Appendix III

Drainage Proposal

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Temporary Storage for MiC Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery at Various Lots in DD 107, Sha Po

Drainage Proposal

Prepared for:
Sanfield (Management) Ltd

14 December 2023

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For and on behalf of
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1 PROJECT BACKGROUND

1.1 Introduction

1.1.1 Aligning with Government directives to enhance the quantity, speed, efficiency, and quality of housing, the construction industry is spearheading the development of highly productive construction methods, including the widespread adoption of Modular Integrated Construction ("MiC"). MiC, an innovative construction method, involves assembling building components off-site in a controlled environment before transporting and seamlessly integrating them into the construction site.

1.1.2 In order to support in adopting MiC, a temporary storage for MiC Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a period of three years ("the Proposed Development" or "Proposed Use") at various lots in DD 107, Sha Po, Yuen Long, New Territories ("the Site") is proposed.

1.1.3 The Site is zoned Comprehensive Development Area (1) ("CDA(1)") under the Approved Kam Tin North Outline Zoning Plan ("OZP") No. S/YL-KTN/10. In accordance with Note (11) of the OZP, temporary use of development of any land or building exceeding a period of three years will require permission from the Town Planning Board ("TPB"). Therefore, a planning application pursuant to Section 16 of the *Town Planning Ordinance* ("TPO") is required.

1.1.4 In order to support the planning application for the Proposed Development, EnviroSolutions & Consulting Ltd ("ESC") has been appointed to prepare this Drainage Proposal.

1.2 Site Description

1.2.1 The Site locations and its environs are shown in **Figure 1-1** which the uses surrounding the Site include:

- To the North: Park Yoho
- To the East: temporary structures
- To the South: nullah and open storage
- To the West: Park Yoho

1.3 Project Description

1.3.1 The Site area will be approx. 9,705m^2. The indicative layout of the Proposed Development can be referred to the Planning Statement.

1.3.2 The Proposed Use aims to serve as a transshipment depot for MiC components, with the objective of meeting the growing demand for MiC applications while ensuring efficient logistics and seamless implementation of MiC in housing projects. MiC components intended for temporary storage will weigh about 10 to 20 tonnes, with maximum length and width of approx. 8m and 2.5m respectively. The proposed use also serves as a hub for modular construction materials being used for housing project sites in order to promote more Green Construction Methodology. The Proposed Development comprises an open storage area, providing a secure location for the temporary storage of MiC components

and modular construction materials, along with ancillary facilities, including three workshops, an office, a staff car park, a guardhouse and machinery (i.e. tower crane and hoisting crane etc.) to support its operation needs. The proposed ancillary office is a two-storey structure designed to accommodate about 50 staff members. The office is intended to provide administrative/supporting services to facilitate the seamless transshipment of MiC components. The proposed ancillary single-storey workshops, equipped with lifting machinery, will be enclosed, primarily serving for internal quality control and quality assurance checks of MiC components, as well as any necessary final touching-up works before their delivery to construction sites. Additionally, solar panels will be installed on the workshop and office roofs for self-sufficiency purpose, contributing to environmental protection through renewable energy generation.

1.3.3 The operating hours of the Proposed Use will be from 8:00 a.m. to 7:00 p.m. from Monday to Saturday and without operation on Sunday and public holidays.

