寄件者: Louis Tse[redacted]
寄件日期: 2024年09月03日星期二 16:13
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Olivia Lam Yan NG/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Grace Wong
主旨: [Supersede][FI] S.16 Application No. A/YL-KTN/1004 - FI to address departmental comments
附件: FI5 for A_YL-KTN_1004 (20240903).pdf

類別: Internet Email

Dear Sir,

Attached herewith the FI to **supersede** our previous submissions dated **02/09/2024** (below email) to address departmental comments on the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[redacted]

寄件者: Louis Tse
寄件日期: 2024 年 9 月 2 日 上午 11:23
收件者: Town Planning Board <tpbpd@pland.gov.hk>
副本: awyyan@pland.gov.hk <awyyan@pland.gov.hk>; olyng@pland.gov.hk <olyng@pland.gov.hk>; Bon Tang [redacted] Matthew Ng [redacted] Christian Chim [redacted] Danny Ng [redacted] Grace Wong [redacted]
主旨: [FI] S.16 Application No. A/YL-KTN/1004 - FI to address departmental comments

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[redacted]

R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref. : DD107 Lot 1291
Your Ref. : TPB/A/YL-KTN/1004

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

3 September 2024

Dear Sir,

5th Further Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1004)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [redacted] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD (Attn.: Ms. Andrea YAN email: awyyan@pland.gov.hk)
(Attn.: Ms. Olivia NG email: olyng@pland.gov.hk)

香港新界錦田吉慶圍 236 號盈匯坊 D 座
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK
[redacted]

Responses-to-Comments

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1004)

(i) A revised plan showing the filling of land at the application site (the Site) is provided. The existing site levels range from +12.4mPD to +13.1mPD. The whole Site is proposed to be filled with concrete of not more than 0.4m, with site level ranges from +12.8mPD to +13.3mPD, in order to facilitate a flat surface for site formation and circulation area (**Plan 1** and **Annex I**).

(ii) A RtoC Table:

	Departmental Comments	Applicant's Responses
1.	**Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)**	
(a)	The 300UC in Appendix D Section does not tally with the size given in drainage proposal.	Please note the 300UC in Section 1 of "Appendix D – Section" is UC3 which 300mm U-channel as proposed in Figure 3 (**Annex II**). Please also note that the existing ground level information is updated as per the most updated available information. Please refer to the page 2 of Appendix B. The proposed levels are updated accordingly in Figure 3, Figure 4 and Appendix D (highlighted in yellow).

Proposed operating hours 擬議營運時間

Mondays to Saturdays from 09:00 to 18:00, no operation on Sunday and public holiday

(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)) Accessible from Fung Kat Heung Road via Mei Fung Road and a local access ☐ 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 92 sq.m 平方米 ☑About 約 Depth of filling 填塘深度 0.5 m 米 ☑About 約 ☑ Filling of land 填土 Area of filling 填土面積 6,968 sq.m 平方米 ☑About 約 Depth of filling 填土厚度 not more than 0.4 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	☐

(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 ☑

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Y.L., N.T.

Drainage Appraisal

Aug 2024

Table of Content

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1. Introduction

1.1 Background

1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond' (Proposed Development).

1.1.2 This Drainage Proposal is to support the planning application for the proposed use.

1.2 The Site

1.2.1 The Application Site at Kam Tin North has an area of about 6,968 m^2. The site is currently an unused grassland with temporary structures and a small dried pond. The site location plan is shown in **Figure 1**.

1.2.2 The existing ground level of the site is approx. +12.4 mPD to +13.1 mPD and it is intended to fill to +12.8 mPD to +13.3 mPD. The ground level is gently falling from east to west.

1.2.3 There is an existing approx.. 7m width channel about 50m at the south of the site. Existing Drainage Plan and Site Photo of existing 7m width channel are shown in **Figure 2** for reference.

1.2.4 Proposed Development Layout plan is shown in **Appendix B** for reference.

2. Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 6,968 m^2. The indicative development schedule is summarized in **Table 1** below for technical assessment purpose. Catchment plan with external catchment is shown in **Figure 4**.

Proposed Development	
Total Site Area (m^2)	6,968
Paved Area (m^2) Assume all proposed site area as paved area after development for assessment purpose	6,968

Table 1 - Key Development Parameters

3. Assessment Criteria

3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this DIA. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2– Design Return Periods under SDM

3.1.2 The proposed village drainage system intended to collect runoff from the internal site and upper catchment to discharge to existing approx. 7m width channel at the south of the site. 1 in 10 years return period is adopted for the drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

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

The site is located within the HKO Headquarters Rainfall Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	471.9
b	=	3.02
c	=	0.397

2. The peak runoff is calculated by the Rational Method
   i.e. $Q_p = 0.278CiA$

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

3. The run-off coefficient (C) of surface runoff are taken as follows:

- Paved Area: C = 0.95
- Unpaved Area: C = 0.35

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

Manning's Equation: $v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$

Where,

V = velocity of the pipe flow (m/s)
S_f = hydraulic gradient
n = manning's coefficient
R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

Colebrook-White Equation: $\underline{v} = -\sqrt{32gRS}\ log\ log\ (\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}})$

where,

V	=	velocity of the pipe flow (m/s)
S_f	=	hydraulic gradient
k_f	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	hydraulic radius (m)

4. Proposed Drainage System

4.1.1 Proposed drainage system are designed for collection of runoff from the application site and external catchment at the north-east. It is proposed to discharge to existing approx. 7m channel at south of the development. The alignment, size and gradient of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.

4.1.2 Where any hoarding or wall to be erected, 100mm separation opening from ground level to be provided along the hoarding/wall.

