

Appendix I - Comparison Table Between the Previous Application and the Current Application

Development Parameters	Previous Application (No. A/YL-TT/648) (a)	Current Application (b)	Differences (b) - (a)
Site Area	2,647 m ² (about)	2,901 m ² (about)	+254 m ² , (+9.6 %) (about)
Covered Area	594 m ² (about)	822 m ² (about)	+228 m ² , (+38.4 %) (about)
Uncovered Area	2,053 m ² (about)	2,079 m ² (about)	-26 m ² , (+1.3 %) (about)
PR	0.22 (about)	0.28 (about)	+0.06, (+2.9 %) (about)
Site Coverage	22 %	28 %	+6 %, (-27.3 %) (about)
GFA	594 m ² (about)	822 m ² (about)	+228 m ² , (+38.4 %) (about)
Building Height	7 m (about)	8.5 m (about)	+1.5 m, (+21.4 %) (about)
No. of Storey	1	1	-
Parking Spaces for Private Cars	3	3	
Loading/Unloading (L/UL) Space for Light Goods Vehicles	1	1	-
L/UL Space for Medium Goods Vehicles	1	1	-
Operation Hours	Mondays to Saturdays 09:00 - 18:00 No operation on Sundays and Public Holidays	Mondays to Saturdays 09:00 - 19:00 No operation on Sundays and Public Holidays	<i>Longer Operating Hours</i>

DEVELOPMENT PARAMETERS

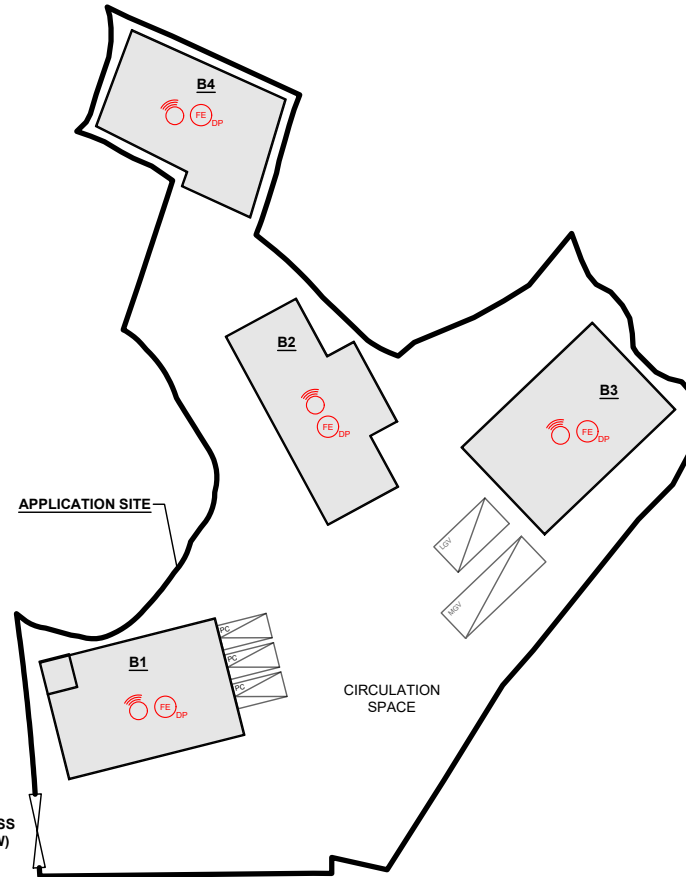
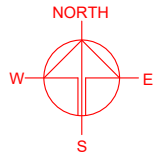
APPLICATION SITE AREA	: 2,901 m ²	(ABOUT)
COVERED AREA	: 822 m ²	(ABOUT)
UNCOVERED AREA	: 2,079 m ²	(ABOUT)
PLOT RATIO	: 0.28	(ABOUT)
SITE COVERAGE	: 28 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 822 m ²	(ABOUT)
TOTAL GFA	: 822 m ²	(ABOUT)
BUILDING HEIGHT	: 8.5 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR HEAVY GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	VEHICLE REPAIR WORKSHOP	192 m ² (ABOUT)	192 m ² (ABOUT)	8.5 m (ABOUT)(1-STOREY)
B2	VEHICLE REPAIR WORKSHOP	198 m ² (ABOUT)	198 m ² (ABOUT)	8.5 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	216 m ² (ABOUT)	8.5 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE AND WASHROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	8.5 m (ABOUT)(1-STOREY)
TOTAL		822 m² (ABOUT)	822 m² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



FIRE SERVICE INSTALLATIONS

- STAND-ALONE FIRE DETECTOR
- 4 KG POWDER-TYPE FIRE EXTINGUISHER

FS NOTES:

1. POTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
2. THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021].
3. 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.

