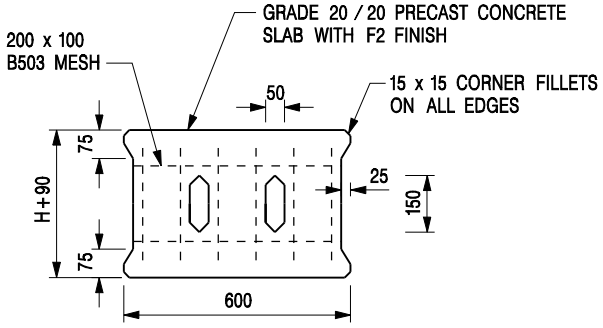
SCALE DIAGRAMMATIC

DATE JAN 1991

DRAWING NO. C2410I



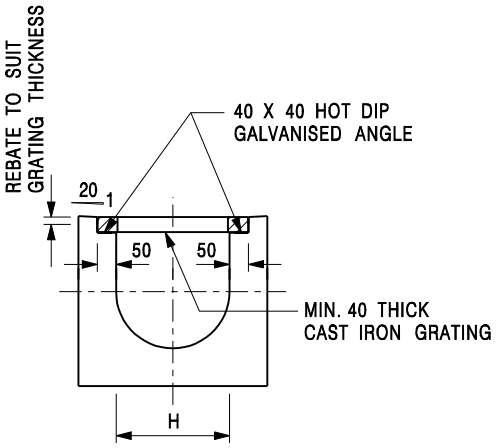
TYPICAL SECTION



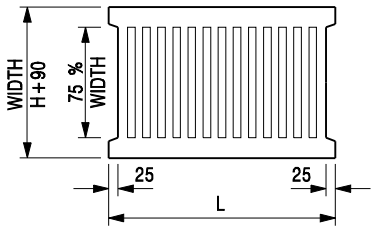
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2412E

Appendix B

Compliance Letter and Approved FSIs Proposal for A/YL-SK/377 approval condition (d) dated 17.10.2025

規劃署
粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室

Planning Department
Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號	Your Reference:	
本署檔號	Our Reference:	TPB/A/YL-SK/377
電話號碼	Tel. No.:	3168 4038/ 3168 4072
傳真機號碼	Fax No.:	3168 4074/ 3168 4075

By Post & Fax [redacted]

Maxtop Sky Limited
[redacted]
(Attn.: Ms. Charlie TSUI)

17 October 2025

Dear Sir/ Madam,

Submission for Compliance with Approval Condition

(d) – The Submission of a Fire Service Installations Proposal

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in "Agriculture" Zone, Lot 624 S.A (Part) in D.D. 112, Shek Kong, Yuen Long

(Application No. A/YL-SK/377)

I refer to your submission dated 29.9.2025 with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

☐ 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**. Please find detailed departmental comments in ***Appendix***.

Should you have any queries on the departmental comments, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

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

JL/ms

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

Internal
CTP/TPB

Appendix
Comments of the D of FS

- The applicant is advised that the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

FIRE SERVICES NOTES:

1 MISCELLANEOUS

1.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.

2 DETECTION SYSTEM

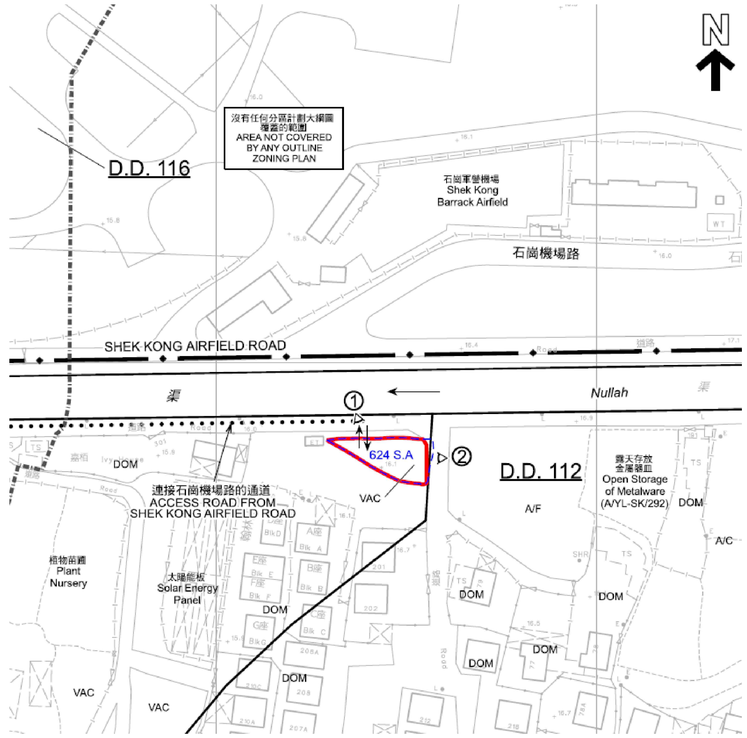
2.1 THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN STRUCTURE B1.

