

Bv Fax (2323 3662) and Post

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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



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

13 March 2024

來函編號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/425
電話號碼 Tel. No.: 2158 6295
傳真機號碼 Fax No.: 2489 9711

R-riches Property Consultants Ltd.

(Attn.: Mr. Orpheus LEE/ Miss Grace WONG)

Dear Sir/ Madam,

**Compliance with Approval Condition (a)
Planning Application No. A/HSK/425**

I refer to your submission dated 23.2.2024 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.
- ☐ 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, please contact Ms. Vicky SY [REDACTED] 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, DSD (Attn.: Ms. Vicky SY)

Internal CTP/TPB2

Our Ref. : DD125 Lot 1583 RP
Your Ref. : TPB/A/HSK/425

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

By Email

23 February 2024

Dear Sir,

Compliance with Approval Condition (a)

**Proposed Temporary Shop and Services for a Period of 5 Years in “Village Type Development”
Zone, Lot 1583 (Part) in D.D. 125, Tin Ha Road, Hung Shui Kiu, Yuen Long, New Territories**

(S16 Planning Application No. A/HSK/425)

We are writing to submit a response-to-comments table and a revised drainage proposal for compliance with approval condition (a) of the subject application, i.e. *the submission of a drainage proposal (Appendices I and II)*.

Should you require more information regarding the application, please contact our Ms. Ron LEUNG at [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Planning and Development Manager

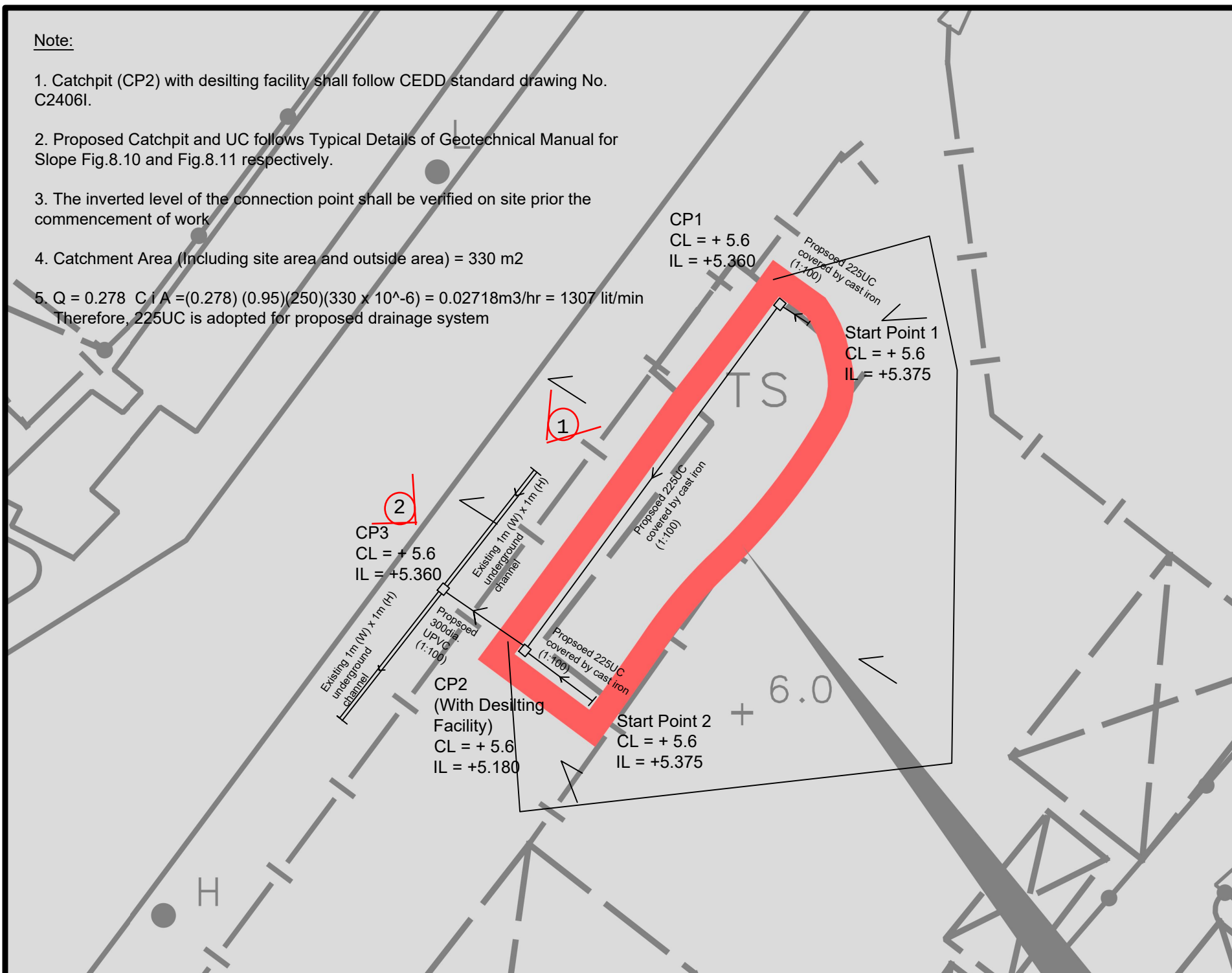
Appendix I – Response to the Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

Comments of the CE/MN, DSD (Contact Person: Ms. Vicky SY; [REDACTED])		
	Based on our record, the existing 700mm diameter pipe which the proposed drainage system to be discharged to is removed / not function anymore. Please review.	Final discharge point (i.e. the existing 700mm diameter pipe) is revised to the existing 1m x 1m underground channel. Photographic records showing the existing drainage facilities are provided at the revised drainage proposal for your reference (Appendix II).



