





Appendix 1

Approved Drainage Proposal and
Approval Letter for Compliance with Approval Condition (c)
of last application No. A/NE-TKL/721

Topographic Survey & Catchment Areas

Legends :

-  Direction of Water Flow outside the site
-  Direction of Water Flow within the site
-  Catchment Area from the Application Site
-  Catchment Area from adjacent Area

Catchment Area of the Application Site = 3,870 m²

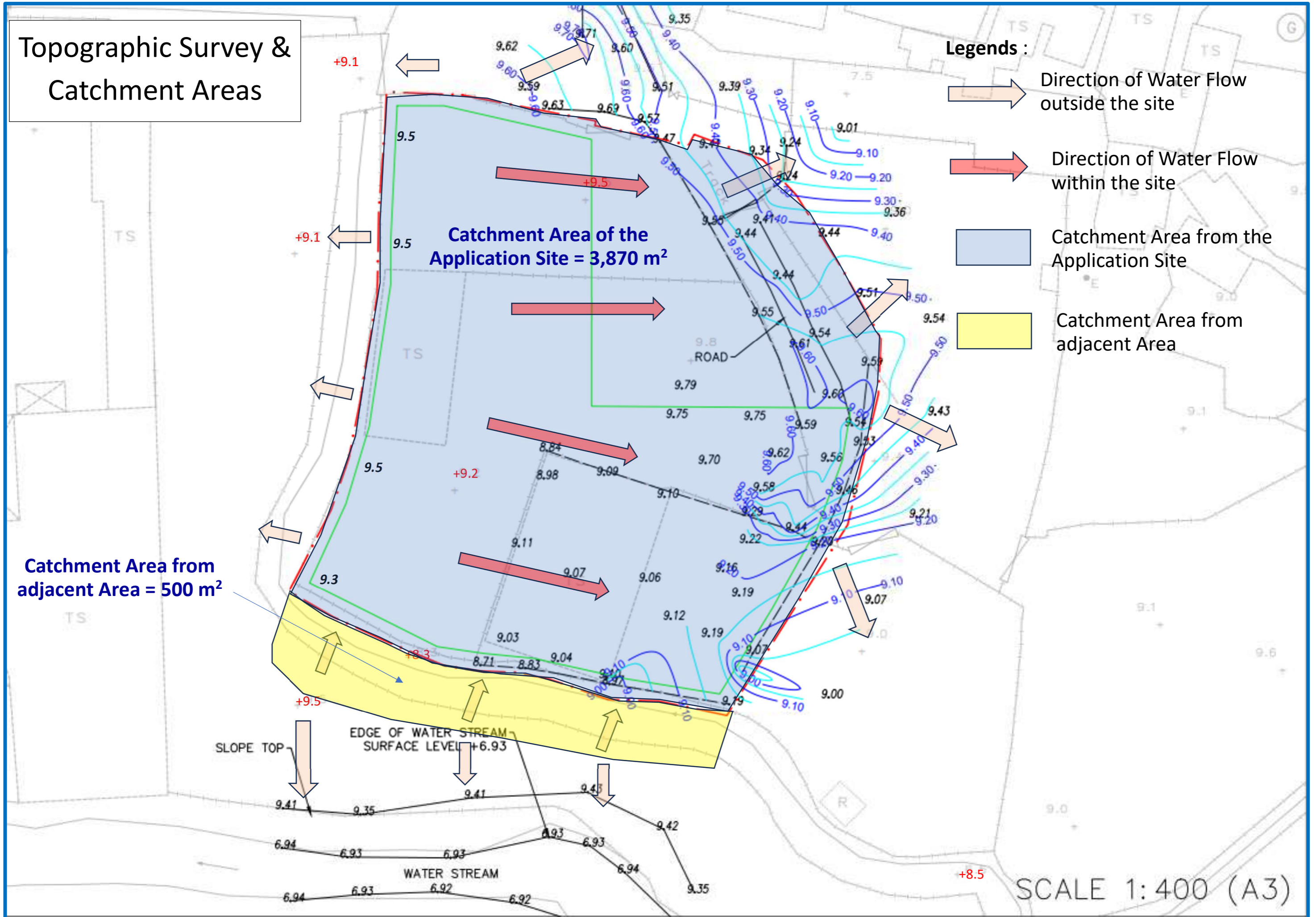
Catchment Area from adjacent Area = 500 m²