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	13.3.2026

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE
FSis PROPOSAL

DWG NO.	VER.
APPENDIX I	001

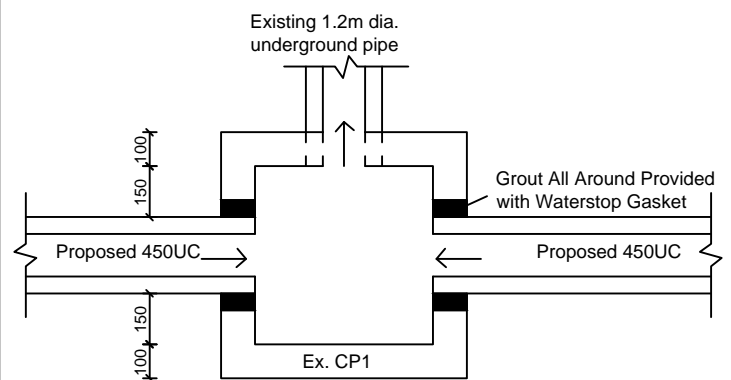


Note:

1. Existing Catchpits (CP1) shall be modified to provided desilting facility
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. Adjacent area which is developed or occupied, which has their stormwater collection syste.
4. Minor filling works to be carried out. Existing Formation Level is +22.20mPD. Proposed Formation Level is +22.40mPD. The cover level of proposed UC shall be flush with adjoining ground.

LEGEND

- CP Proposed CatchPit
- CP Existing CatchPit
- (a) Proposed 450UC (1:200) with Cast Iron Cover
- (b) Proposed 450UC (1:100) with Cast Iron Cover
- Existing 1m dia. underground pipe
- Photo Viewport



CONNECTION DETAILS

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (Application No.:A/YL-TT/)

Title:

Drainage Proposal - LAYOUT

D01

Drawn by:

DM

Date:

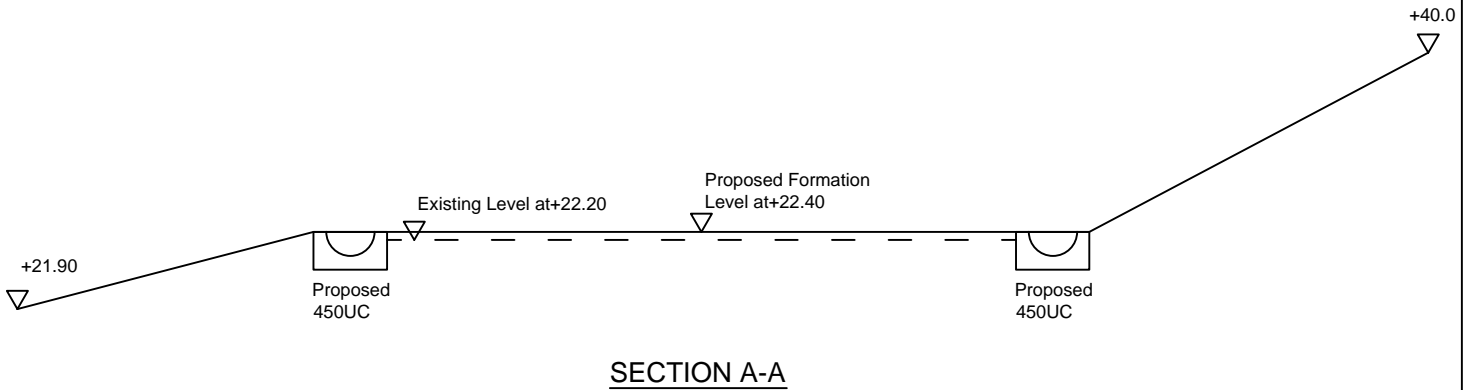
18-3-2026

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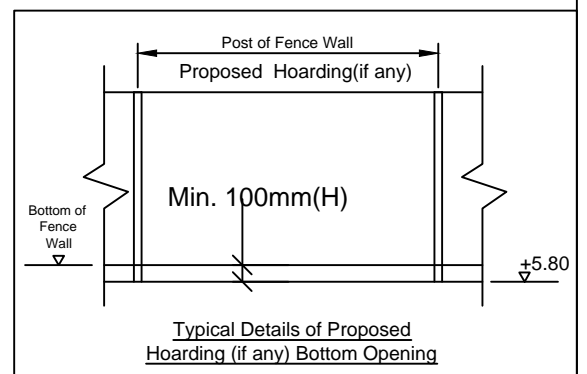
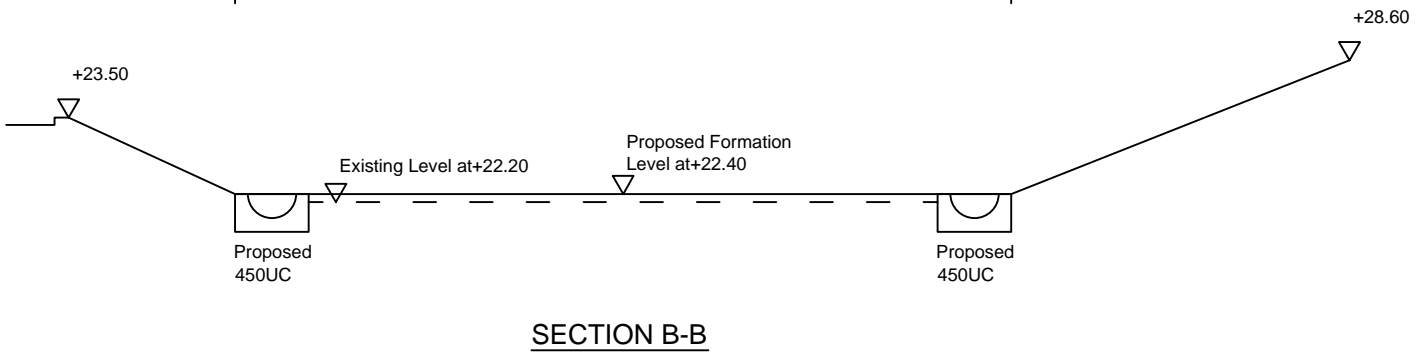
DM