Note:

1. Catchpit (CP2) 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. The inverted level of the connection point shall be verified on site prior the commencement of work
4. Catchment Area (Including site area and outside area) = 330 m²
5. $Q = 0.278 \text{ C} \sqrt{A} = (0.278) (0.95) (250) (330 \times 10^{-6}) = 0.02718 \text{ m}^3/\text{hr} = 1307 \text{ lit/min}$
Therefore, 225UC is adopted for proposed drainage system

Legend:

- Proposed UC (Gradient) with cast iron cover
- Existing Drain
- Proposed Catchpit

Company:

Project:

Lot 1583 RP (Part) in
D.D. 125, Tin Ha Road,
Hung Shui Kiu, Yuen
Long, New
Territories

(A/HSK/425)
(Drainage Proposal)

Title:

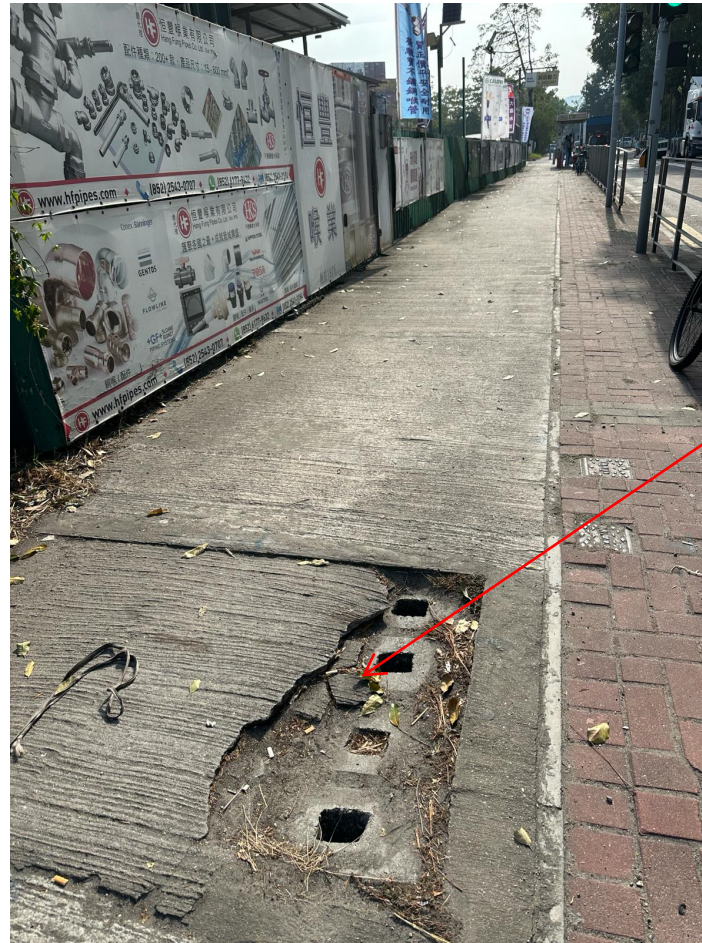
Drainage layout

Dwg No:

File:

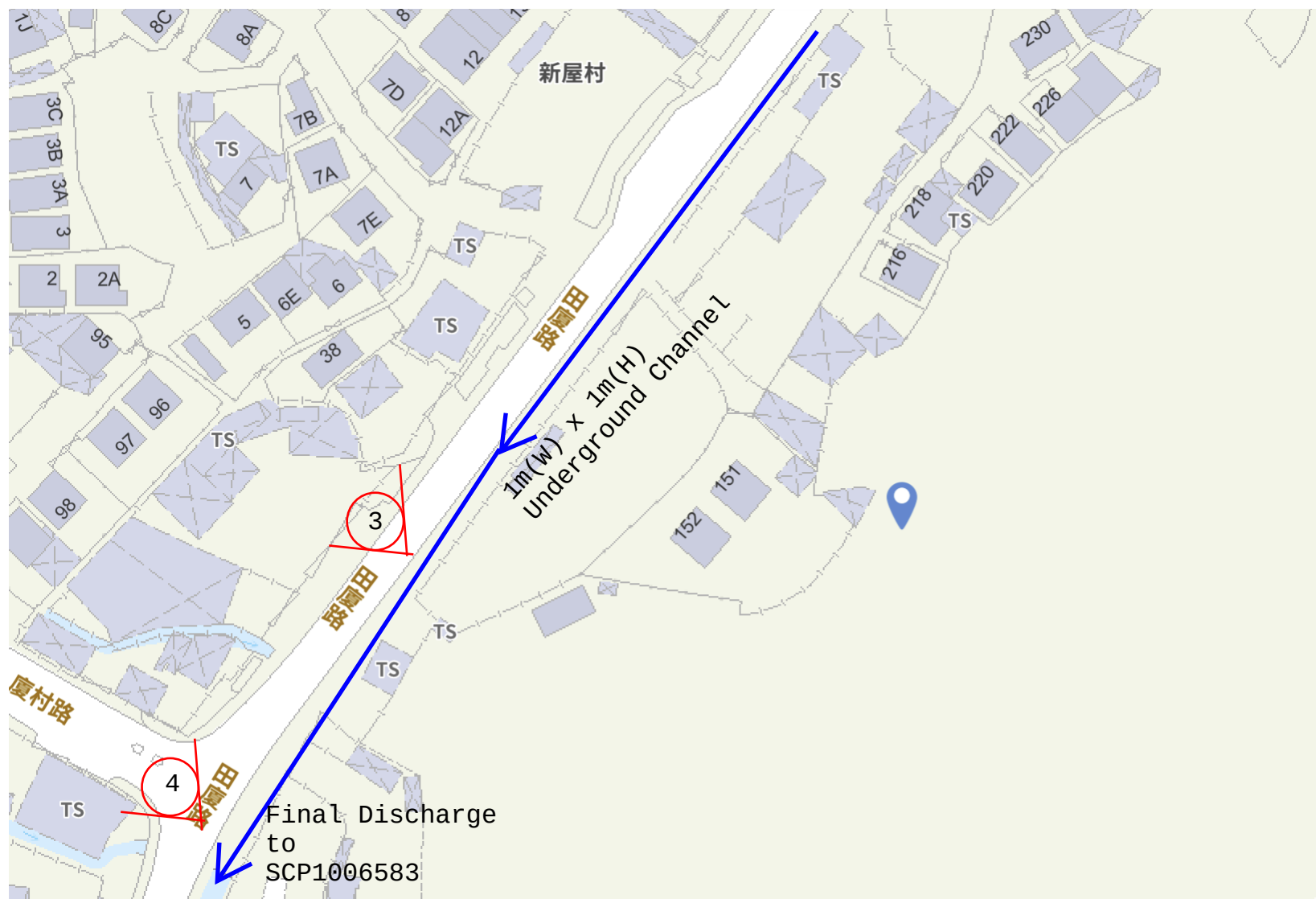
Fig.1

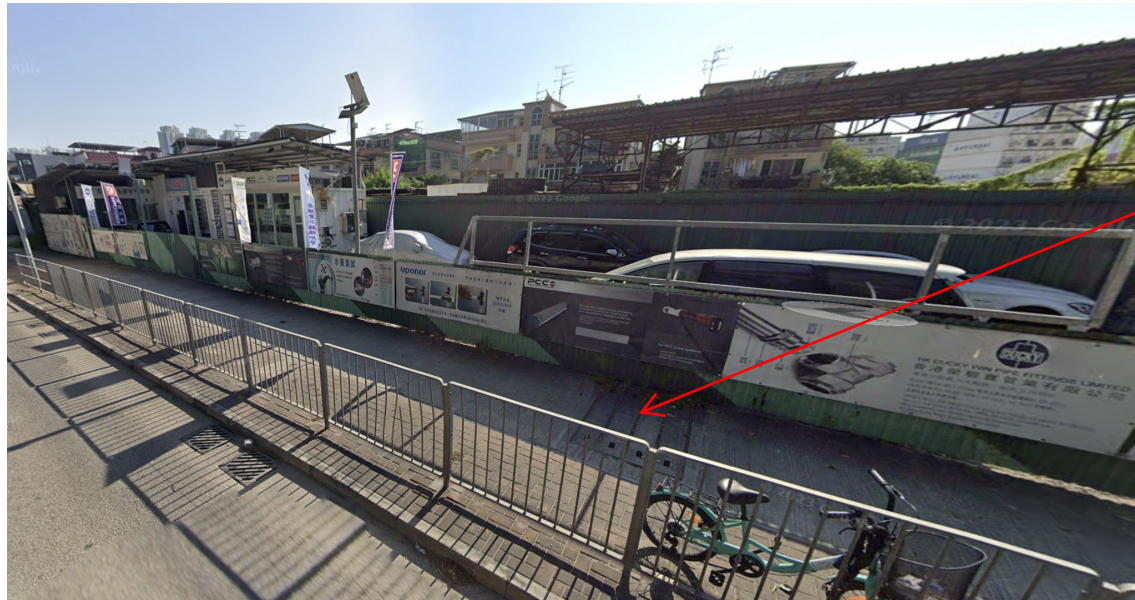
Date:
23 Feb 2024



1m (W) x 1m(H)
Underground channel

VIEW 1 1m(W) x 1m(H) underground channel