1.4 Objectives of this Report

1.4.1 The objectives of this Drainage Proposal are to:

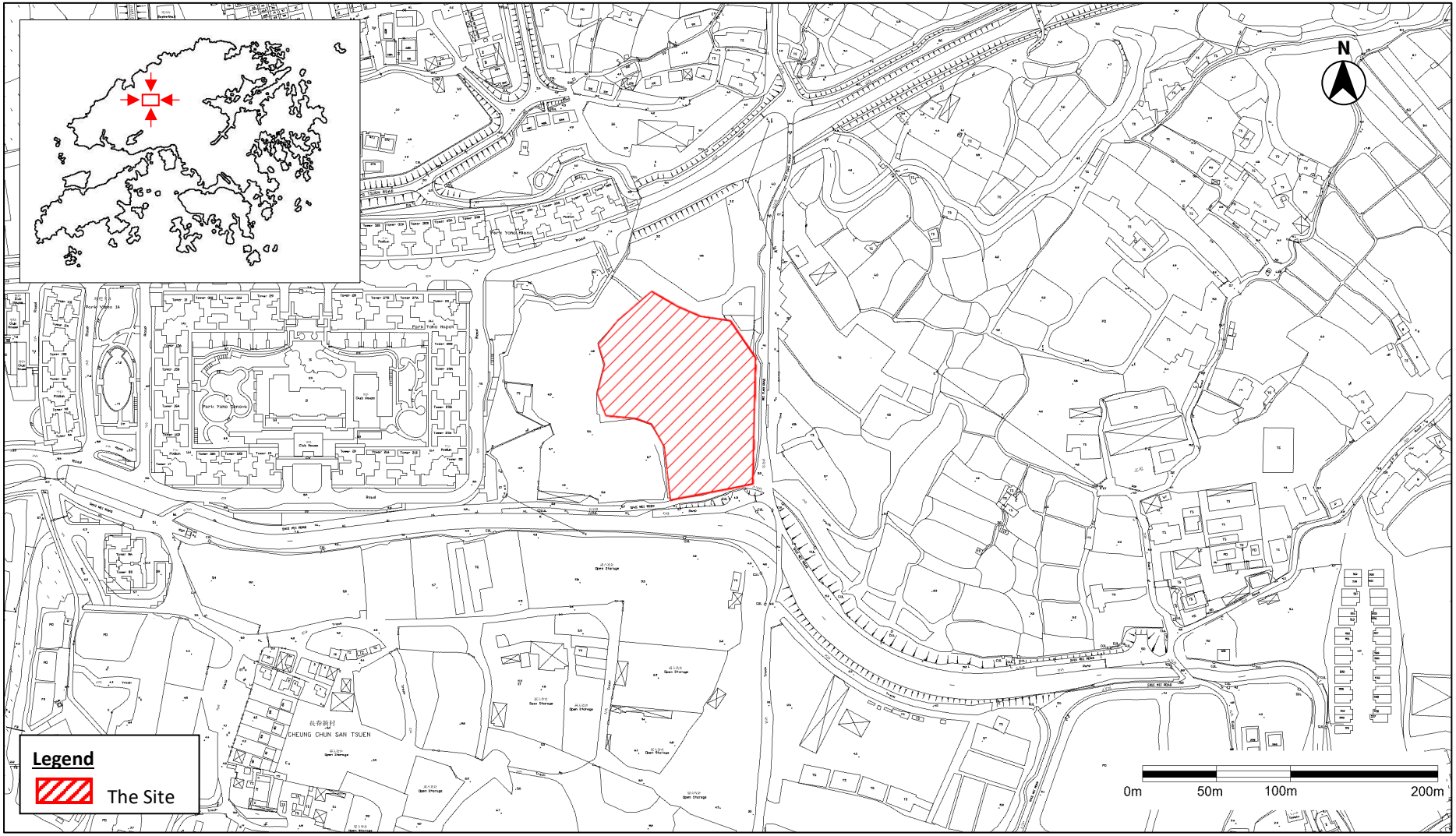
- Assess the potential drainage impacts arising from the Proposed Development.
- Recommend the necessary mitigation measures to alleviate any impacts.

1.5 Reference Materials

1.5.1 In evaluating the drainage impact arising from the Proposed Development, the following materials have been referred to:

- Drainage Services Department ("DSD") publication *Stormwater Drainage Manual (with Eurocodes incorporated) – Planning, Design and Management (2018 Edition)*
- DSD Advice Note No. 1 – Application of the Drainage Impact Assessment Process to Private Sector Projects
- Drainage Services Department publication Technical Note to prepare a "Drainage Submission".
- Drainage data of GeoInfo Map reviewed on 23 November 2023.