Scale:

THE SITE



THE SITE



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories
 (Application No.:A/YL-TT/)

Title:

Drainage Proposal - SECTIONS

D03

Drawn by:

DM

Date:

18-3-2026

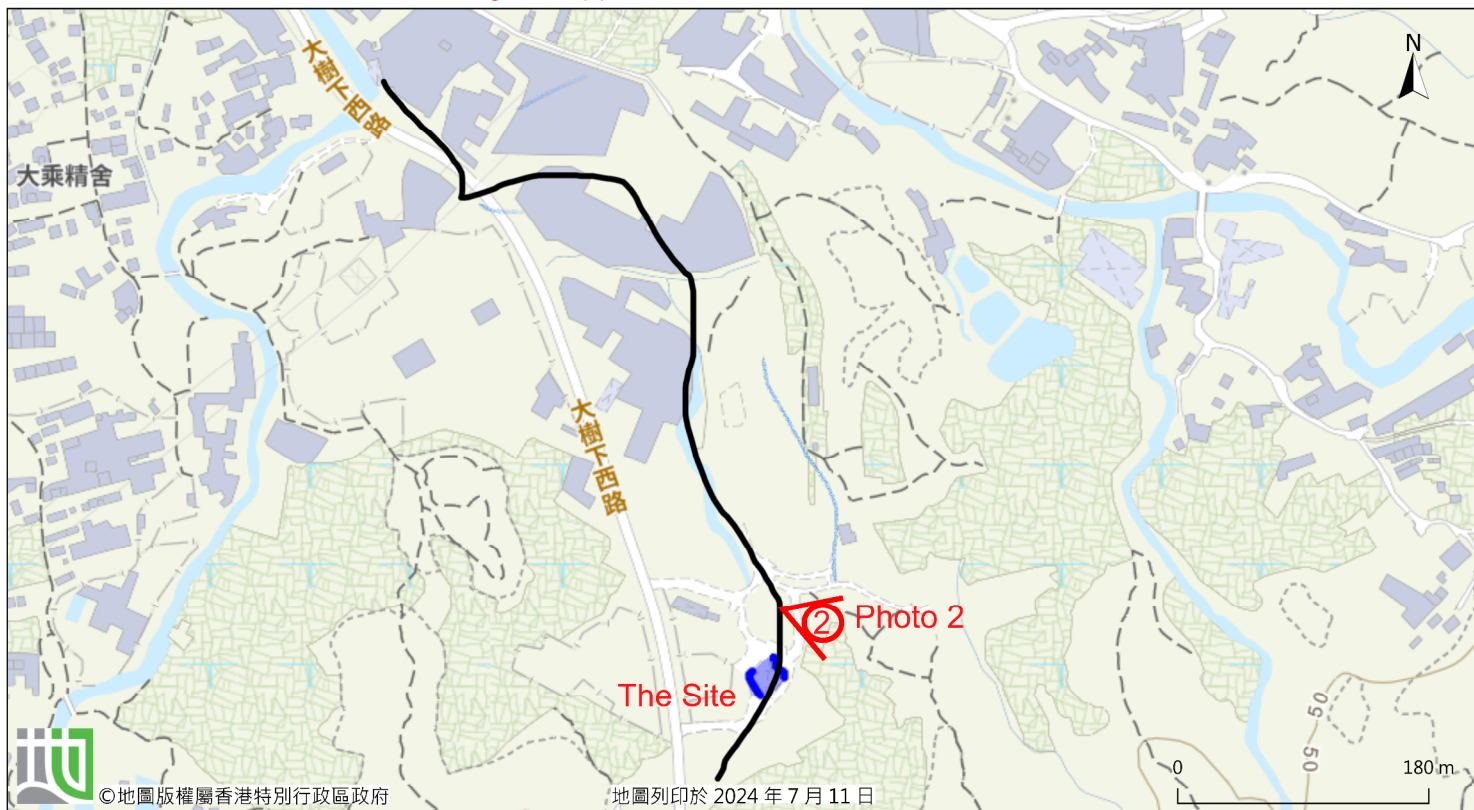
Check by:

DM

Scale:



Further downstream of Existing 1m dia. pipe



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。

Photo 1

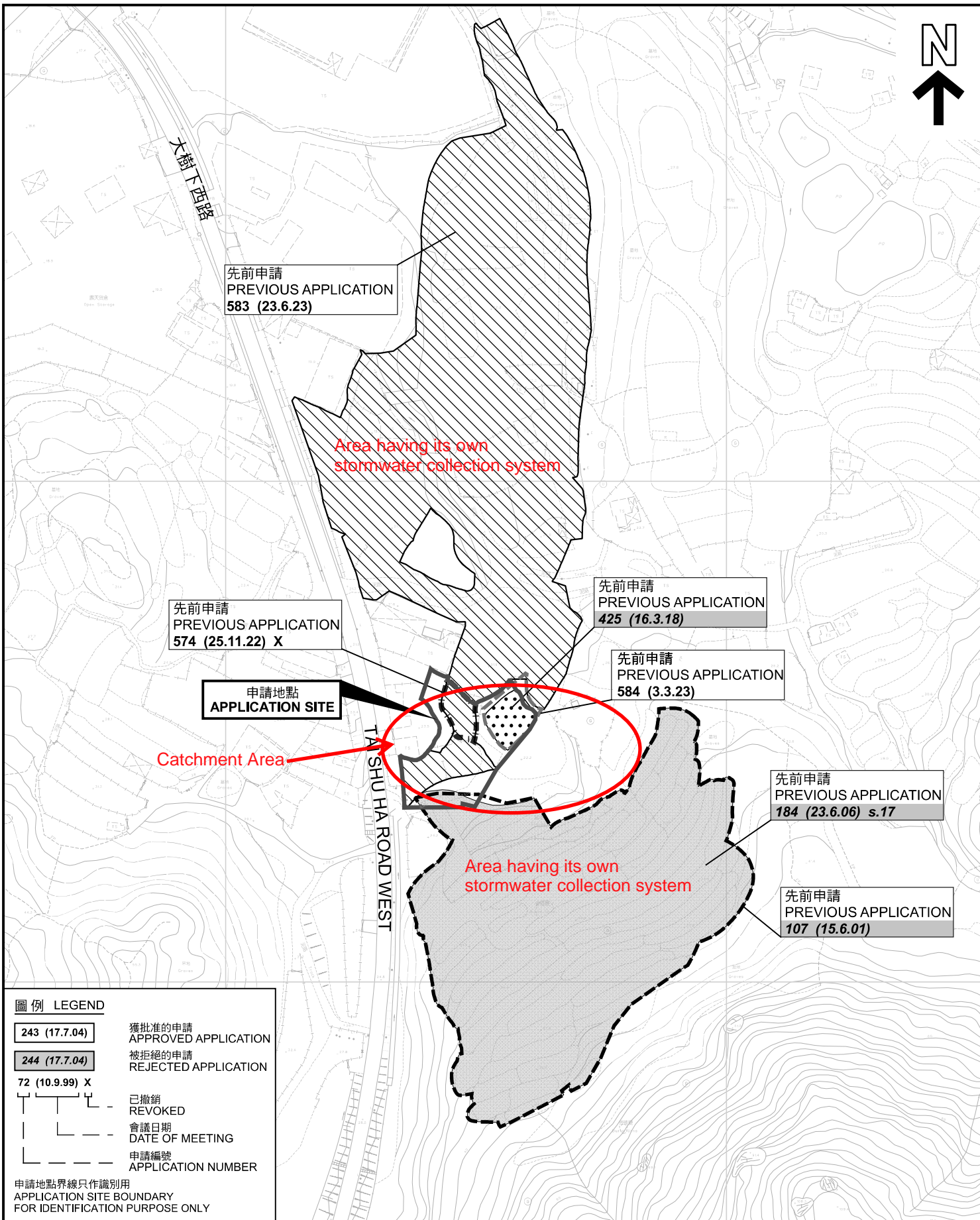


Photo 1a



Photo 2





先前申請
PREVIOUS APPLICATION
583 (23.6.23)

Area having its own
stormwater collection system

先前申請
PREVIOUS APPLICATION
574 (25.11.22) X

申請地點
APPLICATION SITE

Catchment Area

TASHU HA ROAD WEST

先前申請
PREVIOUS APPLICATION
425 (16.3.18)

先前申請
PREVIOUS APPLICATION
584 (3.3.23)

先前申請
PREVIOUS APPLICATION
184 (23.6.06) s.17

先前申請
PREVIOUS APPLICATION
107 (15.6.01)

Area having its own
stormwater collection system

圖例 LEGEND

- 243 (17.7.04) 獲批准的申請
APPROVED APPLICATION
- 244 (17.7.04) 被拒絕的申請
REJECTED APPLICATION
- 72 (10.9.99) X 已撤銷
REVOKED
- — — — — 會議日期
DATE OF MEETING
- — — — — 申請編號
APPLICATION NUMBER

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

先前申請圖 PREVIOUS APPLICATIONS PLAN

擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)及相關的填土工程
元朗大棠丈量約份第118約地段第1438號、第1441號(部分)、第1442號、
第1443號A分段、第1443號B分段和第1450號B分段及毗連政府土地
PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND
LOTS 1438, 1441 (PART), 1442, 1443 S.A, 1443 S.B AND 1450 S.B IN D.D. 118
AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG
SCALE 1 : 2 500 比例尺



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TT/648

圖 PLAN
A-1b

本摘要圖於2024年5月17日擬備，所根據的資料為測量圖編號 6-NW-20D 和 6-NW-25B
EXTRACT PLAN PREPARED ON 17.5.2024
BASED ON SURVEY SHEETS No.
6-NW-20D and 6-NW-25B



Justification of C value



Outside Catchment Area 1, Area	= 1288	m ²	(C= 0.95)	L1= 44.72 m,	H1= 1 m
Outside Catchment Area 2, Area	= 1419	m ²	(C= 0.25)	L2= 110.79 m,	H2= 15.89 m
Outside Catchment Area 3, Area	= 541	m ²	(C= 0.95)	where H2= (40+22.4)*100/110.79	
Outside Catchment Area 4, Area	= 3958	m ²	(C= 0.25)		
THE SITE (Portion 1), Area	= 1047	m ²	(C= 0.95)	L3= 95.32 m,	H3= 18.46 m
THE SITE (Portion 2), Area	= 1854	m ²	(C= 0.95)	where H3= (40+22.4)*100/95.32	

Calculation of Design Runoff of the Proposed Development.

