

Appendix I

Accepted drainage proposal under previous application No. A/HSK/344

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓



By Fax (2323 3662) & Post

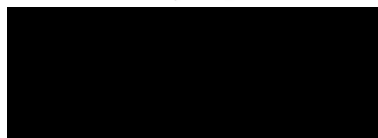
Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

14 October 2022

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/344
電話號碼 Tel. No. : 2158 6295
傳真機號碼 Fax No. : 2489 9711

R-riches Property Consultants Limited



(Attn: Ms. Grace WONG)

Dear Sir/Madam,

Compliance with Approval Condition (d)
Planning Application No. A/HSK/344

I refer to your submission dated 17.8.2022 regarding the submission of a drainage proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Detailed departmental comments are at **Appendix I**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact Ms. Vicky SY (Tel: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CE/MN, DED (Attn: Ms. Vicky SY)

Internal

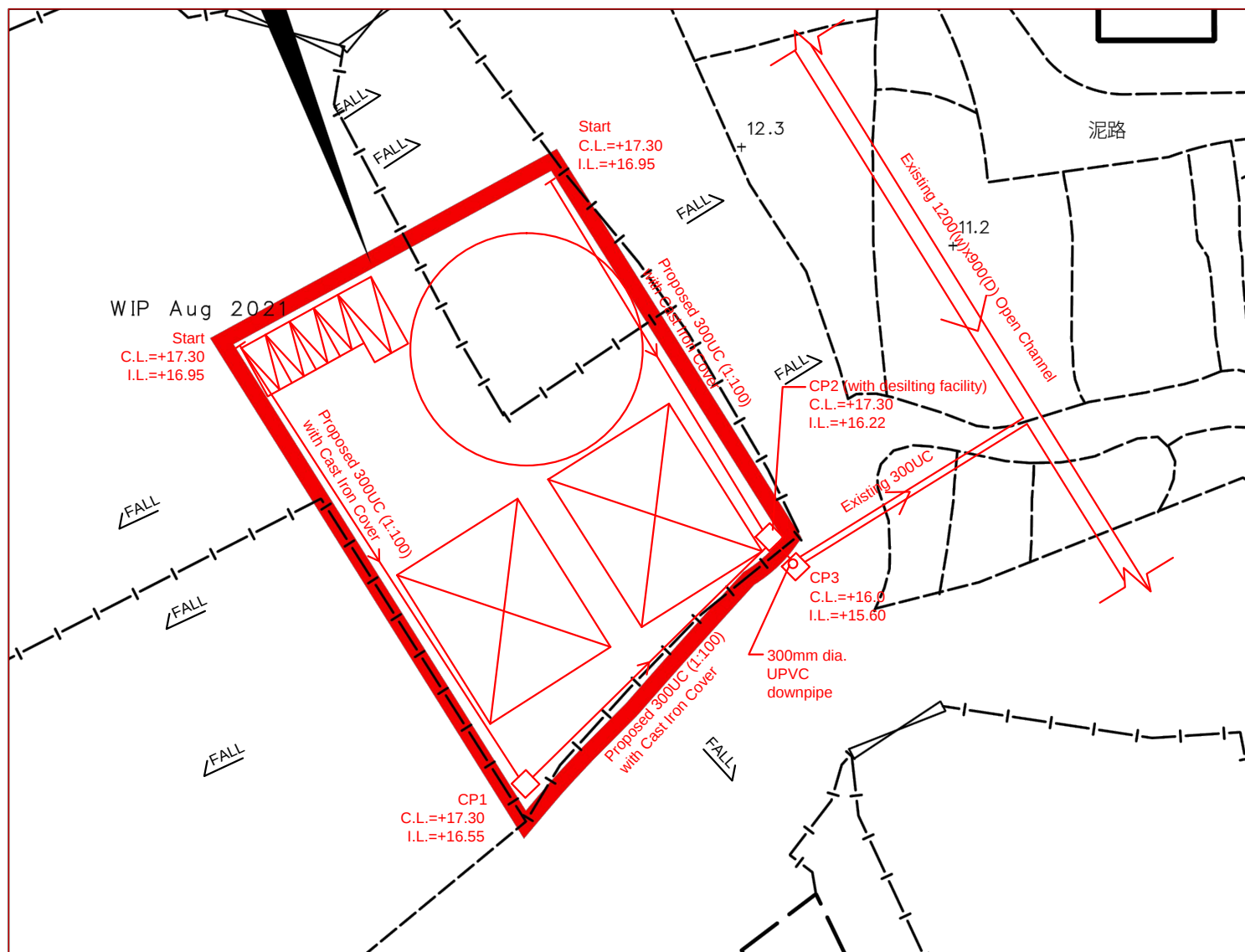
CTP/TPB2

Appendix I

A/HSK/344 – Compliance with Approval Condition (d)

Comments from the Drainage Services Department:

- (a) the existing channel, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted;
- (b) where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site;
- (c) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
- (d) the applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.



SITE AREA = 1605 SQ.M
 $Q = 0.278 C_i A$
 $= 0.278 \times 0.95 \times 250 \times 1605 / 1000000$
 $= 0.106 \text{ M}^3/\text{S}$
 $= 6358 \text{ lit/min}$
PROVIDE 300UC (1:100) IS OK (FIG. 8.7)

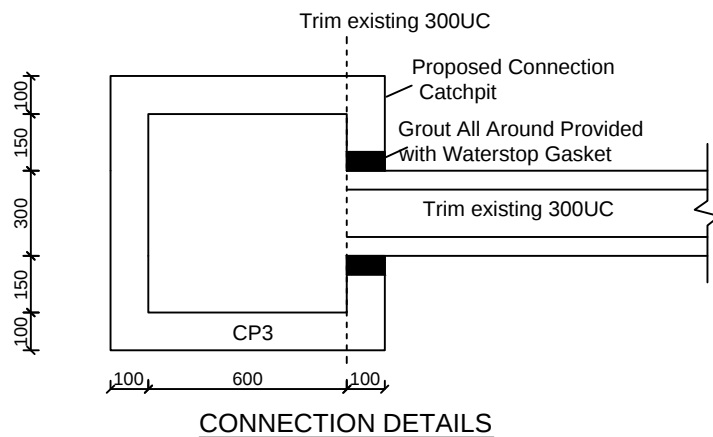
Note:

1. Catchpits (CP2) with desilting facility shall follow CEDD standard drawing No. C24061.

2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

LEGEND

- CP Proposed CatchPit
- Proposed 300UC (1:100) with Cast Iron Cover
- Existing 1200(w)x900(D) Open Channel / Existing 300UC
- Proposed car parking space
- Proposed structure
- FALL Fall Direction



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years at Lots 6 S.C (part) and 7 (part) in D.D. 125, Fung Kong Tsuen, Yuen Long, New Territories

(Application No.:A/HSK/344)

Title:

Drainage Proposal

D01

Drawn by:

DM

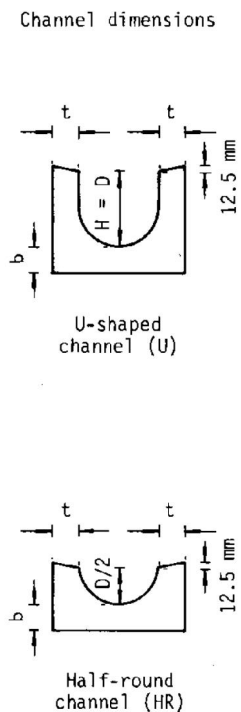
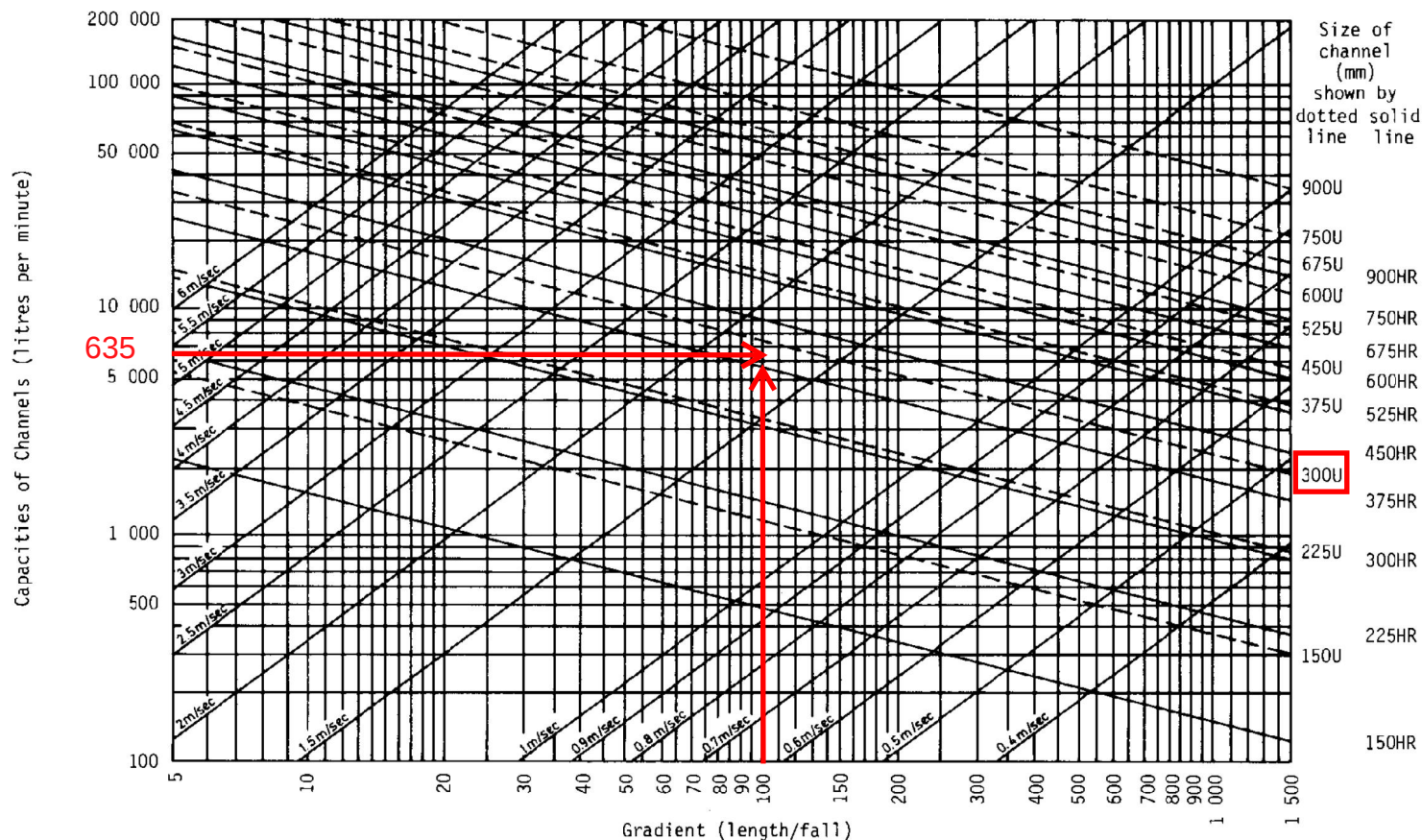
Date:

15-8-2022

Check by:

DM

Scale:



DESIGN METHOD USING CHART

(a) Normal channel Solution

1. Runoff
2. Gradient
3. Channel size
4. Velocity

Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴ OK)

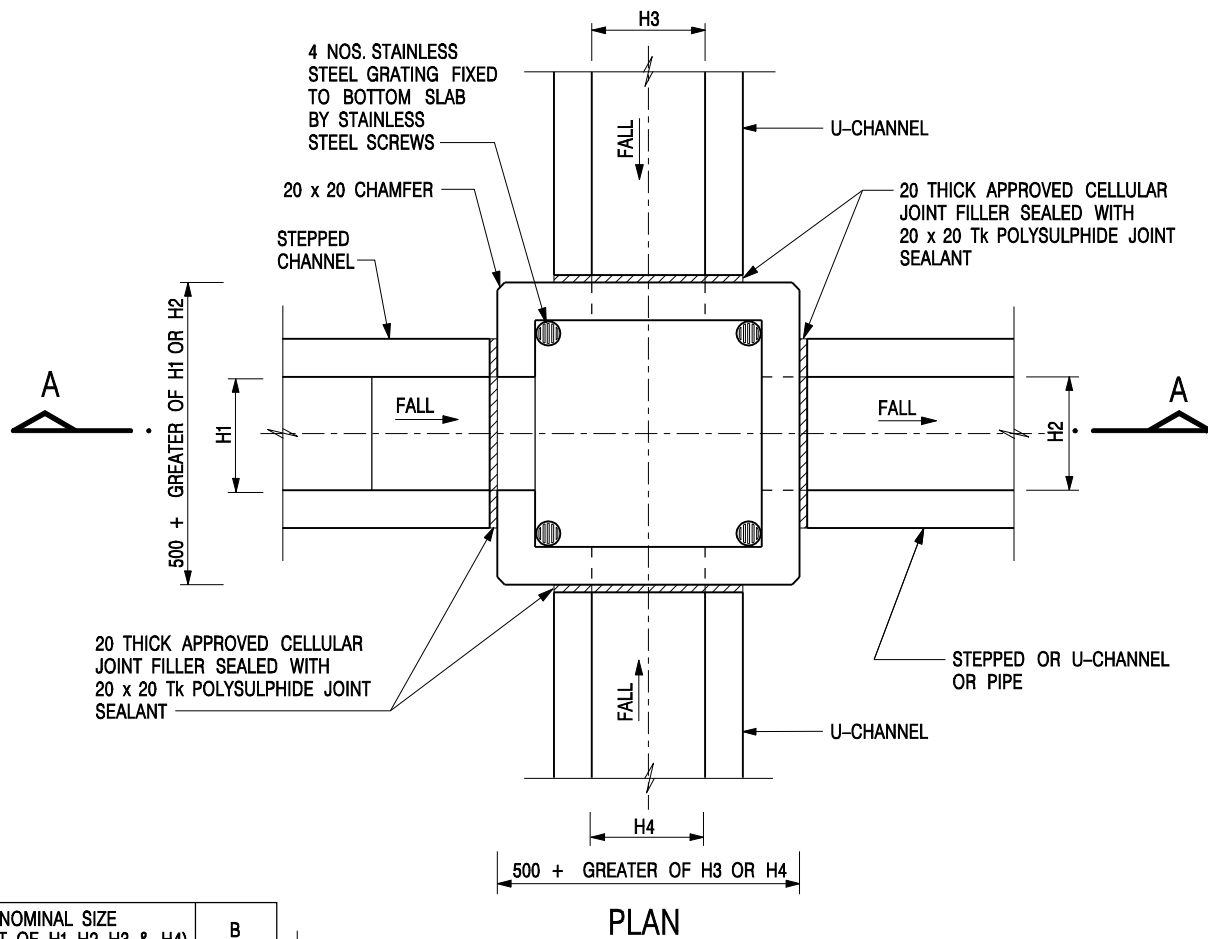
(b) Stepped channel Solution

2. Runoff
3. Channel size
4. Gradient
1. Velocity

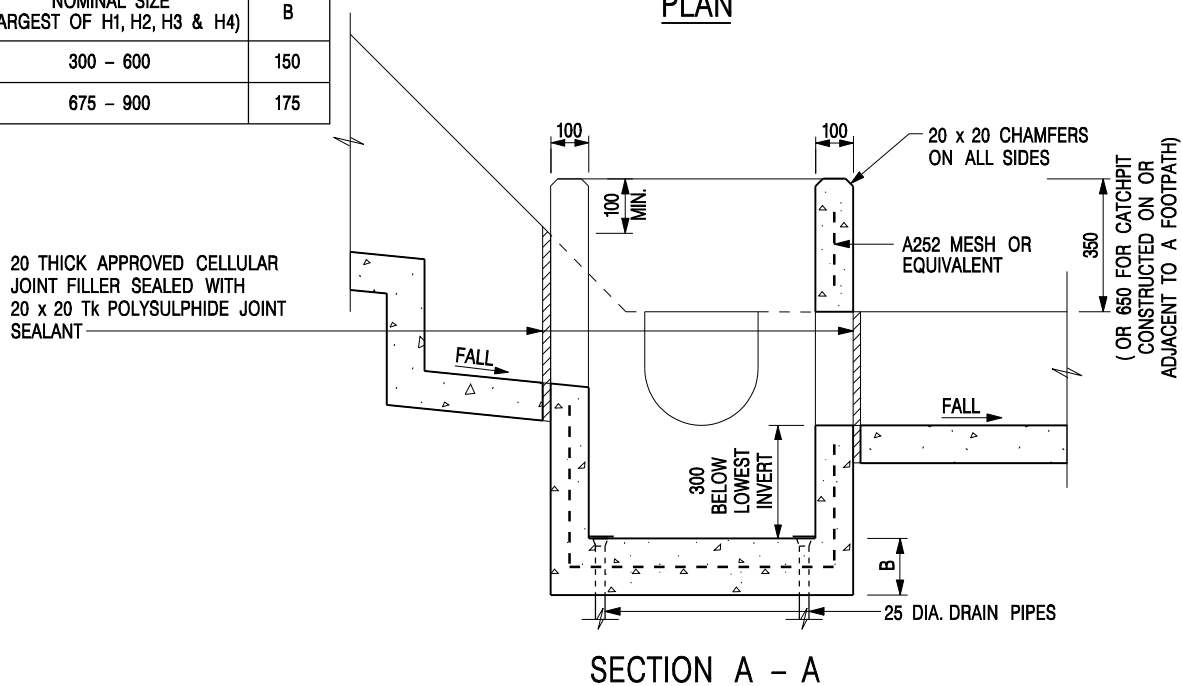
Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels



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



NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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



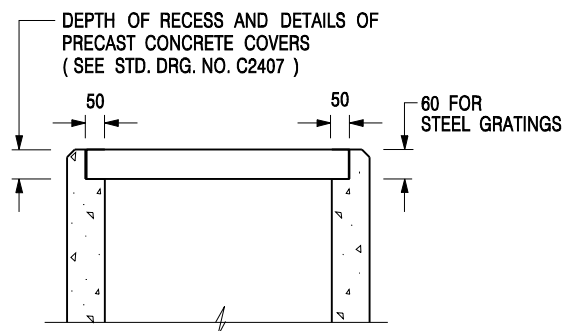
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

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 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 '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
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**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