1m (W) x 1m(H)
Underground channel

VIEW 2 1m(W) x 1m(H) underground channel



1m (W) x 1m(H)
Underground channel

VIEW 3 1m(W) x 1m(H) underground channel along Tin Ha Road

1m (W) x 1m(H)
Underground channel

Final Discharge
to SCP1006583

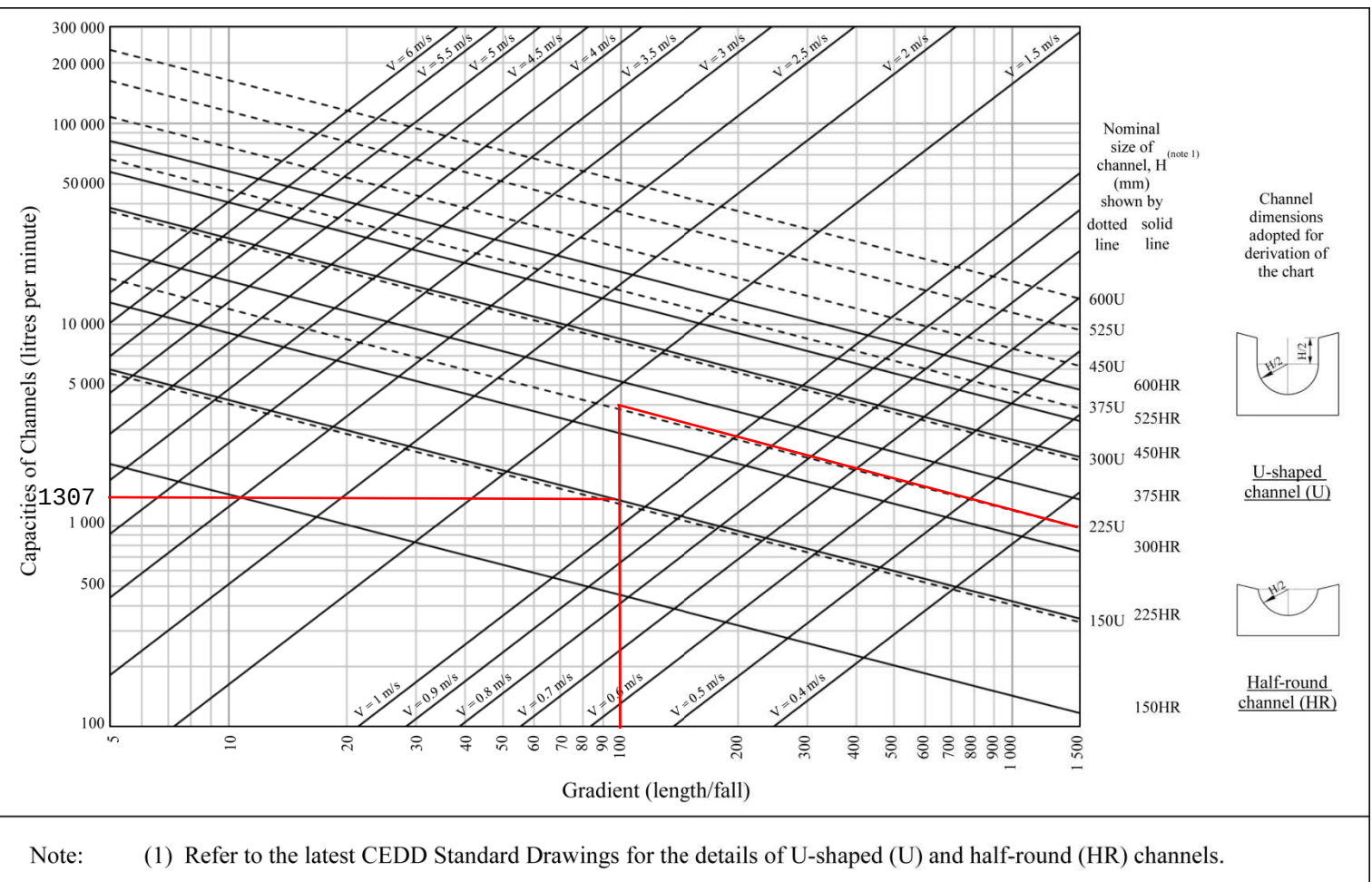


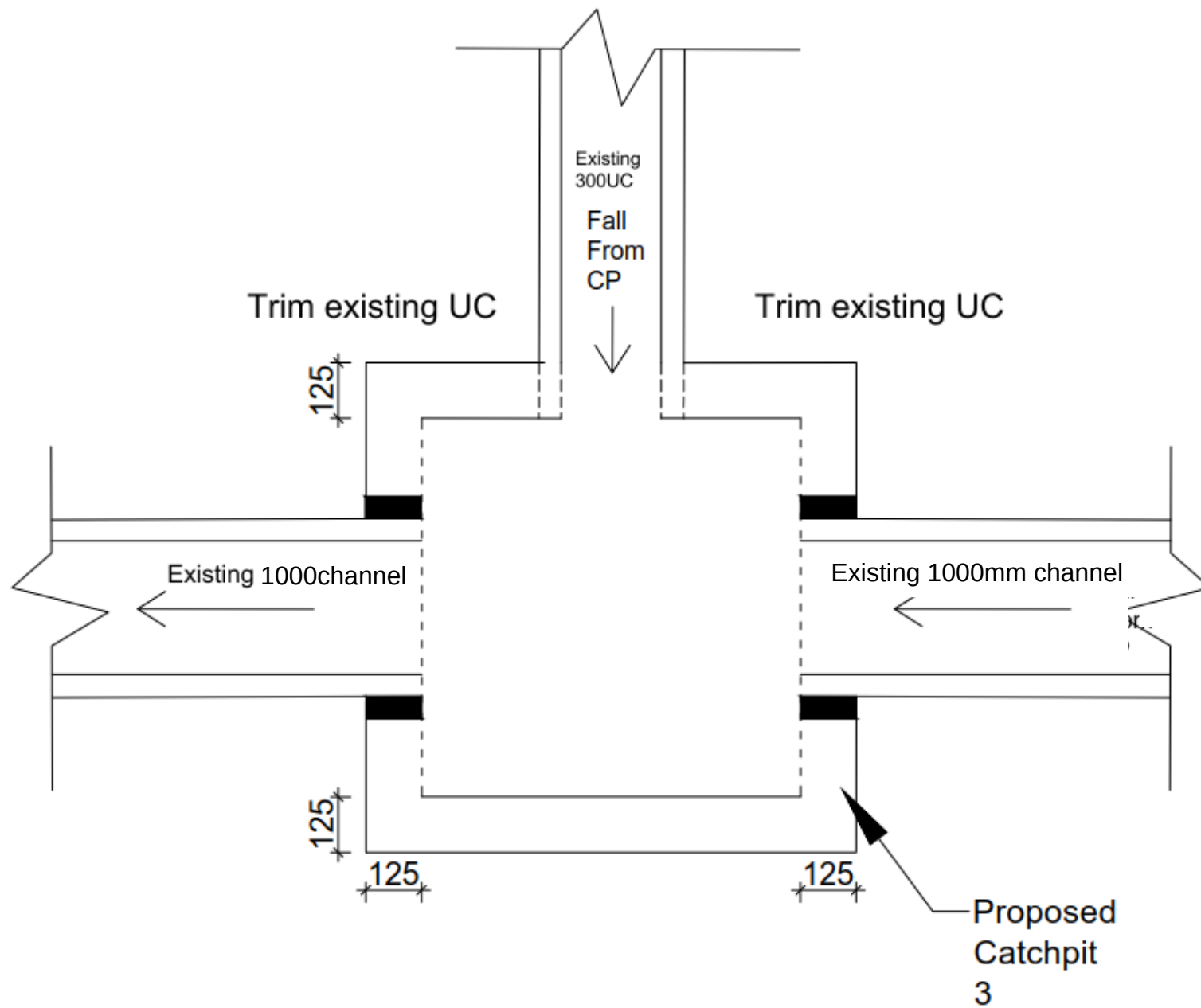
VIEW 4 1m(W) x 1m(H) underground channel along Tin Ha Road