For the design of drains from Start Point to Ex. CP1 via CP11, The Site (Portion 1) + Outside Catchment Area 1

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 1047+1288 \quad \text{m}^2$$

$$= 2335$$

$$= 0.002335 \quad \text{km}^2$$

$$t = 0.14465 L1/ H1^{0.2} A^{0.1}$$

$$= 0.14465*44.72/1^{0.2}*2335^{0.1}$$

$$= 2.978 \quad \text{min}$$

$$i = 1.16*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)}$$

$$= 1.16*505.5/(2.978+3.29)^{0.355}$$

$$= 305.6 \quad \text{mm/hr}$$

Therefore, $Q1 = 0.278*0.95*305.6*0.002335$

$$= 0.1885 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{11308} \quad \text{lit/min}$$

Provide 450UC (1:200) is OK

Calculation of Design Runoff of the Proposed Development.

For the design of drains Start Point to CP5, The Site (Portion 2) + Outside Catchment Area 4

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 1854+3958 \quad \text{m}^2$$

$$= 5812$$

$$= 0.005812 \quad \text{km}^2$$

$$t = 0.14465 L2/ H2^{0.2} A^{0.1}$$

$$= 0.14465*110.79/15.89^{0.2}*5812^{0.1}$$

$$= 3.874 \quad \text{min}$$

$$i = 1.16*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)}$$

$$= 1.16*505.5/(3.874+3.29)^{0.355}$$

$$= 291.5 \quad \text{mm/hr}$$

Therefore, $Q2 = 0.278*0.25*291.5*0.003958+0.278*0.95*291.5*0.001854$

$$= 0.2229 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{13374} \quad \text{lit/min}$$

Provide 450UC (1:200) is OK

For the design of drains from CP5 to EX. CP1, Outside Catchment Area (2+3) + Q2

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 1419+541 \quad \text{m}^2$$

$$= 1960$$

$$= 0.00196 \quad \text{km}^2$$

$$t = 0.14465 L3/ H3^{0.2} A^{0.1}$$

$$= 0.14465*95.32/18.46^{0.2}*1960^{0.1}$$

$$= 3.61 \quad \text{min}$$

$$i = 1.16*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)}$$

$$= 1.16*505.5/(3.61+3.29)^{0.355}$$

$$= 295.4 \quad \text{mm/hr}$$

Therefore, $Q3 = 0.278*0.25*295.4*0.001419+0.278*0.95*295.4*0.000541+Q2$

$$= 0.2942 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{17655} \quad \text{lit/min}$$