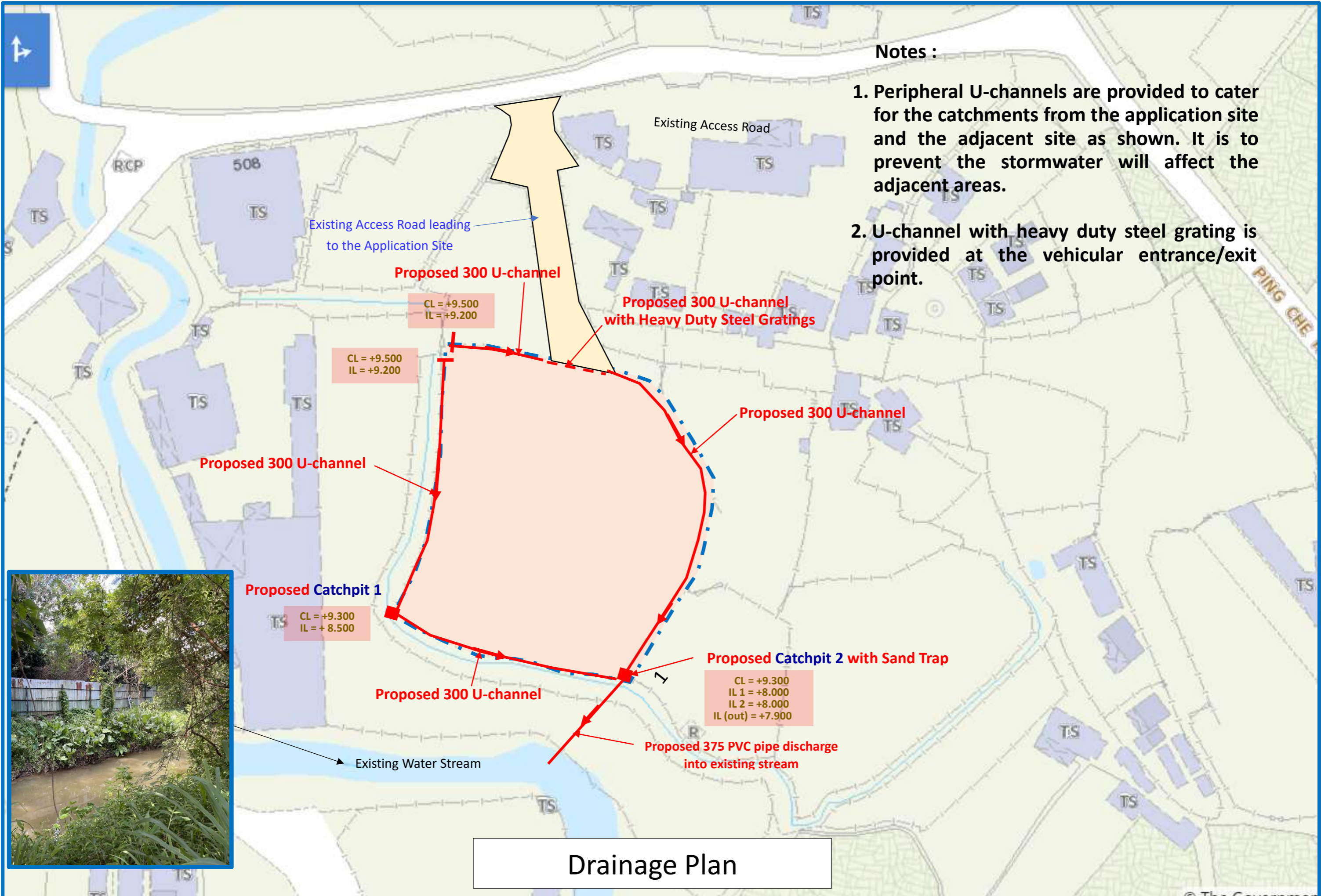
SLOPE TOP
EDGE OF WATER STREAM
SURFACE LEVEL +6.93

WATER STREAM

+8.5

SCALE 1:400 (A3)

