

This document is received on 10 AUG 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2601825

2026.7.24 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TT/805
	Date Received 收到日期	10 AUG 2023

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

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Forest Tai Tong Limited 森林大棠有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

R-riches Planning Limited 盈卓規劃有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1477 S.A ss.1 (Part), 1481 (Part), 1483 (Part), 1484 S.B (Part), 1484 S.C, 1484 S.D (Part), 1484 S.E, 1484 S.F, 1484 S.G (Part), 1485 (Part), 1486 (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 10,313 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 15,211 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 1,794 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Tong OZP No.: S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Storage" Zone "Recreation" Zone
(f) Current use(s) 現時用途	Warehouse (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 20/07/2026 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 10/07/2026 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）
- _____
- _____
- _____
- _____

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期
☒ year(s) 年 3
☐ month(s) 個月
(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 2,583sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 7,730sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 8

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 15,211sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 15,211sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)*	7,393 m ² (ABOUT)	14,786 m ² (ABOUT)	13 m (ABOUT)(2-STORY)
B2	COVERED LAUL AREA	50 m ² (ABOUT)	50 m ² (ABOUT)	7 m (ABOUT)(1-STORY)
B3	COVERED LAUL AREA	58 m ² (ABOUT)	58 m ² (ABOUT)	7 m (ABOUT)(1-STORY)
B4	METHE ROOM	13 m ² (ABOUT)	13 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B5	GUARDROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B6	COVERED PARKING SPACES	60 m ² (ABOUT)	60 m ² (ABOUT)	3.5 m (ABOUT)(1-STORY)
B7	SITE OFFICE AND WASHROOM	88 m ² (ABOUT)	176 m ² (ABOUT)	7 m (ABOUT)(2-STORY)
B8	SITE OFFICE AND STORE ROOM	50 m ² (ABOUT)	50 m ² (ABOUT)	3.5 m (ABOUT)(1-STORY)
TOTAL		7,739 m ² (ABOUT)	15,211 m ² (ABOUT)	

*WAREHOUSE (EXCL. D.G.G.) - WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 4

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 N/A

Coach Spaces 旅遊巴車位 N/A

Light Goods Vehicle Spaces 輕型貨車車位 3

Medium Goods Vehicle Spaces 中型貨車車位 3

Heavy Goods Vehicle Spaces 重型貨車車位 N/A

Others (Please Specify) 其他 (請列明) Container Vehicle 1

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Accessible from Tai Tong Shan Road via a local access</u> ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情 No 否 ☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 No 否 ☒	
	No 否		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches Planning Limited 盈卓規劃有限公司

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

20/07/2026

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1477 S.A ss.1 (Part), 1481 (Part), 1483 (Part), 1484 S.B (Part), 1484 S.C, 1484 S.D (Part), 1484 S.E, 1484 S.F, 1484 S.G (Part), 1485 (Part), 1486 (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories
Site area 地盤面積	10,313 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 1,794 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Tai Tong OZP No.: S/YL-TT/20
Zoning 地帶	"Open Storage" Zone "Recreation" Zone
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	15,211 ☒ About 約 ☐ Not more than 不多於	1.47 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A ☐ (Not more than 不多於) m 米	
		N/A ☐ (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	3 - 13 (about) ☐ (Not more than 不多於) m 米	
		1 - 2 ☐ (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	75 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		4
	Private Car Parking Spaces 私家車車位		4
	Motorcycle Parking Spaces 電單車車位		N/A
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		N/A
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		N/A
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		N/A
	Others (Please Specify) 其他 (請列明)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		7
	Taxi Spaces 的士車位		N/A
	Coach Spaces 旅遊巴車位		N/A
	Light Goods Vehicle Spaces 輕型貨車車位		3
	Medium Goods Vehicle Spaces 中型貨車車位		3
	Heavy Goods Vehicle Spaces 重型貨車車位		N/A
	Others (Please Specify) 其他 (請列明)		
	Container Vehicle		1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Location plan; Zoning plan; Plan showing land status of the Site and Swept Path Analysis;</u>		
<u>Fire service installations proposal and Drainage impact assessment</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 1477 S.A ss.1 (Part), 1481 (Part), 1483 (Part), 1484 S.B (Part), 1484 S.C, 1484 S.D (Part), 1484 S.E. 1484 S.F, 1484 S.G (Part), 1485 (Part) and 1486 (Part) in D.D. 117 and Adjoining Government Land (GL), Tai Tong, Yuen Long, New Territories (the Site) for **‘Temporary Warehouse (excluding Dangerous Goods Godown (excl. D.G.G.) with Ancillary Facilities for a Period of 3 Years’** (the proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to continue operating a warehouse to support the local warehousing and storage industry. The proposed warehouse is intended for the storage of miscellaneous goods e.g. packaged food, apparel, footwear, electronic goods, furniture etc.

2) Planning Context

- 2.1 Majority of the Site (i.e. 9,083 m², about 88% of the Site) falls within an area zoned as “Open Storage” (“OS”) and the remaining portion (i.e. falls within 1,230m², about 12 % of the Site) falls within “Recreation” (“REC”) zone on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP. ‘warehouse’ is always permitted within the “OS” zone, however, it is neither a Column 1 nor 2 use within the “REC” zone, which requires planning permission from the Board.
- 2.2 The Site is surrounded by open storage yards and occupied by temporary structures for warehouse, workshop and other port back-up uses, hence, the proposed development is considered not incompatible with the surrounding area. In addition, as there is no known implementation programme of the subject “REC” zone, approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intention of the “REC” zone and would better utilize precious land resources in the New Territories.
- 2.3 Furthermore, the Site is the subject of a S.16 planning application (No. A/YL-TT/683) for the same ‘warehouse’ use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis of 3 years in January 2025. Therefore, approval of the current application is in line with the Board’s previous decision.

- 2.4 When compared with the previous application (No. A/YL-TT/683), all major development parameters remain unchanged. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-TT/683		Date of Compliance
(a)	The submission of a revised drainage impact assessment (DIA)	Not complied with
(b)	The implementation of the proposed drainage facilities	Not complied with
(d)	The submission of a revised fire service installations (FSIs) proposal	Not complied with
(e)	The implementation of the revised FSIs proposal	Not complied with

- 2.5 During the approval period of the previous application, the applicant has made effort in complying with approval conditions in regard to drainage and fire safety aspects. Details are as follow:

Drainage aspect

For condition (a), the applicant made several submissions of a revised DIA to comply with this condition on 10.09.2025, 02.12.2025, 08.04.2026, 07.05.2026 and 06.07.2026 respectively. As of July 2026, comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) are yet to be received. Due to the limitation of time, the applicant is therefore failed to comply with this condition within the specified period of time.

Fire safety aspect

For condition (d), the applicant made several submissions of a revised FSIs proposal to comply with condition (c) on 19.11.2025, 30.03.2026 and 02.07.2026. It was considered acceptable by the Director of Fire Services (D of FS) on 31.03.2025. As of July 2026, comments from the Director of Fire Services (D of FS) are yet to be received. Therefore, the applicant failed to comply with this approval condition within the specified period.

- 2.6 In support of the application, the applicant has submitted an updated FSIs proposal and a revised DIA to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to II**).

3) Development Proposal

3.1 The Site occupies an area of 10,303 m² (about), including 1,794m² (about) of GL (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on Sunday and public holidays. A total of 8 structures are proposed at the Site for warehouse (excluding D.G.G.), covered loading/unloading (L/UL) area, meter room, guardroom, covered parking spaces, site offices washroom and store room with total GFA of 15,211 m² (about) (**Plan 4**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. The remaining open area will be reserved for vehicle circulation, parking, and loading/unloading (L/UL) spaces. It is estimated that the proposed development would accommodate about 15 nos. of staff. As the Site is solely for 'warehouse' use without any shopfront, no visitor is anticipated at the Site. Details of the development parameters are shown at **Table 1** below.

Table 1 – Development parameters

Site area	10,303 m ² (about), including 1,794m ² (about) of GL
Covered area	7,730 m ² (about)
Uncovered area	2,583 m ² (about)
Plot ratio	1.47 (about)
Site coverage	75% (about)
No. of structure	8
Total GFA	15,211 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	15,211 m ² (about)
Building height	3 m – 13 m (about)
No. of storey	1 - 2

3.2 The Site has already been hard-paved for site formation of structures and circulation area. The proposed warehouse is intended for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods, furniture etc.). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.

3.3 The Site is accessible from Tai Tong Shan Road via a local access (**Plan 1**). A total of 11 parking

and L/UL spaces are provided at the Site. Details of spaces are shown at **Table 2** below:

Table 2 – Parking and L/UL provisions

Type of space	No. of space
Parking space for private car (PC) - 2.5 m (W) x 5 m (L)	4
L/UL space for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	3
L/UL space for medium goods vehicle (MGV) - 3.5 m (W) x 11 m (L)	3
L/UL space for container vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 3.4 LGV, MGV and CV will be deployed for the transportation of materials into/out of the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). Staff will be deployed to station at the vehicular ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety and road safety. As the Site will be used for 'warehouse' use only, infrequent trips will be anticipated. The adverse traffic impact arising from the proposed development is therefore not envisaged. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 - Trip Generation and Attraction of the Proposed Development

Time Period	PC		LGV		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	4	0	2	0	3	0	1	0	10
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	4	0	2	0	3	0	1	10
Traffic trip per hour (average)	0	0	2	2	2	2	0	0	8

- 3.5 No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* will be allowed to be parked/stored at the Site at any time during the approval period of the planning permission. No open storage, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous goods will be carried out at the Site at any time during the approval period of the planning permission.

- 3.6 The applicant will comply with the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the approval period of the planning permission.
- 3.7 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational.
- 3.8 The applicant will also implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Besides, the applicant proposes to provide the septic tank and soakaway system to collect sewage generated by staff at the Site. The design and construction of the system will strictly follow the requirements stipulated in *ProPECC PN 1/23*.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures, e.g. an updated FSIs proposal and a revised DIA have been provided by the applicant to mitigate any adverse impact that would have arisen from the proposed development (**Appendices I to II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

July 2026

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Swept path analysis

LIST OF APPENDICES

Appendix I	Updated Fire Service Installations Proposal
Appendix II	Revised Drainage Impact Assessment

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 10,313 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM TAI TONG SHAN ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM TAI TONG SHAN ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES FOR A PERIOD
OF 3 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING
GOVERNMENT LAND, TAI TONG, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 2500 @ A4