Provide 450UC (1:100) is OK

For the design of drains outfall from the site, Q1+Q3

$$Q = Q1 + Q3$$

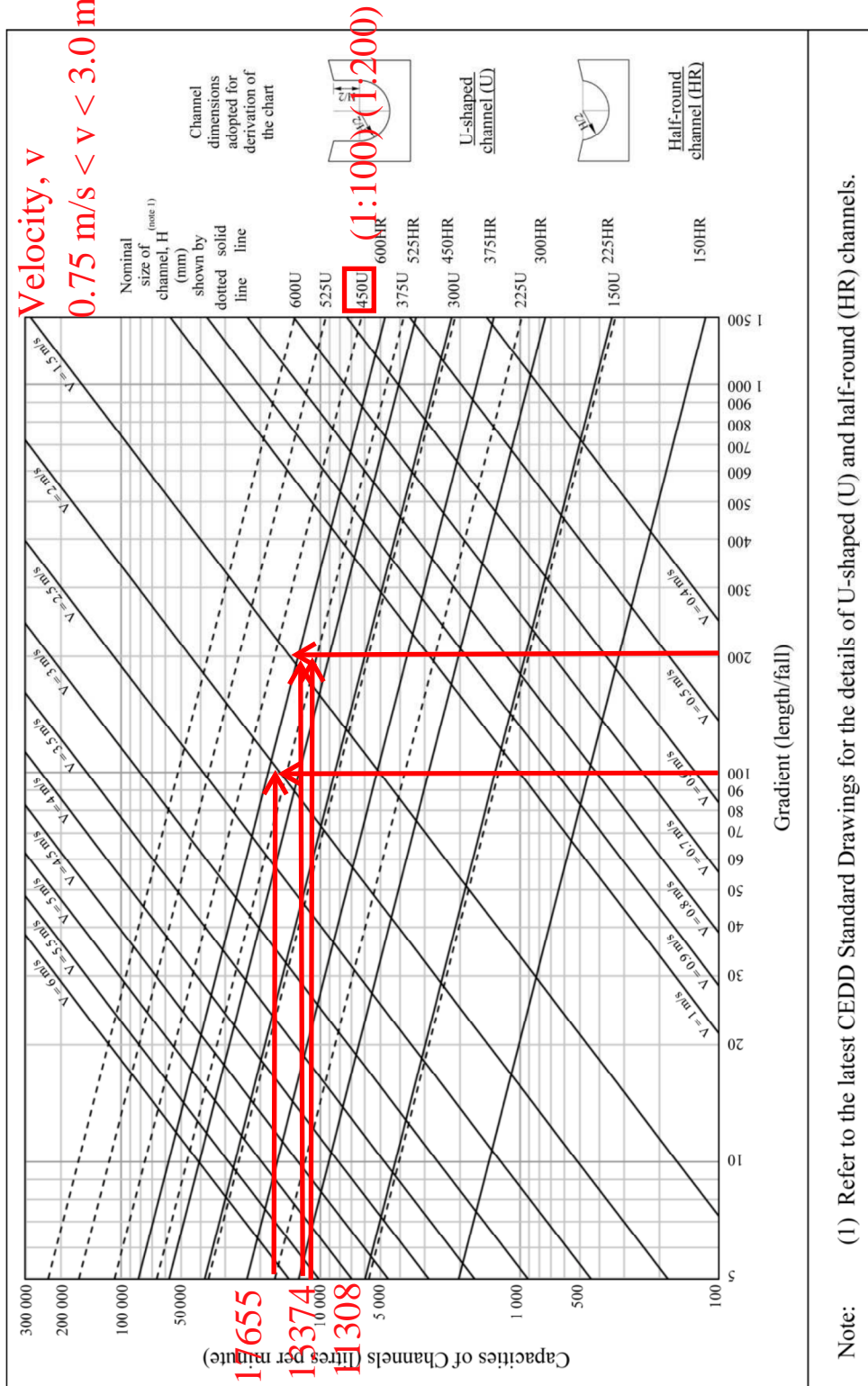
$$= 11308 + 17655$$

$$= \mathbf{28963} \quad \text{lit/min}$$

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Check Ex. 1m dia. Pipes by Colebrook-White Equation

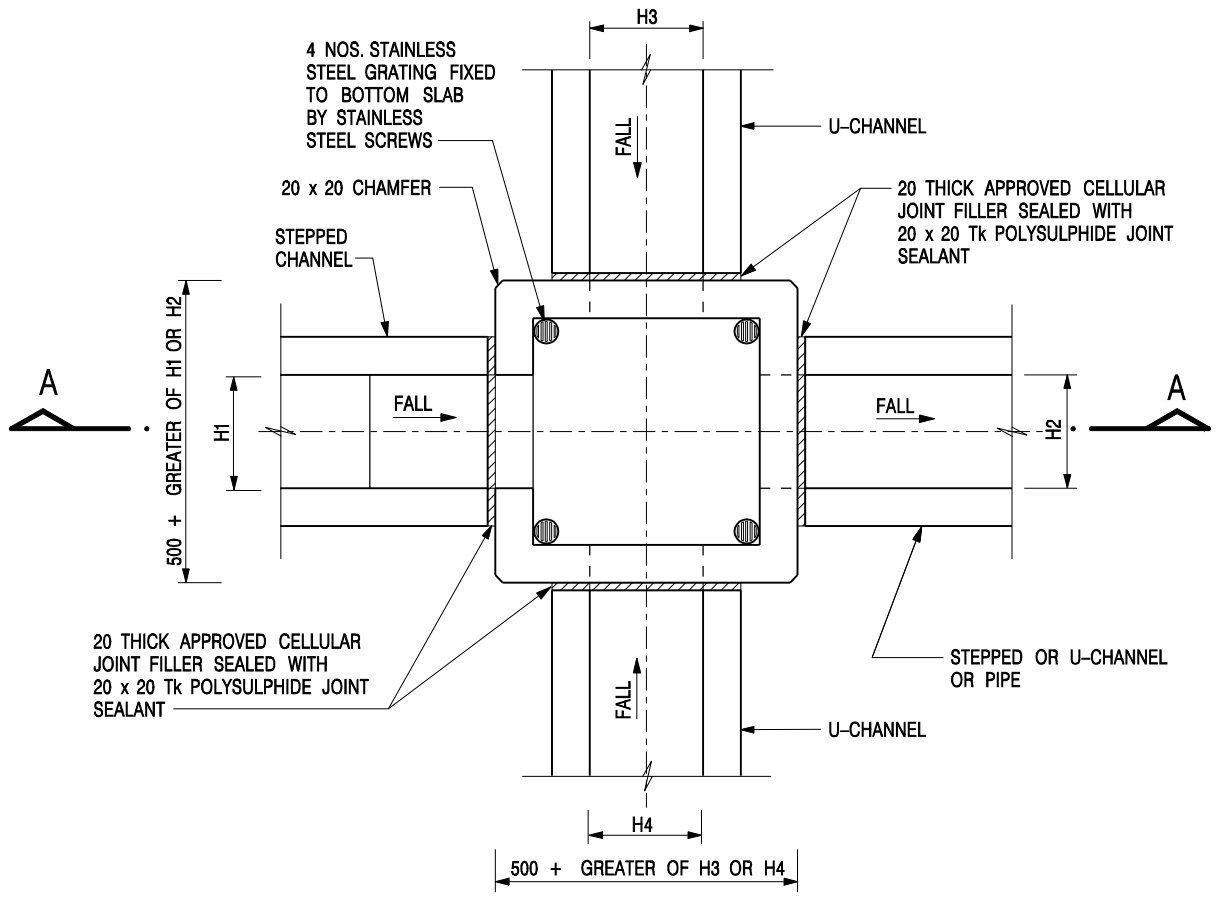
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