Figure 1-1 Site Location and its Environs



2 DESCRIPTION OF EXISTING ENVIRONMENT AND DRAINAGE CONDITIONS

2.1 Site Location and Topography

2.1.1 As illustrated in **Figure 1-1**, the Site is located to the south of a nullah and the north of the other nullah.

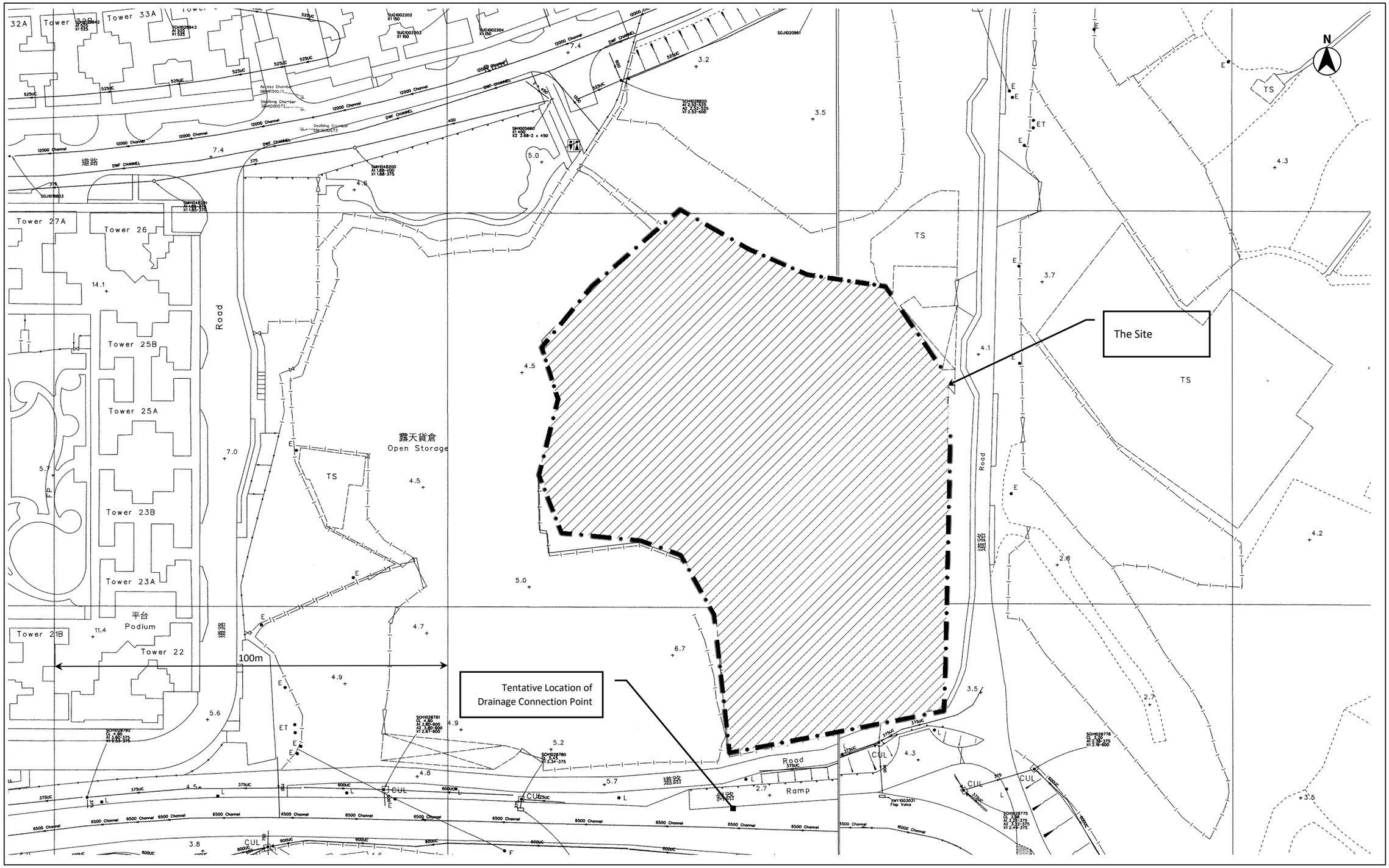
2.1.2 With reference to the layout plans appended to the Planning Statement, the Site elevations range between +3.31mPD and +4.20mPD.

2.2 Existing Baseline Conditions

2.2.1 Majority of the Site area is currently paved.

2.2.2 With reference to the drainage layout plans obtained from the DSD as shown in **Figure 2-1**, it is proposed to divert the Site runoff to the nullah to the south of the Site.

Figure 2-1 Drainage Layout Plan



3 DRAINAGE ANALYSIS

3.1 Assumptions and Methodology

3.1.1 Peak instantaneous run off before and after the Proposed Development was calculated based on the Rational Method. The recommended physical parameters, including runoff coefficient (C) and storm constants for different return periods, are as per the *Stormwater Drainage Manual*.

3.1.2 The Rational Method has been adopted for hydraulic analysis and the peak runoff is given by the following expression:

$$Q_p = 0.278\, C\, i\, A \qquad \textbf{--- Equation 1}$$

where Q_p = peak runoff in m^3/s
C = runoff coefficient
i = rainfall intensity in mm/hr
A = catchment area in km^2

3.1.3 Rainfall intensity is calculated using the following expression:

$$i = \frac{a}{(t_d + b)^c} \qquad \textbf{--- Equation 2}$$

where i = rainfall intensity in mm/hr
t_d = duration in minutes ($t_d \leq 240$)
a,b,c = storm constants given in table 3 of SDM

3.1.4 For a single catchment, duration (t_d) can be assumed equal to the time of concentration (t_c) which is calculated as follows:

$$t_c = t_0 + t_f \qquad \textbf{--- Equation 3}$$

where t_c = time of correction
t_0 = inlet time (time taken for flow from the remotest point to reach the most upstream point of the urban drainage system)
t_f = flow time

3.1.5 Generally, t_0 is much larger than t_f. As shown in Equation 2, t_d is the divisor. Therefore, larger t_d will result in smaller rainfall intensity (i) as well as smaller Q_p. For the worst-case scenario, t_f is assumed to be negligible and so:

$$t_c = t_0 = t_f$$

$$t_0 = \frac{0.14465\, L}{H^{0.2} A^{0.1}} \qquad \textbf{--- Equation 4}$$

where A = catchment area (m^2)
H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration
L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

3.1.6 On the other hand, the capacity of open channel has been calculated using the Manning's Equation:

$$V = \frac{R^{1/6}}{n} \times \sqrt{Rs}$$ ***--- Equation 5***

where V = mean velocity (m/s)
R = hydraulic radius (m)
n = Meaning coefficient ($s/m^{1/3}$)
s = hydraulic gradient (energy loss per unit length due to friction)

3.2 Assessment Assumptions

Identification of Catchments

3.2.1 With reference to the layout plans and the elevations as mentioned in **paragraph 2.1.2**, the areas to the north, east and south of the Site are lower than the Site. For the area to the immediate west of the Site, there is an existing open storage. This open storage to the west of the Site should be filled ponds for plant nursery which was approved with conditions by the TPB on 10 September 1999 (TPB's ref.: A/YL-KTN/95). One of its approval conditions was "*The provision of drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board*". Although the existing use of the aforementioned open storage could not be observed during the site visit on 9 April 2020 because the open storage was fenced off, according to the satellite photograph dated 16 March 2020 that open storage is still used for plant nursery. Therefore, drainage facilities should be provided for the aforementioned open storage. Hence, there should be no runoff overflowing to the Site.