4.1.3 The design calculations of proposed drains are shown in **Appendix A**.

4.1.4 The reference standard drawings of drains are shown in **Appendix C**.

4.1.5 Design checking of existing downstream approx. 7m channel is shown in **Appendix E**.

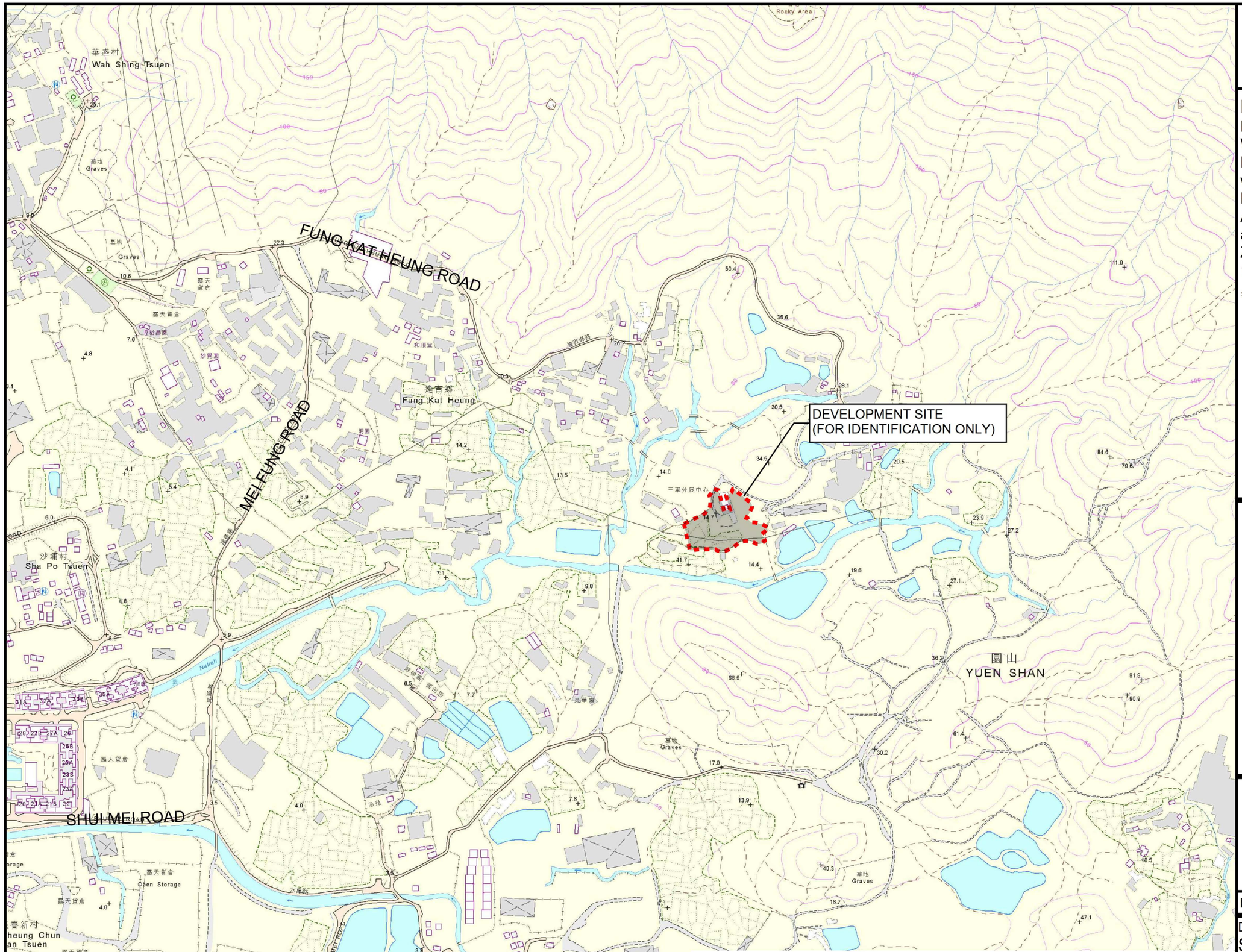
5. Conclusion

5.1.1 A drainage appraisal has been conducted for the Proposed Development. The surface runoff from the Application Site will be collected by the proposed drains and discharged to the existing channel at south.

5.1.2 With the proposed drainage system, it is anticipated that there will be no significant drainage impact to the area after the implementation of the development.

- End of Text -

FIGURES



LEGEND:

APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)

PROJECT:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
SITE LOCATION PLAN

DRAWING NUMBER
FIGURE 1

SITE PHOTO AND EXISTING CONDITIONS

EXISTING 750mm CHANNEL

DEVELOPMENT SITE (FOR INDICATIVE ONLY)

SITE PHOTO LCOATION

EXISTING APPROX. 7m WIDTH CHANNEL

MEI FUNG ROAD

Yuen Shan

50

LEGEND:

Combined Manhole	Tapping Point (Sewer)	Tapping Point (Storm)
Overflow (Combined)	Sewer Terminal Manhole	Storm Water Terminal Manhole
Pipe (Combined)	Catchpit	Tunnel Protection Zone (100m / 200m)
Interface Valve Chamber	Inlet	Tunnel Protection Zone (General Range)
Sewer Manhole	Storm Water Manhole	Tunnel / Box Culvert (Sewer)
Oil / Petrol Interceptor	Outlet	Tunnel / Box Culvert (Storm)
Overflow (Sewer)	Pipe (Storm)	
Pipe (Sewer)	Sand Trap	

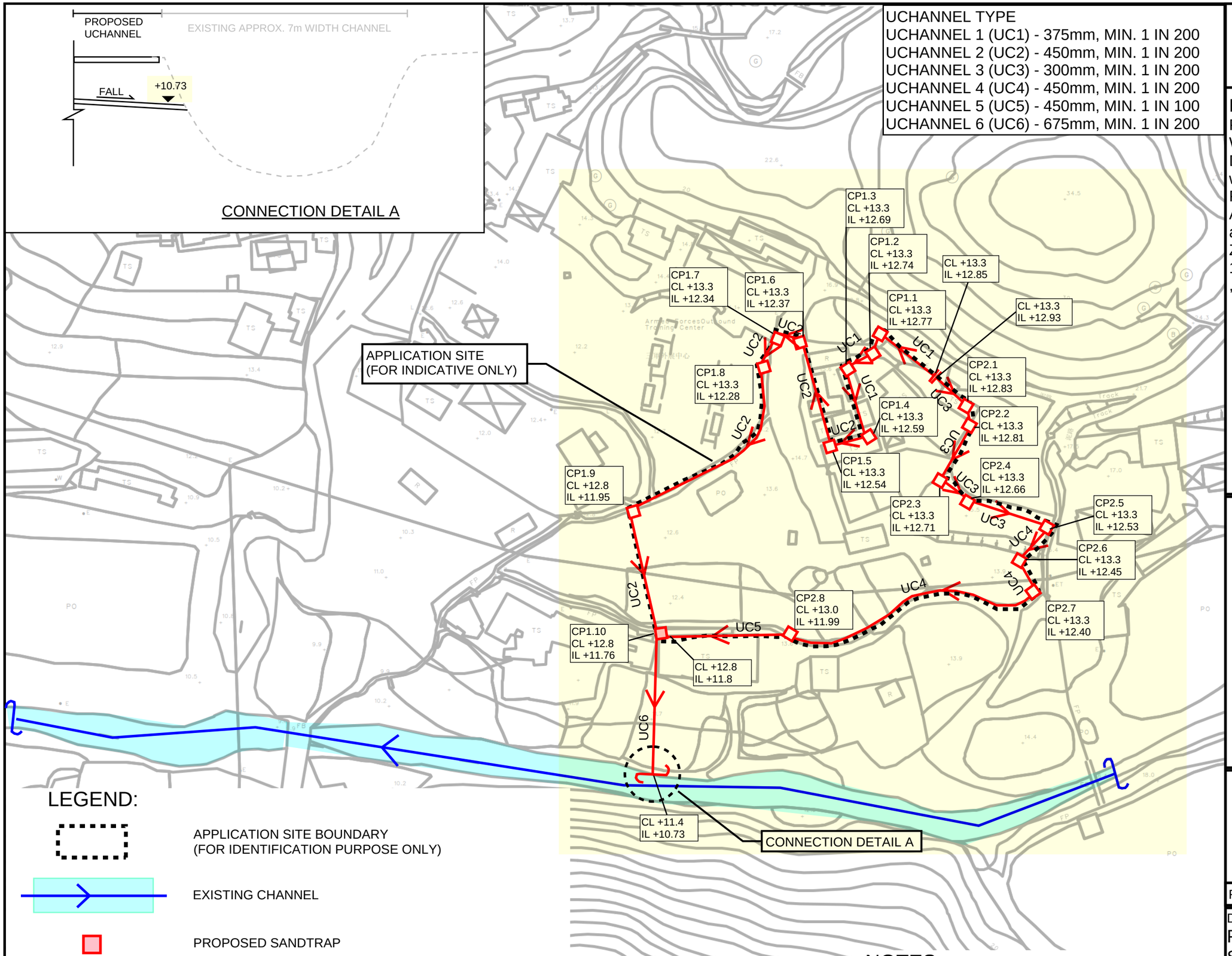
EXISTING U CHANNEL

PROJECT:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in “Agriculture” Zone, Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
EXISTING DRAINAGE PLAN

DRAWING NUMBER
FIGURE 2A



LEGEND:

- APPLICATION SITE BOUNDARY (FOR IDENTIFICATION PURPOSE ONLY)
- EXISTING CHANNEL
- PROPOSED SANDTRAP
- PROPOSED CATCHPIT W/TRAP
- PROPOSED UCHANNEL

NOTES:

1. INVERT LEVEL OF CONNECTION POINT SHOULD BE VERIFIED ON SITE BEFORE CONSTRUCTION.
2. WHERE ANY HOARDING OR WALL TO BE ERECTED, 100mm SEPARATION OPENING FROM GROUND LEVEL TO BE PROVIDED ALONG THE HOARDING/WALL.

PROJECT:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in “Agriculture” Zone, Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
PROPOSED DRAINAGE SYSTEM

DRAWING NUMBER
FIGURE 3D

EXISTING 750mm
U CHANNEL

ZONE B1
1,990 m²
(assume 30% paved)

ZONE A1
360 m²

ZONE B2
2,366 m²
(assume 30% paved)

ZONE A4
2,243
m²

ZONE A2
2,210 m²

ZONE A3
1,755 m²

+13.3

+13.0

+12.8

APPLICATION SITE
(FOR INDICATIVE ONLY)

LEGEND:

APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)

EXISTING APPROX. 7m WIDTH CHANNEL

+5.8 PROPOSED LEVEL

FALL

EXISTING U CHANNEL

PROJECT:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
CATCHMENT PLAN

DRAWING NUMBER
FIGURE 4B

Appendix

Appendix A - Design Calculation

U Channel 1 (Zone A1 + B1)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	360 + 1990 x 0.3 =		957	(m2)
Unpaved Area	1990 x 0.7 =		1393	(m2)
Total Equivalent Area	957 x 0.95 + 1393 x 0.35 =		1397	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1397 x 206 / 1000000 =		0.080	m3/s