DRAWN BY

MN

DATE

21.11.2023

REVISED BY

DATE

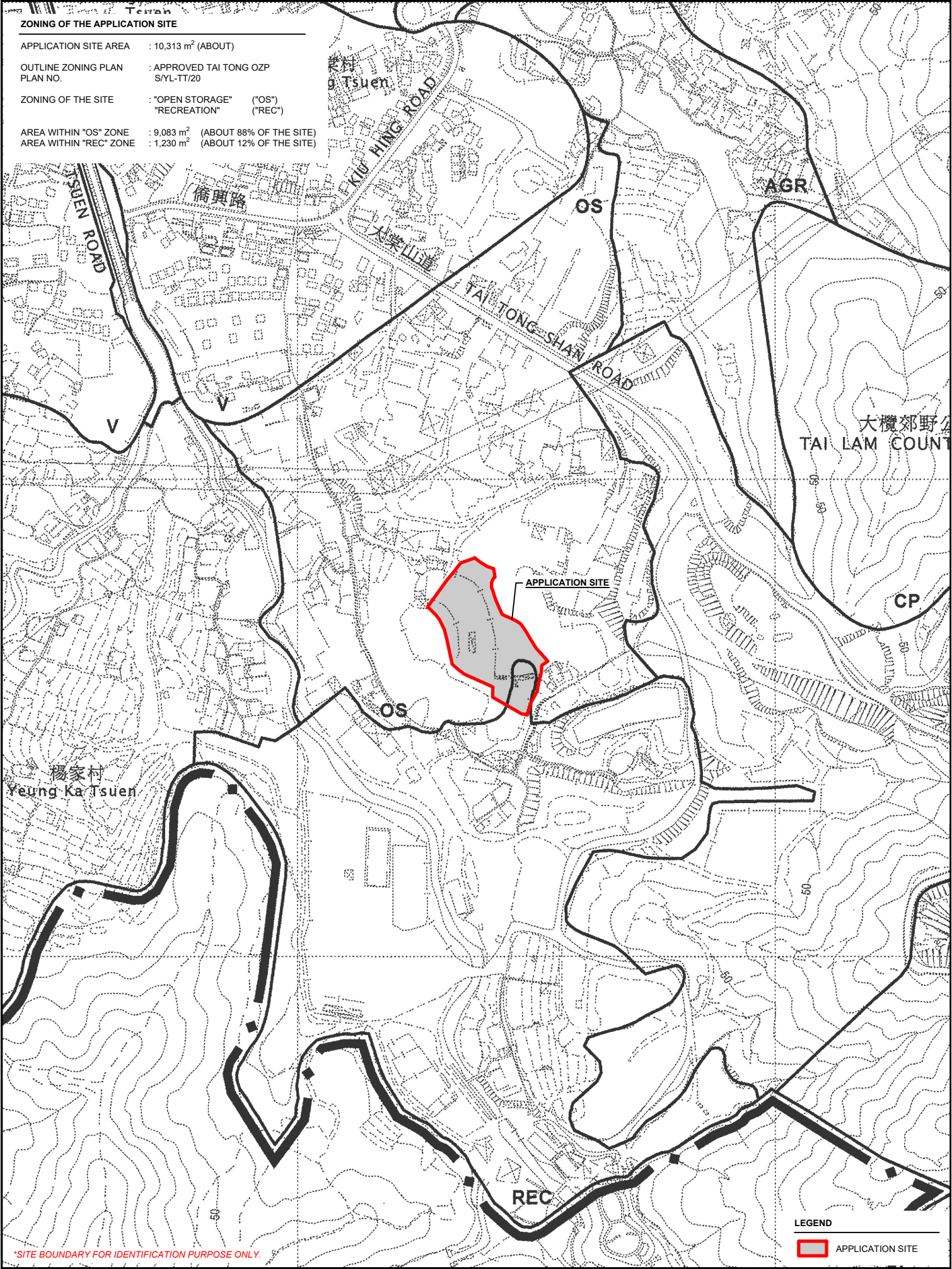
TITLE

LOCATION PLAN

DWG NO.
PLAN 1

VER.
001

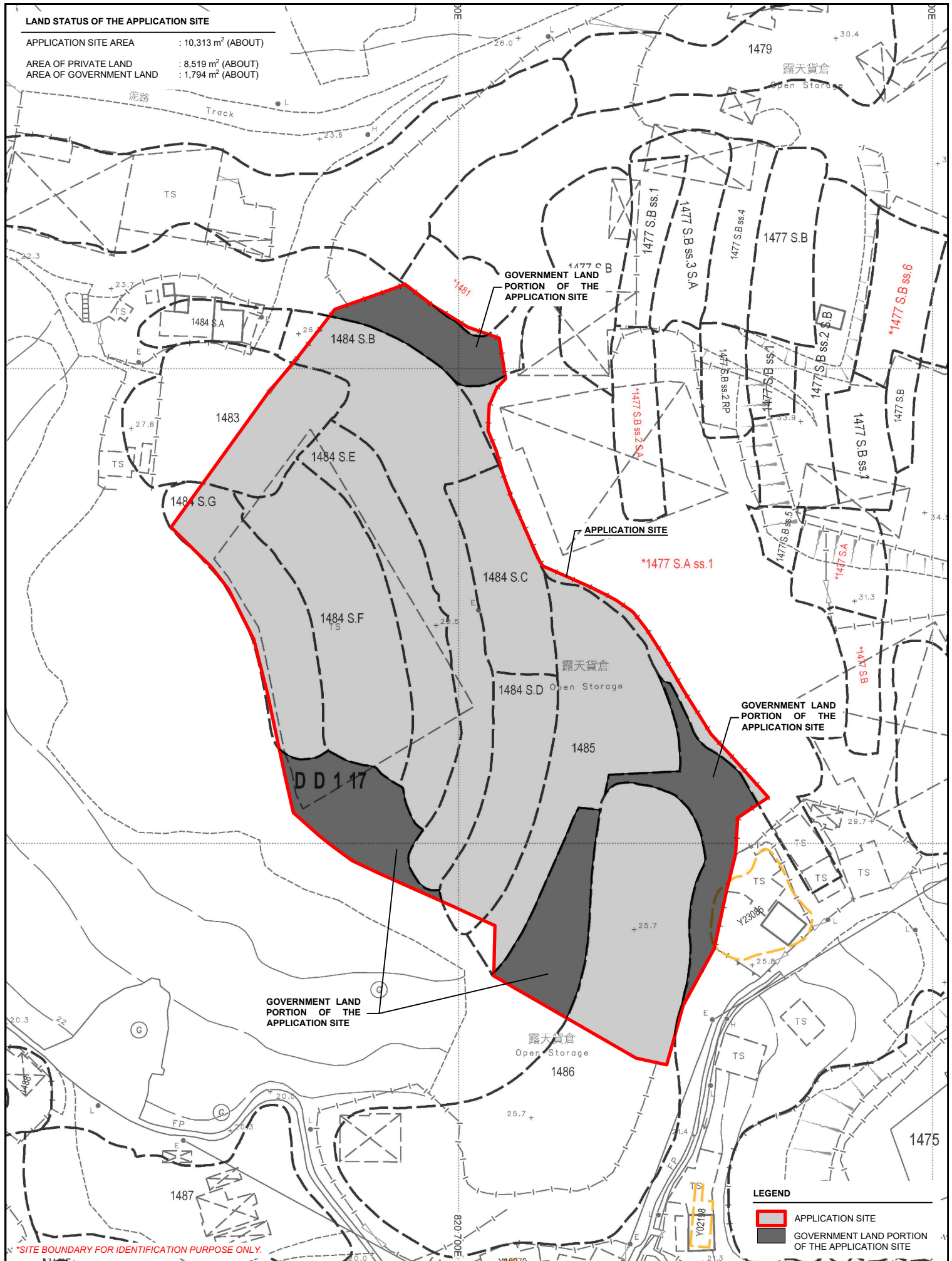




PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 5000 @ A4		TITLE ZONING PLAN		
			DRAWN BY MN	DATE 8.1.2024	DWG NO. PLAN 2	VER. 001	
			REVISED BY LT	DATE 8.5.2024			

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 10,313 m² (ABOUT)
 AREA OF PRIVATE LAND : 8,519 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 1,794 m² (ABOUT)



LEGEND

- APPLICATION SITE
- GOVERNMENT LAND PORTION OF THE APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY

MN

DATE

14.11.2023

REVISED BY

DATE

TITLE

LAND STATUS

DWG NO.

PLAN 3

VER.

001



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 10,313 m ²	(ABOUT)
COVERED AREA	: 7,730 m ²	(ABOUT)
UNCOVERED AREA	: 2,583 m ²	(ABOUT)
PLOT RATIO	: 1.47	(ABOUT)
SITE COVERAGE	: 75 %	(ABOUT)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 15,211 m ²	(ABOUT)
TOTAL GFA	: 15,211 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE

USE

COVERED
AREA

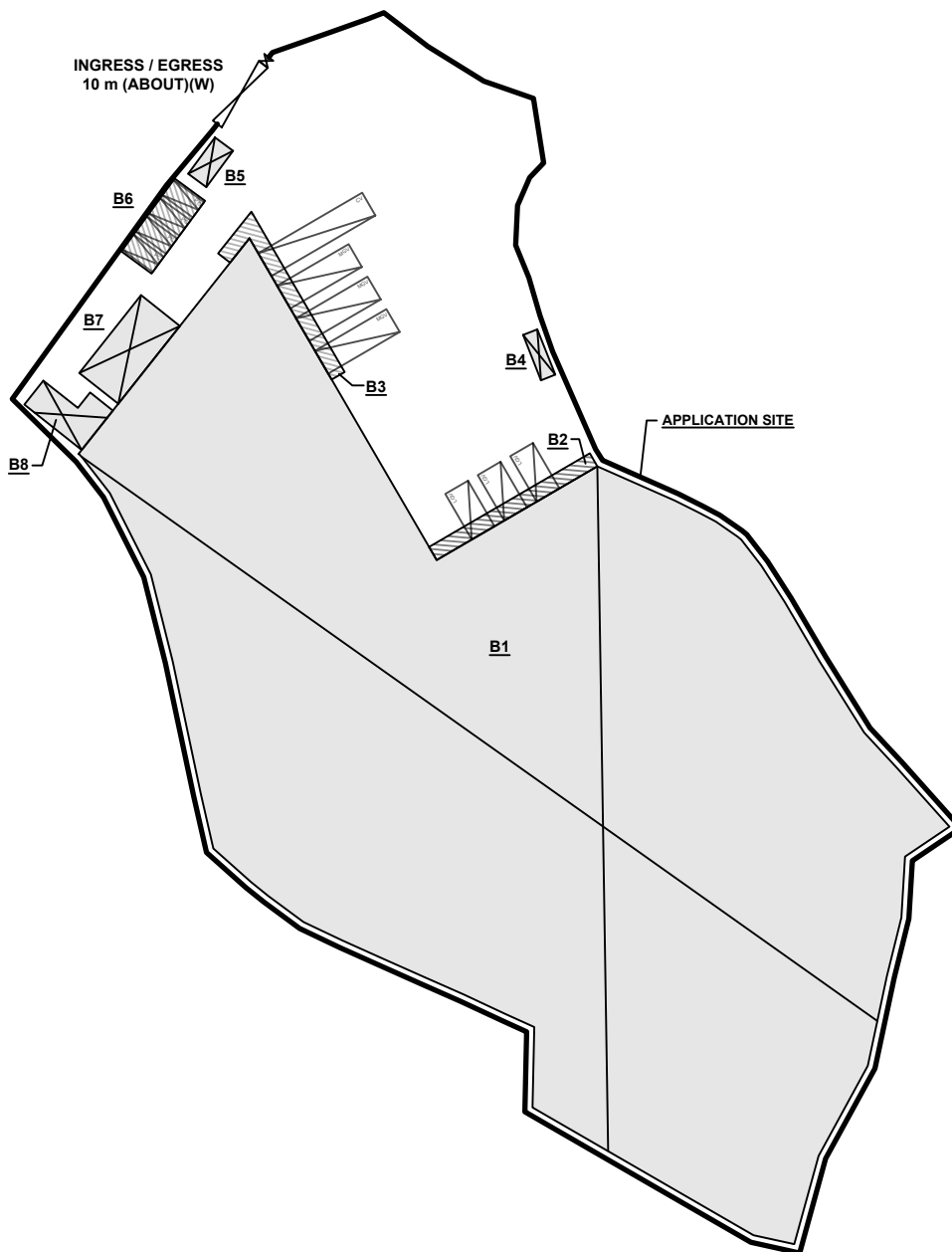
GFA

BUILDING
HEIGHT

B1	WAREHOUSE (EXCL D.G.G.)*	7,393 m ² (ABOUT)	14,786 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	COVERED L/UL AREA	50 m ² (ABOUT)	50 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	COVERED L/UL AREA	58 m ² (ABOUT)	58 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B4	METER ROOM	13 m ² (ABOUT)	13 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	GUARDROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	COVERED PARKING SPACES	60 m ² (ABOUT)	60 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B7	SITE OFFICE AND WASHROOM	88 m ² (ABOUT)	176 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B8	SITE OFFICE AND STORE ROOM	50 m ² (ABOUT)	50 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)

TOTAL 7,730 m² (ABOUT) 15,211 m² (ABOUT)

*WAREHOUSE (EXCL. D.G.G.) - WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PRIVATE CAR PARKING SPACE
	LOADING / UNLOADING SPACE FOR LGV
	LOADING / UNLOADING SPACE FOR MGW
	LOADING / UNLOADING SPACE FOR CV
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES FOR A PERIOD
OF 3 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING
GOVERNMENT LAND, TAI TONG, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY

MN

DATE

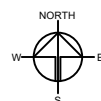
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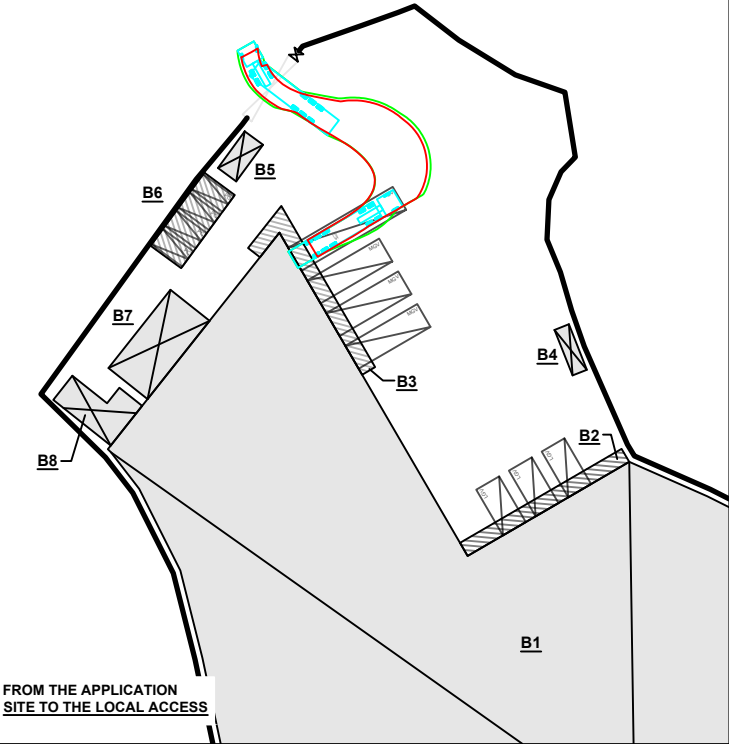
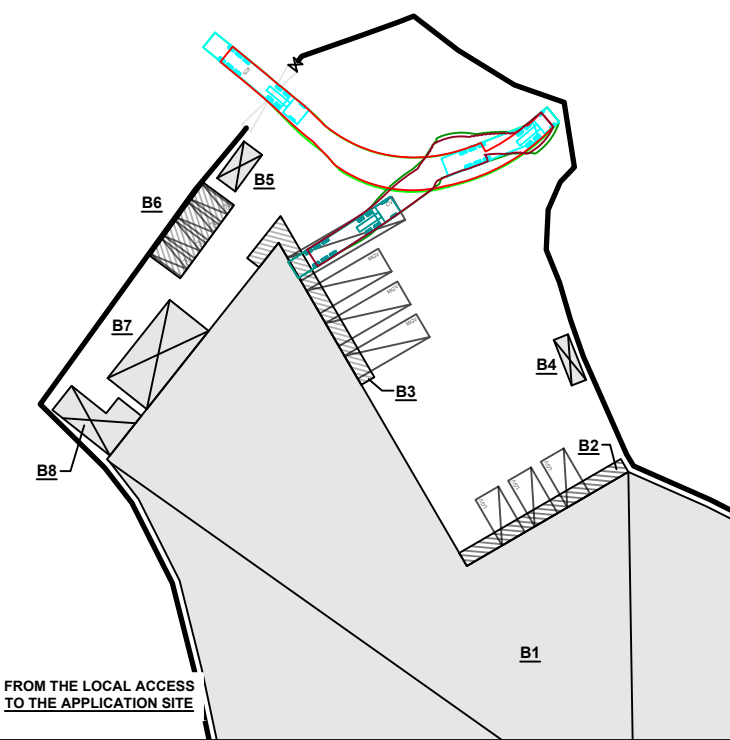
LAYOUT PLAN

DWG NO.
PLAN 4VER.
001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

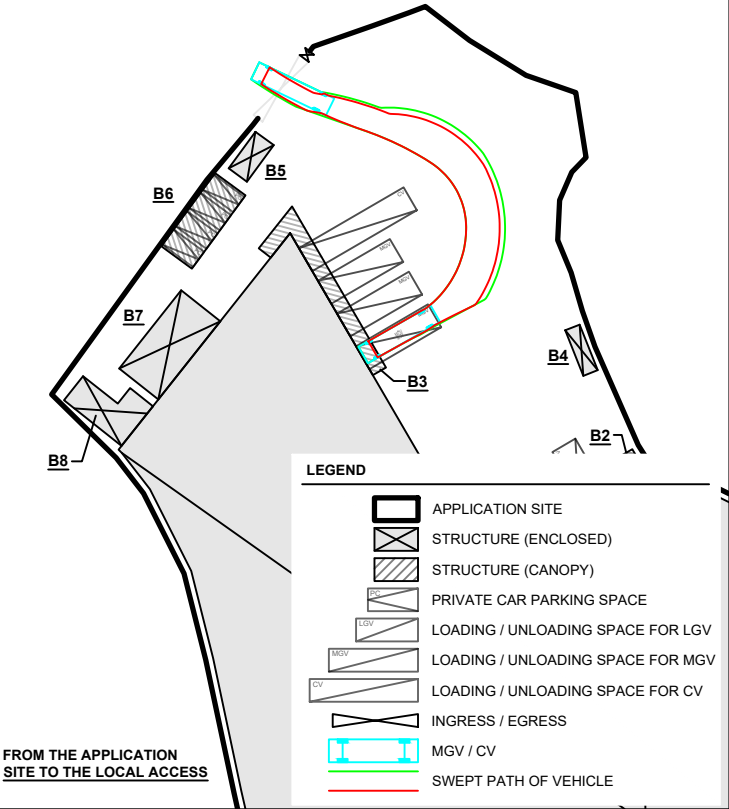
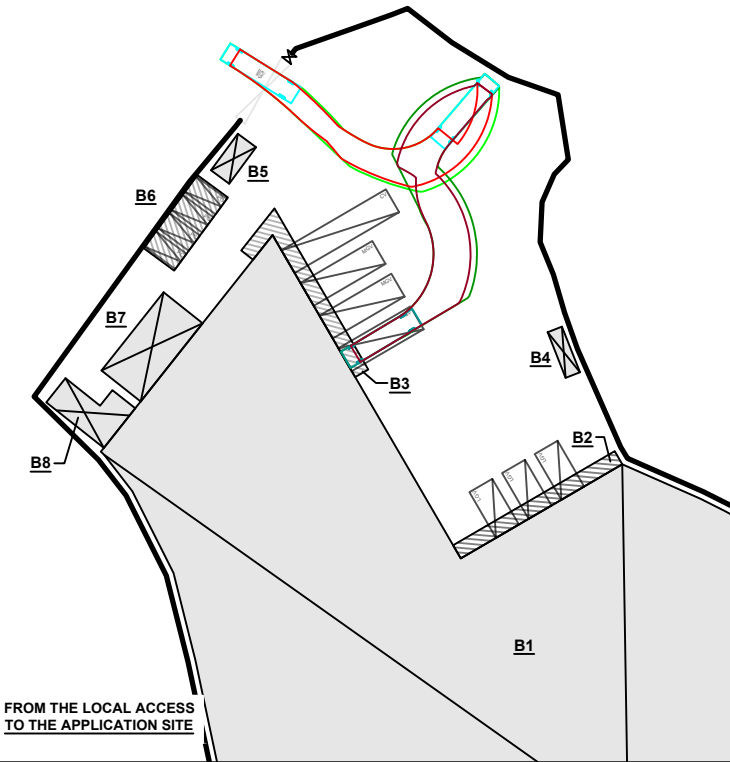
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PRIVATE CAR PARKING SPACE
- LOADING / UNLOADING SPACE FOR LGV
- LOADING / UNLOADING SPACE FOR MGW
- LOADING / UNLOADING SPACE FOR CV
- INGRESS / EGRESS
- MGV / CV
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES FOR A PERIOD
OF 3 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING
GOVERNMENT LAND, TAI TONG, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY

MN

DATE

21.11.2023

REVISED BY

DATE

TITLE

SWEPT PATH
ANALYSIS

DWG NO.