3.2.2 As mentioned in **paragraph 2.2.2** and indicated on **Figure 2-1**, it is recommended to divert the runoff from the Site to the open channel/nullah to the south of the Site. Therefore, the Site itself is the only catchment to be assessed and three sub-catchments, Catchments A, B and C, have been indicated and shown on **Figure 3-1**.

3.3 Estimated Runoff

Peak Runoff from the Site

3.3.1 Based on the assumptions as described in **Section 3.2**, the runoff from the Site was estimated based on the return periods of 2, 10 and 50 years summarised in **Table 3-1** and detailed in **Appendix A**.

Table 3-1 Estimated Peak Runoff of the Site

RETURN PERIOD	ESTIMATED PEAK RUNOFF (m^3/s)
2 Years	0.433
10 Years	0.537
50 Years	0.596

3.4 Proposed Indicative Drainage Layout

3.4.1 Generally, more information such as topographical survey data will be obtained during the detailed design stage for a development project in Hong Kong. Therefore, it is not practicable to provide a drainage layout with detailed invert levels of proposed gullies. Nevertheless, a series of U-channels has been indicated based on the calculations in **Appendix B**. The U-channels of the indicative drainage layout are summarised in **Table 3-2** and shown on **Figure 3-2**.

Table 3-2 Summary of Indicative U-channels

DESCRIPTION	SIZE (mm)	RELATED CATCHMENT	RUNOFF (m^3/s)	CAPACITY (m^3/s)	% OF CAPACITY USED	SUFFICIENT CAPACITY?
U-Channel 1 with gradient of 1:200	Not less than Ø590mm	Catchment A of the Site	0.339	0.430	79	Yes
Boundary-Channel 2 with gradient 1:200	Not less than Ø530mm	Catchment B & C of the Site	0.258	0.323	80	Yes
U-Channel 3 with gradient 1:200	Not less than Ø720mm	Catchment A,B & C of the Site	0.596	0.731	82	Yes

3.4.2 The indicative outfall to be provided with a sand trap is tentatively connected to the open channel/nullah via U-Channel 3 as shown on **Figure 3-2**. The typical design of catchpit and sand trap can be referred to **Figure 3-3** and **Figure 3-4**. With the provision, implementation and maintenance of the indicative drainage layout, no adverse drainage impact due to the Proposed Development is anticipated.