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

U Channel				
Channel Size			375	(mm)
Gradient		1 in	200	
Area	π x 0.38^2 /8 + 0.38 x 0.38/2 =		0.126	(m2)
Wetted Perimeter	π x 0.38 / 2 + 0.38/2 x 2 =		0.964	(m)
R	0.126 / 0.964 =		0.130	(m)
Velocity			1.30	m/s
Capacity			0.163	m3/s

Utilization 0.08 / 0.163 = **49.22** % OK (less than 90%, for 10% siltation allowance)

U Channel 2 (Zone [A1 + B1] +A4)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	957 + 2243 x 1 =		3200	(m2)
Unpaved Area	1393 =		1393	(m2)
Total Equivalent Area	3200 x 0.95 + 1393 x 0.35 =		3528	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1393 x 206 / 1000000 =		0.202	m3/s

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

U Channel				
Channel Size			450	(mm)
Gradient		1 in	200	
Area	π x 0.45^2 /8 + 0.45 x 0.45/2 =		0.181	(m2)
Wetted Perimeter	π x 0.45 / 2 + 0.45/2 x 2 =		1.157	(m)
R	0.181 / 1.157 =		0.156	(m)
Velocity			1.47	m/s
Capacity			0.265	m3/s

Utilization 0.202 / 0.265 = **76.45** % OK (less than 90%, for 10% siltation allowance)

U Channel 3 (Zone B2)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	2366 x 0.3 =		710	(m2)
Unpaved Area	2366 x 0.7 =		1656	(m2)
Total Equivalent Area	710 x 0.95 + 1656 x 0.35 =		1254	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1254 x 206 / 1000000 =		0.072	m3/s

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

U Channel (Half round to U)				
Channel Size			300	(mm)
Gradient		1 in	200	
Area	π x 0.3^2 /8 + 0.3 x 0.3/2 =		0.080	(m2)
Wetted Perimeter	π x 0.3 / 2 + 0.3/2 x 2 =		0.771	(m)
R	0.08 / 0.771 =		0.104	(m)
Velocity			1.12	m/s
Capacity			0.090	m3/s

Utilization 0.072 / 0.09 = **80.12** % OK (less than 90%, for 10% siltation allowance)

U Channel 4 (Zone A3 + B2)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	710 + 1755 =		2465	(m2)
Unpaved Area	1656 =		1656	(m2)
Total Equivalent Area	2465 x 0.95 + 1656 x 0.35 =		2921	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 2921 x 206 / 1000000 =		0.168	m3/s

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

U Channel				
Channel Size			450	(mm)
Gradient		1 in	200	
Area	π x 0.45^2 /8 + 0.45 x 0.45/2 =		0.181	(m2)
Wetted Perimeter	π x 0.45 / 2 + 0.45/2 x 2 =		1.157	(m)
R	0.181 / 1.157 =		0.156	(m)
Velocity			1.47	m/s
Capacity			0.265	m3/s

Utilization 0.168 / 0.265 = **63.31** % OK (less than 90%, for 10% siltation allowance)

U Channel 5 (Zone A2 + [A3 + B2])

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	2465 + 2210 x 1 =		4675	(m2)
Unpaved Area	1656 =		1656	(m2)
Total Equivalent Area	4675 x 0.95 + 1656 x 0.35 =		5021	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 5021 x 206 / 1000000 =		0.288	mm/hr

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

U Channel				
Channel Size			450	(mm)
Gradient		1 in	100	
Area	π x 0.45^2 /8 + 0.45 x 0.45/2 =		0.181	(m2)
Wetted Perimeter	π x 0.45 / 2 + 0.45/2 x 2 =		1.157	(m)
R	0.181 / 1.157 =		0.156	(m)
Velocity			2.07	m/s
Capacity			0.375	m3/s

Utilization 0.288 / 0.375 = **76.94** % OK (less than 90%, for 10% siltation allowance)

U Channel 6 (Combined: Zone [A1 + A4 + B1] +[A2 + A3 + B2])

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	4675 + 3200 =		7875	(m2)
Unpaved Area	1656 + 1393 =		3049	(m2)
Total Equivalent Area	7875 x 0.95 + 3049 x 0.35 =		8548	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 8548 x 206 / 1000000 =		0.781	mm/hr

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

U Channel				
Channel Size			675	(mm)
Gradient		1 in	200	
Area	π x 0.68^2 /8 + 0.68 x 0.68/2 =		0.407	(m2)
Wetted Perimeter	π x 0.68 / 2 + 0.68/2 x 2 =		1.735	(m)
R	0.407 / 1.735 =		0.234	(m)
Velocity			1.92	m/s
Capacity			0.491	m3/s

Utilization 0.781 / 0.491 = **62.83** % OK (less than 90%, for 10% siltation allowance)

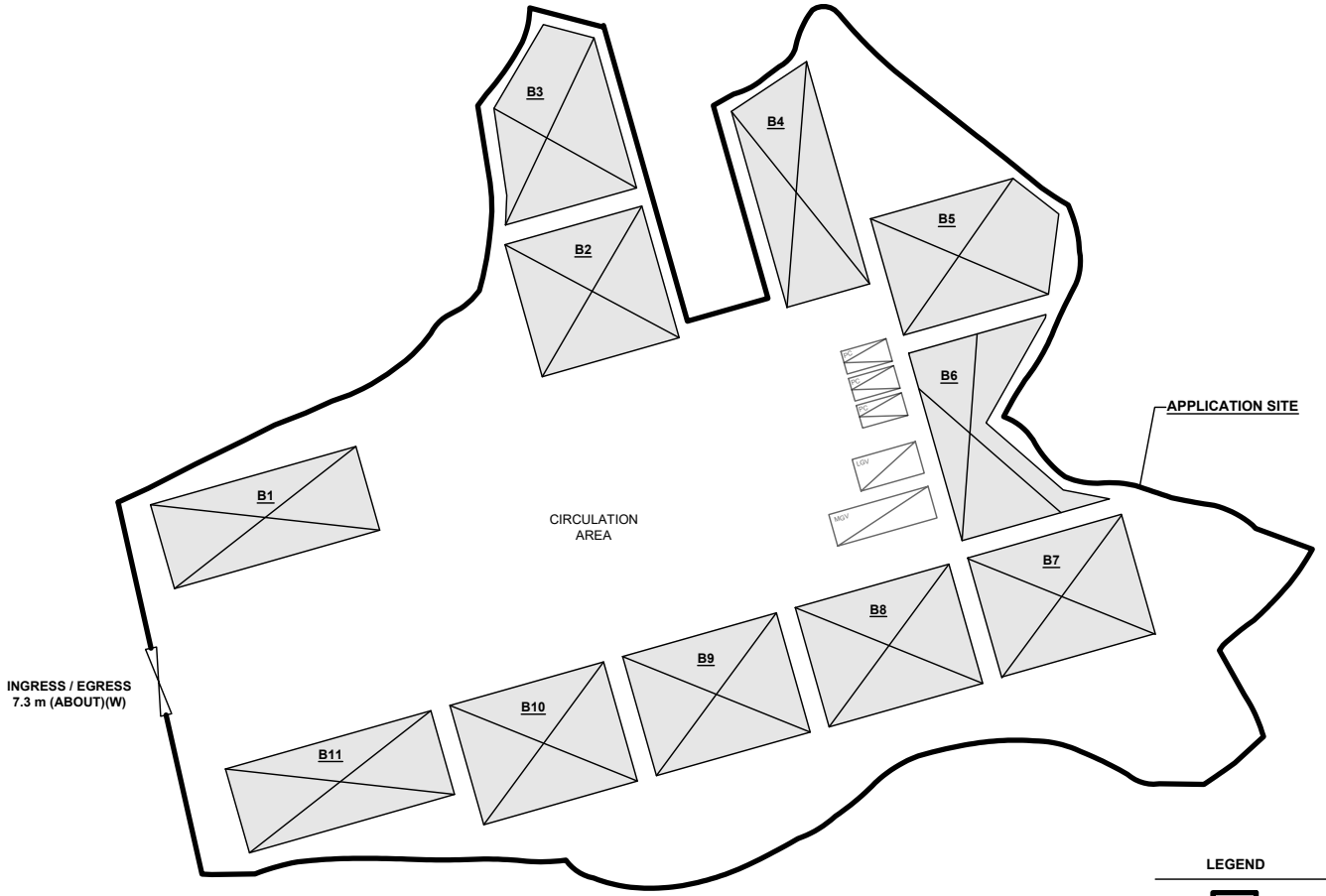
Appendix B - Proposed Development Layout Plan (1 of 2)

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,968 m^2	(ABOUT)
COVERED AREA	: 2,407 m^2	(ABOUT)
UNCOVERED AREA	: 4,561 m^2	(ABOUT)
PLOT RATIO	: 0.35	(ABOUT)
SITE COVERAGE	: 35 %	(ABOUT)
NO. OF STRUCTURE	: 11	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,407 m^2	(ABOUT)
TOTAL GFA	: 2,407 m^2	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE				
B1				
B2				
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m^2 (ABOUT)	216 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	212 m^2 (ABOUT)	212 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.)	228 m^2 (ABOUT)	228 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.)	212 m^2 (ABOUT)	212 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B7	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B8	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B9	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B10	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B11	WAREHOUSE (EXCLUDING D.G.G.) AND OFFICE	211 m^2 (ABOUT)	211 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
	TOTAL	**2,407 m^2 (ABOUT)**	**2,407 m^2 (ABOUT)**	

**D.G.G. - DANGEROUS GOODS GODOWN*



PARKING AND LOADING / UNLOADING PROVISIONS

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

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PRIVATE CAR PARKING SPACE
- LOADING / UNLOADING SPACE FOR LGV
- LOADING / UNLOADING SPACE FOR MGV
- INGRESS / EGRESS

S

PLANNING CONSULTANT

R-Riches Property Consultants Ltd.