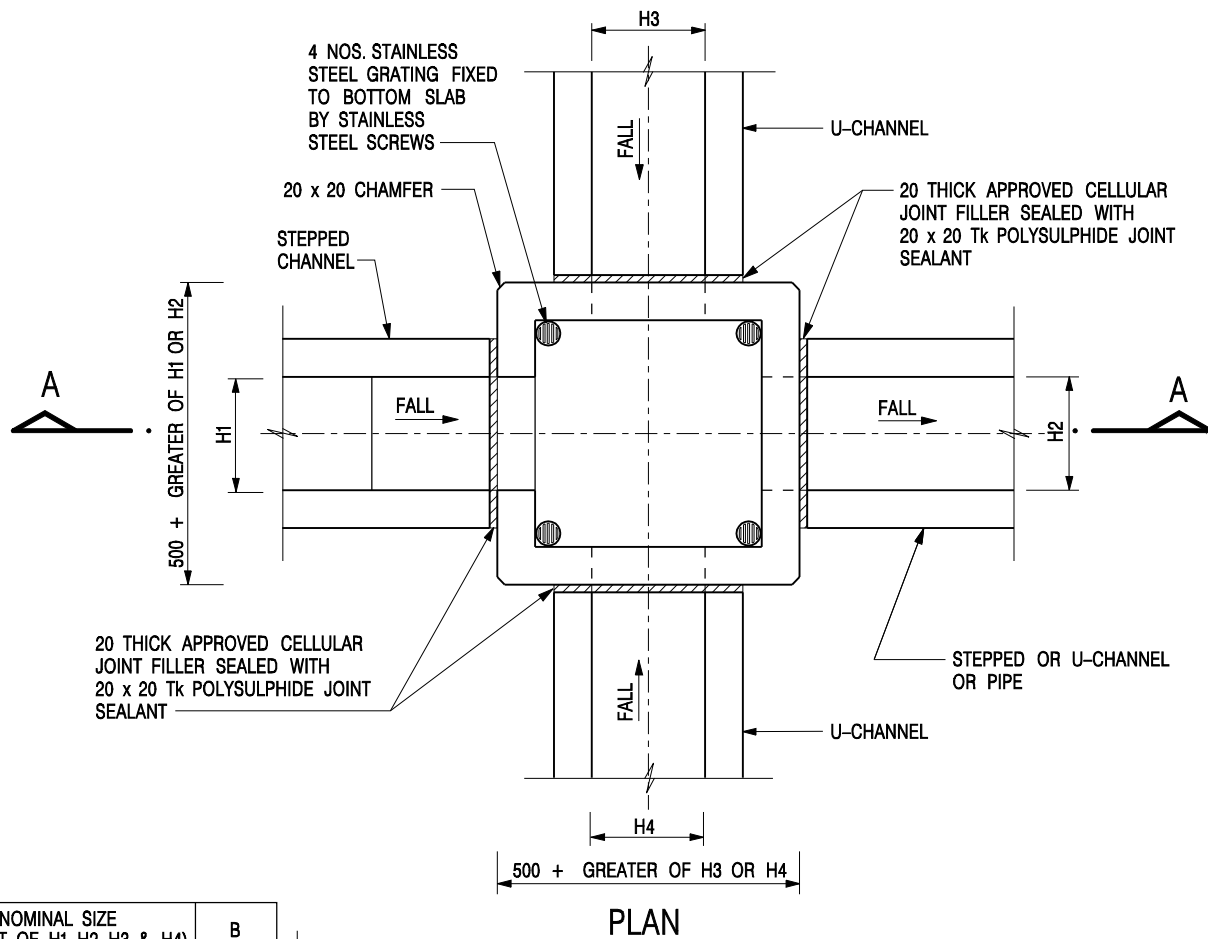
GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 | Revision: - | Date: 05.06.2014 | Page: 3 of 3

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

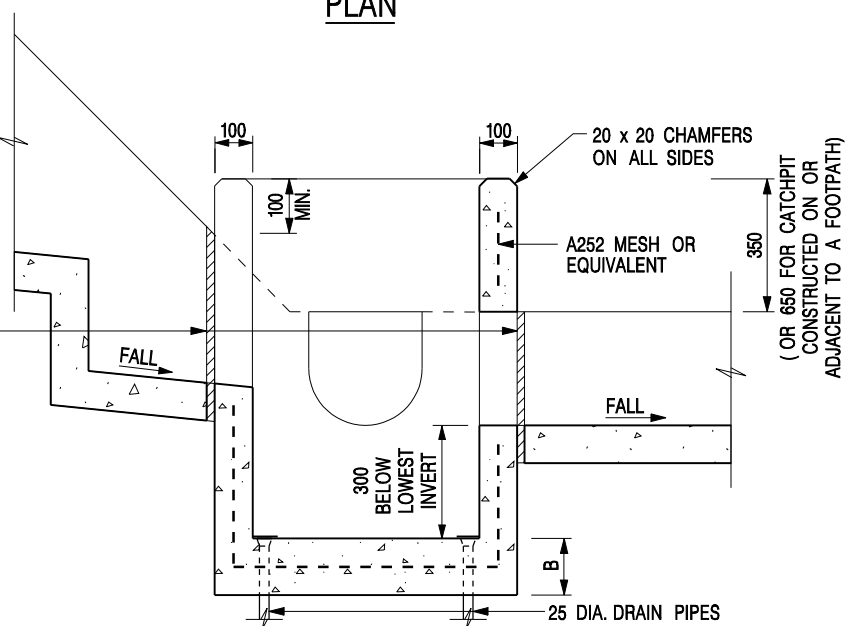






NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

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



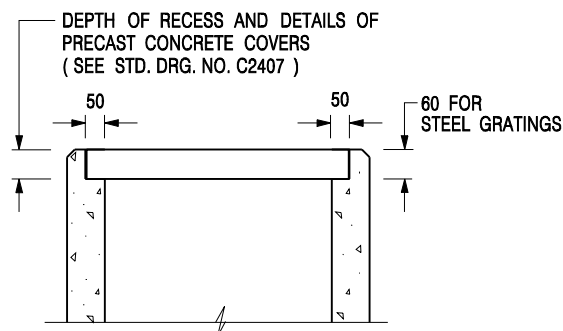
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

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 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
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