Figure 3-1 Identification of Catchments

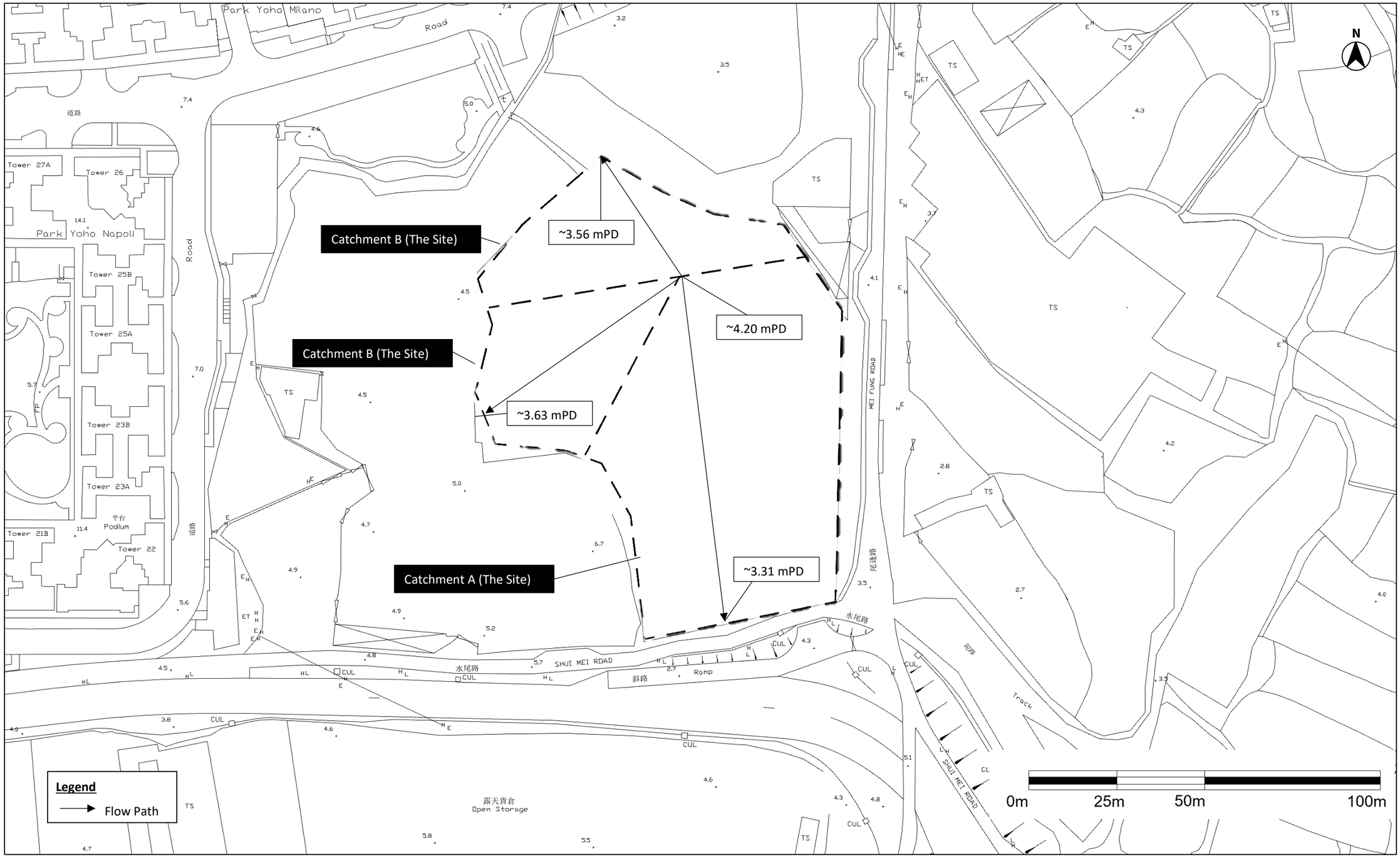


Figure 3-2 Indicative Proposed Drainage Diversion Layout