PROJECT

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

SITE LOCATION

LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	1 : 800 @ A4
DRAWN BY	MN
DATE	11.1.2024
REVISED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	LAYOUT PLAN
DWG NO.	PLAN 4
VER.	001

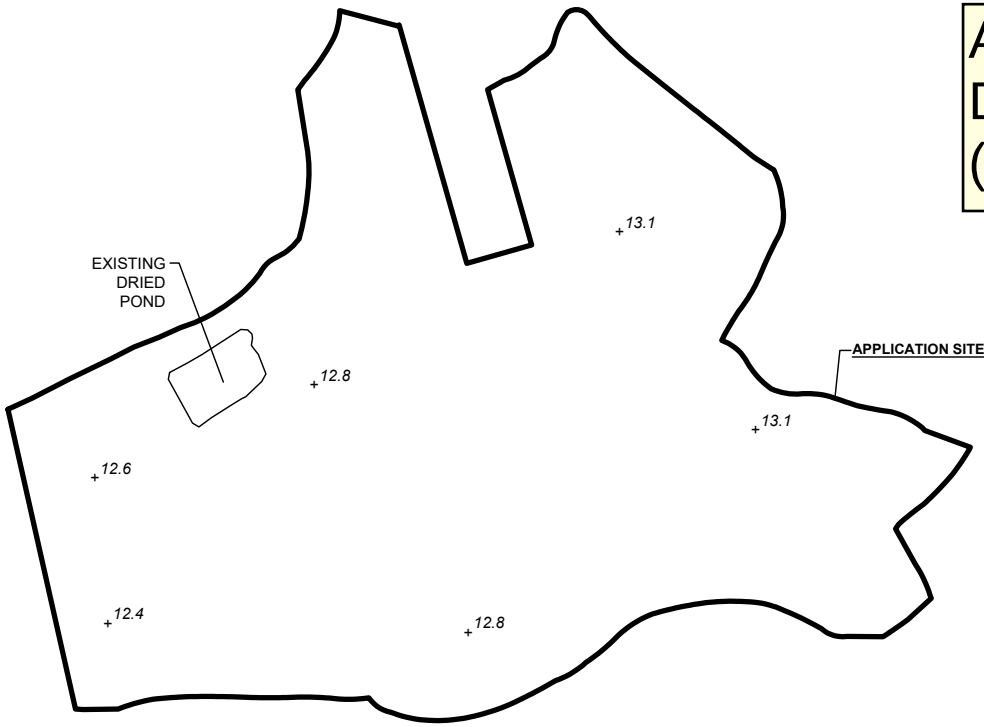
Appendix B - Proposed Development Layout Plan (2of 2)

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,968 m^2	(ABOUT)
EXISTING SITE LEVELS	: +12.4 mPD - +13.1 mPD	(ABOUT)

EXISTING POND AT THE APPLICATION SITE

AREA OF DRIED POND	: 92 m^2	(ABOUT)
DEPTH OF POND	: 0.5 m	(ABOUT)

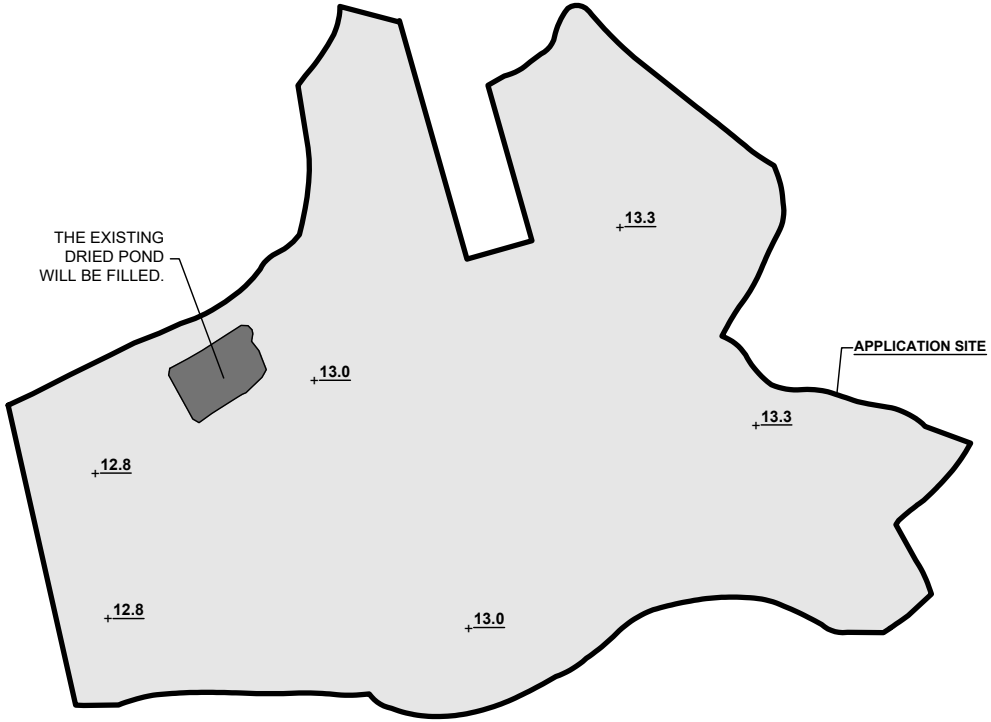


LEGEND

- APPLICATION SITE
- +3.4 EXISTING SITE LEVEL

PROPOSED FILLING OF LAND AND POND

APPLICATION SITE AREA	: 6,968 m^2	(ABOUT)
PROPOSED FILLED AREA	: 6,968 m^2	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.4 m	
PROPOSED SITE LEVELS	: +12.8 mPD - +13.3 mPD	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION AND CIRCULATION AREA	



LEGEND

- APPLICATION SITE
- FILLING OF LAND AREA
- FILLING OF POND AREA
- +3.4 PROPOSED SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

PLANNING CONSULTANT

R-Riches Property Consultants Ltd.