PLAN 5

VER.

001



Appendix I

Updated Fire Service Installations Proposal

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HR SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE B1 IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2022.
- 1.2 HOSE REELS SHALL BE PROVIDED AT THE POSITIONS INDICATED ON PLAN.
- 1.3 SUFFICIENT HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.
- 1.4 AN MODIFIED HOSE REEL SYSTEM WITH 2000L F.S. WATER TANK TO BE PROVIDED AND TO BE SINGLE END FEED FROM TOWN MAIN. THE LOCATION OF THE FS WATER TANK AND FS PUMP ROOM ARE CLEARLY MARKED ON PLANS.
- 1.5 TWO FIXED FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.
- 1.6 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AN AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED TO THE ENTIRE STRUCTURE B1 IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 A 135,000 LITERS SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLAN.
- 2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDE AT GROUND FLOOR AND THE LOCATION AS INDICATED ON PLAN.
- 2.5 TWO SPRINKLER PUMPS (DUTY & STANDBY) AND ONE SPRINKLER JOCKEY PUMP TO BE PROVIDED FOR SERVING THE STRUCTURE AND LOCATED IN PUMP ROOM.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE ø32mm UNLESS SPECIFY.
- 2.7 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
(A) STORAGE CATEGORY : CATEGORY (I)
(B) STORAGE HEIGHT : NOT EXCEEDING 4M
(C) STORAGE : ST1
- 2.8 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4 WIDE.
- 2.9 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50M² IN PLAN AREA FOR CATEGORY I.
- 2.10 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.

3. FIRE ALARM SYSTEM

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE STRUCTURE B1 IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION. MANUAL CALL POINT SHOULD BE PROVIDED ADJACENT TO ALL EXITS TO OPEN AIR ON G/F.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE PUMP ROOM.

4. EMERGENCY LIGHTING

- 4.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.

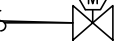
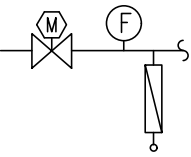
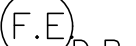
5. EXIT SIGN

- 5.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.

6. MISCELLANEOUS F.S. INSTALLATION

- 6.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.
- 6.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 6.2 WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 6.3 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE EITHER THERE BE NO FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES OR THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.
- 6.4 NO AUDIO/VISUAL ADVISORY SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT OF STRUCTURE B1 NOT EXCEEDING 2000 SQUARE METERS.
- 6.5 NO DANGEROUS GOODS WILL BE STORED AT ALL STRUCTURES.
- 6.6 THE AGGREGATE AREA OF OPENABLE WINDOWS ABOUT 468 SQUARE METRES EXCEEDING 6.25% OF THE FLOOR AREA OF THE STRUCTURE B1.

LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	EMERGENCY LIGHT
	EXIT SIGN
	DIRECTIONAL SIGN

ABBREVIATION

SPR.	SPRINKLER
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO ₂	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

C	P.D SUBMISSION	25-06-2026	WC
B	P.D SUBMISSION	28-03-2026	WC
A	P.D SUBMISSION	22-01-2024	WC
REV	DESCRIPTION	DATE	BY
FSI CONTRACTOR			
East Power Engineering Limited  Flat A, 7/F., Hop Shing Commercial Building, 41 Chi Kiang Street, Tseukwan, Kowloon Fax. : 2394-3772 Tel. : 2397-3238			
PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS FIRE SERVICES INSTALLATION WORK AT IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES			
DRAWING TITLE F.S. NOTES, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE			
	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	27-2-2022
DESIGN BY	WINKLE	SENG	27-2-2022
CHECK BY	OM	PM	27-2-2022
APPROVED BY	-	-	-
PROJECT NO.	-		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO. EP-21002-FS01			
SCALE	N. T. S.	REVISION	C

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	A	F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE
FS-02	A	FIRE SERVICES INSTALLATION LAYOUT PLAN
FS-03	A	FIRE SERVICES INSTALLATION LAYOUT PLAN 6.25% WINDOWS



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)*	7,393 m ² (ABOUT)	14,786 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	COVERED L/U/L AREA	50 m ² (ABOUT)	50 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	COVERED L/U/L AREA	58 m ² (ABOUT)	58 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B4	METER ROOM	13 m ² (ABOUT)	13 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	GUARDROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	COVERED PARKING SPACES	60 m ² (ABOUT)	60 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B7	SITE OFFICE AND WASHROOM	88 m ² (ABOUT)	176 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B8	SITE OFFICE AND STORE ROOM	50 m ² (ABOUT)	50 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		7,730 m ² (ABOUT)	15,211 m ² (ABOUT)	

*WAREHOUSE (EXCL. D.G.G.) - WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)

135,000 LITERS R.C.C SPRINKLER WATER TANK
F.S. & SPR. PUMP ROOM
2,000 LITERS FIBRE GLASS F.S WATER TANK

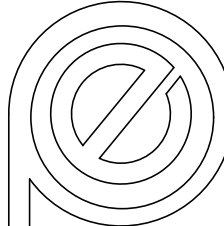
SPRINKLER CONTROL VALVE GROUP
SPRINKLER INLET

INGRESS / EGRESS
10 m (ABOUT)(W)

D	P.D SUBMISSION	25-06-2026	WC
C	P.D SUBMISSION	26-04-2026	WC
B	P.D SUBMISSION	28-03-2026	WC
A	P.D SUBMISSION	22-01-2024	WC
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Takwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

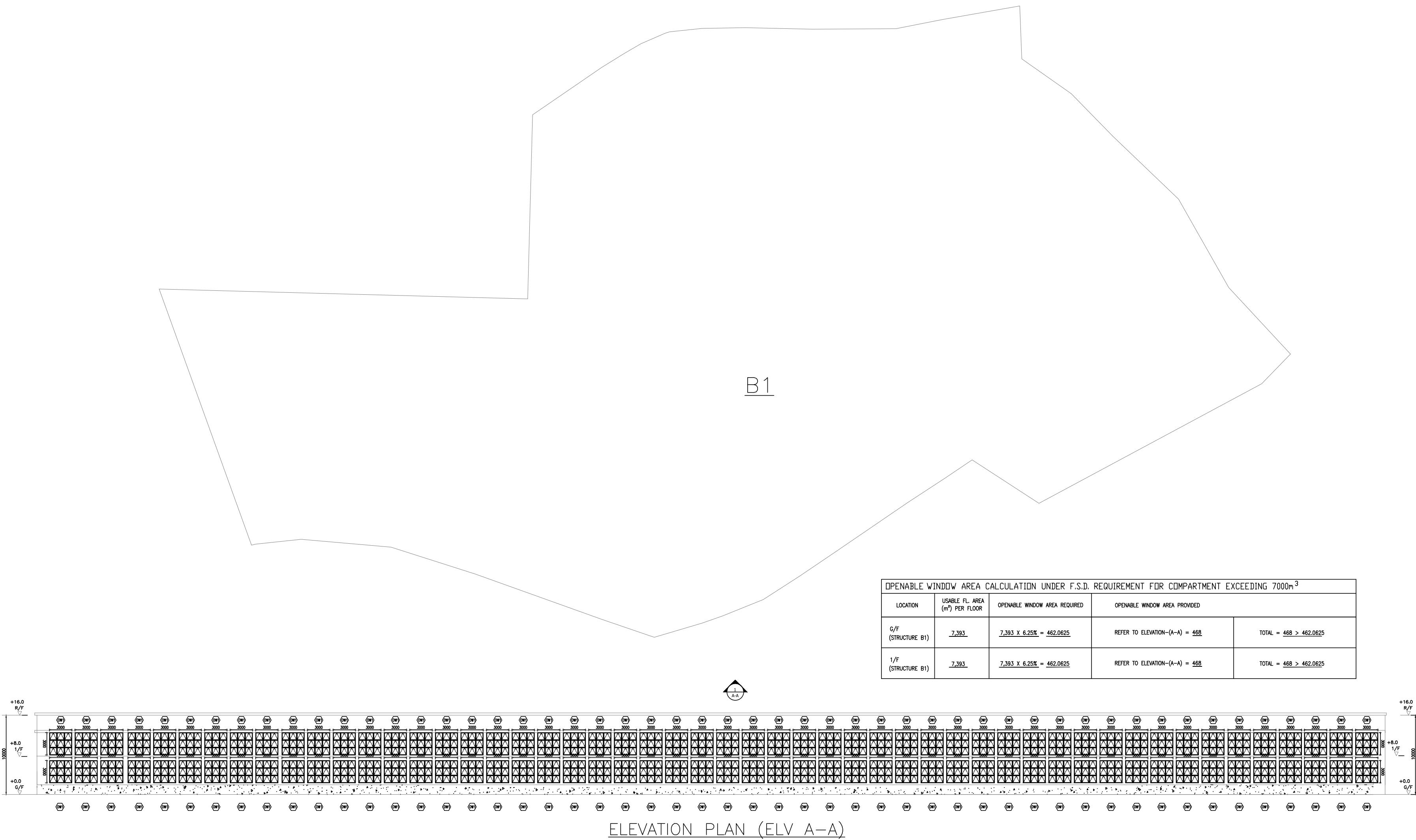
PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

FIRE SERVICES INSTALLATION WORK AT IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

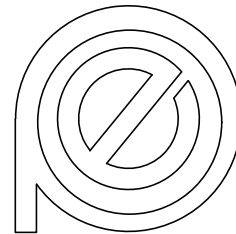
DRAWING TITLE
FIRE SERVICE INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	07-12-2020
DESIGNED BY	JACKIE	S.ENG	07-12-2020
CHECKED BY	CM	PM	08-12-2020
APPROVED BY	-	-	-
PROJECT NO.	-		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-21002-FS02		
SCALE	1 : 800	REVISION	D



B1

OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³				
LOCATION	USABLE FL. AREA (m ²) PER FLOOR	OPENABLE WINDOW AREA REQUIRED	OPENABLE WINDOW AREA PROVIDED	
6/F (STRUCTURE B1)	7,393	7,393 X 6.25% = 462.0625	REFER TO ELEVATION-(A-A) = 468	TOTAL = 468 > 462.0625
1/F (STRUCTURE B1)	7,393	7,393 X 6.25% = 462.0625	REFER TO ELEVATION-(A-A) = 468	TOTAL = 468 > 462.0625



Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

FIRE SERVICES INSTALLATION WORK AT IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

DRAWING TITLE

FIRE SERVICES INSTALLATION LAYOUT PLAN
6.25% WINDOWS

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	07-12-2020
DESIGNED BY	JACKIE	S.ENG	07-12-2020
CHECKED BY	CM	PM	08-12-2020
APPROVED BY	-	-	-
PROJECT NO.	-		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-21002-FS03		
SCALE	1 : 800	REVISION	A

Appendix II

Revised Drainage Impact Assessment

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/683)

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years

At Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories

Drainage Assessment Report

Consultant:

C&H Consulting Engineering Co., Ltd

July 2026

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories

DRAINAGE IMPACT ASSESSMENT

CONTENT

1. Introduction	P2
2. Site Description	P2
3. Drainage Assessment	P2
4. Conclusion	P3

Appendix A: Location Plan

Appendix B: Outside Catchment Area Plan

Appendix C: Drainage Layout Plan

Appendix D: Overall Catchment Area for the existing channel and Stream

Appendix E: Calculation

Appendix F: Site Photo

Appendix G: Standard Drawing

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories

1. Introduction

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/683), is applied for planning permission. This report is a Drainage Assessment Report to support the submission.

2. Site Description

The site is located on the left on the western side of Tai Tong Shan Road. The site has a higher level on the northern side and lower level on the southern side. The site has partly developed, and the open storage has been constructed at the site. The topography level of the site is lower than the eastern side of site and higher than the western side of the site. Site Area is about 10,313 sq. m (Includes Government Land of about 1,794 sq. m) (Appendix A shows the Location Plan) The ground profile in the further west is sloping downward towards the west direction.

There are some existing drainage facilities that existing Stream (3m width x 2 m depth) along northern side of the site connected to existing open channel with critical size 13m width x 6m depth along western side of the site. Existing Stream is natural-stream channels (conservatively take Manning Coefficient $n=0.04$). and the open channel is made of concrete (conservatively take Manning Coefficient $n=0.018$). The final discharge is managed by DSD.

3. Drainage Assessment

Peripheral channel is designed to collect the runoff generated from and passed through the site (Appendix B shows the Outside Catchment Area Plan). The final discharge point is the existing 13m width x 6m depth open channel in the western side of the site. The runoff intensity is 280mm/hr. The runoff coefficient of the site to be 0.95, while that of the part of outside catchment area is 0.95 and part of area is 0.40. (Appendix C shows the Drainage Layout Plan of the site).

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories

The overall catchment area for the existing 1.8m(W)x1.5m(D) open channel is presented in Appendix D. The total area including the site is 516,735sq.m The runoff intensity is 280mm/hr. Based on the actual site condition, the ratio of hard – paved to soil-paved is 1:2.5.

For the site itself, the runoff including the site and the outside catchment area is collected by proposed channel and finally discharge to the existing 5m(W)x5m(D) open channel via the proposed 1000mm box culvert. For checking the existing 1.8m(W)x1.5m(D) open channel, since the site is currently full of vegetation, in drainage point of view, the runoff coefficient is changed from 0.35 to 0.95. It is found that the 3m(W)x2m(D) open channel is adequate to cater for the extra runoff due the proposed development. Detailed calculation is presented in Appendix E,

Mitigation Measures and Recommendation for adverse drainage impact
--

Issue / Potential Impact	Proposed Mitigation Measure	Expected Outcome
Increased Surface Runoff	Installation of On-site Stormwater Detention (OSD) tanks.	Regulated discharge rate to match pre-development levels.
Flood Risk to Neighbors	Strategic site grading and perimeter swales.	Directs water away from adjacent boundaries to the main drainage network.
Soil Saturation / Infiltration	Use of permeable paving and rain gardens.	Reduces peak flow by increasing natural ground absorption.
Existing Pipe Capacity	Upgrading site-specific drainage connections.	Prevents system surcharge and potential backflow during heavy rain.
Debris & Sedimentation	Installation of gross pollutant traps (GPTs).	Ensures clean water discharge and prevents downstream blockage.

