

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 [REDACTED] and 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

3 October 2024

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/424
電話號碼 Tel. No.: 2158 6294
傳真機號碼 Fax No.: 2489 9711

R-riches Property Consultants Limited

Dear Sir/ Madam,

Compliance with Approval Condition (a)
Planning Application No. A/HSK/424

I refer to your submission dated 19.8.2024 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 (Tel: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

(Ms. Charlotte LAM)
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. : DD124 Lot 25 & VL
Your Ref. : TPB/A/HSK/424

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

By Email

19 August 2024

Dear Sir,

Compliance with Approval Condition (a)

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years in "Village Type Development" and "Open Space" Zones,
Various Lots in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/HSK/424)

We are writing to submit a revised drainage proposal for compliance with approval condition (a) of the subject application, i.e. *the submission of a drainage proposal (Appendix I)*. This submission is intended to supersede our previous submission dated 3 May 2024.

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.

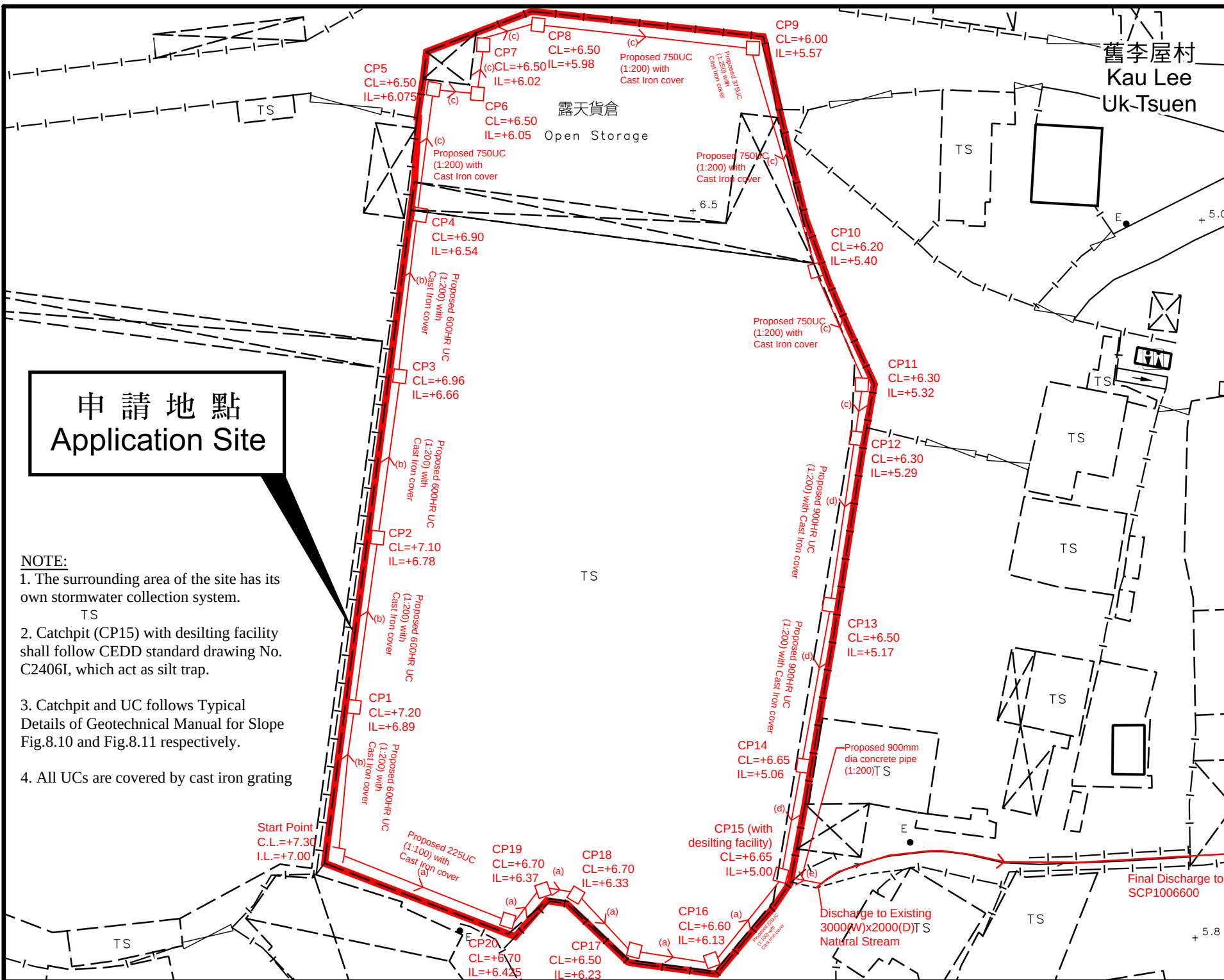
Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