PROJECT

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

SITE LOCATION

LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

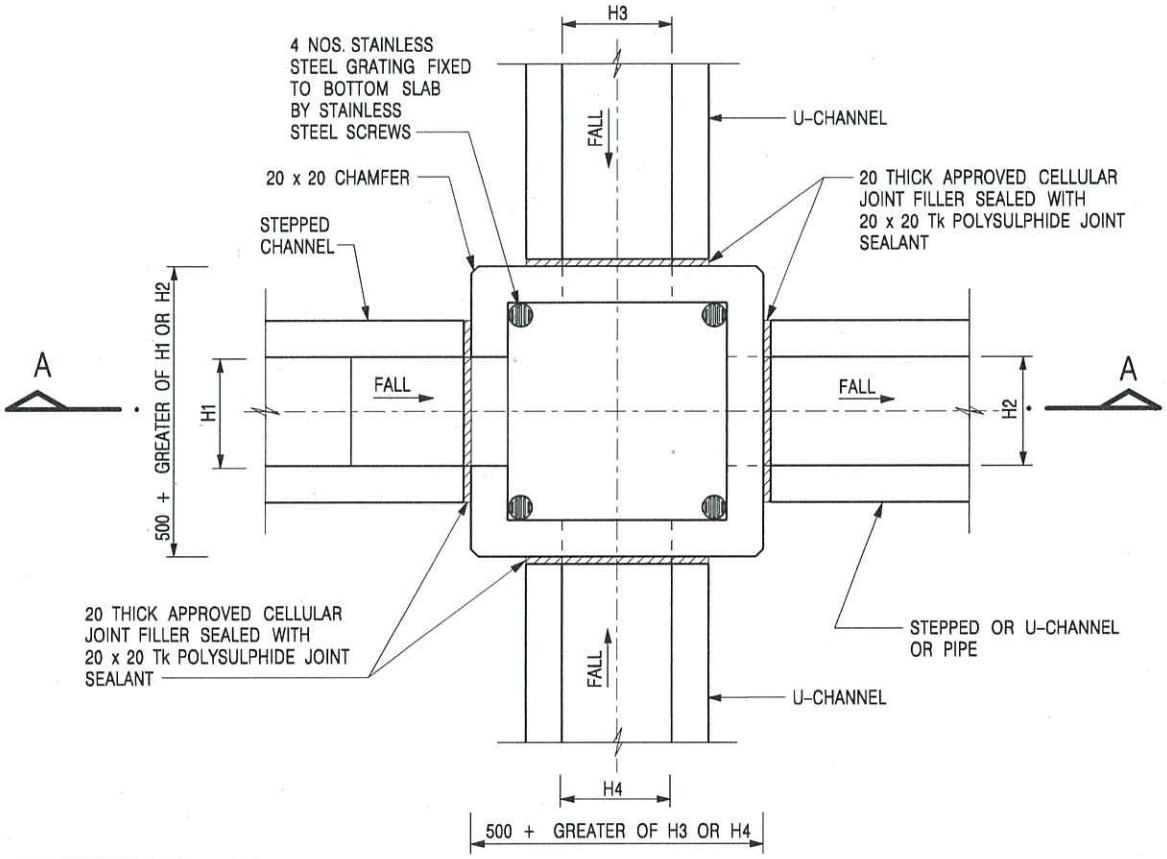
DRAWN BY	DATE
MN	29.8.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND

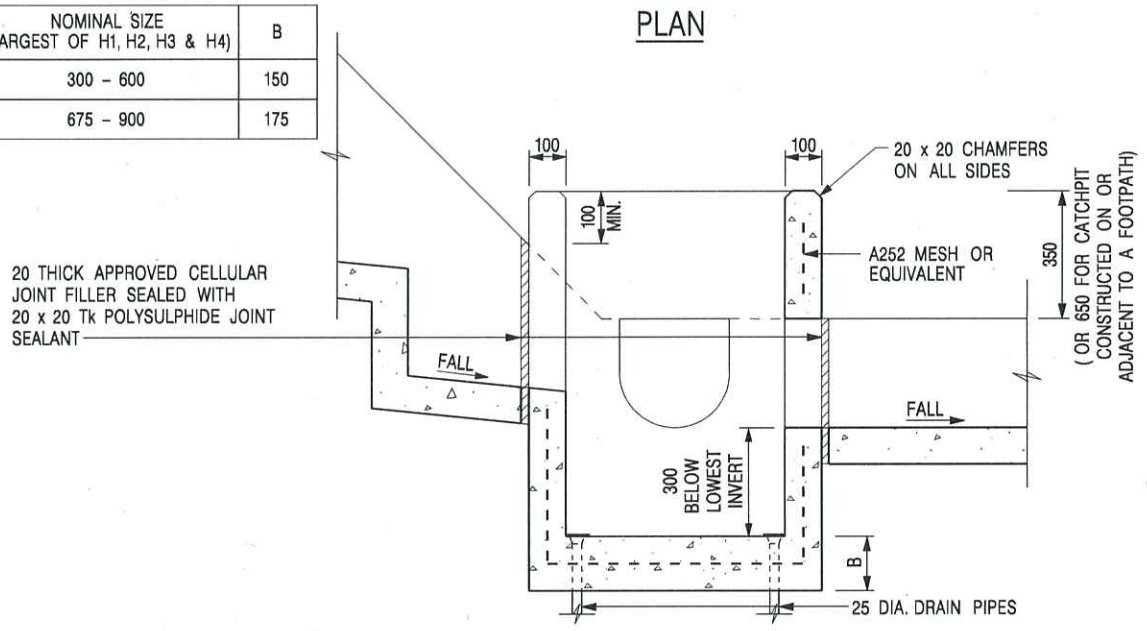
DWG NO.	VER.
PLAN 5	002

Appendix C - Reference Drawings



PLAN

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



SECTION A – A

NOTES:

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

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

CATCHPIT WITH TRAP

(SHEET 1 OF 2)

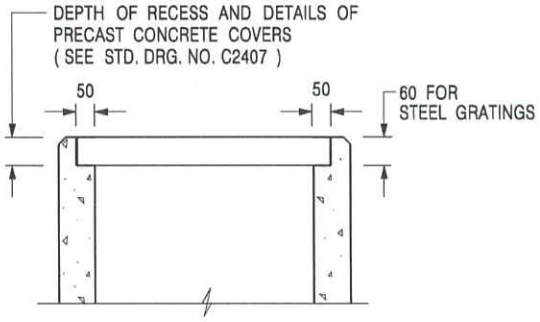
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1

卓越工程 建設香港 We Engineer Hong Kong's Development



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

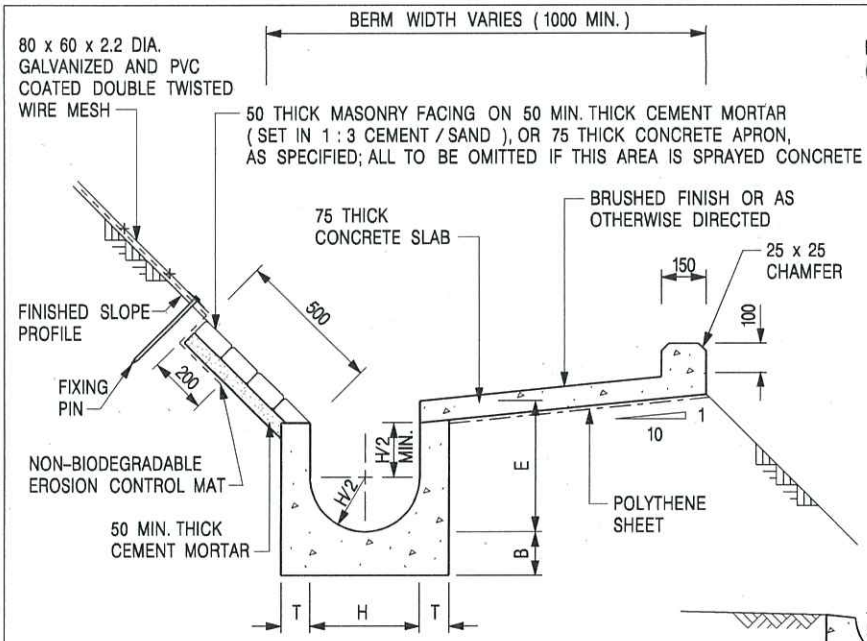
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