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories

Appendix A: Site Location Plan



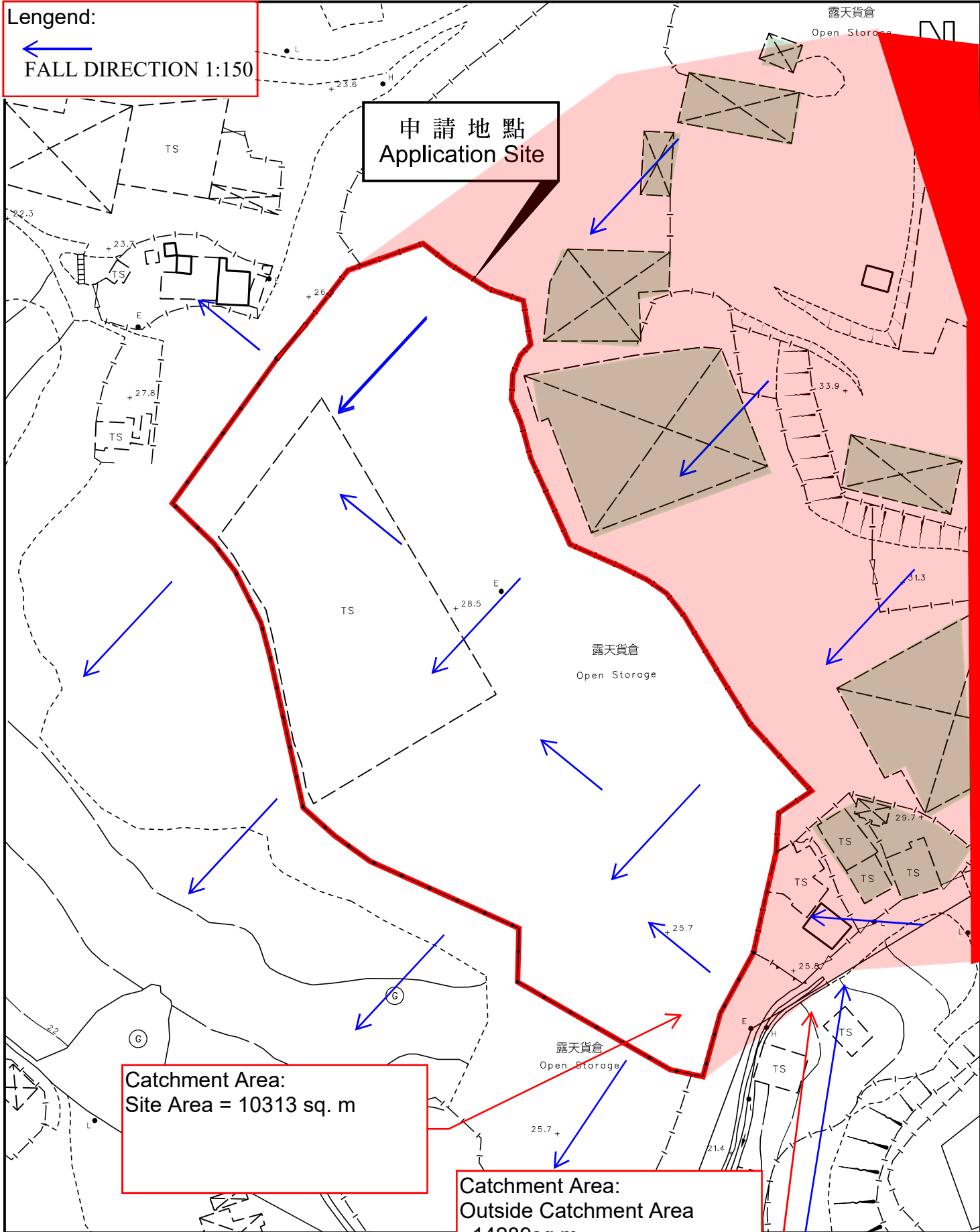


Site Area

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

Appendix B: Outside Catchment Plan

Lengend:
← FALL DIRECTION 1:150



Catchment Area:
Site Area = 10313 sq. m

Catchment Area:
Outside Catchment Area
=14289sq.m
Hard-paved area=4083sqm
Soil-paved area=10206sqm

本摘要圖於2024年2月6日擬備，
所根據的資料為測量圖編號
6-NW-24D
EXTRACT PLAN PREPARED ON 6.2.2024
BASED ON SURVEY SHEET No.
6-NW-24D

平面圖 SITE PLAN

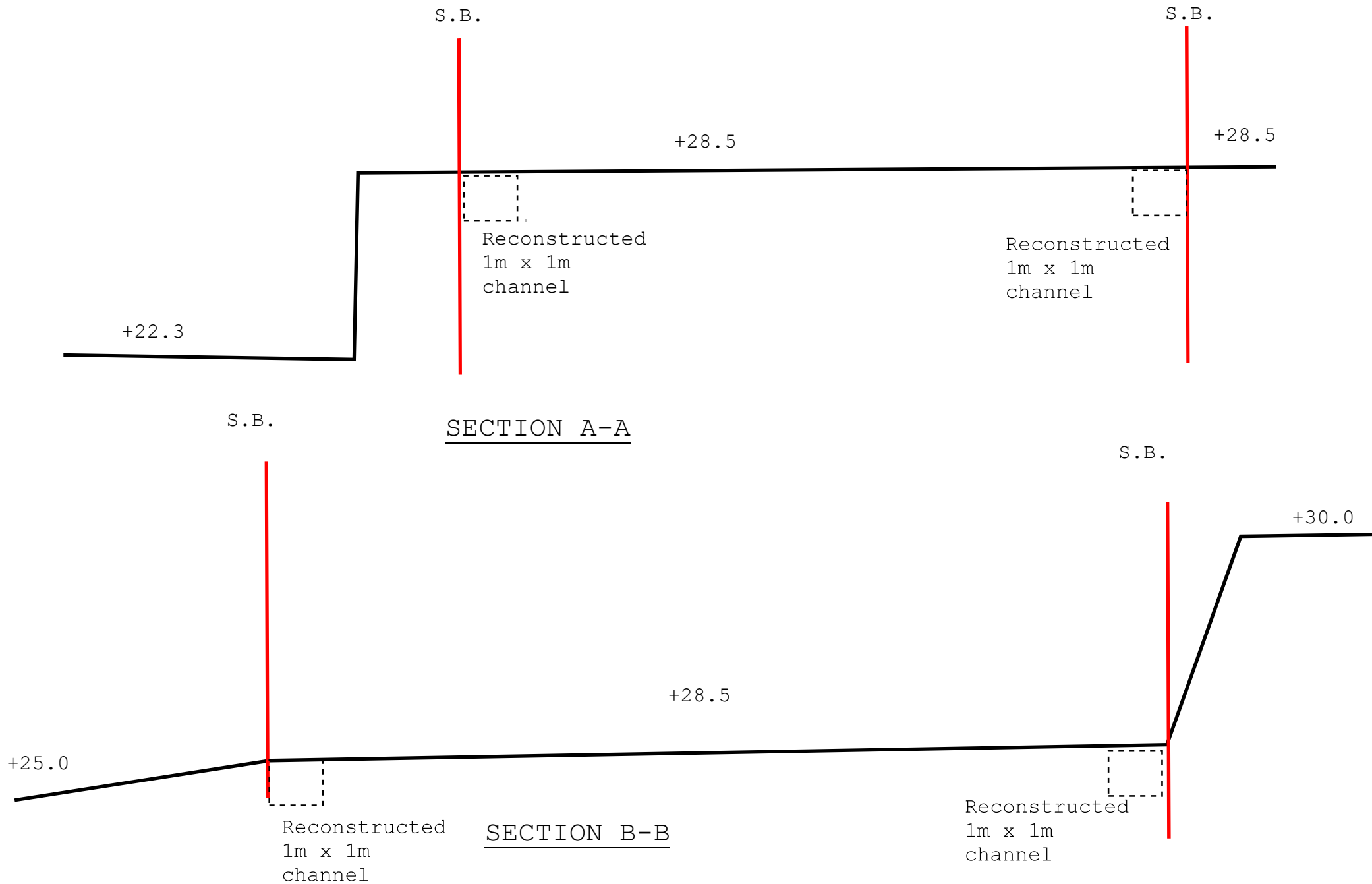
Coefficient of surface
runoff = 0.52

參考編號
REFERENCE No.
L-TT/635

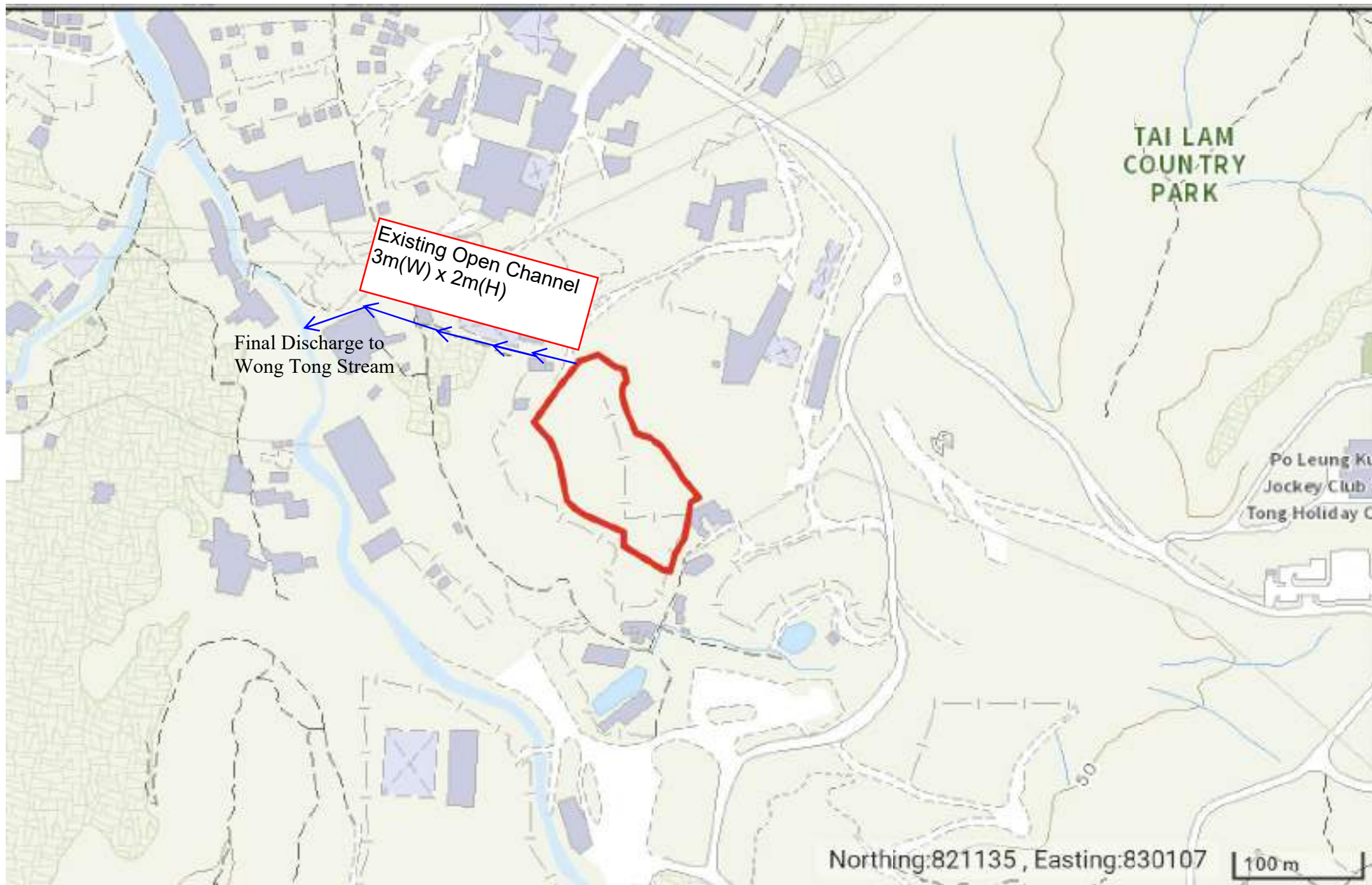
地點界線只作識別用
LOCATION SITE BOUNDARY
IDENTIFICATION PURPOSE ONLY

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

APPENDIX C: DRAINAGE LAYOUT PLAN



Remark: All Ground Levels are existing level and final level marked on cross-section