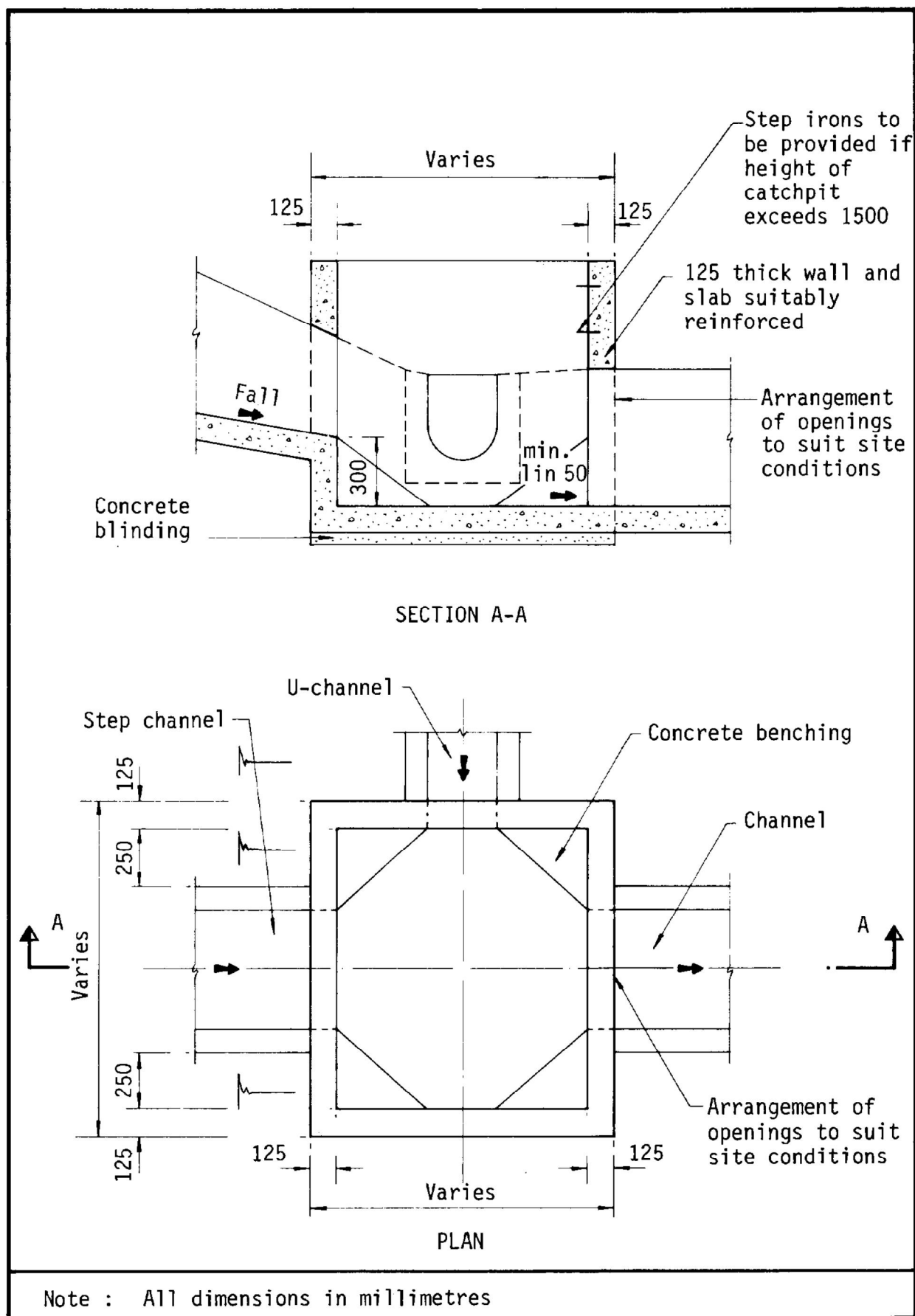
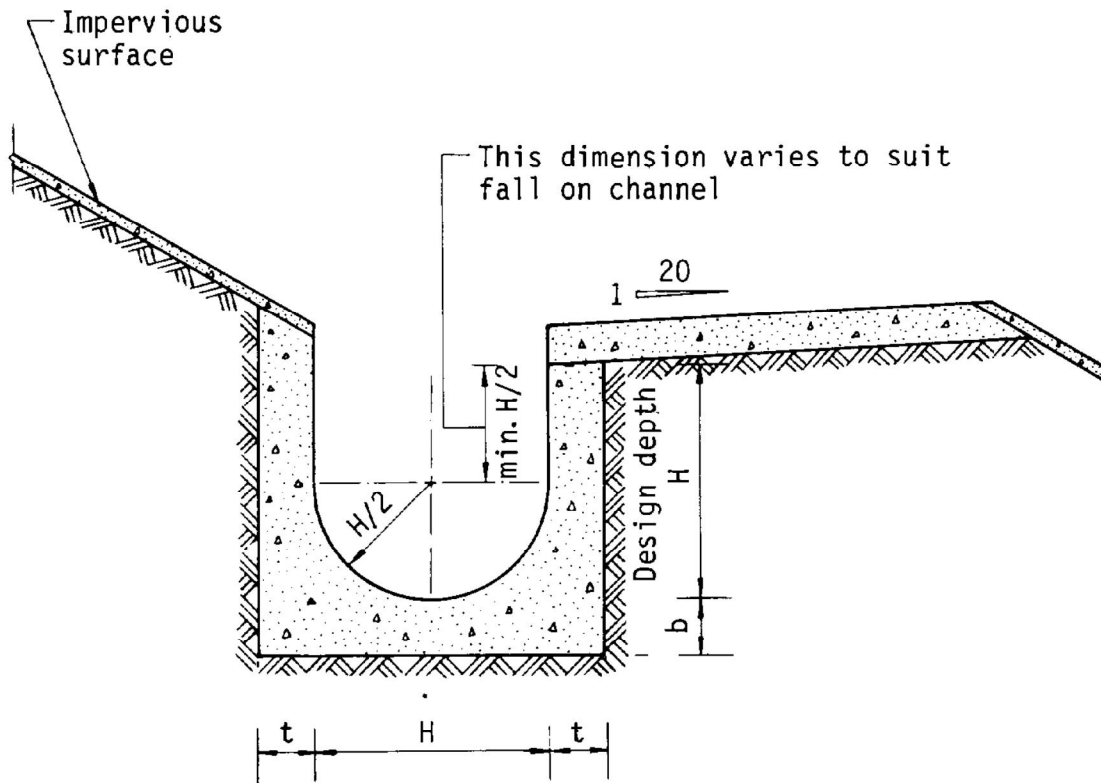