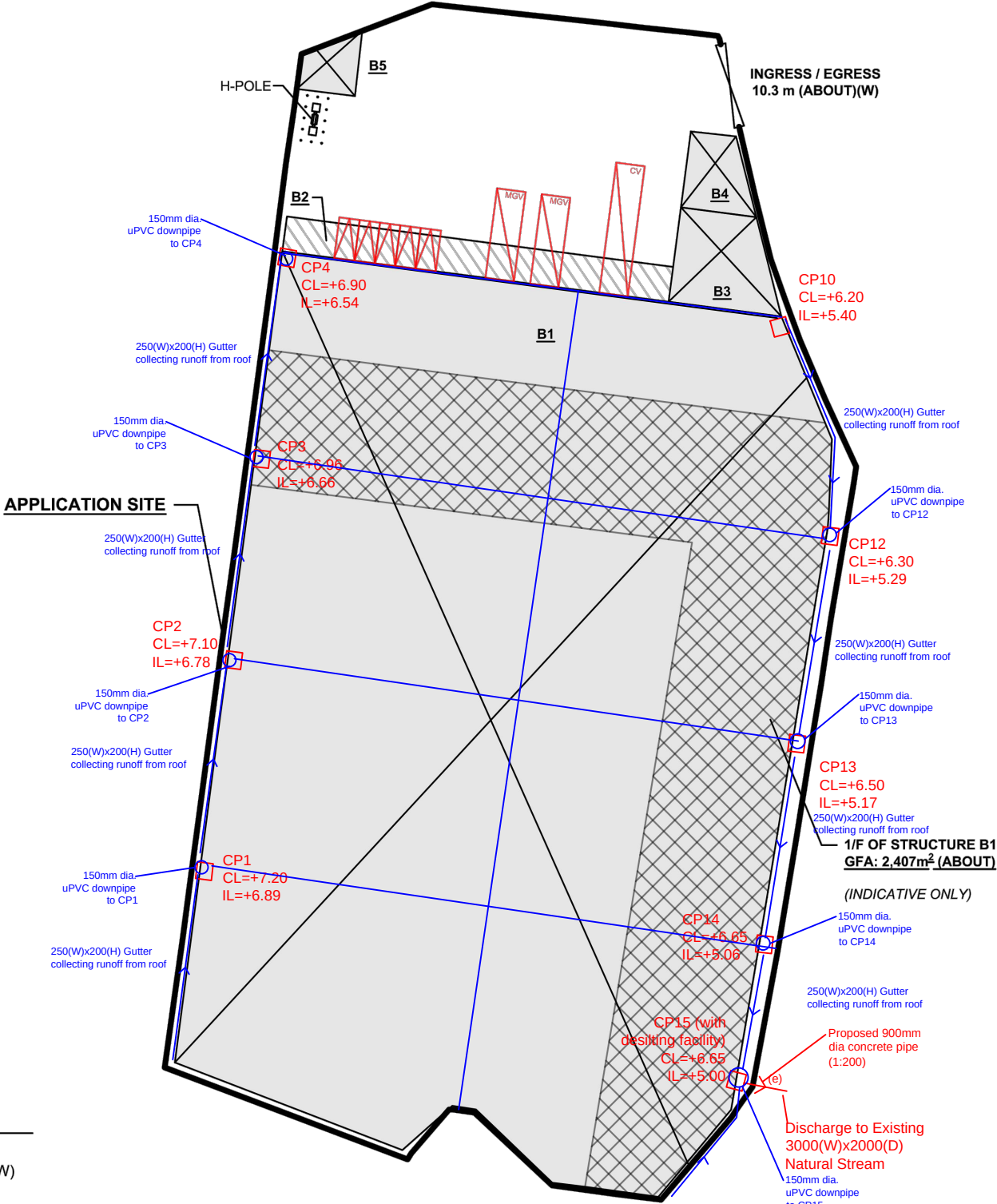


Louis TSE
Town Planner





Site Area = 9293 sq.m
B1 Area = 7163 sq.m



Company:
正宏工程顧問公司
Ching Wan Engineering
Consultants Company

PROJECT:
Proposed Temporary
Warehouse (Excluding
Dangerous Goods
Godown) with Ancillary
Facilities for a Period of
3 Years at Lots 25
(Part), 26 (Part), 27
(Part), 28 (Part), 29, 30,
31, 32 (Part), 33 (Part),
34 (Part), 36 (Part), 70
(Part), 76 (Part), 77
(Part), 78 S.A (Part), 80
(Part) and 82 (Part) in
D.D. 124 and Adjoining
Government Land, Ha
Tsuen, Yuen Long, New
Territories
(A/HSK/424)