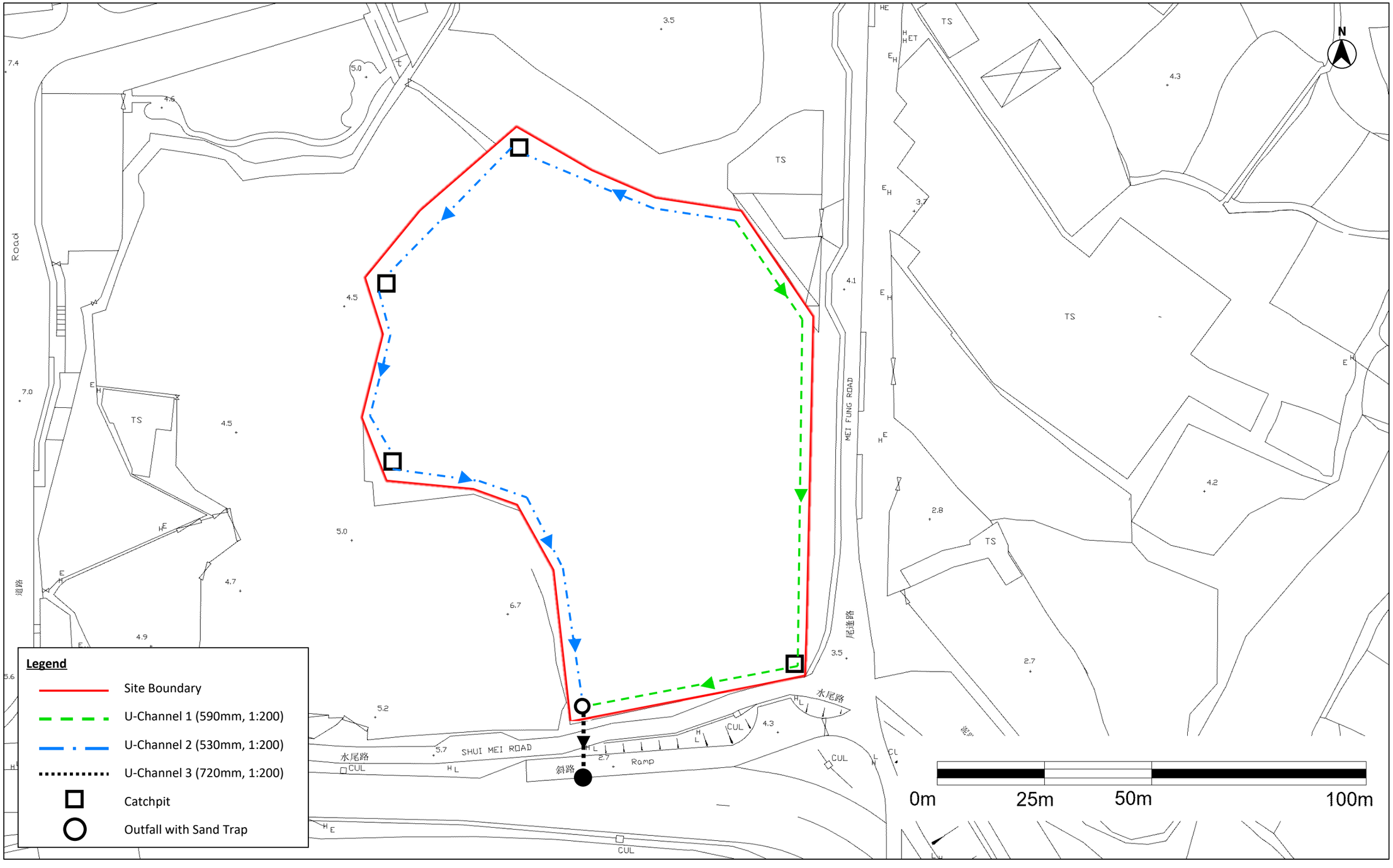


Figure 3-3 Typical Details of Catchpit and Sand Trap

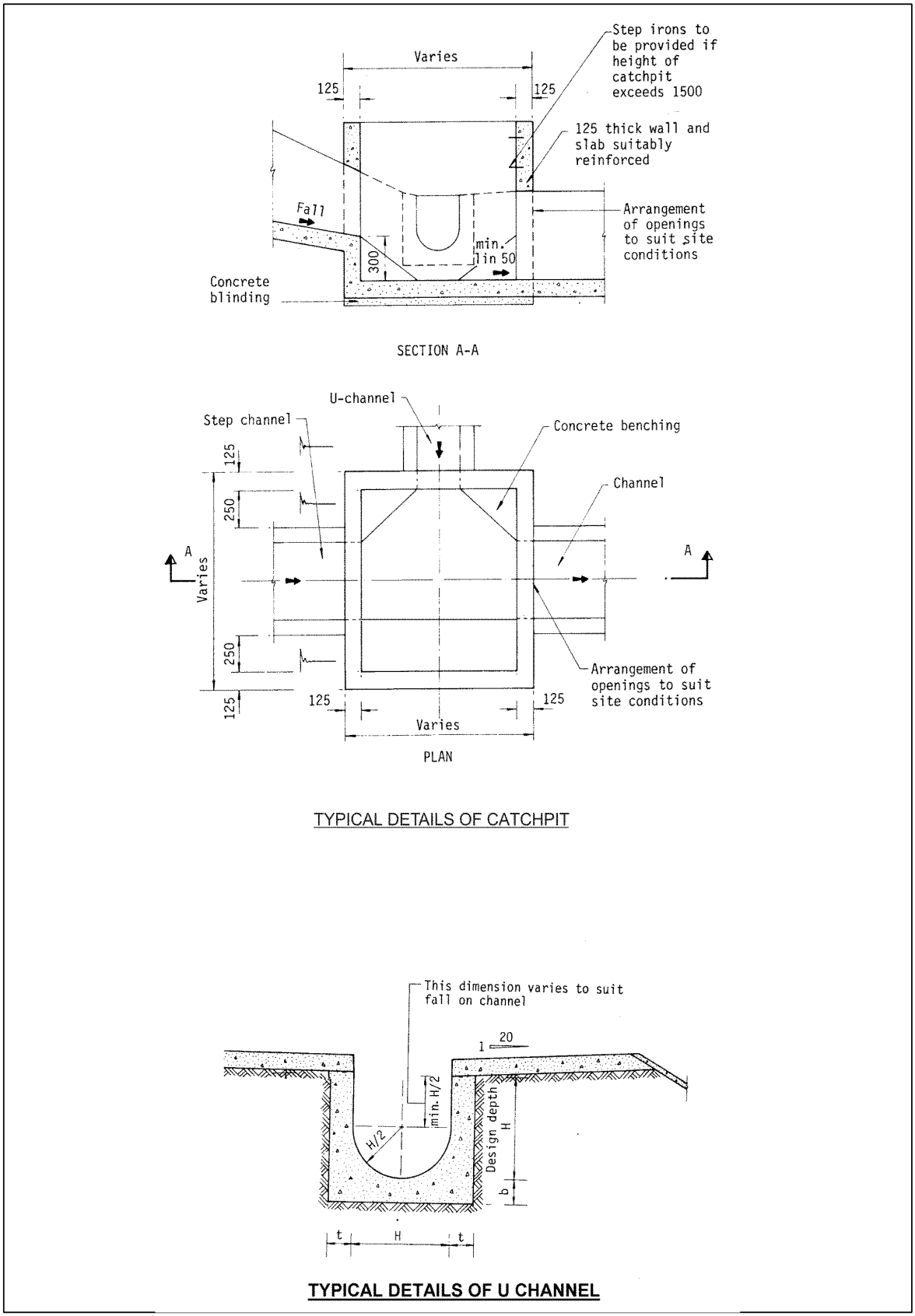
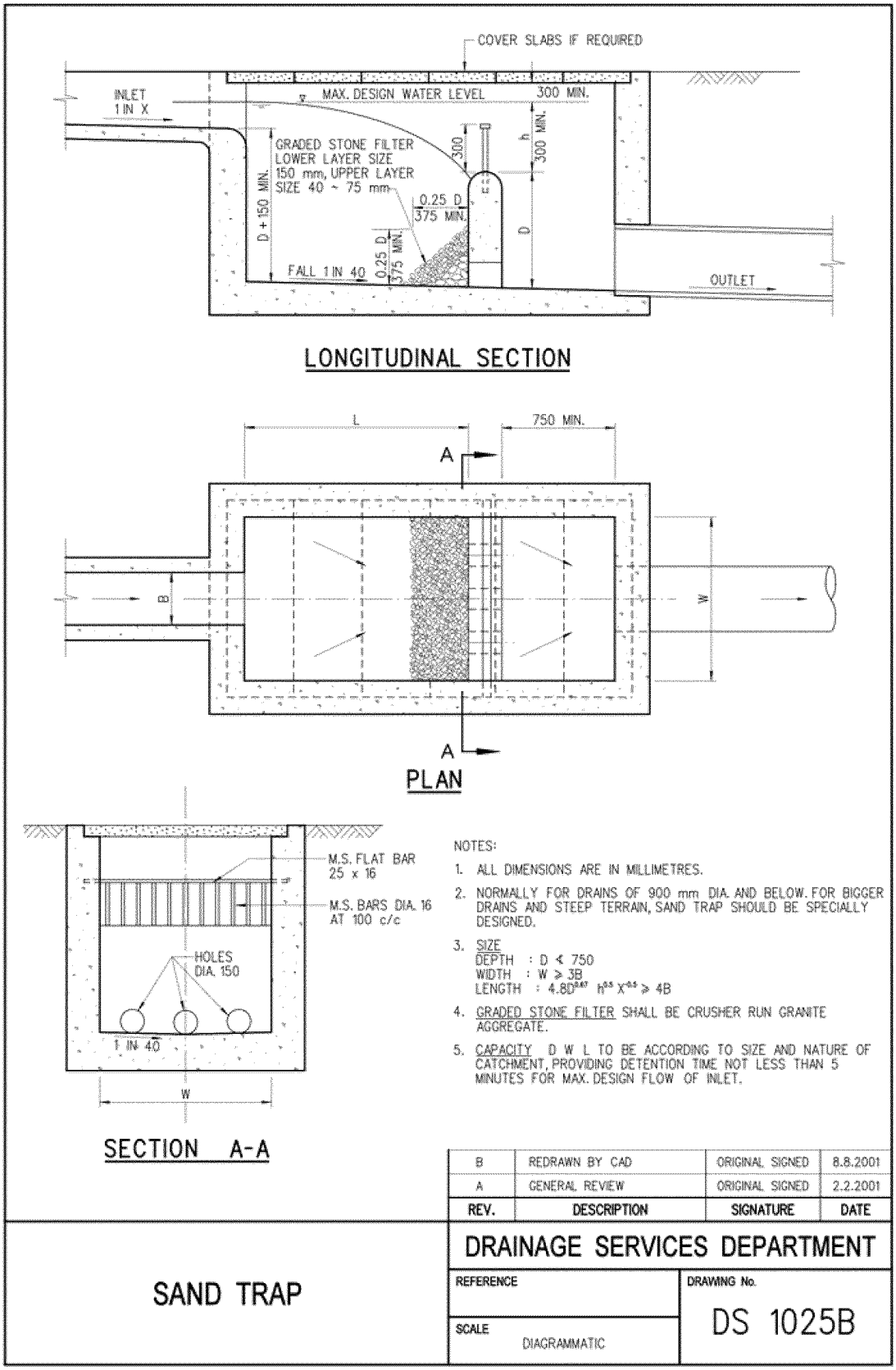