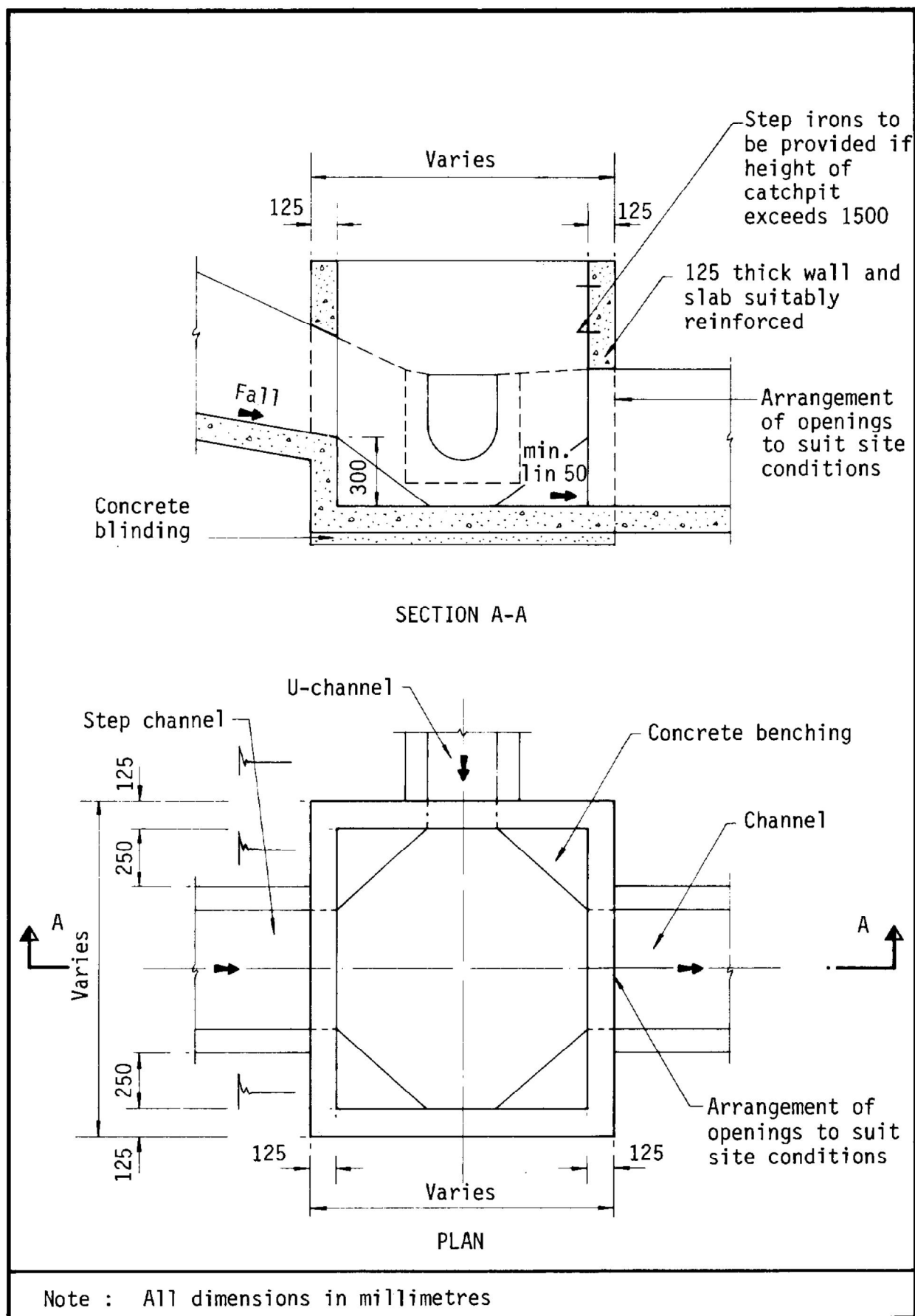
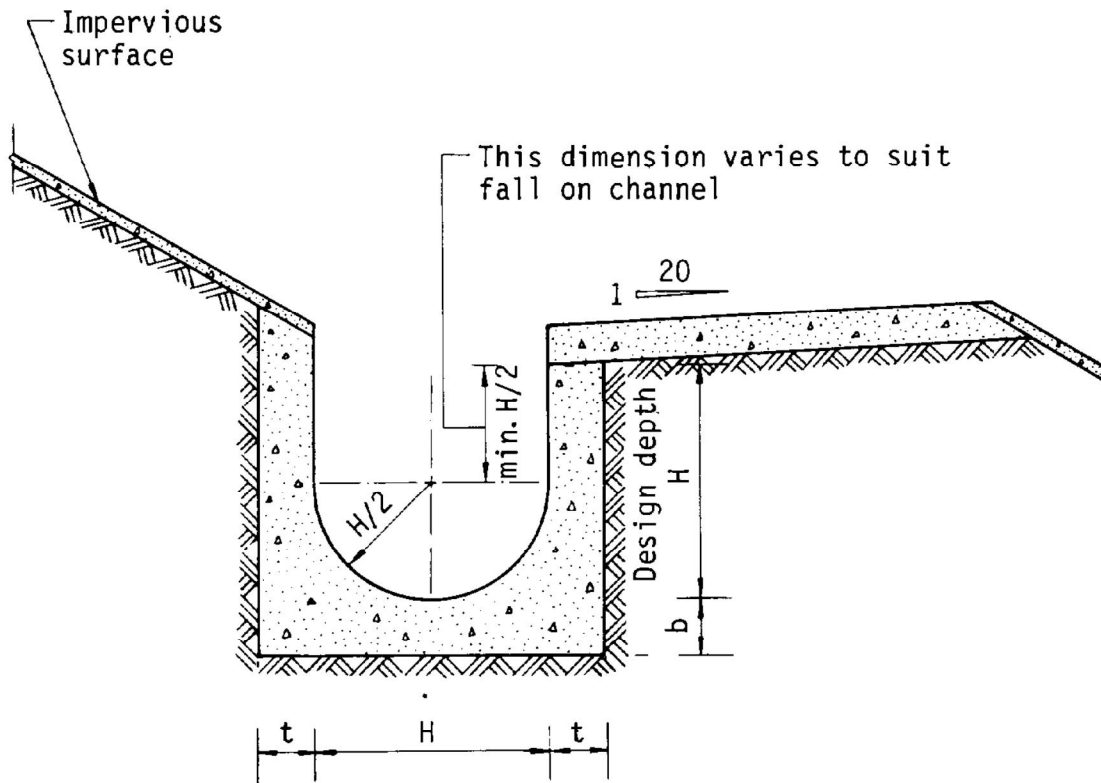