Figure 8.10 - Typical Details of Catchpits



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

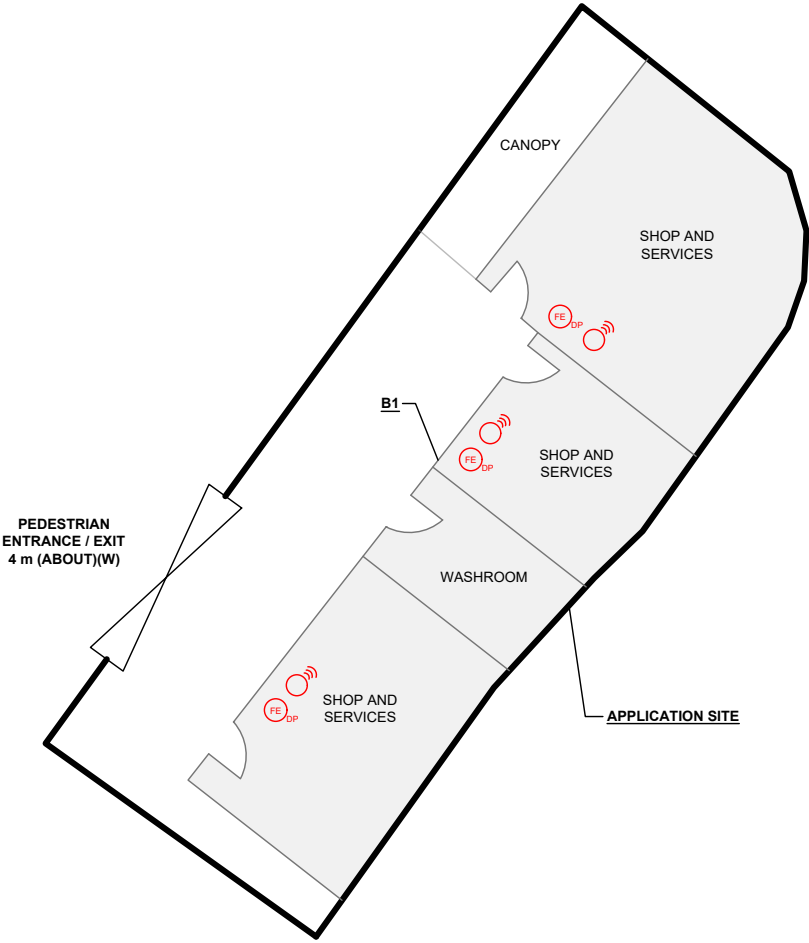
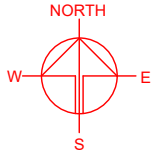
Figure 8.11 - Typical U-channel Details

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 121 m ²	(ABOUT)
COVERED AREA	: 81 m ²	(ABOUT)
UNCOVERED AREA	: 40 m ²	(ABOUT)
PLOT RATIO	: 0.67	(ABOUT)
SITE COVERAGE	: 67 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 81 m ²	(ABOUT)
TOTAL GFA	: 81 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

NO PARKING AND LOADING/UNLOADING SPACE ARE PROVIDED AT THE APPLICATION SITE

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES AND WASHROOM	81 m ² (ABOUT)	81 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		81 m ² (ABOUT)	81 m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

-  STAND-ALONE FIRE DETECTOR
-  4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  ENTRANCE / EXIT

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 1583 RP (PART) IN D.D. 125, TIN HA ROAD, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 150 @ A4

DRAWN BY

MN

DATE

15.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO.

APPENDIX II

VER.

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