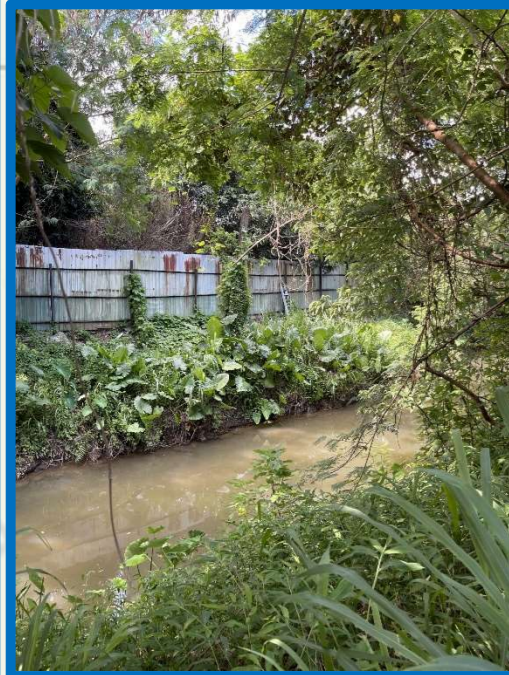




Notes :

1. Peripheral U-channels are provided to cater for the catchments from the application site and the adjacent site as shown. It is to prevent the stormwater will affect the adjacent areas.
2. U-channel with heavy duty steel grating is provided at the vehicular entrance/exit point.

Drainage Plan



Drainage Design for the site at DD84

DSD - STORMWATER DRAINAGE MANUAL

7.5.2 Rational Method

$$Q_p = 0.278CiA$$

where Q_p = peak runoff in m^3/s

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr

A = catchment area in km^2

In Hong Kong, a value of $C = 1.0$ is commonly used in developed urban areas. In less developed areas, appropriate C values in order to ensure that the design would be fully cost-effective.

Surface Characteristics Runoff coefficient, C^*

Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

The surface of the site will be covered by Asphalt, the C should be **0.85** (Mid value)

6.6.1 Village Drainage and Main Rural Catchment Drainage Channels

‘Village Drainage’ refers to the local stormwater drainage system within a village. A stormwater drain conveying stormwater runoff from an upstream catchment but happens to pass through a village may need to be considered as either a ‘Main Rural Catchment Drainage Channel’ or ‘Village Drainage’, depending on the nature and size of the upstream catchment. In any case, the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified. **50 Years is used.**

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area
for durations not exceeding 240 minutes

Duration (min)	Extreme Intensity x (mm/h) for various Return Periods						
	T(year)						
	2	5	10	20	50	100	200
240	28.5	37.7	43.4	48.6	54.9	59.4	63.6
120	42.2	54.7	62.5	69.6	78.4	84.7	90.8
60	61.0	75.7	84.3	92.0	101	108	114
30	84.0	100	110	118	128	135	142
15	106	127	139	150	163	173	182
10	119	141	155	168	184	196	208
5	138	161	177	193	216	234	254

i (rainfall intensity) = 101mm/hr (Duration of 60min is used)

$$Q_p = 0.278CiA$$

C = 0.85 (Asphalt)(mid value) (Application Site)

C = 0.15 (Grass Land (Sandy Soil) (Adjacent Area)

$$i = 101 \text{ mm/hr}$$

A = 3,870m² (0.00387km²) (Application Site)

+ 500m² (0.00050km²) (Adjacent Area)