Figure 3-4 Typical Details of Sand Trap



4 CONCLUSION

4.1.1 Potential drainage impacts that may arise from the Site after construction of the Proposed Development have been assessed.

4.1.2 The peak runoff before and after development of the Site has been estimated using the Rational Method and based on the catchment surface characteristics for the existing environment and the Proposed Development. The estimated peak runoff generated from the Site is 0.596m^3/s under a 50 years return period.

4.1.3 The indicative drainage layout shown on **Figure 3-2** will properly divert the runoff arising from the Site which there should currently be no runoff from any upper catchments overflowing the Site. The runoff should be diverted to an open channel/nullah to the south of the Site according to the drainage plan shown on **Figure 2-1** and **Figure 3-2**. As such, no adverse drainage impact is anticipated.

4.1.4 Since this Drainage Proposal has been prepared based on the limited information available at this planning stage, the drainage layout shown on **Figure 3-2** is indicative only. The Applicant has committed to do the following if this planning application is approved:

1. Appoint a qualified surveyor to carry out topographical survey to identify, AS A MINIMUM, the existing elevations of the Site and within 200m from the Site boundaries. The topographical survey results mentioned shall be summarised in a Topographical Survey Report to be certified by the qualified surveyor.
2. Appoint a qualified engineer to prepare an Updated Drainage Proposal in accordance with relevant DSD guidelines, including *Technical Note to prepare a "Drainage Submission" and Stormwater Drainage Manual – Planning, Design and Management*, the latest DSD drainage records/SMO survey maps and the Topographical Survey Report mentioned above. The Updated Drainage Proposal shall include, AS A MINIMUM, the following information:
    a. Identification of upper and lower catchments, if any, with reference to the Topographical Survey Report.
    b. Review the extents of the cumulative catchments, if any, upon completion of topography survey and subsequently review the sizes of the proposed drainage facilities indicated on **Figure 3-2**.
    c. Proposed drainage layout showing AS A MINIMIUM the cover levels and invert levels of the U-channels, catchpits and sand traps.
    d. Cross section plans showing the existing and proposed ground levels of the Site with respect to adjacent areas.
    e. Provision of sand trap or similar before the collected runoff is discharged to public drainage facilities.
    f. Provision of standard details to indicate the sectional details of the proposed drainage layout plan.
    g. All other information and calculations required in relevant DSD guidelines.
    h. Recommendation for providing adequate opening for any walls or hoarding to be erected along the Site boundary to allow any overland flow passing through the Site walls/hoarding so that such runoff can be properly intercepted and diverted by the proposed drainage system within the Site.