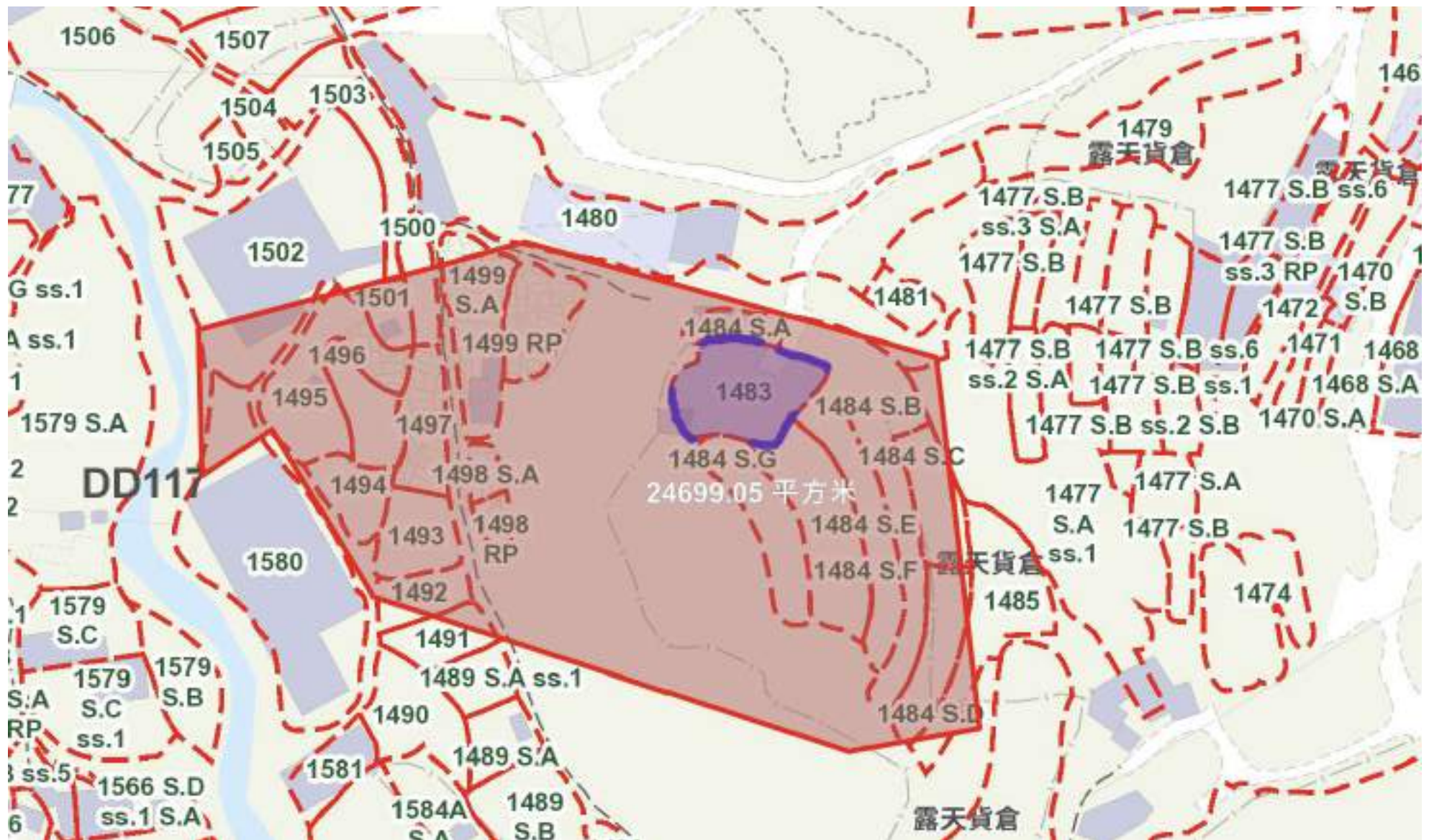


Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

Appendix D: Overall Catchment Area for Existing Channel

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

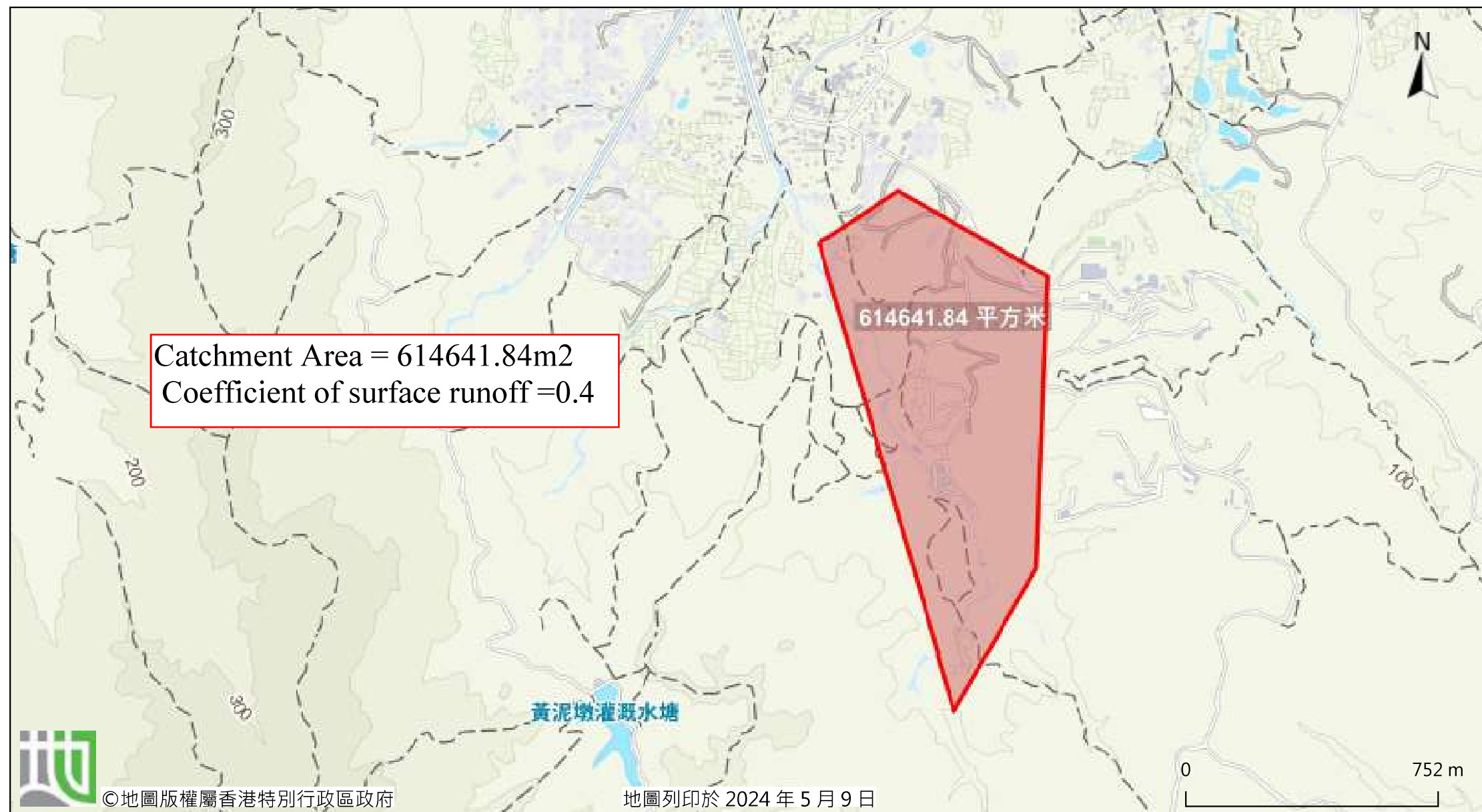
Appendix D1: Overall Catchment Area for Existing 3m (W) x 2m (H) Channel



Catchment Area = 24699.05m²
Coefficient of surface runoff = 0.25

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

Appendix D2: Overall Catchment Area for Existing 13m (W) x 6m (H) Channel

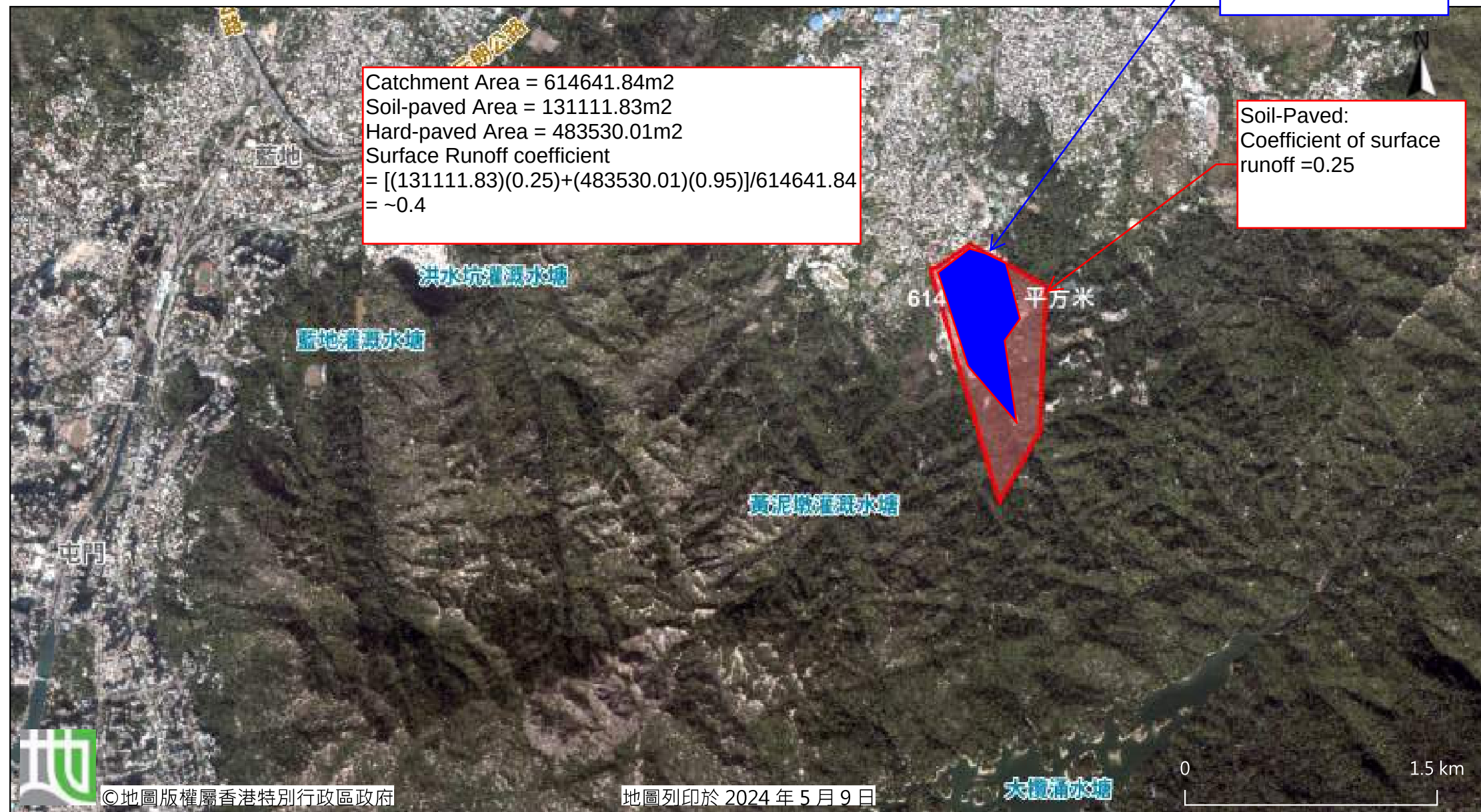


Hard-Paved:
Coefficient of surface
runoff = 0.95

Soil-Paved:
Coefficient of surface
runoff = 0.25

Catchment Area = 614641.84m²
Soil-paved Area = 131111.83m²
Hard-paved Area = 483530.01m²
Surface Runoff coefficient
= $[(131111.83)(0.25) + (483530.01)(0.95)] / 614641.84$
= ~0.4

614 平方米



Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

Appendix E: Calculation

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

Appendix E1: Calculation of 1m x 1m channel and 1000mm box culvert and 900mm width stepped channel

Company:
Project :

Date: 1/7/2026

Site Area = 10313 m² (C=0.95, hard-paved)
Outside Catchment Area = 14289 m²
Total Catchment Area = 24602 m²

(Ratio of concrete paved: ratio of soil paved = 1:2.5)

$$t_o = \frac{0.1446SL}{H^{0.2} A^{0.1}}$$

where t_o = time of concentration of a natural catchment (min.)
 A = catchment area (m²)
 H = average slope (m per 100 m), 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)
 $t = 0.14475 \times 100 / 1.5^{0.2} / 24602^{0.1}$
 $= 4.856$ min

$$i = \frac{a}{(t_d + b)^c}$$

where i = extreme mean intensity in mm/hr,
 t_d = duration in minutes ($t_d \leq 240$), and
 a, b, c = storm constants given in Tables 3a, 3b, 3c and 3d.

Assume 10 yrs return period

$a = 505.5$
 $b = 3.29$
 $c = 0.355$

$i = 240.066018$ mm/hr

According to SDM Corrigendum No.1 /2022
Therefore, take $i = 240.066$ x (1 + 16%) = 278.4765814 mm/hr
 $i = 280$ mm/hr

Company:
Project :

Date: 1/7/2026

Calculation for channels:

(Ratio of concrete paved: ratio of soil paved = 1:2.5)

Catchment Area of site

Site Area = 10313 m^2
= 0.010313 km^2

Peak runoff in m^3/s = 0.278 x 0.95 x 280 mm/hr x 0.010313 km^2
= 0.762626 m^3/s
= 45758 liter/min

Outside Area = 14289 m^2
= 0.014289 km^2

Peak runoff in m^3/s = 0.278 x 0.52 x 280 mm/hr x 0.014289 km^2
= 0.578373 m^3/s
= 34702 liter/min

Total Peak Runoff for Site = 1.340999 m^3/s = 80459.92315 liter/min

Check 1000mm dia. Pipe 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	=	0.000003	m	hydraulic pipeline roughness (m)				(Table 5, from DSD Sewerage Manual, uPVC)	
v	=	1.14E-06	m ² /s	kinematic viscosity of fluid (m ² /s)					
s	=	0.01		hydraulic gradient					
Area	=	0.70685835	m ² /s						
Therefore, design V of	=	4.5521	m/s	>	Design velocity from catchment area =	1.3410	m ³ /s	/	(1 ² * pi/4 x 0.9)
						1.8971251	m/s		==>O.K.

According to Section 9.3 of SDM, the capacity of proposed pipe is reduced 10% so the design velocity is 4.5521 x (1-10%) = 4.10 m/s > 1.89 m/s, which can also cater the surface runoff from development area. Also, 1000mm x 1000mm box culvert has more capacity than 1000mm. dia. pipe. The calculation is more conservative

wood stave pipes, planed plank conduits	0.3	0.6	1.5
Concrete			
Prestressed	0.03	0.06	0.15
Precast concrete pipes with 'O' ring joints	0.06	0.15	0.6
Spun precast concrete pipes with 'O' ring joints	0.06	0.15	0.3
Monolithic construction against steel forms	0.3	0.6	1.5
Monolithic construction against rough forms	0.6	1.5	-

To consider local head loss,

$$h_L = \frac{K\bar{V}^2}{2g}$$

$$g = 9.81 \text{ m/s}^2$$

$$K = 0.6 \text{ mm} = 0.0006 \text{ m}$$

$$V = 4.5221 \text{ m/s}$$

$$\text{Local Head Loss} = 0.0006 \text{ m, near to zero}$$

It is not significant to pipe design

For 1m x 1m channel in the site,

By Manning's equation, (1m x 1m (depth) channel is adopted)

$$Q = \frac{1}{n} \frac{A^{\frac{5}{3}}}{P^{\frac{2}{3}}} S_0^{\frac{1}{2}}$$

where

Manning Coefficient $n = 0.01$

$$S_0 = 0.0015$$

$$A = 1 \times 1 = 1 \text{ m}^2$$

$$P = 3 \text{ m}$$

$$= \frac{1}{0.01} \frac{(1)^{\frac{5}{3}}}{(3)^{\frac{2}{3}}} (0.0015)^{\frac{1}{2}}$$

$$= 1.86 \text{ m}^3/\text{s}$$

$$> 1.48 \text{ m}^3/\text{s}$$

OK!

Proposed 1.0m (W) x 1.0m (H) open channel (1:150) in the site can cater the surface runoff from proposed development

According to Section 9.3 of SDM, the capacity of proposed channel is reduced 10% so the design velocity is $1.86 \times (1-10\%) = 1.674 \text{ m}^3/\text{s} > 1.48 \text{ m}^3/\text{s}$, which can also cater the surface runoff from development area.

Company:

Project :

Date:

1/7/2026

Calculation for Stepped channels:

Q_{req}	required channel capacity	=	95000	l/min	=	1.600	m ³ /s	(85% utilization)
α	channel gradient	=	23.58	degrees				
L	channel length	=	5	m				
D	design channel depth	=	2	m				
W	design channel width	=	0.95	m				
h	design channel step height	=	0.2	m				
l	design channel step length	=	0.2	m				

Determining the Average Air Concentration, C_e

$$C_e = 0.9 \sin \alpha = 0.38$$

Determining the Darcy's Friction Factor of Aerated Flow, f_e

$$f_e = 0.5 f \left\{ 1 + \tanh \left[0.628 \frac{0.51 - C_e}{C_e (1 - C_e)} \right] \right\} = 0.6666$$

Determining the Characteristic Aerated Flow Depth, Y_{90}

$$Y_{90} = D \cos \alpha = 1.83303 \text{ m}$$

Determining the Equivalent Non-aerated Flow Depth, d_o

$$d_o = Y_{90} (1 - C_e) = 1.136479 \text{ m}$$

Determining the Hydraulic Diameter of Equivalent Non-aerated Flow, D_H

$$D_H = 4 A_w / P_w = 4 \times \left(\frac{d_o \times W}{2 d_o + W} \right) = 0.562963 \text{ m}$$

$$\begin{array}{lcl} A_w & = & 0.19 \text{ m}^2 \\ P_w & = & 1.35 \text{ m} \end{array}$$

Determining the Equivalent Non-aerated Flow Velocity, V_o

$$V_o = \sqrt{\frac{8 g \sin \alpha}{f_e} \times \frac{D_H}{4}} = 2.574381262 \text{ m/s}$$

Determining the Channel Capacity, Q

$$Q = V_o \times d_o \times W = 2.779443 \text{ m}^3/\text{s} > 1.600 \text{ m}^3/\text{s}$$

\

Determining the Discharge per Unit Channel Width, q_w

$$q_w = Q / W = 2.92573 \text{ m/s}$$

There is no catchpit at downstream and connected to existing stream directly so no overshoot occur when $q_w > 2\text{m/s}$

Determining the Critical Flow Depth for the Given Discharge per Unit Width

$$d_c = (q_w^2 / g)^{1/3} = 0.956013 \text{ m}$$

Determining the Critical Flow Depth for Onset of Skimming Flow, $(d_c)_{\text{onset}}$

$$(d_c)_{\text{onset}} = (1.057 - 0.465 h / l) h = 0.1184 \text{ m} < 0.956 \text{ m}$$

The skimming flow assumption is valid and the calculated channel capacity Q can be adopted

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

Appendix E2: Calculation of 3m(W) x 2m (H) Existing channel

Company:

Project :

Date: 10/9/2025

Site Area = 10313 m² (C=0.95, hard-paved)
Outside Catchment Area = 24699 m² (C=0.6, Grassland)
Total Catchment Area = 35012 m²

$$t_c = \frac{0.1446SL}{H^{0.2}A^{0.1}}$$

where t_c = time of concentration of a natural catchment (min.)
 A = catchment area (m²)
 H = average slope (m per 100 m), 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)

$$t_c = 0.14475 \times 100 / 1.5^{0.2} / 24699^{0.1} \\ = 4.854 \text{ min}$$

$$i = \frac{a}{(t_d + b)^c}$$

where i = extreme mean intensity in mm/hr,
 t_d = duration in minutes ($t_d \leq 240$), and
 a, b, c = storm constants given in Tables 3a, 3b, 3c and 3d,

Assume 10 yrs return period

$$a = 505.5 \\ b = 3.29 \\ c = 0.355$$

$$i = 240.086009 \text{ mm/hr}$$

According to SDM Corrigendum No.1 /2022
Therefore, take $i = 240.086 \times (1 + 16\%) = 278.4997709 \text{ mm/hr}$
 $i = 280 \text{ mm/hr}$

Company:
Project :

Date: 10/9/2025

Calculation for channels:

Catchment Area of site

Site Area = 10313 m^2
= 0.010313 km^2

Peak runoff in m^3/s = 0.278 x 0.95 x 280 mm/hr x 0.010313 km^2
= 0.762626 m^3/s
= 45758 liter/min

Outside Area = 24699 m^2
= 0.024699 km^2

Peak runoff in m^3/s = 0.278 x 0.6 x 280 mm/hr x 0.024699 km^2
= 1.153542 m^3/s
= 69213 liter/min

Total Peak Runoff for Site = 1.916168 m^3/s = 114970.0692 liter/min

By Manning's equation, (3m x 2m (depth) channel is adopted)

$$Q = \frac{1}{n} \frac{A^{\frac{5}{3}}}{P^{\frac{2}{3}}} S_0^{\frac{1}{2}}$$

where

Manning Coefficient $n = 0.04$

$$S_0 = 1/150$$

$$A = 3 \times 2 = 6 \text{ m}^2$$

$$P = 3 + 3 + 2 = 8 \text{ m}$$

$$= \frac{1}{0.04} \frac{(6)^{\frac{5}{3}}}{(8)^{\frac{2}{3}}} (1/150)^{\frac{1}{2}}$$

$$= 10.1 \text{ m}^3/\text{s}$$

$$> 1.92 \text{ m}^3/\text{s}$$

OK!