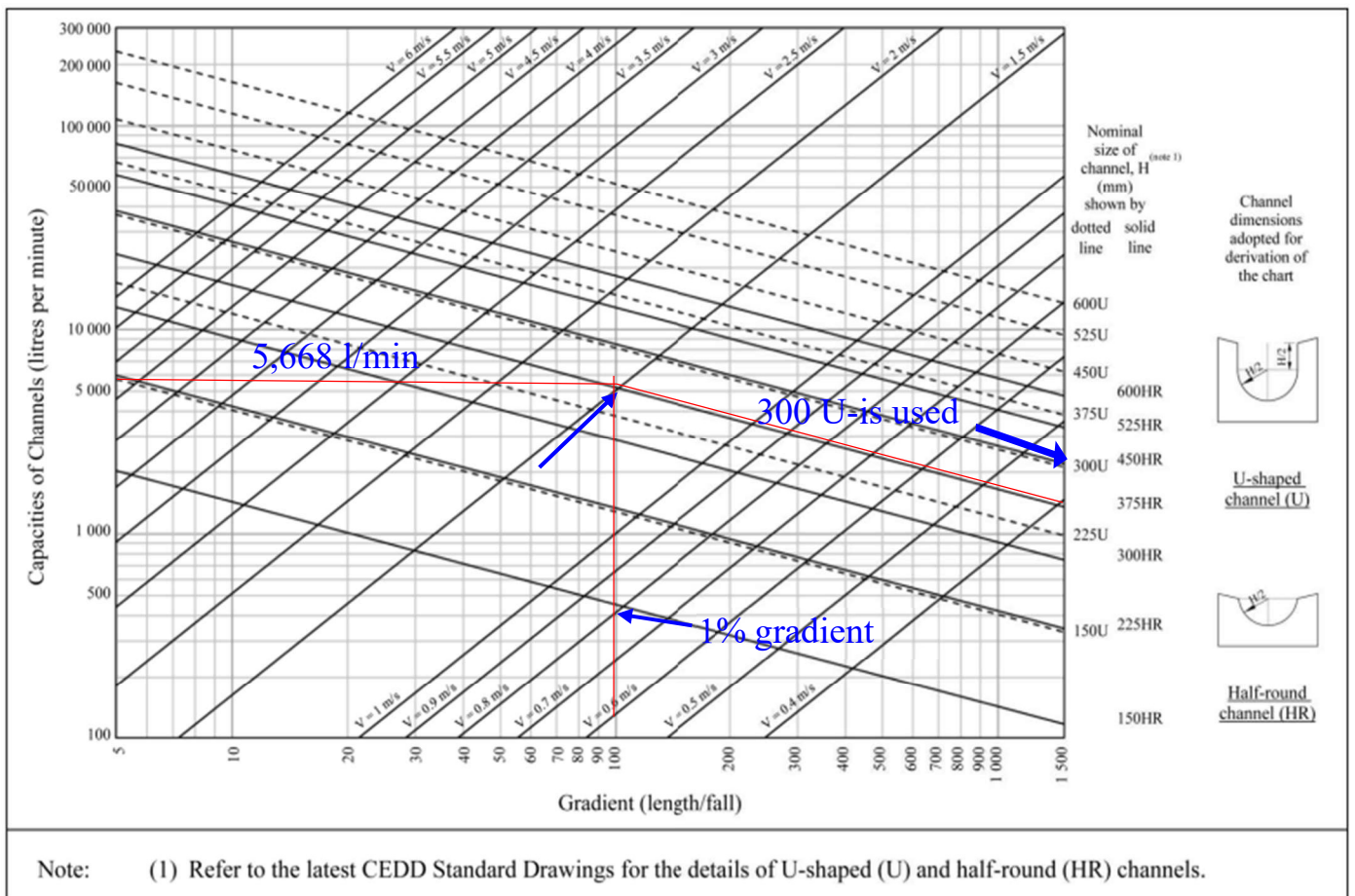
$$Q_p = 0.278 \times 101 \times ((0.85 \times 0.00387) + (0.15 \times 0.00050))$$

$$Q_p = 0.0945 \text{ m}^3/\text{s} \text{ or } 5,668 \text{ l/min}$$

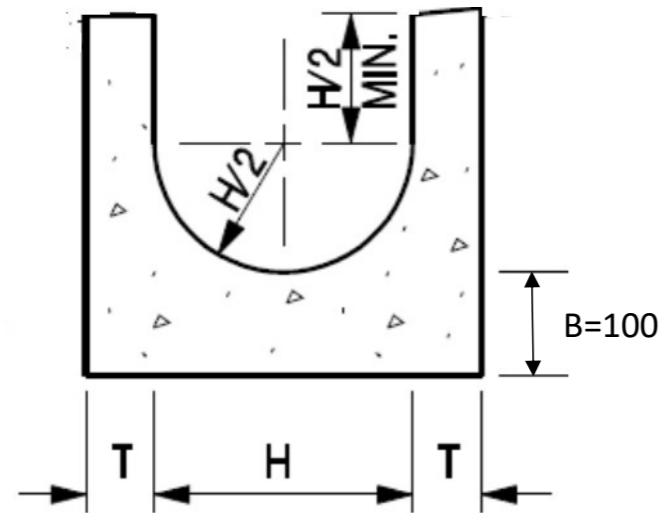
For conservative calculations, all catchment areas are combined for all U-Channels.

GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

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



For 5,668 l/min, 300 U-channel is used.



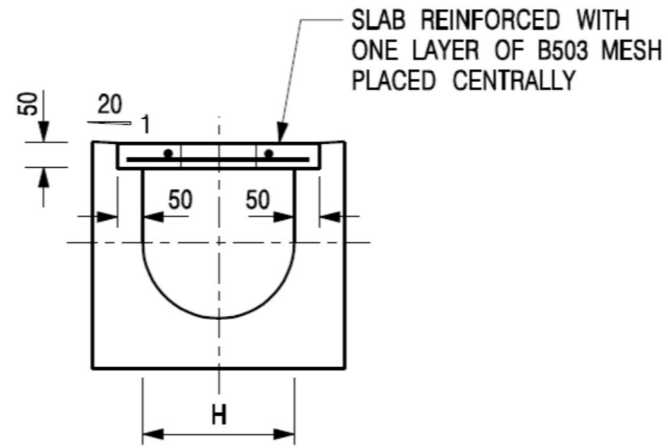
Type 1 & 3 = 225

Type 2 = 300

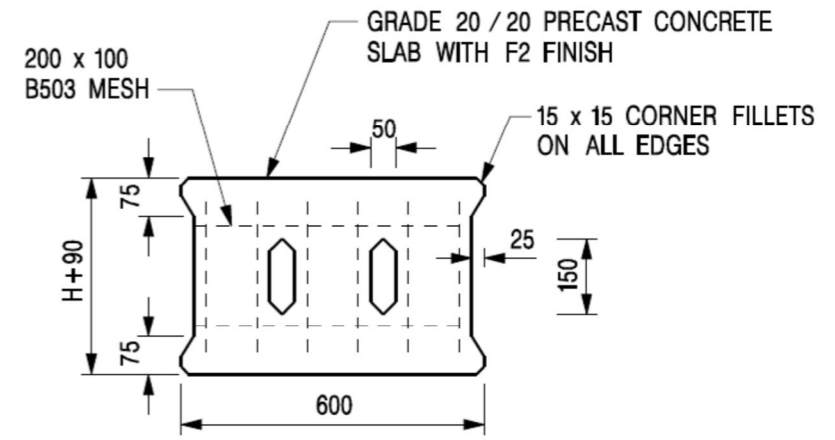
T=80

T=80

U-channel Details



TYPICAL SECTION



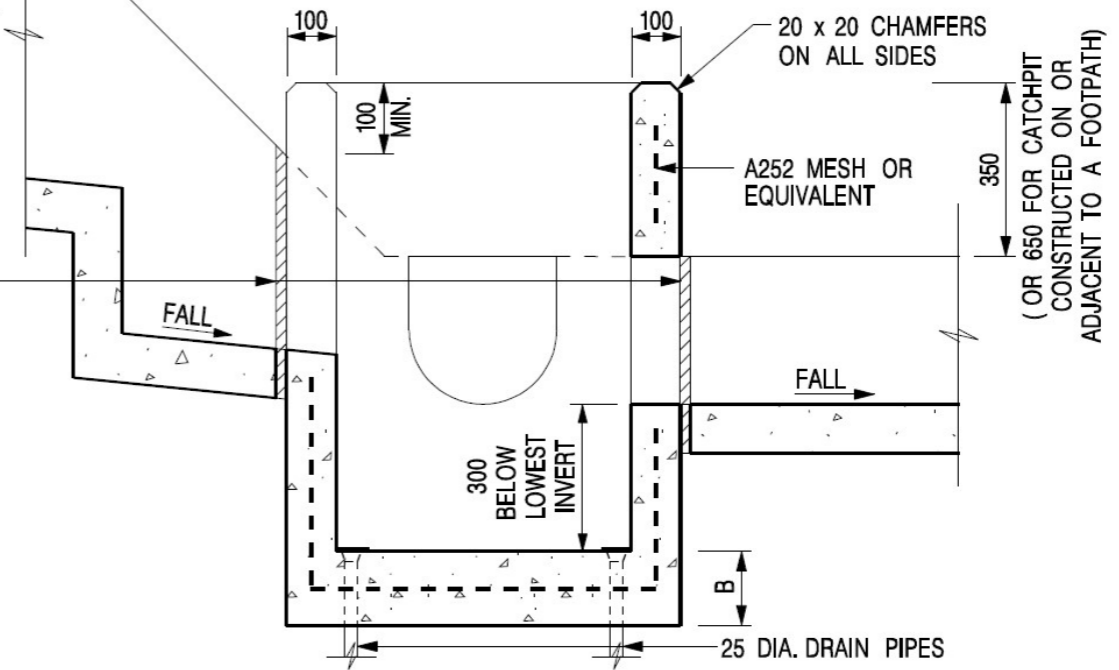
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)