Figure 8.10 - Typical Details of Catchpits



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

Our Ref.: DD125 Lots 6 S.C (P) & 7 (P)

Your Ref.: TPB/A/HSK/344

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

By Email

17 August 2022

Dear Sir,

Compliance with Approval Condition (d)

**Proposed Temporary Vehicle Repair Workshop with Ancillary Office
for a Period of 3 Years in "Government, Institution or Community" and "Other
Specified Uses" annotated "Port Back-up, Storage and Workshop Uses" Zones,
Lots 6 S.C (Part) and 7 (Part) in D.D. 125, Fung Kong Tsuen, Yuen Long**

(S.16 Planning Application No. A/HSK/344)

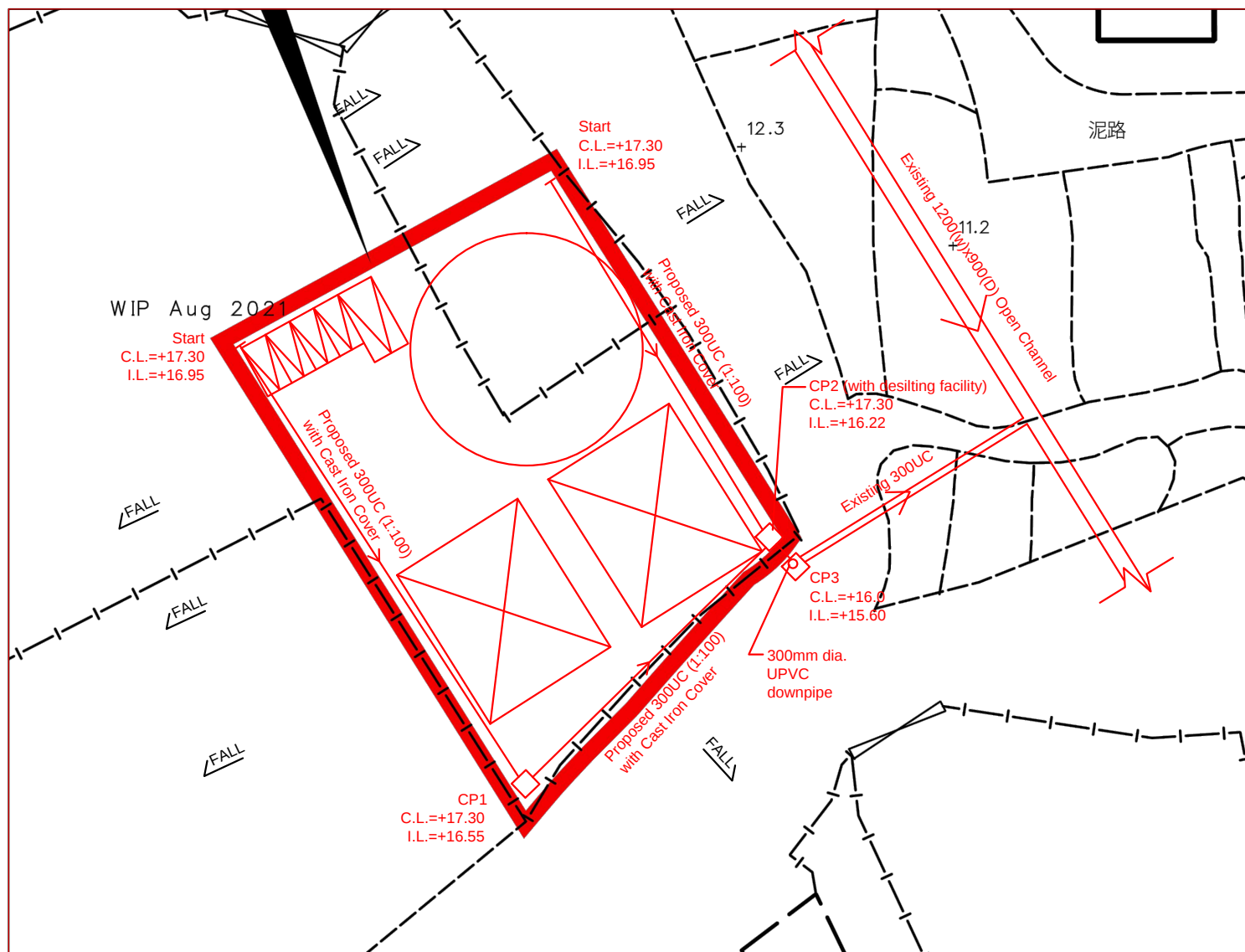
We are writing to submit a drainage proposal (**Appendix I**) for compliance with approval condition (d) of the subject application, i.e. the submission of drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Grace WONG
Planning and Development Consultant



SITE AREA = 1605 SQ.M
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 $= 0.278 \times 0.95 \times 250 \times 1605 / 1000000$
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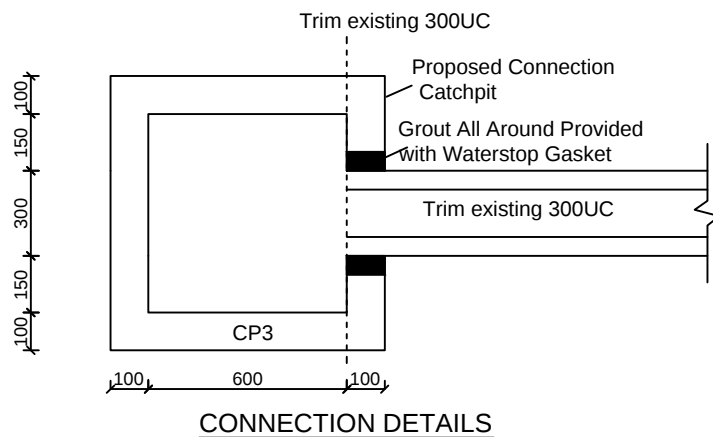
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(Application No.:A/HSK/344)

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Drainage Proposal

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Drawn by:

DM

Date:

15-8-2022

Check by:

DM

Scale:

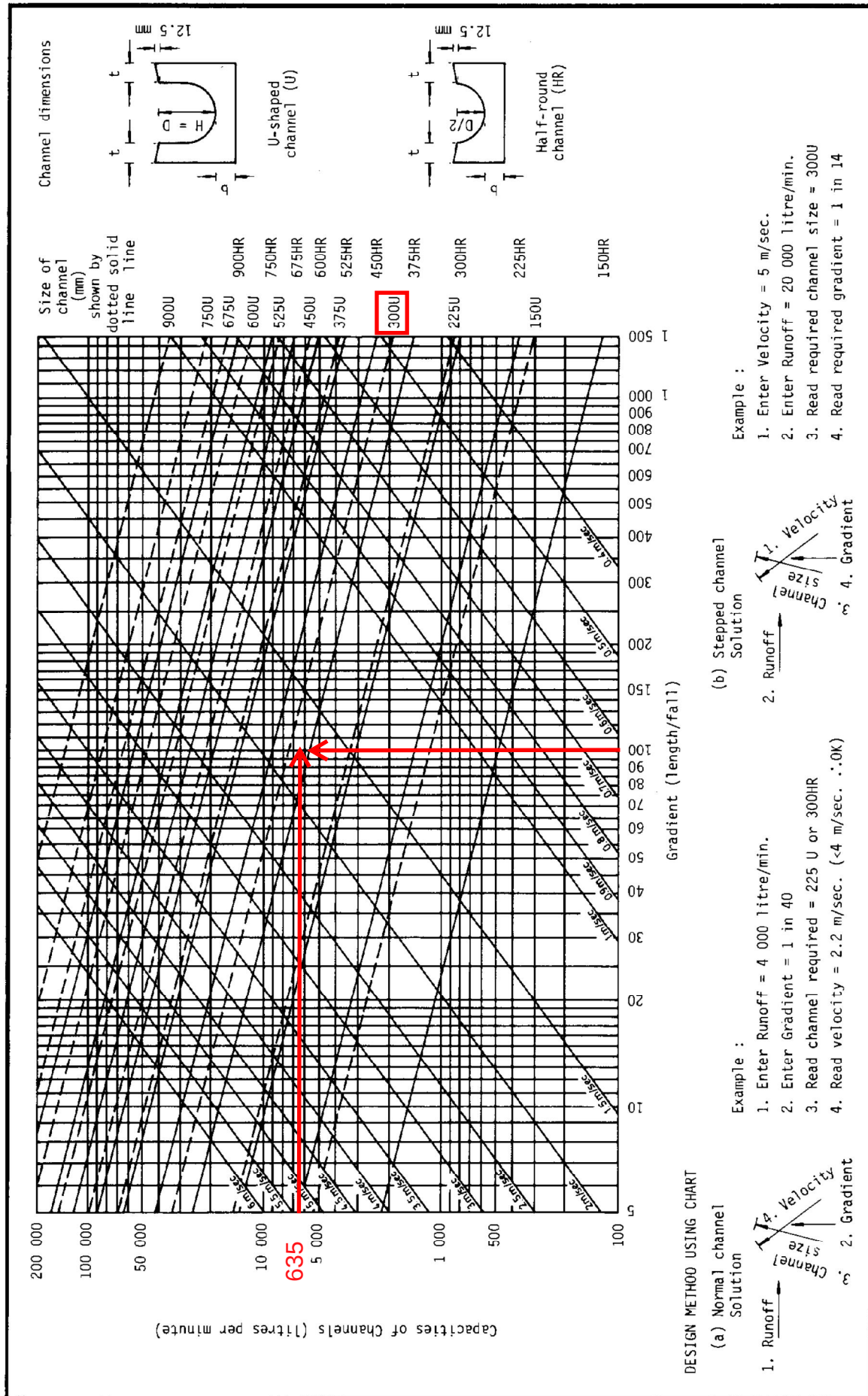
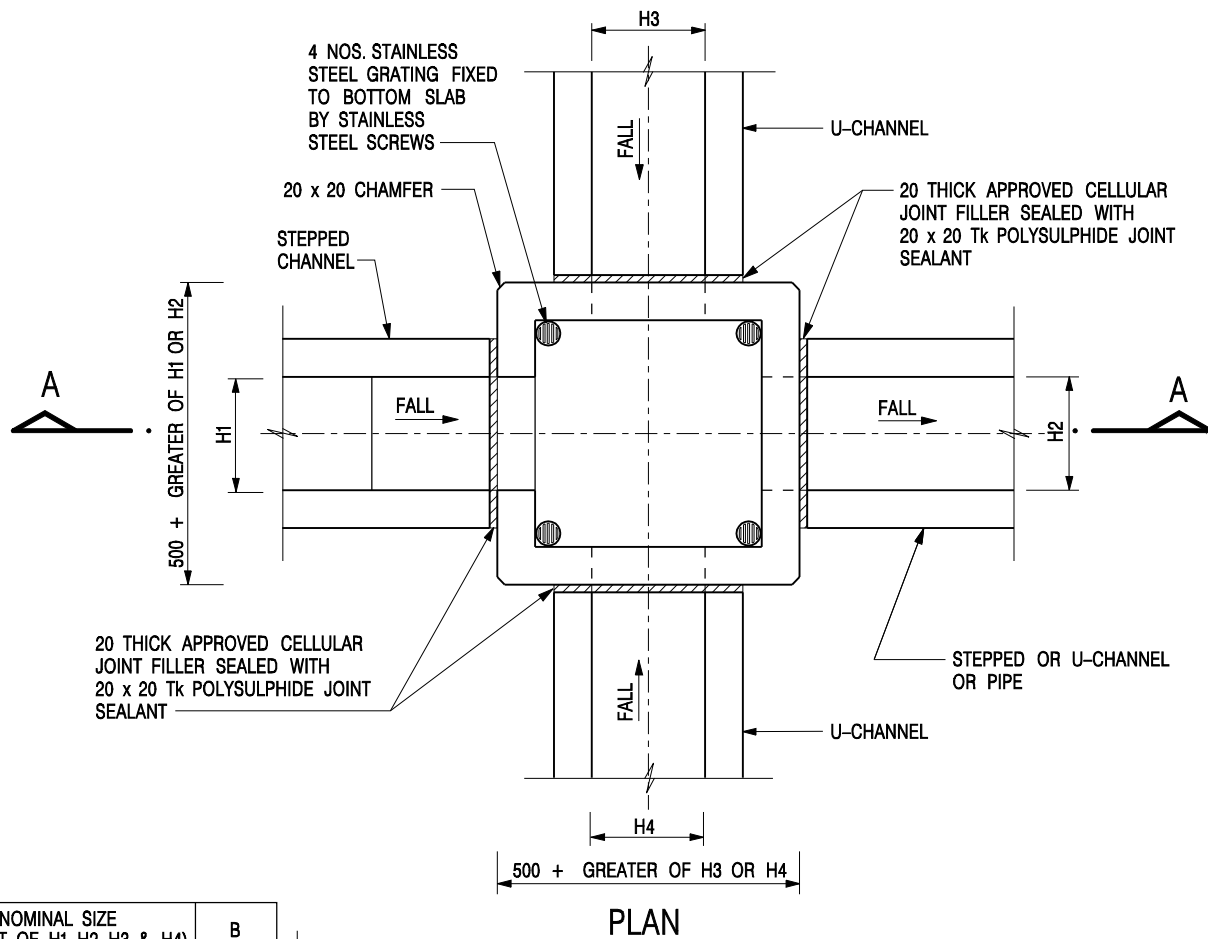