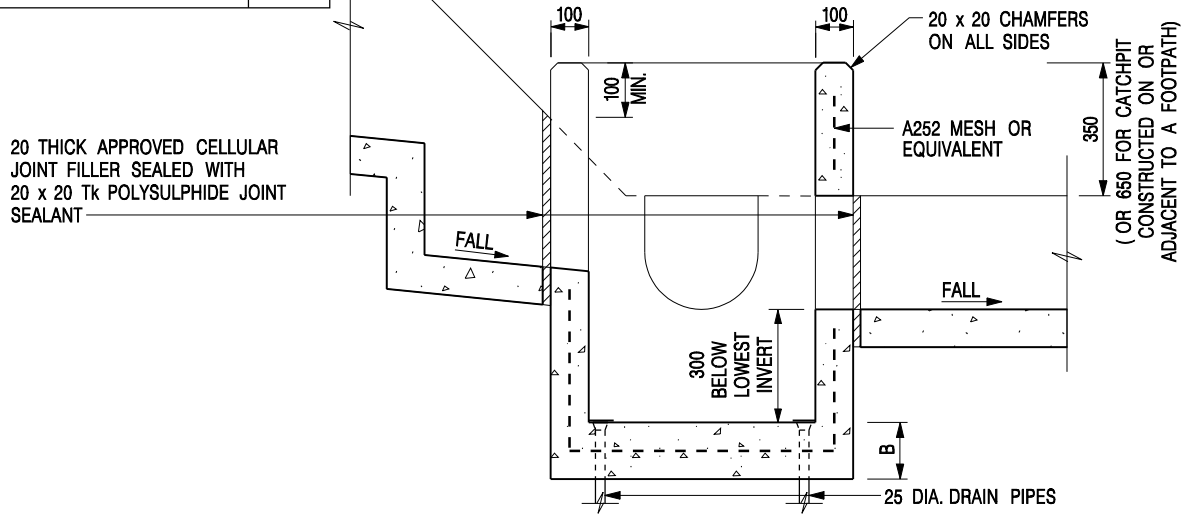
V	=		mean velocity (m/s)
g	=	9.81	m/s ² gravitational acceleration (m/s ²)
D	=	1	m internal pipe diameter (m)
ks	=	0.00006	m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)
s	=	0.005	hydraulic gradient (1: 200)

Therefore, design V of pipe capacity = 2.88 m/s

Q= 0.8VA	(0.8 factor for sedimentation)
= 1.809	m ³ /s
= 108536	lit/min
> 28963	lit/min Ok



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



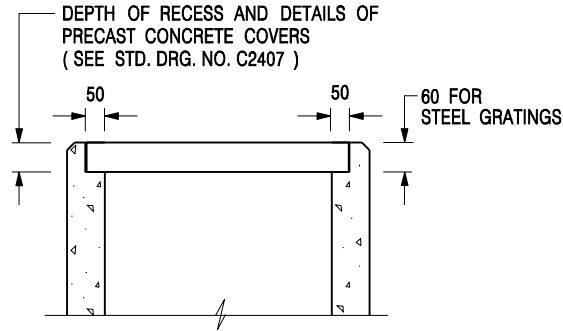
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 2 FOR OTHER NOTES.

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

CEDD **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

SCALE 1 : 20 **DRAWING NO.**
DATE JAN 1991 **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.

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	DRAWING NO. C2406 /2A
DATE JAN 1991	