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

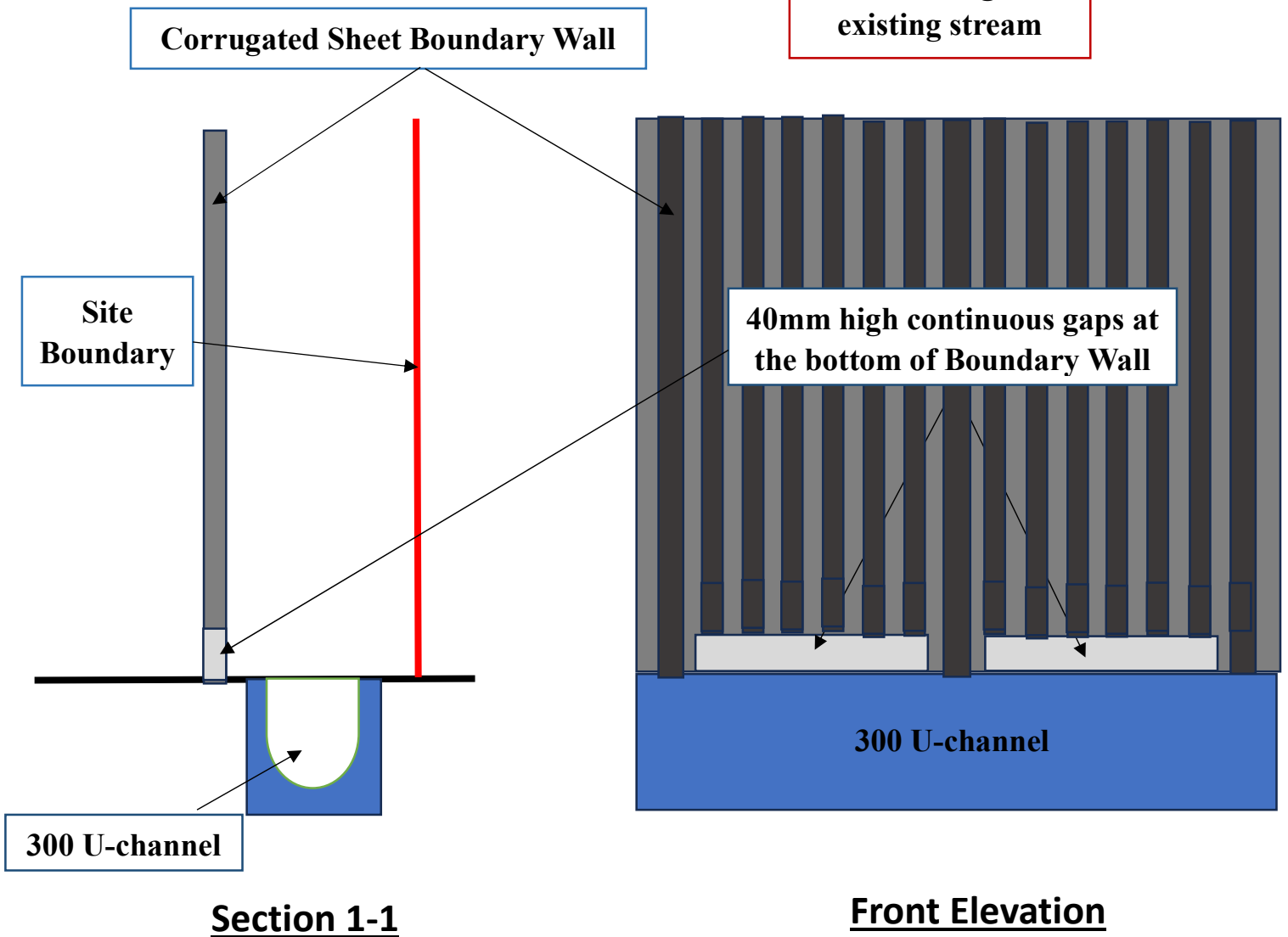