Existing 3m (W) x 2m (H) open channel (1:150) in the site can cater the surface runoff from proposed development

According to Section 9.3 of SDM and full of debris, the capacity of existing channel is reduced 80% so the design velocity is $10.1 \times (1-80\%) = 2.02 \text{ m}^3/\text{s} > 1.92 \text{ m}^3/\text{s}$, which can also cater the surface runoff from development area.

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

Appendix E3: Calculation of 13m(W) x 6m (H) Existing channel

Company:

Project :

Date: 10/9/2025

Site Area = 10313 m² (C=0.95, hard-paved)
Outside Catchment Area = 614642 m² (C=0.6, Grassland)
Total Catchment Area= 624955 m²

$$t_c = \frac{0.1446S_c}{H^{0.2} A^{0.1}}$$

where t_c = time of concentration of a natural catchment (min.)
 A = catchment area (m²)
 H = average slope (m per 100 m), 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)

$$t_c = 0.14475 \times 100 / 1.5^{0.2} / 624955^{0.1}$$
$$= 3.514 \text{ min}$$

$$i = \frac{a}{(t_d + b)^c}$$

where i = extreme mean intensity in mm/hr,
 t_d = duration in minutes ($t_d \leq 240$), and
 a, b, c = storm constants given in Tables 3a, 3b, 3c and 3d,

Assume 10 yrs return period

$$a = 485$$
$$b = 3.11$$
$$c = 0.397$$

$$i = 228.957085 \text{ mm/hr}$$

According to SDM Corrigendum No.1 /2022
Therefore, take $i = 228.957 \times (1 + 16\%) = 265.5902186 \text{ mm/hr}$
 $i = 270 \text{ mm/hr}$

Company:
Project :

Date: 10/9/2025

Calculation for channels:

Catchment Area of site

Site Area = 10313 m^2
= 0.010313 km^2

Peak runoff in m^3/s = 0.278 x 0.95 x 270 mm/hr x 0.010313 km^2
= 0.735389 m^3/s
= 44123 liter/min

Outside Area = 624955 m^2
= 0.624955 km^2

Peak runoff in m^3/s = 0.278 x 0.6 x 270 mm/hr x 0.624955 km^2
= 28.14547 m^3/s
= 1688728 liter/min

Total Peak Runoff for Site = 28.88086 m^3/s = 1732851.748 liter/min

By Manning's equation (13m x 6m depth) channel is adopted)

$$Q = \frac{1}{n} \frac{A^{\frac{5}{3}}}{P^{\frac{2}{3}}} S_0^{\frac{1}{2}}$$

where Manning Coefficient $n = 0.018$

$$S_0 = 0.001$$

$$A = 13 \times 6 = 78 \text{ m}^2$$

$$P = 13 + 6 + 6 = 25 \text{ m}$$

$$= \frac{1}{0.018} \frac{(78)^{\frac{5}{3}}}{(25)^{\frac{2}{3}}} (0.001)^{\frac{1}{2}}$$

$$= 336 \text{ m}^3/\text{s}$$

$$> 28.80 \text{ m}^3/\text{s}$$

OK!

Existing 13m (W) x 6m (H) open channel (1:150) in the site can cater the surface runoff from proposed development

According to Section 9.3 of SDM, the capacity of existing channel is reduced 10% so the design velocity is $336 \times (1-10\%) = 302.4 \text{ m}^3/\text{s} > 28.80 \text{ m}^3/\text{s}$, which can also cater the surface runoff from development area.

Utilization of the existing channel = $28.8/302.4 = 9.52\%$

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

Appendix F: Site Photo

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 10,313 m ²	(ABOUT)
COVERED AREA	: 7,730 m ²	(ABOUT)
UNCOVERED AREA	: 2,583 m ²	(ABOUT)
PLOT RATIO	: 1.47	(ABOUT)
SITE COVERAGE	: 75 %	(ABOUT)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 15,211 m ²	(ABOUT)
TOTAL GFA	: 15,211 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE

USE

COVERED AREA

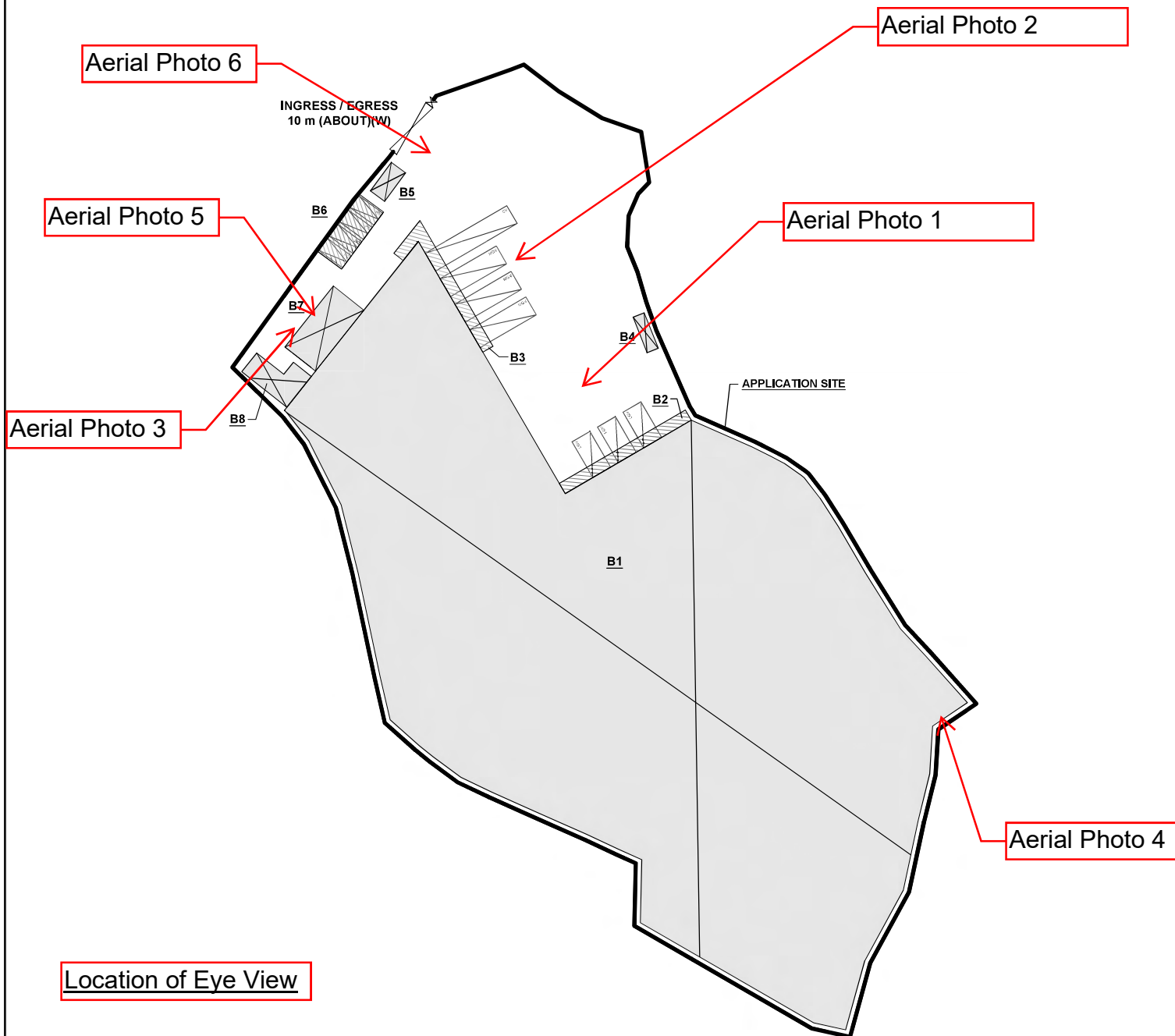
GFA

BUILDING HEIGHT

B1	WAREHOUSE (EXCL D.G.G.)*	7,393 m ² (ABOUT)	14,786 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	COVERED L/UL AREA	50 m ² (ABOUT)	50 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	COVERED L/UL AREA	58 m ² (ABOUT)	58 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B4	METER ROOM	13 m ² (ABOUT)	13 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	GUARDROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	COVERED PARKING SPACES	60 m ² (ABOUT)	60 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B7	SITE OFFICE AND WASHROOM	88 m ² (ABOUT)	176 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B8	SITE OFFICE AND STORE ROOM	50 m ² (ABOUT)	50 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)

TOTAL 7,730 m² (ABOUT) 15,211 m² (ABOUT)

*WAREHOUSE (EXCL. D.G.G.) - WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)



LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PRIVATE CAR PARKING SPACE
	LOADING / UNLOADING SPACE FOR LGV
	LOADING / UNLOADING SPACE FOR MGW
	LOADING / UNLOADING SPACE FOR CV
	INGRESS / EGRESS

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES FOR A PERIOD
OF 3 YEARS

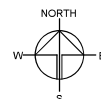
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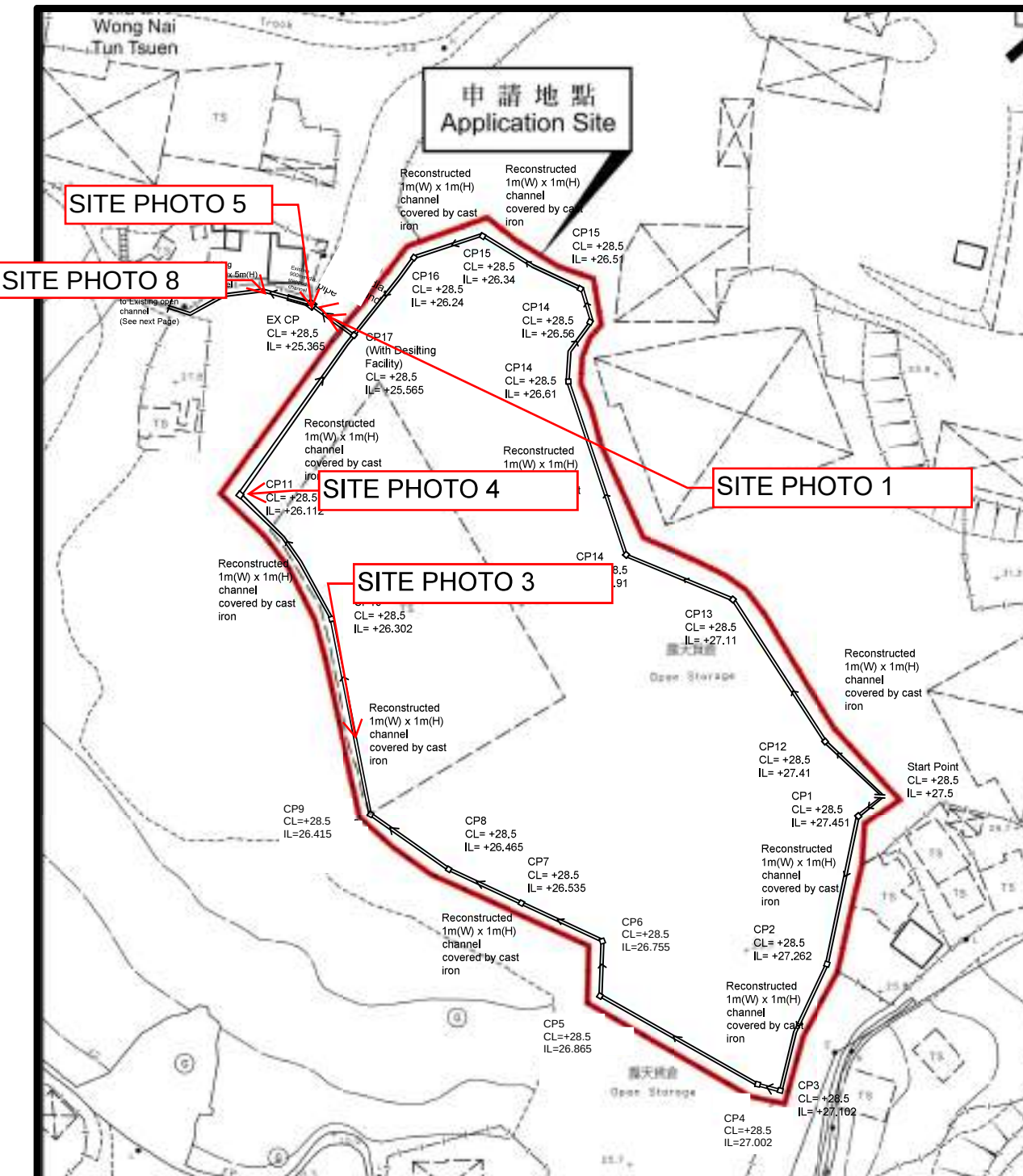
VARIOUS LOTS IN D.D. 117 AND ADJOINING
GOVERNMENT LAND, TAI TONG, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 1000 @ A4DRAWN BY
MNDATE
21.11.2023

REVISED BY

DATE

TITLE
LAYOUT PLANDWG NO.
PLAN 4VER.
001



Note:

1. Catchpit (CP20) with desilting facility shall follow CEDD standard drawing No. C2406I.
2. Proposed Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. Stepped Channel follows Typical Details of CEDD standard drawing No. C2411G
4. Cast concrete cover for manhole follows Typical Details of CEDD standard drawing No. C2407B , and for channel inside the site follows Typical Details of CEDD standard drawing No. C2412E.
5. The inverted level of the connection point shall be verified on site prior the commencement of work
6. No formation works/leveling works are carried out and no hoarding/walls are erected.