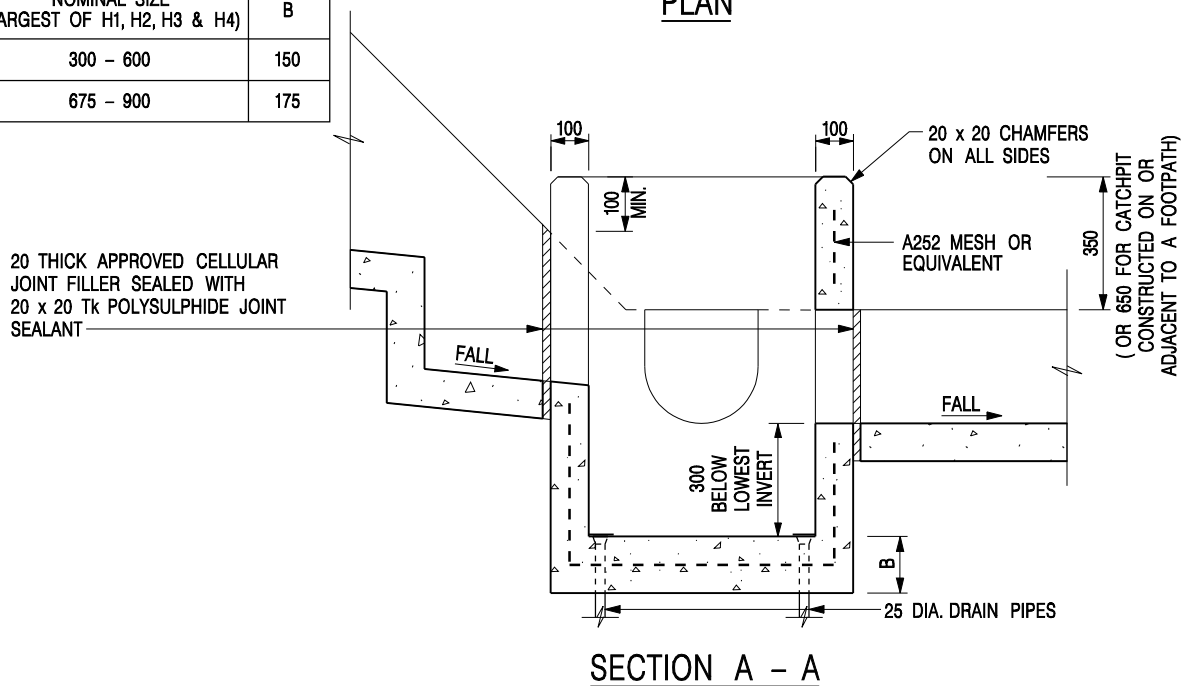