2.2 THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE"SEP 2021".

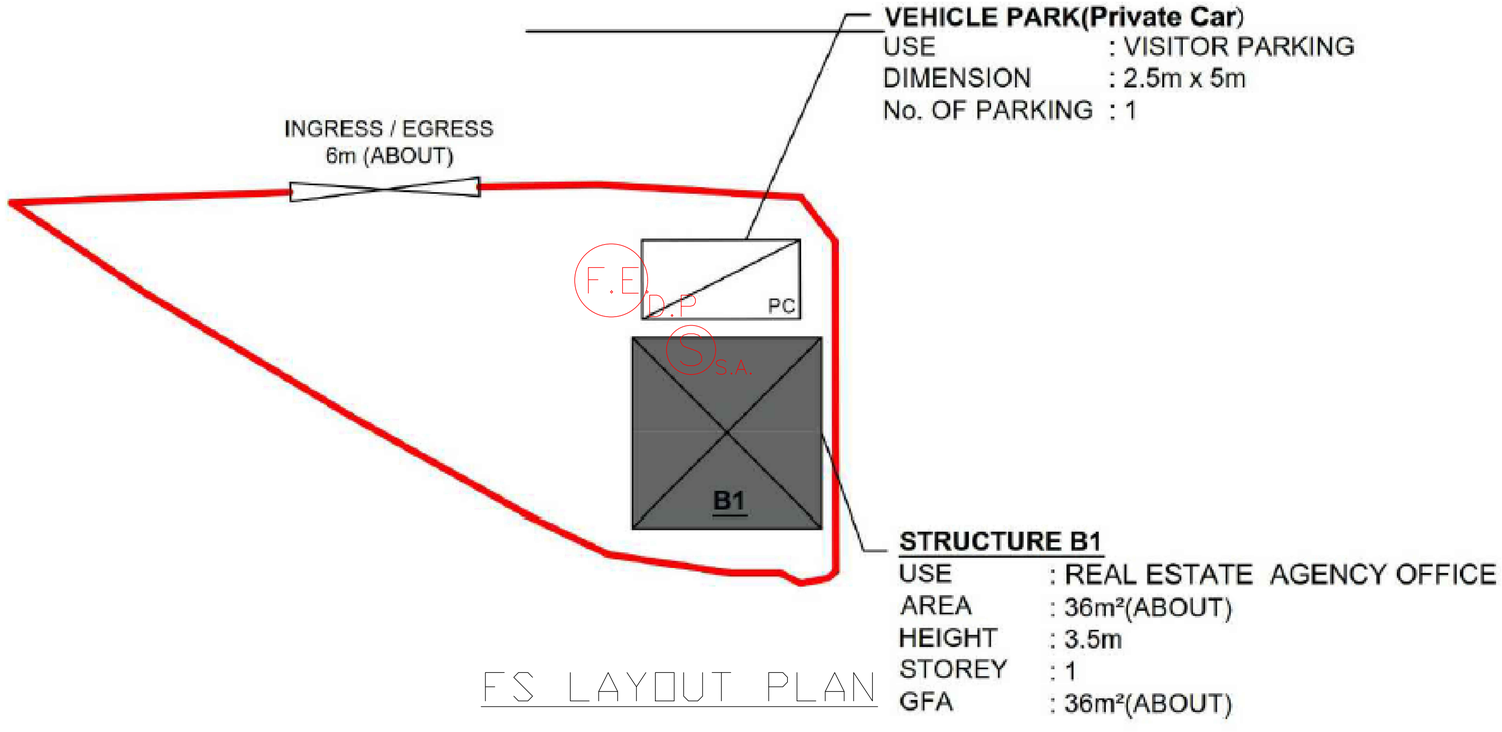
LEGEND (FOR SCHEMATIC DIAGRAM)

F.E D.P — 4Kg DRY POWDER TYPE FIRE EXTINGUISHER

S S.A. — STAND-ALONE SMOKE DETECTOR



BLOCK PLAN



FS LAYOUT PLAN

REV	DESRIPTION	DATE	BY
B	FSD SUBMISSION	24-09-2025	WC
A	FSD SUBMISSION	19-07-2025	WC

FSI CONTRACTOR

East Power Engineering Limited

Flat A, 7/F., Hop Shing Commercial Building,
41 Chi Kiang Street, Tokwawan, Kowloon

Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

PROPOSED F.S. INSTALLATION AT LOT 624 S.A IN D.D. 112, YUEN LONG, NEW TERRITORIES

DRAWING TITLE

FIRE SERVICES NOTES, LEGEND AND SITE LOCATION BLOCK PLAN AND FS LAYOUT PLAN ON GROUND FLOOR

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	19-07-2025
DESIGN BY	JACKIE	S.ENG	19-07-2025
CHECK BY	CM	PM	19-07-2025
APPROVED BY	-	-	-
PROJECT NO.	SK-377		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-ST638-FS01			
SCALE	1:200	REVISION	B

Appendix C

FS251 Certificate

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

FSD Ref.: _____
消防處檔號

A9727790

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 Lot 624S.A. In D.D. 112

Street/Road/Estate Name : 街道/屋苑名稱

Block : 座

District : 分區 Yuen Long

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)
			NIKL		

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	1 x 4Kg Dry Powder F.E.	G/F	Supply & Install	Conforms with FSD requirements	20-03-2026

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
			NIL	

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 Hui Chi Hang

FSD/RC No. : 消防處註冊號碼 RC3/676

Company Name : 公司名稱 East Power Engineering Ltd 東力工程有限公司

Telephone : 聯絡電話 [redacted]

Date : 日期 21-03-2026

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

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

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 9817981

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 Lot 624S.A. In D.D. 112

Street/Road/Estate Name : 街道/屋苑名稱

Block : 座

District : 分區 Yuen Long

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)
			NIKL		

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)
15	Fire Detection System	G/F	Supply & Install 1 x Smoke Detector V-Great Model:VG-6622	Conforms with FSD requirements	20-03-2026

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
			NIL	

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 Ng Chun Man

FSD/RC No. : 消防處註冊號碼 RC1/306 RC2/459

Company Name : 公司名稱 East Power Engineering Ltd 東力工程有限公司

Telephone : 聯絡電話 [redacted]

Date : 日期 21-03-2026

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

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