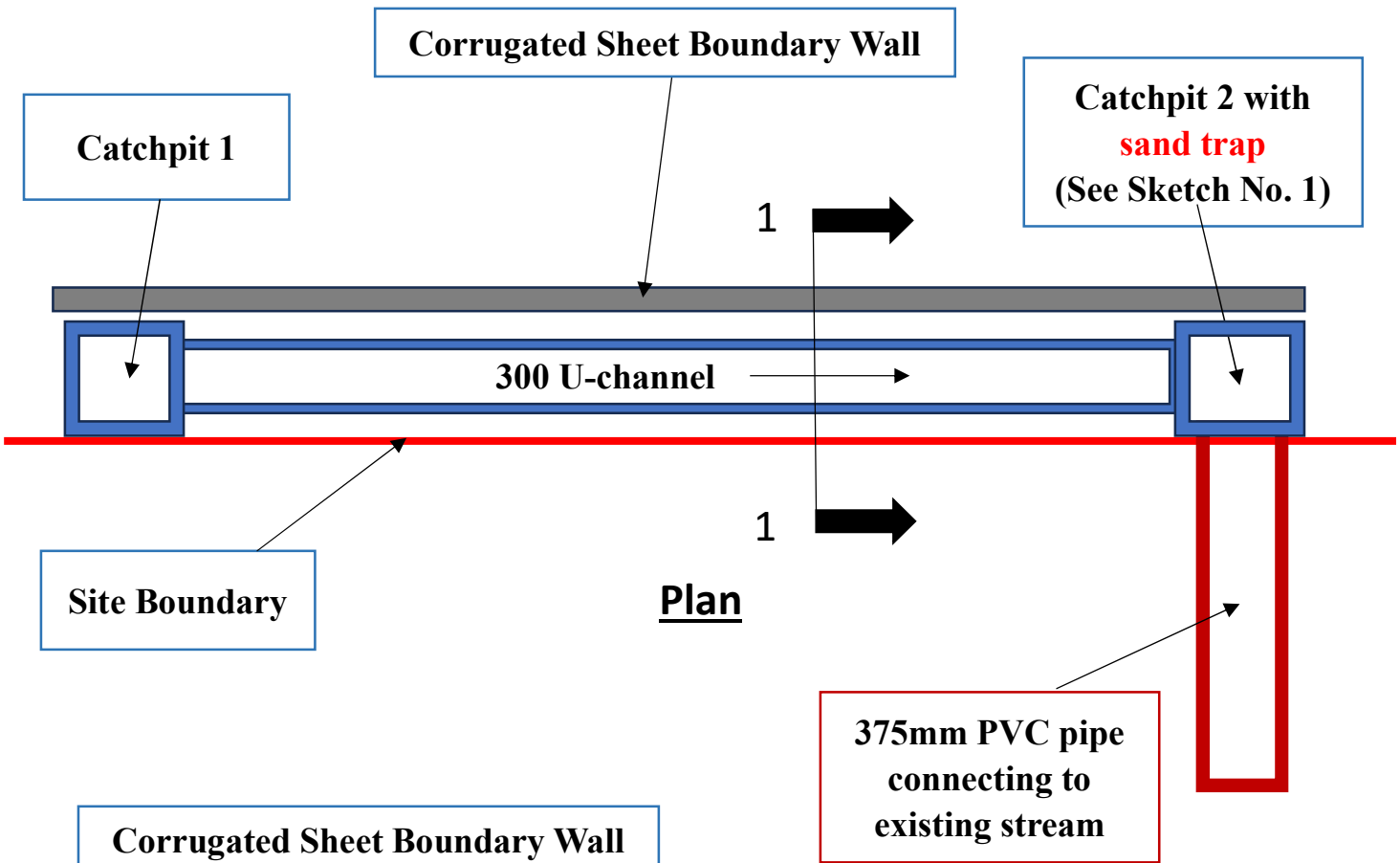
20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