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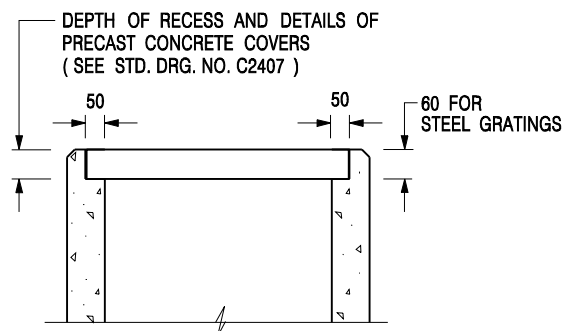


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(SHEET 1 OF 2)

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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

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CATCHPIT WITH TRAP
(SHEET 2 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

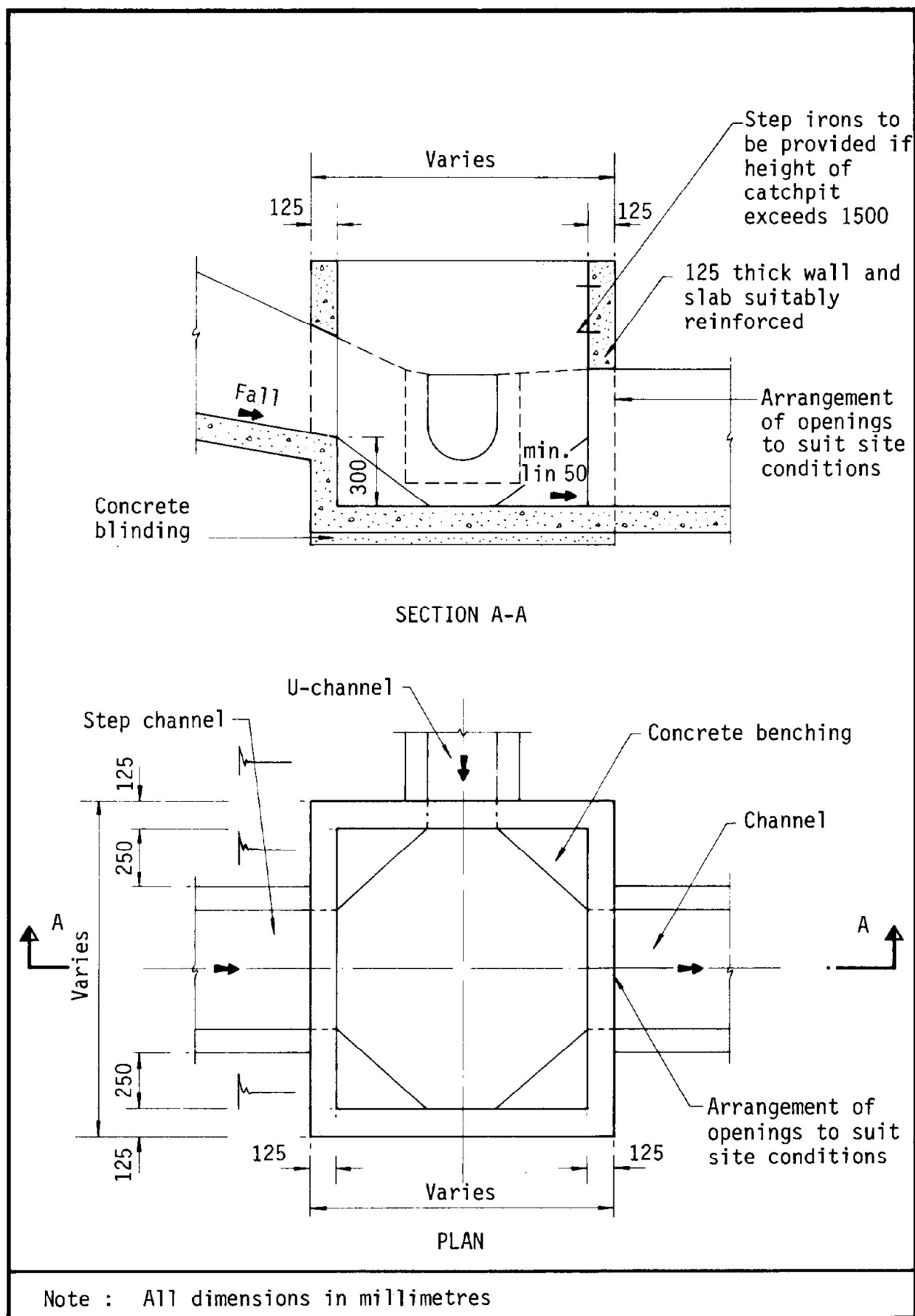
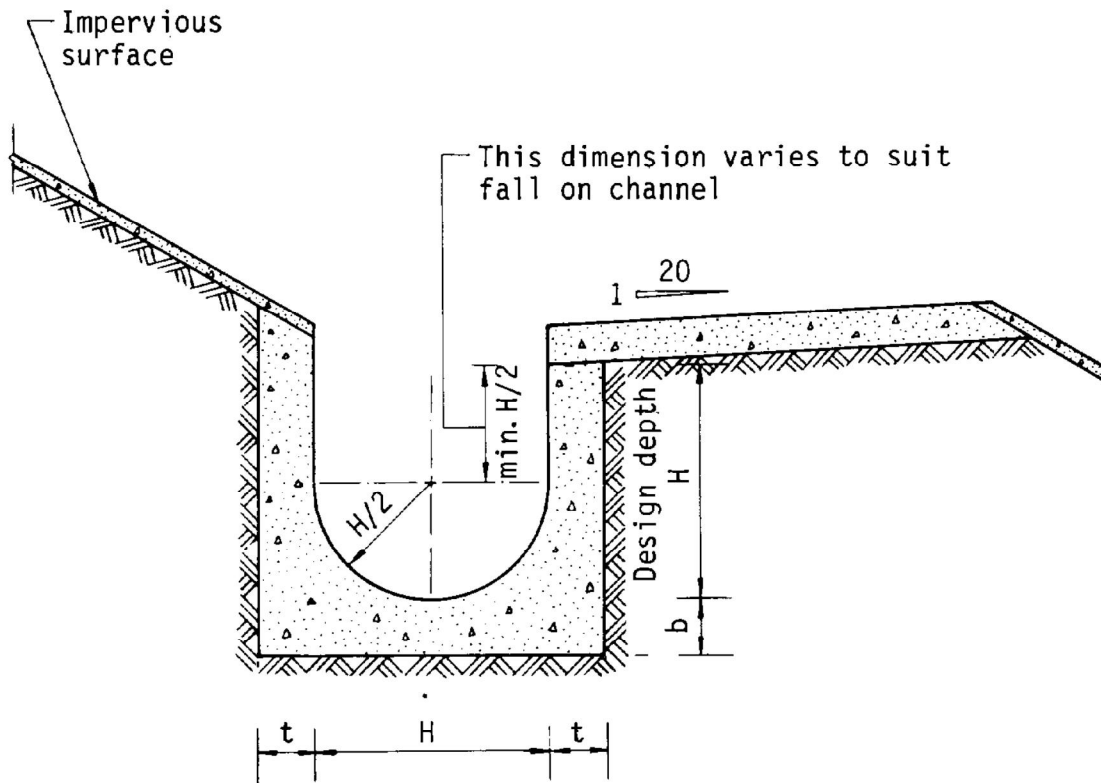


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
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Figure 8.11 - Typical U-channel Details

Appendix II

Fire service installations proposal

DEVELOPMENT PARAMETERS			STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
APPLICATION SITE AREA	: 1,505 m ²	(ABOUT)	B1	VEHICLE REPAIR WORKSHOP	225 m ² (ABOUT)	225 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
COVERED AREA	: 450 m ²	(ABOUT)		ANCILLARY OFFICE			
UNCOVERED AREA	: 1,055 m ²	(ABOUT)	B2	VEHICLE REPAIR WORKSHOP	225 m ² (ABOUT)	225 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
PLOT RATIO	: 0.3	(ABOUT)	TOTAL		450 m ² (ABOUT)	450 m ² (ABOUT)	
SITE COVERAGE	: 30%	(ABOUT)					
NO. OF STRUCTURE	: 2						
DOMESTIC GFA	: NOT APPLICABLE						
NON-DOMESTIC GFA	: 450 m ²	(ABOUT)					
TOTAL GFA	: 450 m ²	(ABOUT)					
BUILDING HEIGHT	: 6 m	(ABOUT)					
NO. OF STOREY	: 1						

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 LIGHT GOODS VEHICLE PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)



FIRE SERVICE INSTALLATIONS

	EXIT SIGN
	EMERGENCY LIGHT
	4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- 1) SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- 2) SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	REPAIR SPACE (MGV)
	INGRESS / EGRESS

PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE		
	TEMPORARY VEHICLE REPAIR WORKSHOP WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS	LOTS 6 S.C RP (PART) AND 7 (PART) IN D.D. 125, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES	1 : 350 @ A4	FSis PROPOSAL		
			DRAWN BY MN	DATE 26.5.2025		
			REVISED BY	DATE	DWG NO. APP II	VER. 001