Legend:

- Proposed UC (Gradient) with cast iron cover
- ⇒ Existing Drainage Facility/ Reconstructed Facility with Cast iron cover
- Proposed Catchpit
- ▬ Existing Stepped Channel

Company:

Project:

VARIOUS LOTS IN
D.D.117 AND
ADJOINING
GOVERNMENT LAND,
TAI TONG, YUEN
LONG, NEW
TERRITORIES
(A/YL-TT/635)

(Drainage Impact
Assessment)

Title:

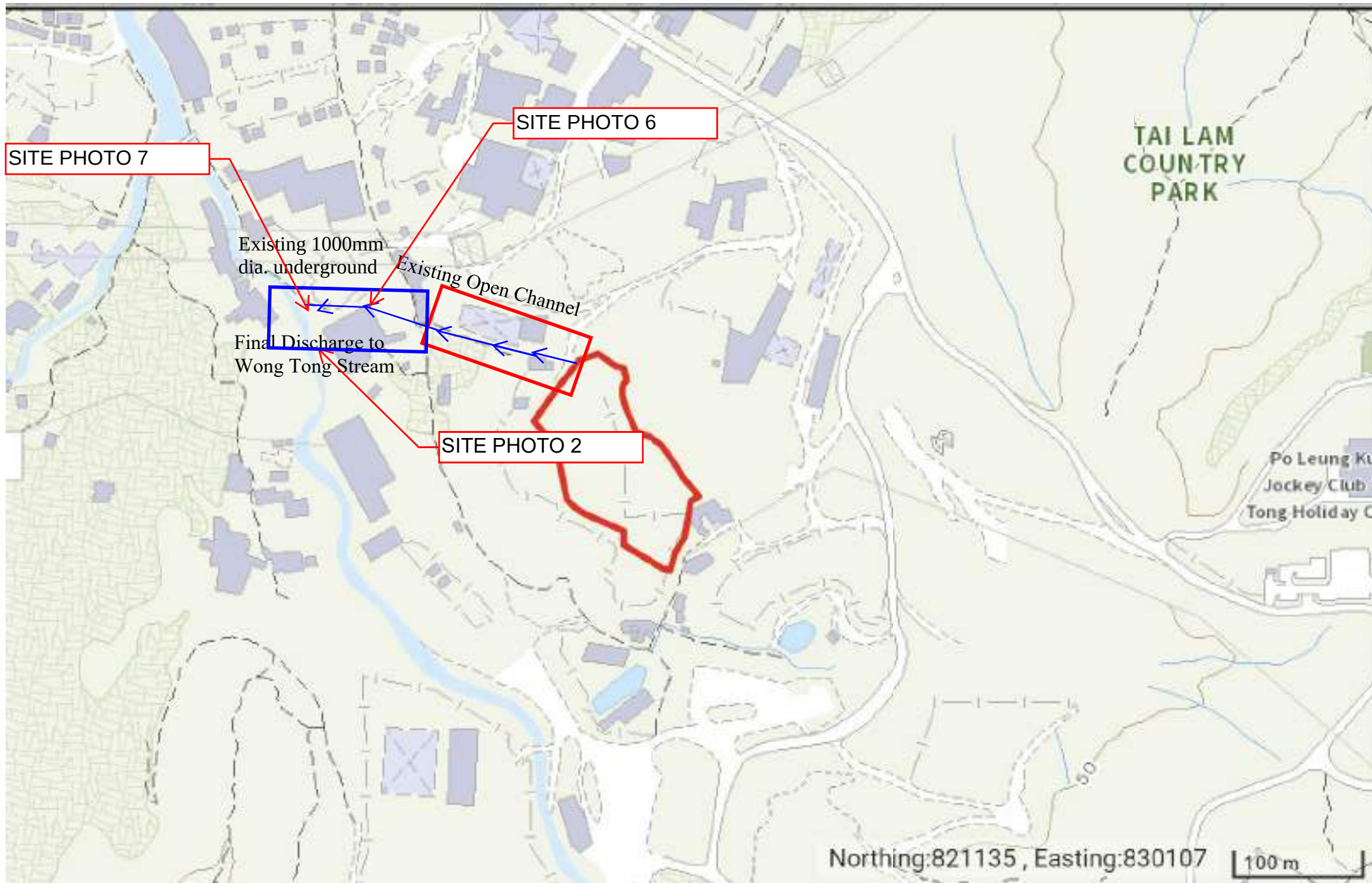
Drainage layout

Dwg No:

File:

Fig.1

Date:
8 Oct 2024





Aerial Photo: Overview of the Site



Aerial Photo 1: Shortage



Aerial Photo 2: Shortage



Aerial Photo 3: Site View



Aerial Photo 4: Site View



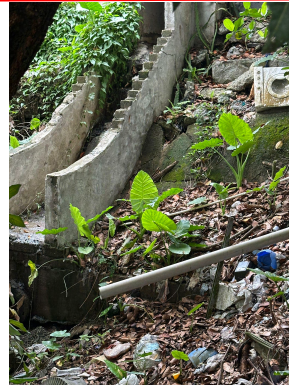
Aerial Photo 5: Site View



Aerial Photo 6: Site Entrance



Site Photo 1a: Stepped Channel and Existing Stream (3m (W) x2m(H))



Site Photo 1b: Stepped Channel and Existing Stream (3m (W) x2m(H))



Site Photo 1c: Stepped Channel and Existing Stream (3m (W) x2m(H))



Site Photo 2a: Final Discharge to Wong Tong Stream (Maintained by DSD)

Figure.1



Site Photo 2b: Final Discharge to Wong Tong Stream (Maintained by DSD)



Site Photo 3: Existing 1m (W) x 1m (H) in the site



Site Photo 4: Existing 1m (W) x 1m (H) in the site



Site 5 Existing Underground 1000mm box culvet



SITE PHOTO 6 EXISTING UNDERGROUND 1000mm dia. PIPE

Existing Underground
1000mm dia. pipe



SITE PHOTO 7 EXISTING UNDERGROUND 1000mm dia. PIPE and Existing Stream



SITE PHOTO 8 EXISTING 3m x 2m existing channel



Slope Gradient
= 25 degrees



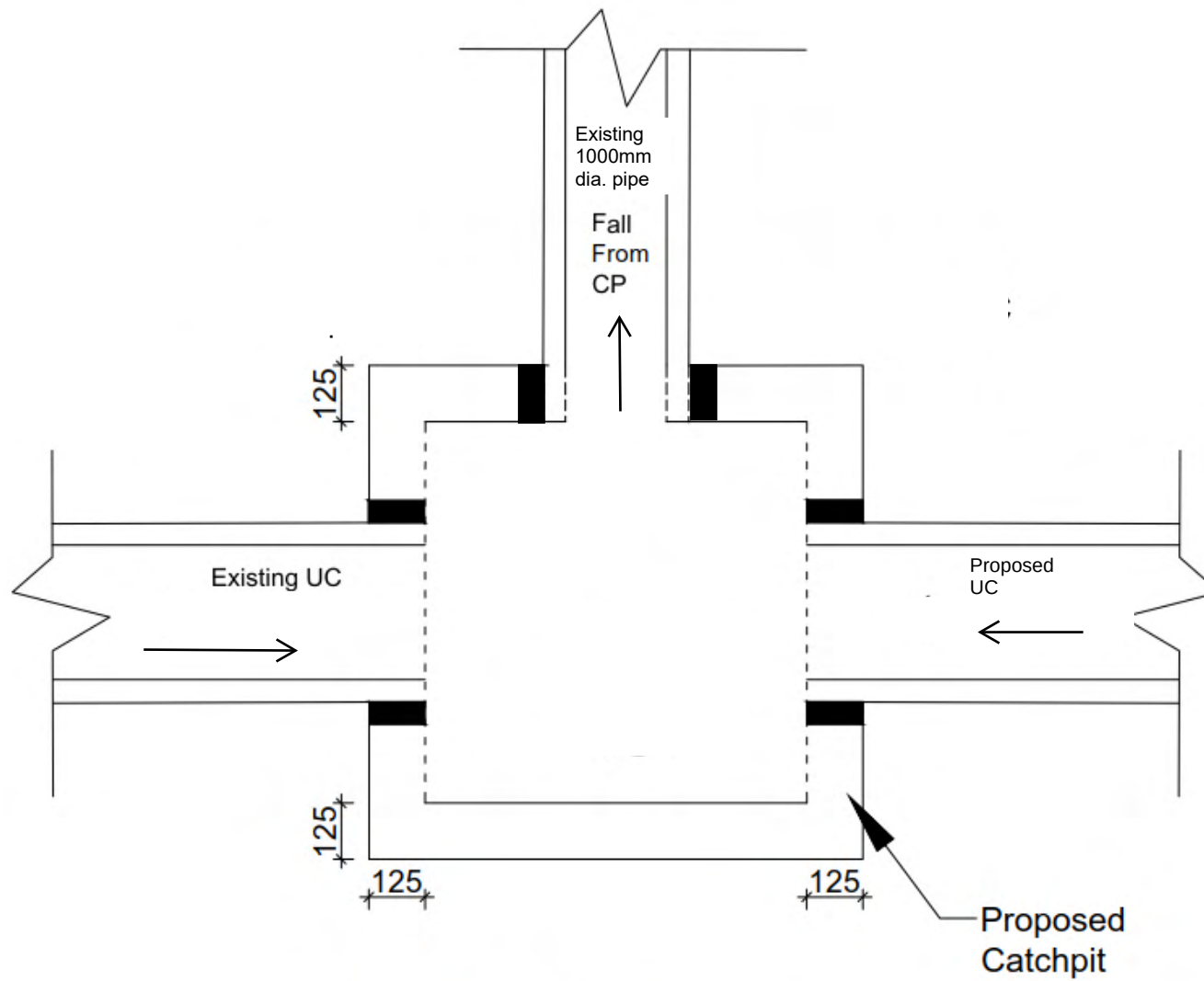
Dimension of Stepped Channel



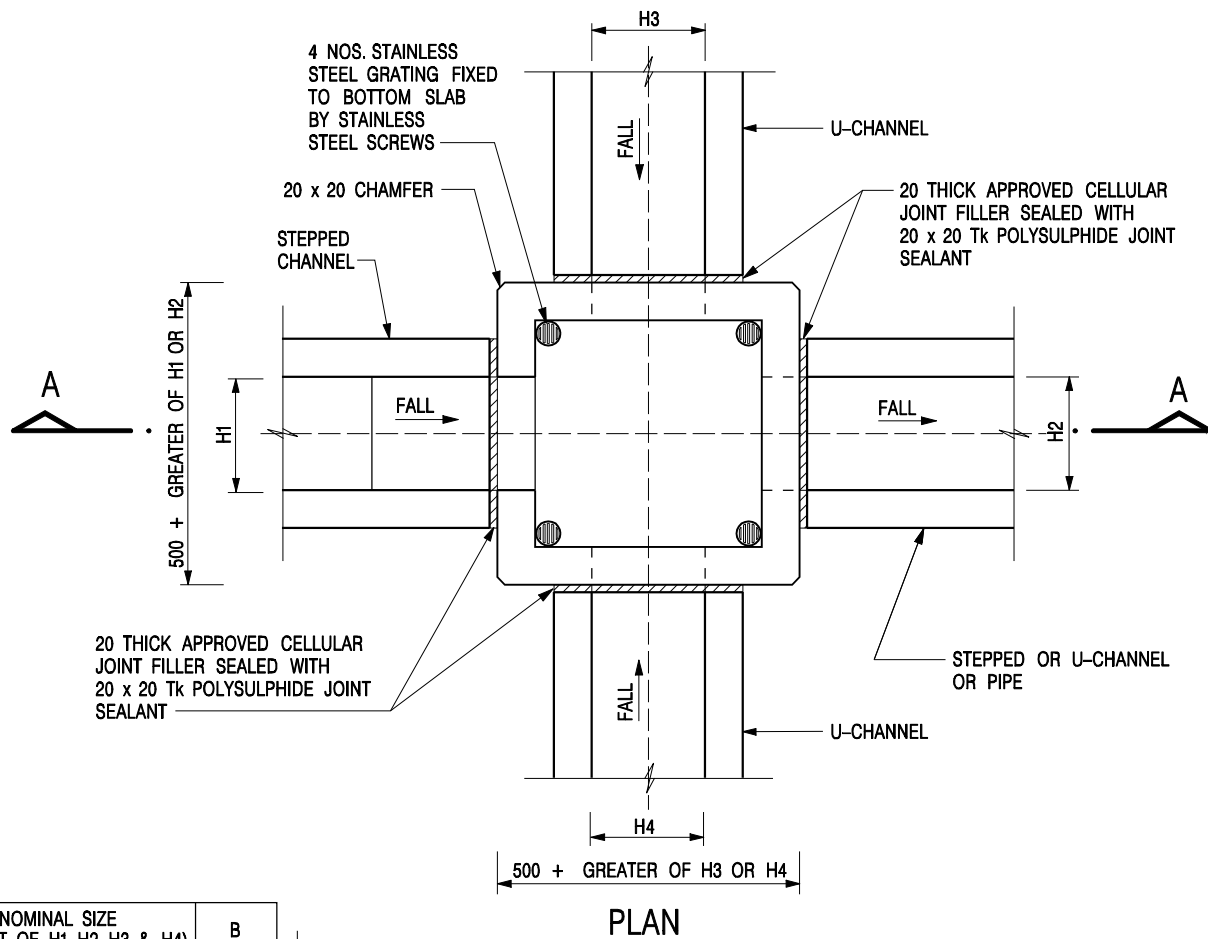
Dimension of 1000mm Box Culvert

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

Appendix G: Standard Drawing

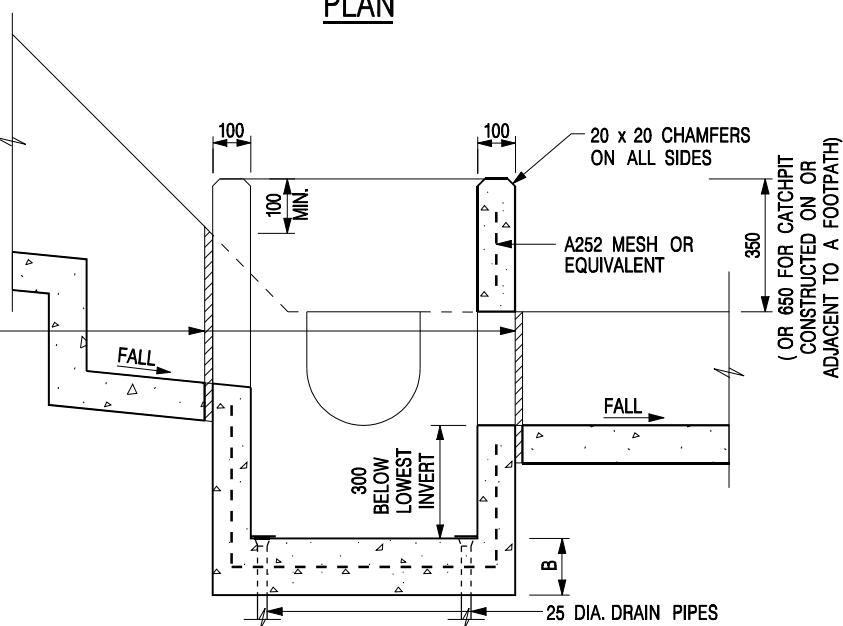


Connection Details
OF CP 17



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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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

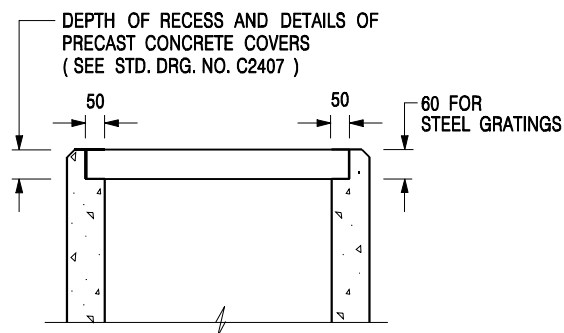


**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

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) 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 'G' ON STD. DRG. NO. C2405; 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 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 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