i. Interpretation that no overland flow shall be obstructed and there will be no adverse impact on the existing natural streams, village drains, ditches and the adjacent areas, etc. due to the Proposed Development.

j. Prior to commencing the proposed drainage work, obtain Consent from the District Lands Office/Yuen Long and/or any other government departments for public lots; and/or owners of private lot to the drainage connection into the municipal drainage system.

3. The Updated Drainage Proposal shall be certified by the qualified engineer and annexed with the Topographical Survey Report certified by the qualified surveyor, and shall be submitted to TPB/DSD for approval.

4. Provide, implement and maintain all the mitigation measures to be recommended in the approved Updated Drainage Proposal to ensure that no additional drainage impact due to the Proposed Development will result in flooding/ponding to other off-site areas.

Appendix A Runoff Calculations

Calculation of Runoff for Return Period of 2 Years

Catchment ID	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_0), min	Duration (t_d), min	Storm Constants			Runoff intensity (i), mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
						a	b	c				
Catchment A (The Site)	0.0059	0.90	99.0	6.14	6.14	499.8	4.26	0.494	157.15	0.95	0.0056	0.244
Catchment B (The Site)	0.0019	0.84	68.0	4.79	4.79	499.8	4.26	0.494	168.36	0.95	0.0018	0.085
Catchment C (The Site)	0.0020	1.77	40.7	2.45	2.45	499.8	4.26	0.494	195.12	0.95	0.0019	0.105
											Total	**0.433**

Calculation of Runoff for Return Period of 10 Years

Catchment ID	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_0), min	Duration (t_d), min	Storm Constants			Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
						a	b	c				
Catchment A (The Site)	0.0059	0.90	99.0	6.14	6.14	471.9	3.02	0.397	195.85	0.95	0.0056	0.304
Catchment B (The Site)	0.0019	0.84	68.0	4.79	4.79	471.9	3.02	0.397	208.68	0.95	0.0018	0.105
Catchment C (The Site)	0.0020	1.77	40.7	2.45	2.45	471.9	3.02	0.397	240.32	0.95	0.0019	0.129
											Total	**0.537**

Calculation of Runoff for Return Period of 50 Years

Catchment ID	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_0), min	Duration (t_d), min	Storm Constants			Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
						a	b	c				
Catchment A (The Site)	0.0059	0.90	99.0	6.14	6.14	451.3	2.46	0.337	218.52	0.95	0.0056	0.339
Catchment B (The Site)	0.0019	0.84	68.0	4.79	4.79	451.3	2.46	0.337	231.50	0.95	0.0018	0.116
Catchment C (The Site)	0.0020	1.77	40.7	2.45	2.45	451.3	2.46	0.337	263.93	0.95	0.0019	0.141
											Total	**0.596**

Note:

1) Runoff is calculated in accordance with DSD's "*Stormwater Drainage Manual (with Eurocodes incorporated) - Planning, Design and Managemen* t" (SDM), fifth edition, January 2018.

Appendix B Calculation of Drainage Capacity

Calculation of Drainage Capacity for Return Period of 50 Years

Indicative Drainage capacity of the Internal Drainage System

Channel	Catchments	Shape	D, m	Depth, m	Slope (s)	A_w, m^2	P_w, m	R, m	n	v, m/s	Q_c, m^3/s	Q_p, m^3/s	Capacity	Remark
U-Channel 1	Catchment A	U-Shape	0.590	0.295	0.005	0.311	1.517	0.205	0.016	1.536	0.430	0.339	79%	OK
U-Channel 2	Catchment B & C	U-Shape	0.530	0.265	0.005	0.251	1.363	0.184	0.016	1.430	0.323	0.258	80%	OK
U-Channel 3	Catchments A, B & C	U-Shape	0.720	0.360	0.005	0.463	1.851	0.250	0.016	1.754	0.731	0.596	82%	OK

Legend

D = diameter, m

A_w = Cross Section Area of Flow, m^2

P_w = Wetted Perimeter, m

R = Hydraulic Radius = A_w/P_w, m

s = Hydraulic Gradient

n = Manning's roughness coefficient

V = Mean Velocity, m/s

Q_c = Flow Capacity (10% sedimentation inclusive), m^3/s

Q_p = Estimated Peak Flow, m^3/s

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We understand the importance of being accountable to each other and our clients.

Passion

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Insight

We work in an environment that encourages and values insight as a critical quality which informs our decisions and our clients and supports practical solutions and project delivery.

Integrity

We behave with respect and honesty toward each other, our clients and our stakeholders.