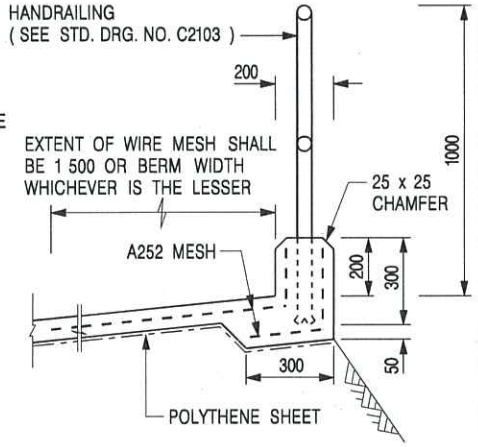
SCALE 1 : 20

DATE JAN 1991

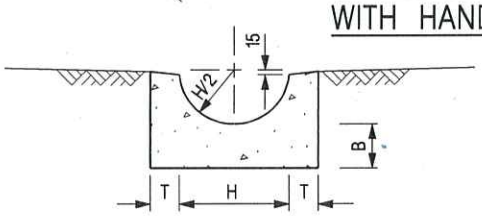
DRAWING NO. C2406 /2A



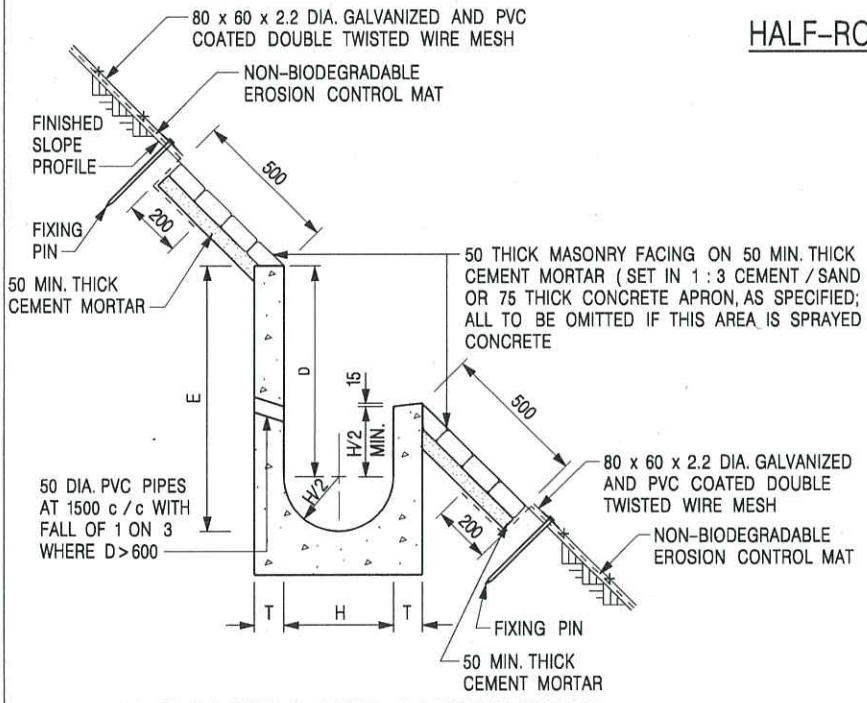
U-CHANNELS CONSTRUCTED ON BERM



DETAILS OF BERM WITH HANDRAILING



HALF-ROUND CHANNEL



U-CHANNELS NOT CONSTRUCTED ON BERM

NOTES:

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

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

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94

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

CEDD **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

SCALE 1 : 25

DATE JAN 1991

DRAWING NO. C2409I

卓越工程 建設香港

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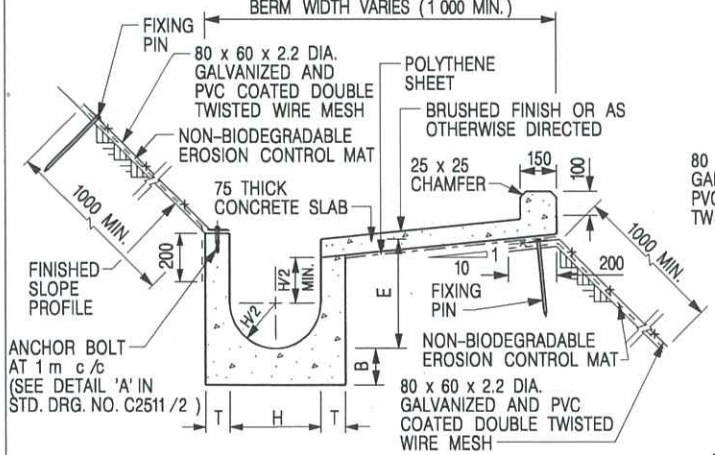
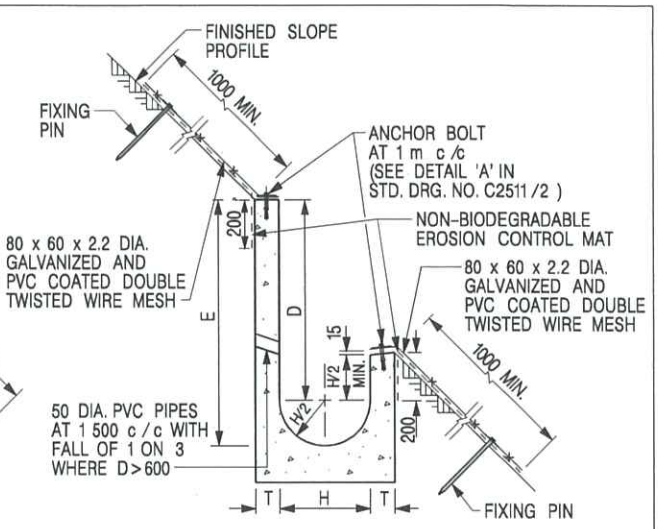
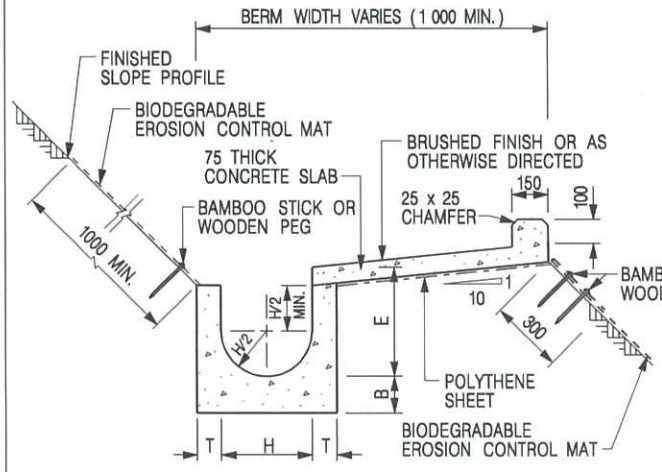


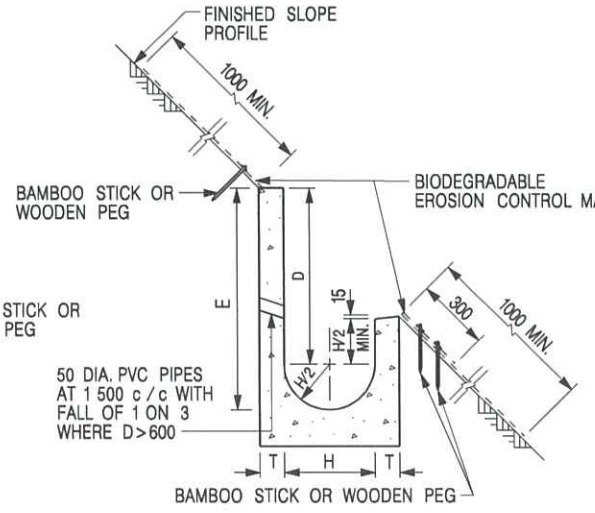
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



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



U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT



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

NOTES:

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

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

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

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

CEDD **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

DATE JAN 1991

DRAWING NO. C2410I

卓越工程 建設香港

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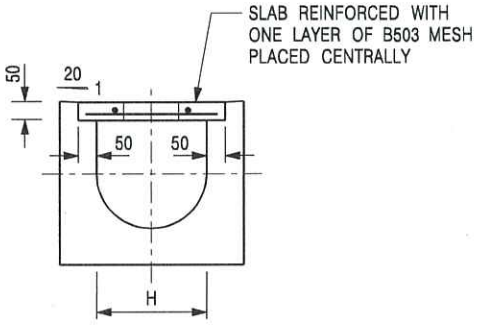
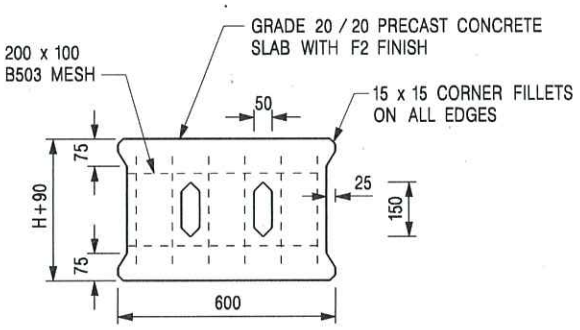


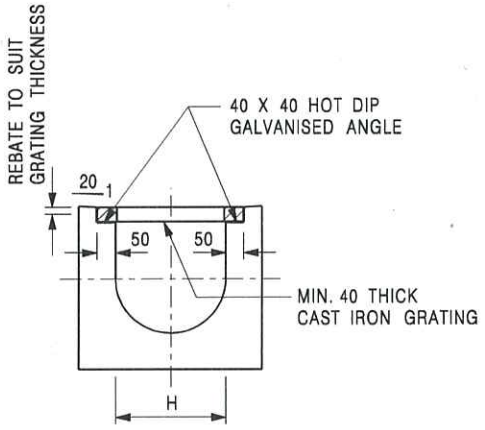
TYPICAL SECTION



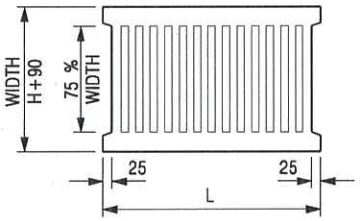
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