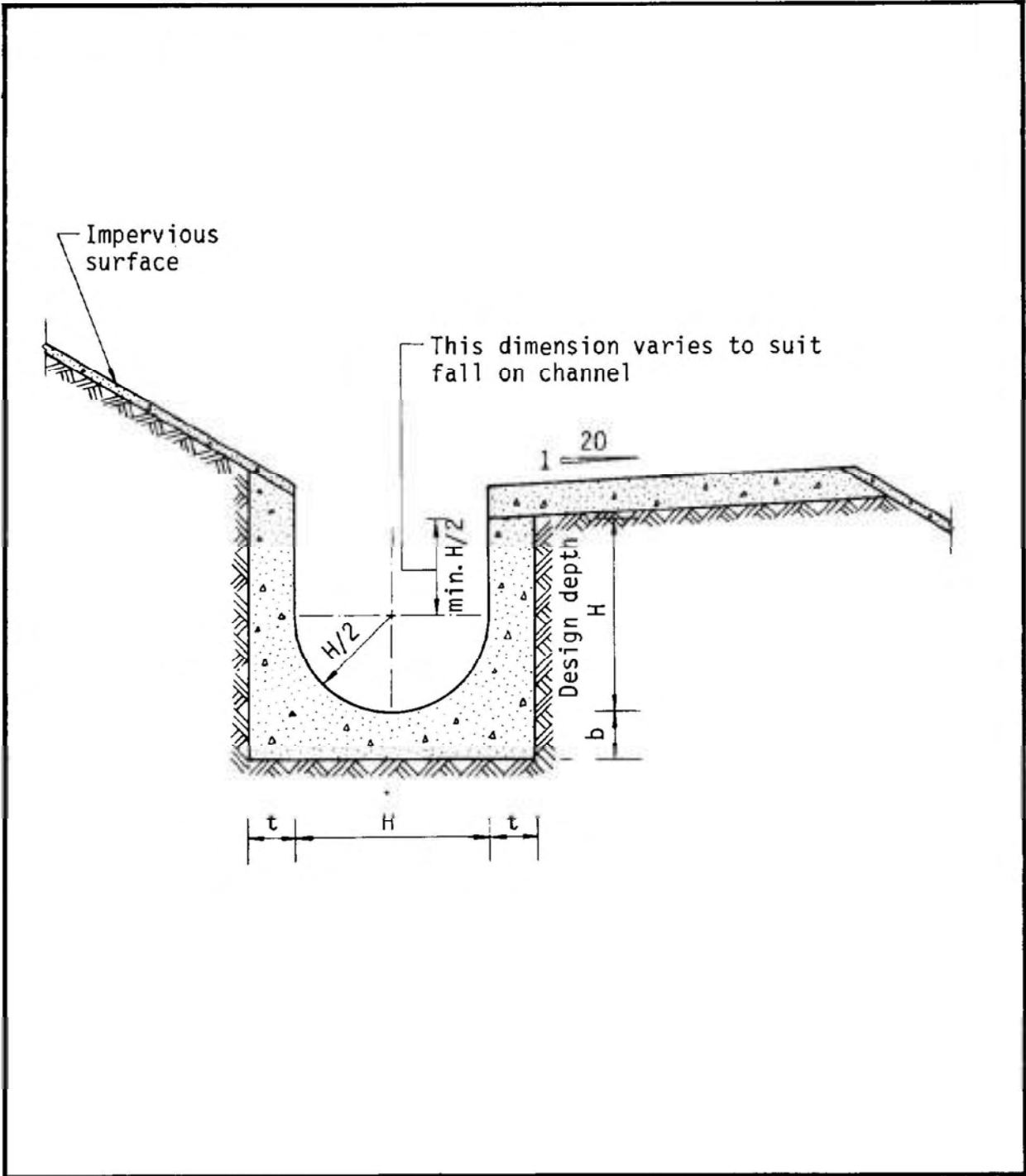
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

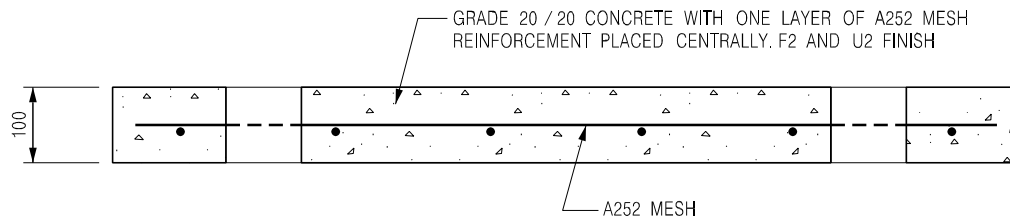
Figure 8.10 - Typical Details of Catchpits



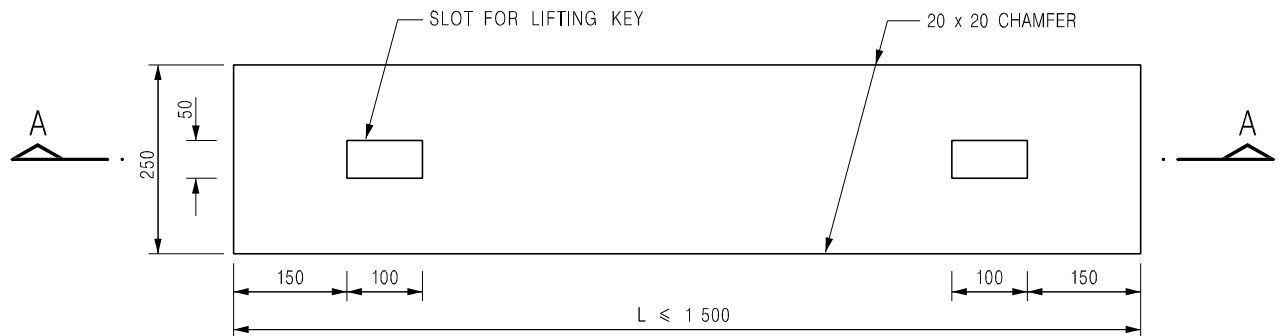
Dimensions of U - channel

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

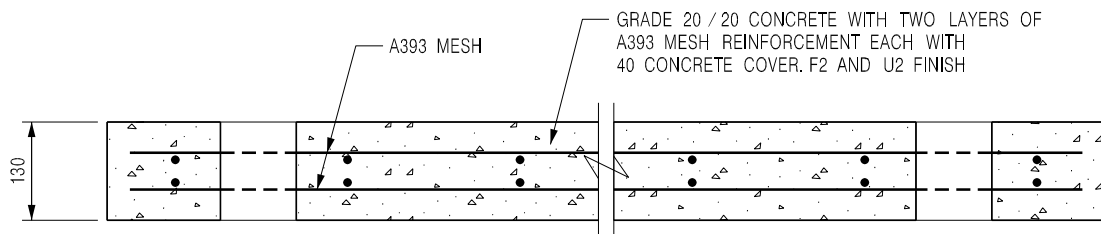


SECTION A - A

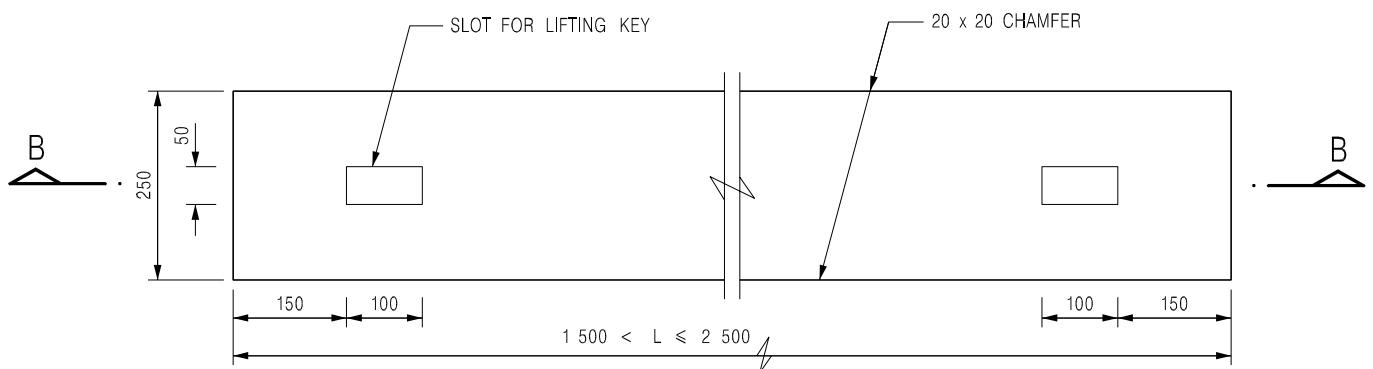


PLAN

TYPE 1 - FOR SPAN UP TO 1.5 m



SECTION B - B



PLAN

TYPE 2 - FOR SPANS 1.5 m TO 2.5 m

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL EXTERNAL EDGES OF THE COVERS SHALL BE 20mm CHAMFERED.

B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	GENERAL REVISION	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

PRECAST CONCRETE COVERS
FOR CATCHPIT AND SAND TRAP

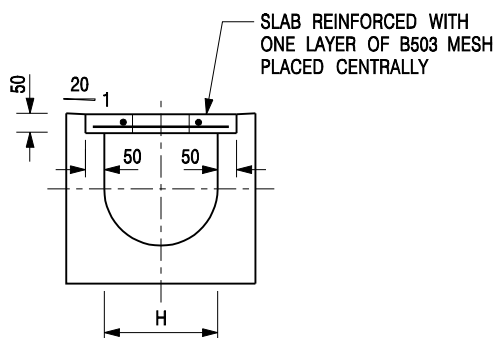


**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

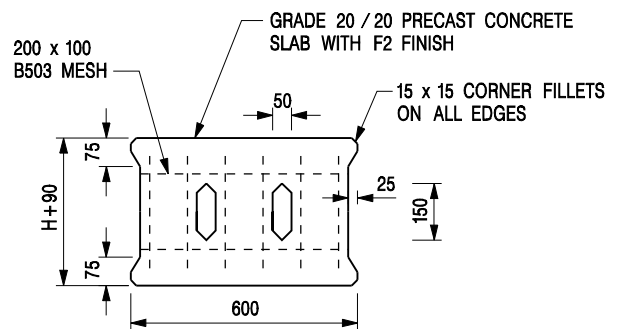
SCALE 1 : 10

DATE JAN 1991

DRAWING NO.
C2407B



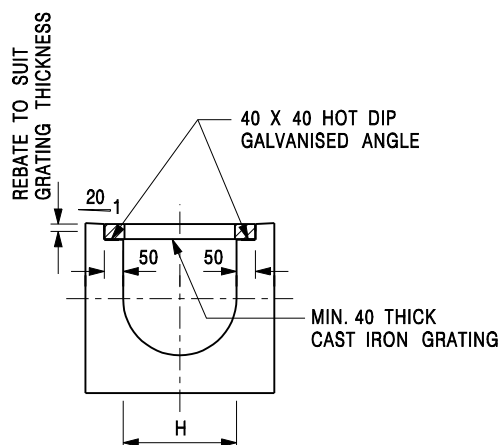
TYPICAL SECTION



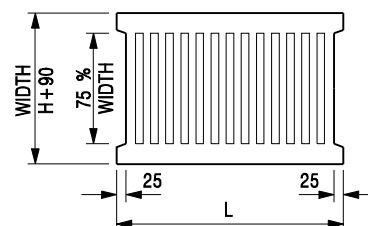
PLAN OF SLAB

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:

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

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

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



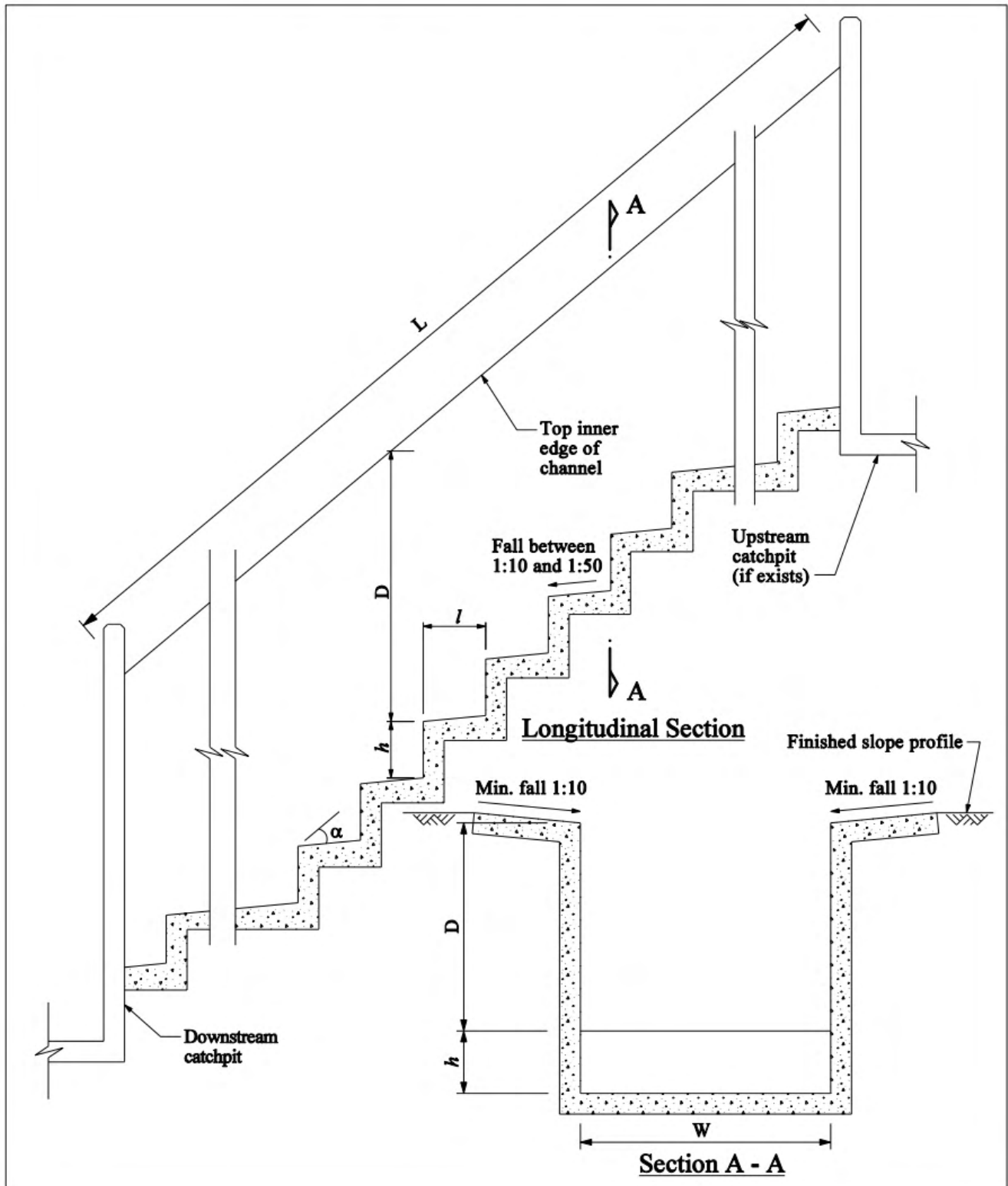
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2412E

Figure 4 – Denotation of Channel Dimensions



$h = 0.2\text{m}$
 $l = 0.2\text{m}$
 $D = 2\text{m}$