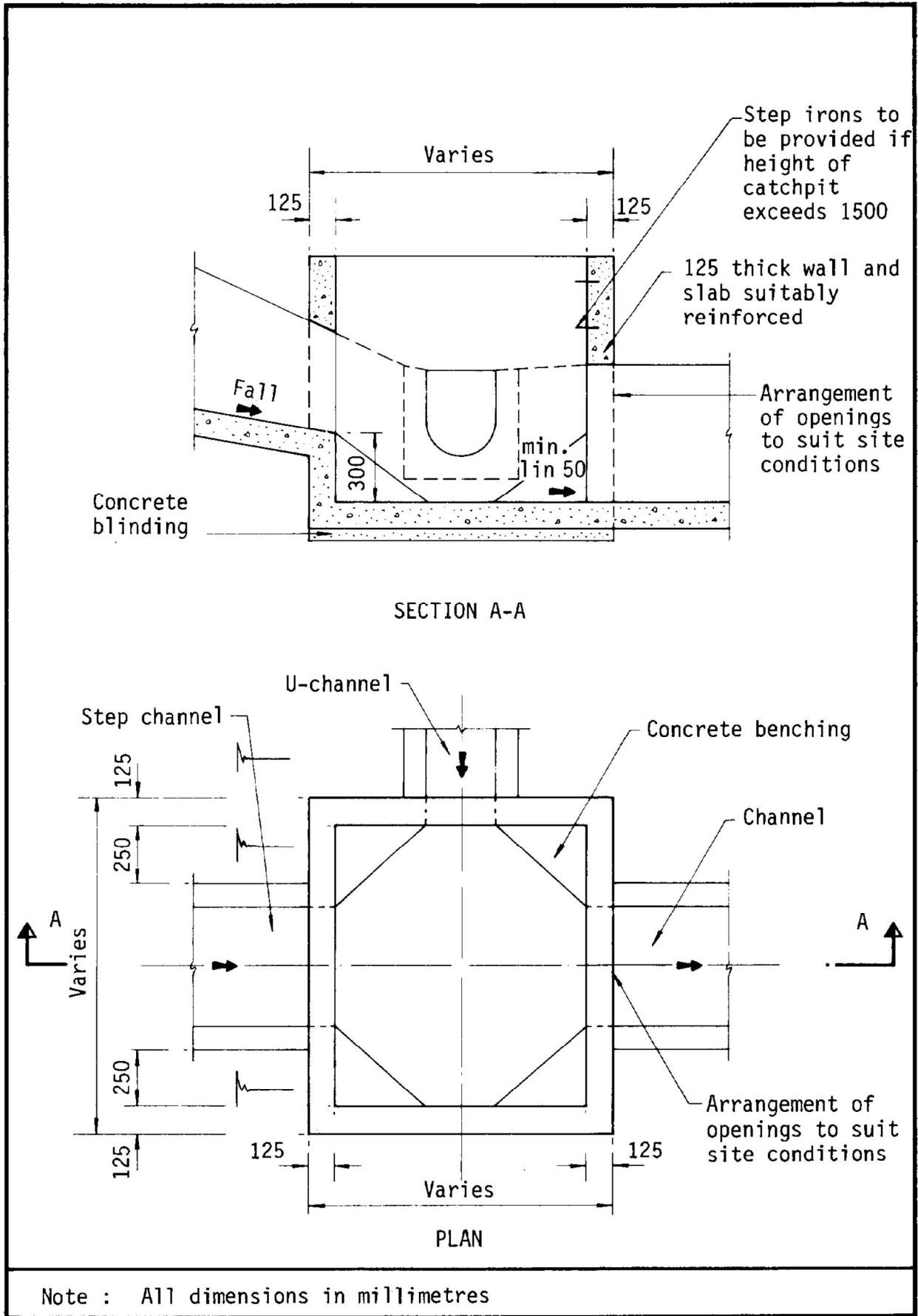
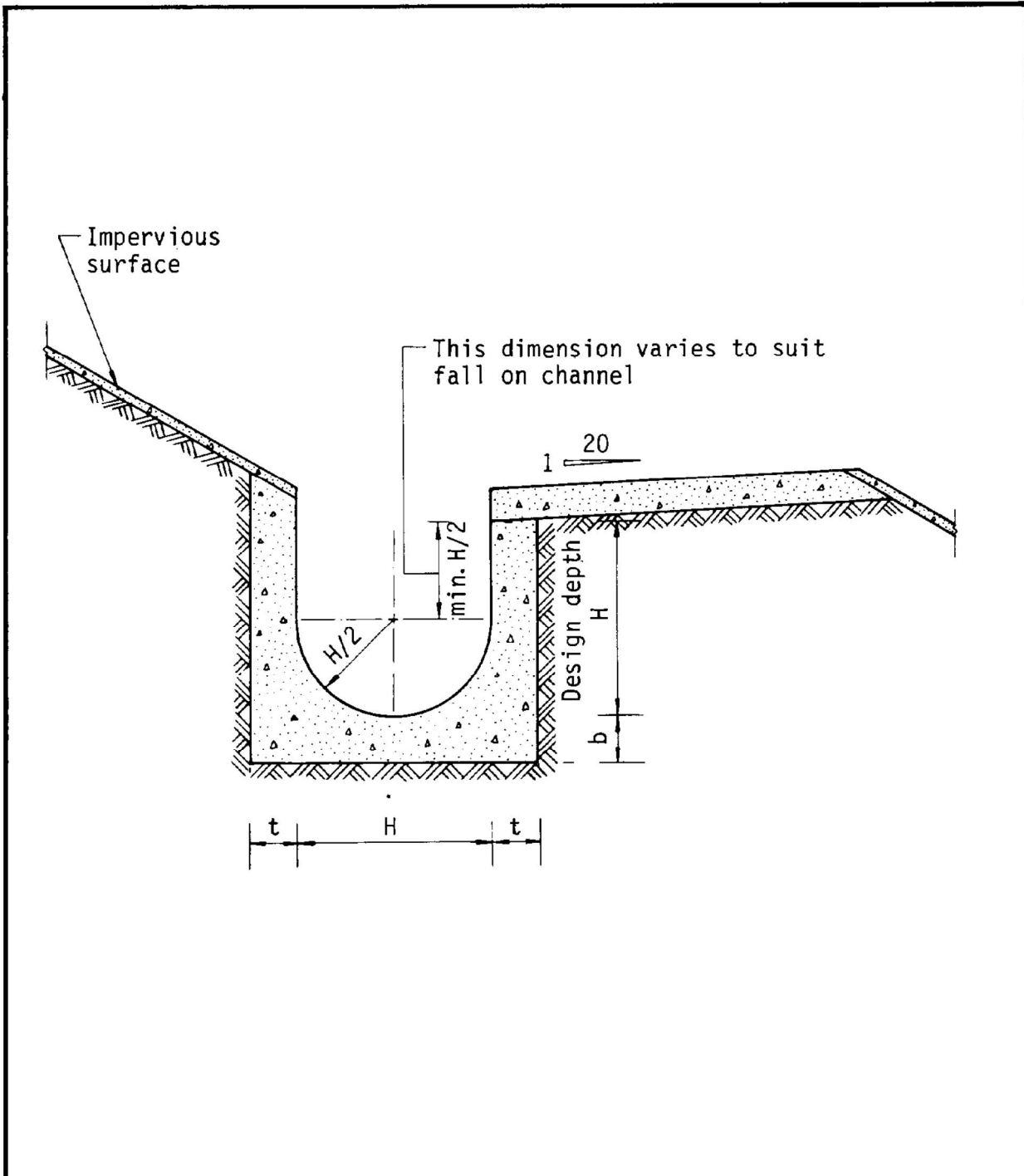


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details