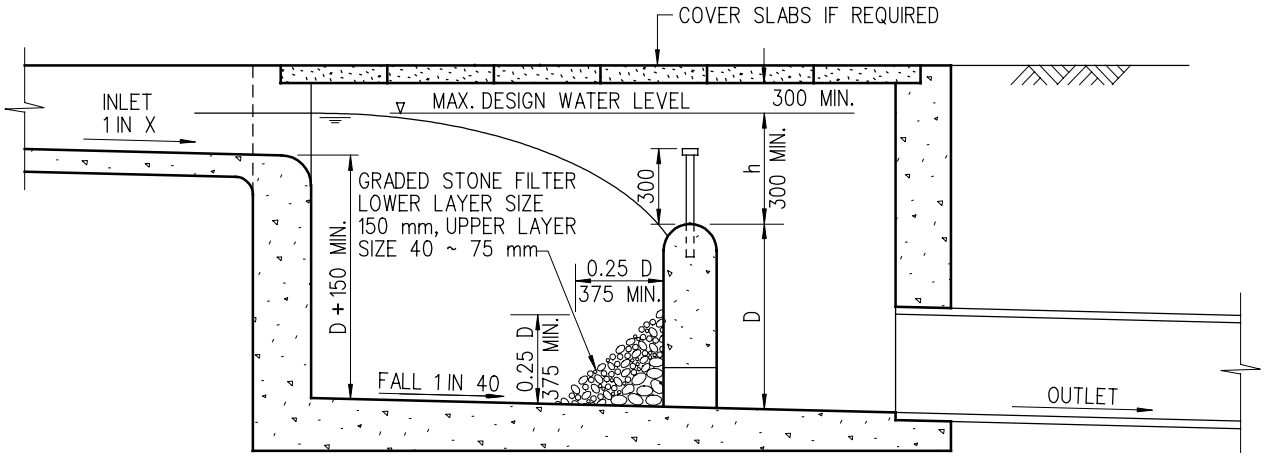
COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

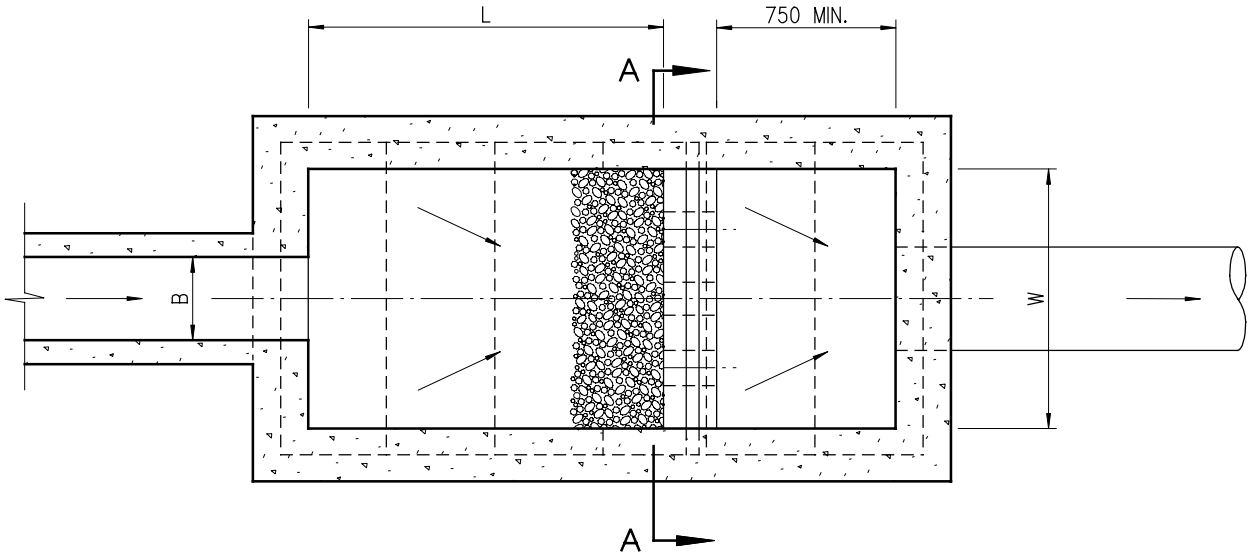
SCALE 1 : 20

DATE JAN 1991

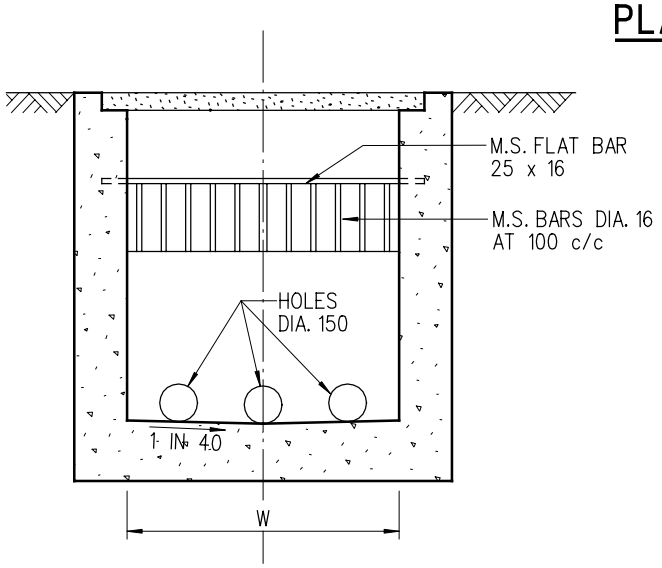
DRAWING NO. C2412E



LONGITUDINAL SECTION



PLAN



SECTION A-A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NORMALLY FOR DRAINS OF 900 mm DIA. AND BELOW. FOR BIGGER DRAINS AND STEEP TERRAIN, SAND TRAP SHOULD BE SPECIALLY DESIGNED.
3. SIZE
   DEPTH : $D \leqslant 750$
   WIDTH : $W \geqslant 3B$
   LENGTH : $4.8D^{0.67}\ h^{0.5}\ X^{-0.5} \geqslant 4B$
4. GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
5. CAPACITY D W L TO BE ACCORDING TO SIZE AND NATURE OF CATCHMENT, PROVIDING DETENTION TIME NOT LESS THAN 5 MINUTES FOR MAX. DESIGN FLOW OF INLET.

REV.	DESCRIPTION	SIGNATURE	DATE
B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001

SAND TRAP

DRAINAGE SERVICES DEPARTMENT

REFERENCE

SCALE
DIAGRAMMATIC

DRAWING No.
DS 1025B

PLAN

APPLICATION SITE

Approx. 115m

Existing Ground Level

Proposed
450 UC

Proposed
300 UC

+12.6 +12.8 +12.8 +13.0 +13.3 +13.1

SECTION 1
NTS

APPLICATION SITE

Approx. 58m

Existing Ground Level

Proposed
450 UC

Proposed
450 UC

+12.8 +13.0 +12.8 +13.0 +12.8 +12.8

SECTION 2
NTS

PROJECT:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in “Agriculture” Zone, Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

SECTIONS

Appendix D

Appendix E

Checking of Existing 7m (W) x 3m (D) Channel [Assume width of channel is 3m for Assessment Purpose]

Runoff Estimation				
Design Return Period		1 in	50	years
Paved Area	136753 =		136,753	(m2)
Unpaved Area	940087 =		940,087	(m2)
Total Equivalent Area	136753 x 0.95 + 940087 x 0.35 =		458,946	(m2)
Rainfall Intensity, I *			133	mm/hr
Design Discharge Rate, Q	0.278 x 458946 x 133 / 1000000 =		41.701	mm/hr