Details of Catchpit with Sand Trap

Details of Catchpit and U-channel

Sketch No. 1



Details of Boundary Wall Opening

Sketch No. 2

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference:
本署檔號 Our Reference: () in TPB/A/NE-TKL/721
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

Lawson David & Sung Surveyors Limited
Room 1601, South China Building
1-3 Wyndham Street
Central, Hong Kong
(Attn.: Cannis Lee)

By Post and Fax (2524 0355)

12 March 2024

Dear Sir/Madam,

Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years in "Agriculture" Zone, Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che (Compliance with Approval Condition (c) for Planning Application No. A/NE-TKL/721)

I refer to your submission dated 2.2.2024 for compliance with approval condition (c) in relation to the submission of a drainage proposal under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. X. WANG; Tel.: 2300 1135) has been consulted and considered approval condition (c) has been complied with. His advisory comments are attached at **Appendix I**. Please proceed to implement the accepted drainage proposal for compliance with approval condition (d).

Should you have any queries, please feel free to contact Ms. Sheren LEE of this department at 2158 6391.

Yours faithfully,

(Margaret CHAN)
for Director of Planning

c.c.

CE/MN, DSD

(Attn.: Mr. X. WANG)

(Fax No: 2770 4761)

Internal

CTP/TPB(1)

Site record

HYC/TF/SL/KL/kl

Advisory comments of the Chief Engineer/Mainland North, Drainage Services Department
(Contact person: Mr. X. WANG; Tel.: 2300 1135):

- (a) The “existing water stream” to which the applicant proposed to discharge the storm water from the subject site is **not** maintained by this office. Consent from the owner/maintenance party, current users and DO/N should be sought for the proposed drainage connection. Moreover, regular maintenance should be carried out by the applicant to avoid blockage of drain.
- (b) The applicant is required to construct and maintain the proposed drainage works properly and rectify the drainage systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the systems. For works undertaken outside the lot boundary, prior consent and agreement from DLO/N and/or relevant private lot owners should be sought.
- (c) The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
- (d) The applicant shall take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lots. In the event of any damage to the existing drainage facilities, the applicant shall be held responsible for the cost of all necessary repair works, compensation and any other consequences arising there from.
- (e) The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary.
- (f) The applicant should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot and all upstream catchments.

Appendix 2

Approval Letter for Compliance with Approval Condition (d)
of last application No. A/NE-TKL/721

規 劃 署

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香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

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來函檔號 Your Reference LDS/PLAN/6890
本署檔號 Our Reference () in TPB/A/NE-TKL/721
電話號碼 Tel. No. : 2158 6237
傳真機號碼 Fax No. : 2691 2806

By Post & Fax (2524 0355)

27 August 2024

Lawson David & Sung Surveyors Limited
Room 1601, South China Building
1-3 Wyndham Street
Central, Hong Kong
(Attn.: Cannis LEE)

Dear Sir/Madam,

**Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years in “Agriculture” Zone, Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che
(Compliance with Approval Condition (d) for Planning Application No. A/NE-TKL/721)**

I refer to your submission received by this Office on 30.7.2024 for compliance with approval condition (d) in relation to the provision of drainage facilities under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Samuel X WANG; Tel.: 2300 1135) has been consulted and considered the approval condition (d) has been complied with. His advisory comments are attached at **Appendix I**.

Should you have any queries related to planning matters, please feel free to contact Ms. Sheren LEE of this department at 2158 6391.

Yours faithfully,

(Ivy WONG)
for Director of Planning

Advisory comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Samuel X WANG; Tel.: 2300 1135):

- (a) the applicant is reminded that the development and the drainage facilities implemented on site shall not obstruct overland flow/surface runoff and any existing drainage facilities; and
- (b) the applicant shall make sure that rain water falling onto the subject site shall be connected by a drainage system and conveyed to a proper discharge point(s). The applicant shall maintain such system properly and rectify the system if it is found to be inadequate or ineffective during operation at his own cost. The application shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the system.