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

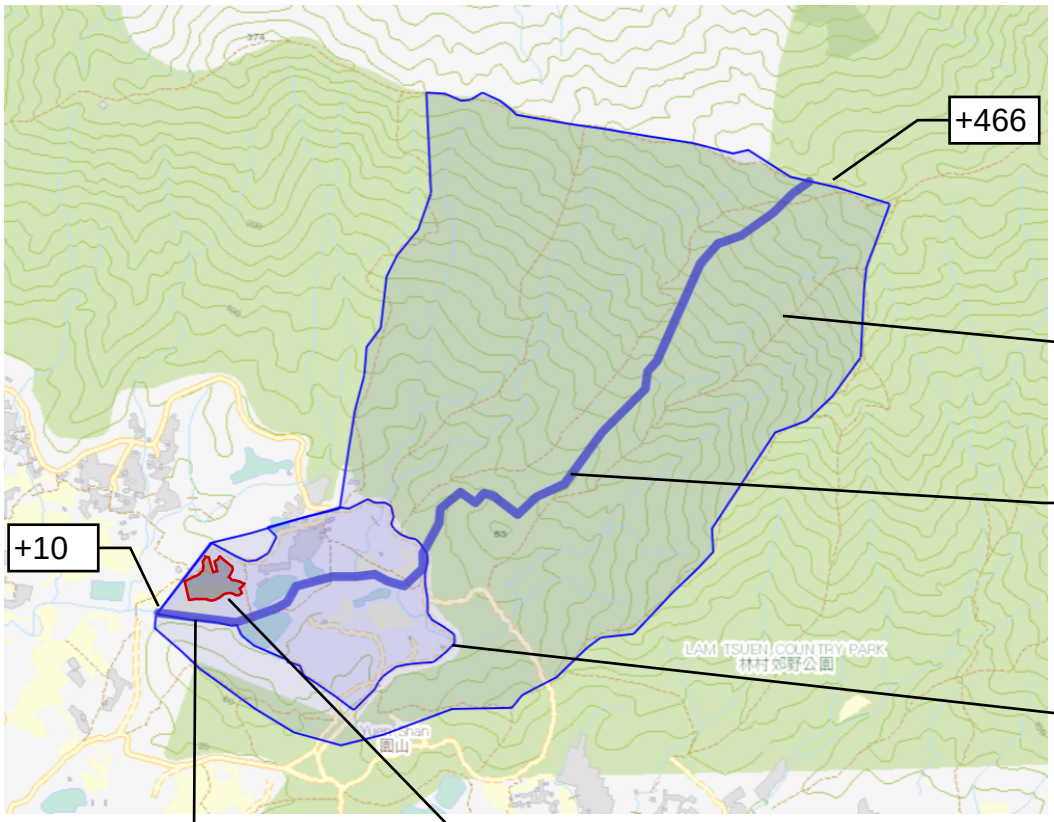
U Channel				
Channel Size			3000	(mm)
Gradient		1 in	200	
Velocity			5.19	m/s
Capacity			16.966	m3/s

Assume the existing channel size is 3m only for Assessment Purpose

Utilization	41.701 / 16.966	=	**40.69**	%	OK	(less than 90%, for 10% siltation allowance)

Time of Concentration for Catchement of Existing

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L/ ($H^{0.2}A^{0.1}$)	tc = to + tf
A	L			H		
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
1076839.86	1851	466	10	24.635	35.172	35.172

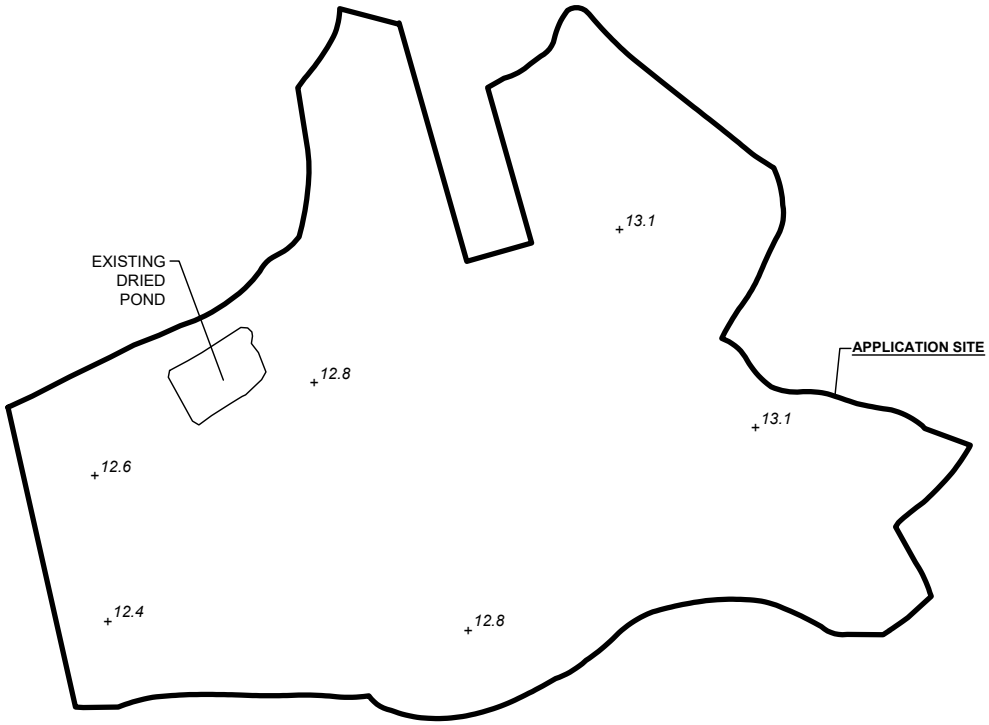


EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,968 m^2	(ABOUT)
EXISTING SITE LEVELS	: +12.4 mPD - +13.1 mPD	(ABOUT)

EXISTING POND AT THE APPLICATION SITE

AREA OF DRIED POND	: 92 m^2	(ABOUT)
DEPTH OF POND	: 0.5 m	(ABOUT)

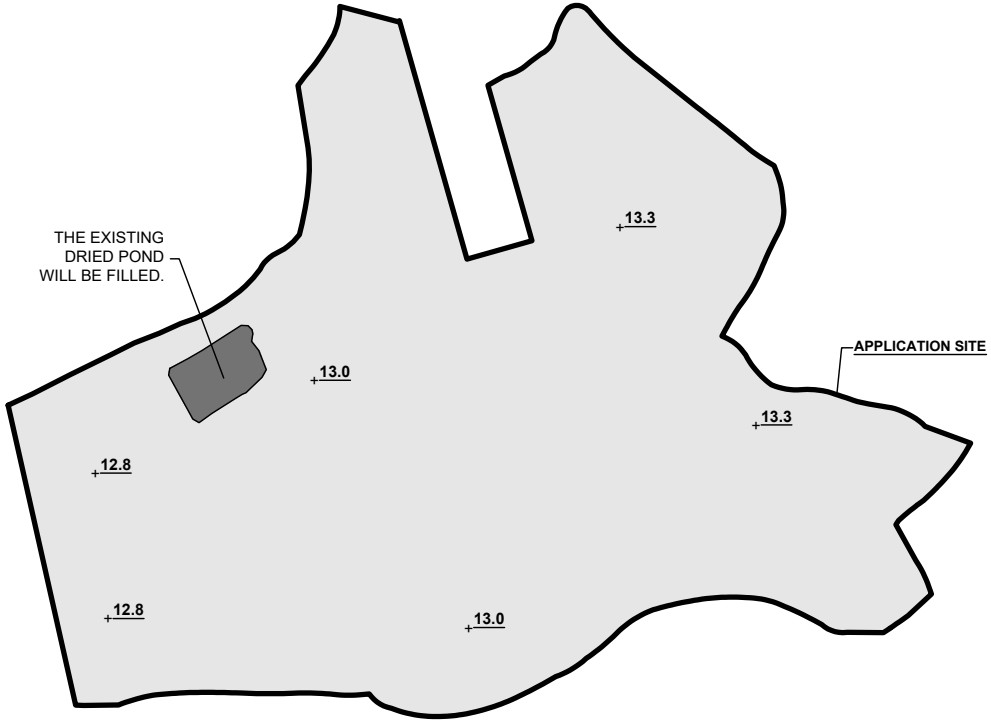


LEGEND

- APPLICATION SITE
- +3.4 EXISTING SITE LEVEL

PROPOSED FILLING OF LAND AND POND

APPLICATION SITE AREA	: 6,968 m^2	(ABOUT)
PROPOSED FILLED AREA	: 6,968 m^2	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.4 m	
PROPOSED SITE LEVELS	: +12.8 mPD - +13.3 mPD	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION AND CIRCULATION AREA	



LEGEND

- APPLICATION SITE
- FILLING OF LAND AREA
- FILLING OF POND AREA
- +3.4 PROPOSED SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

NORTH
W E
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PLANNING CONSULTANT
R-Riches Property Consultants Ltd.

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

SITE LOCATION
LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY	DATE
MN	29.8.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND

DWG NO.	VER.
PLAN 1	002