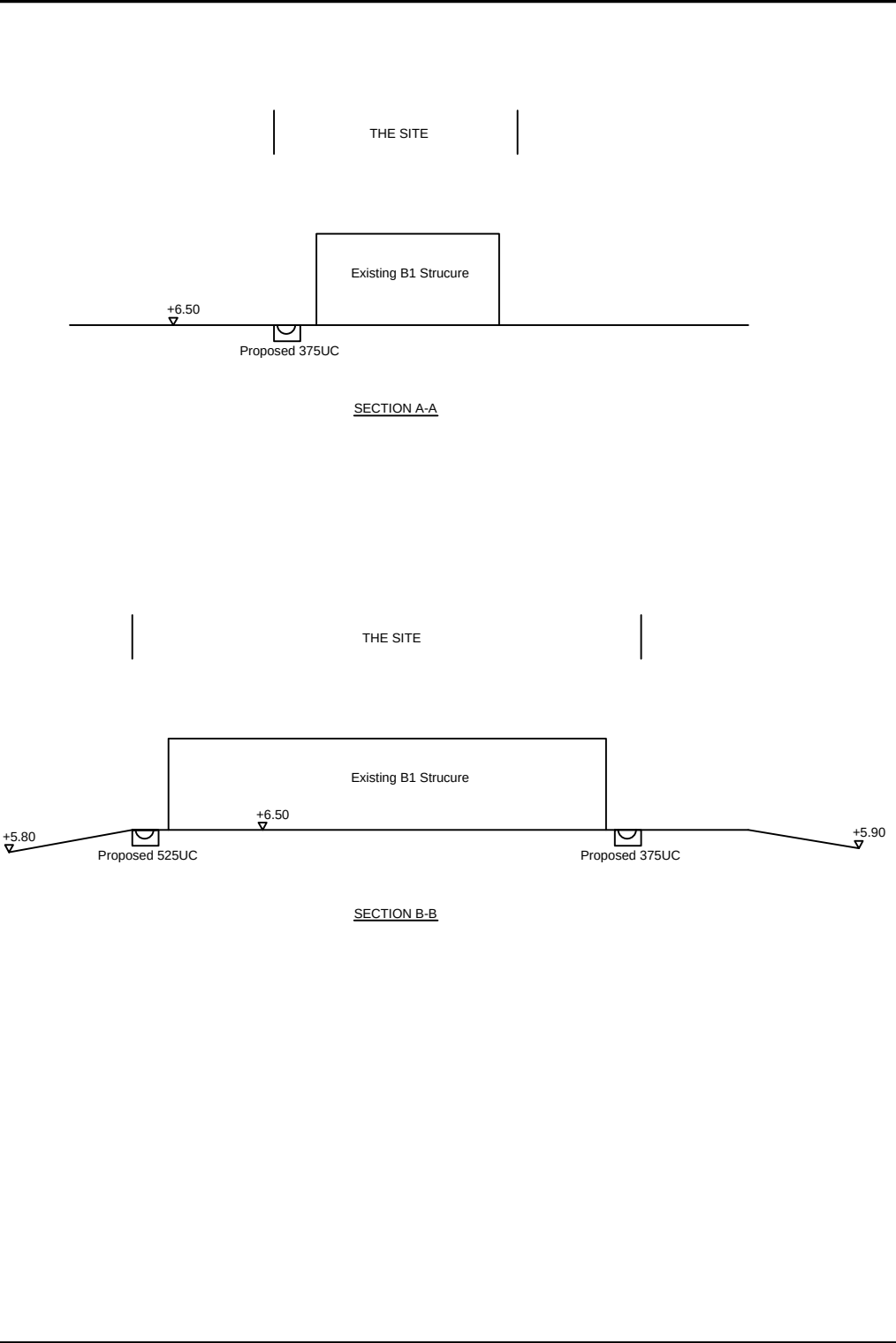
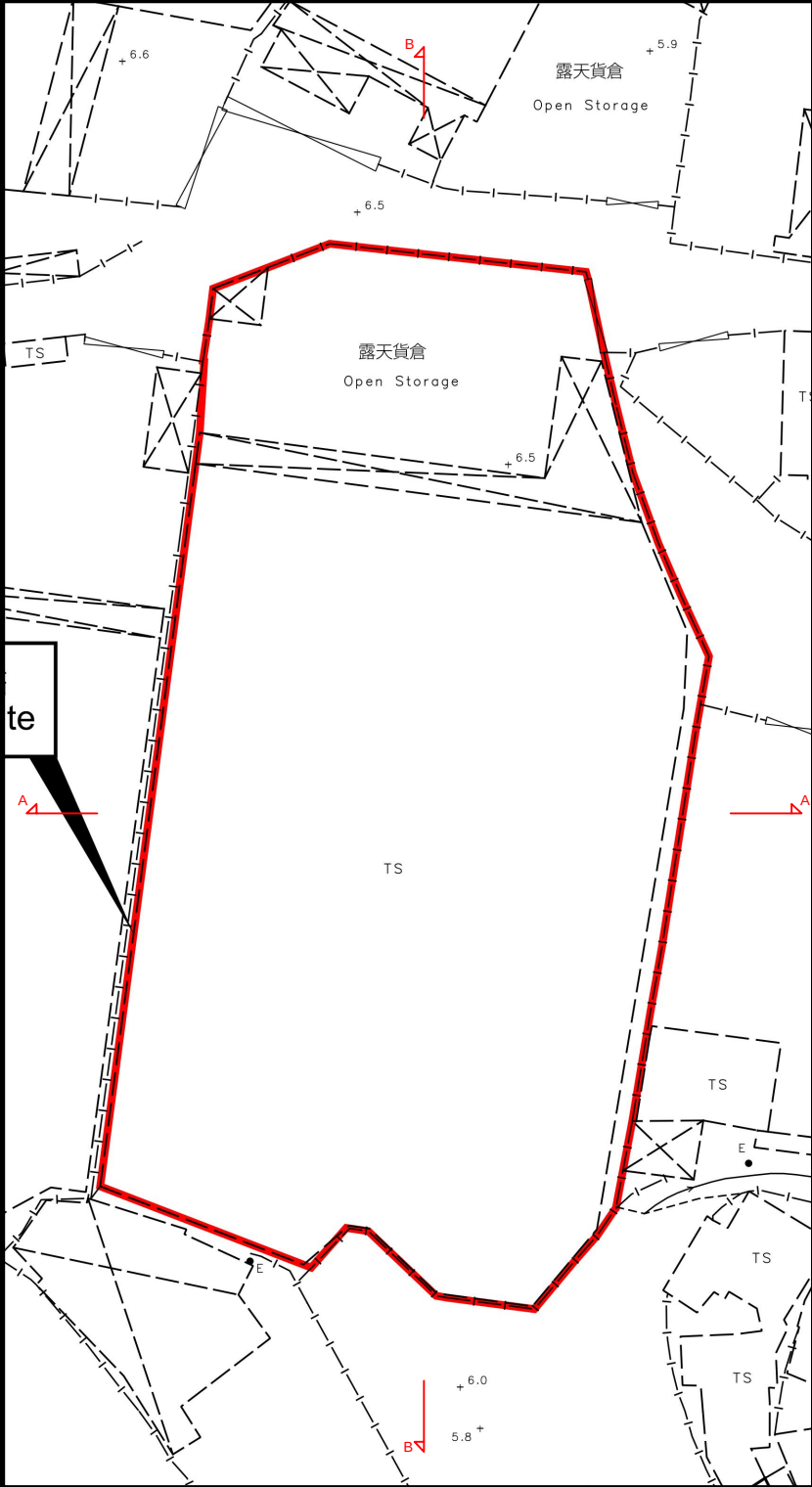
TITLE:
Catchment Plan

File: DWG NO.
Scale: HSK424-D02

Date:
16-8-2024

PROVISIONS
: 5
: 5 m (L) X 2.5 m (W)

VEHICLE : 2

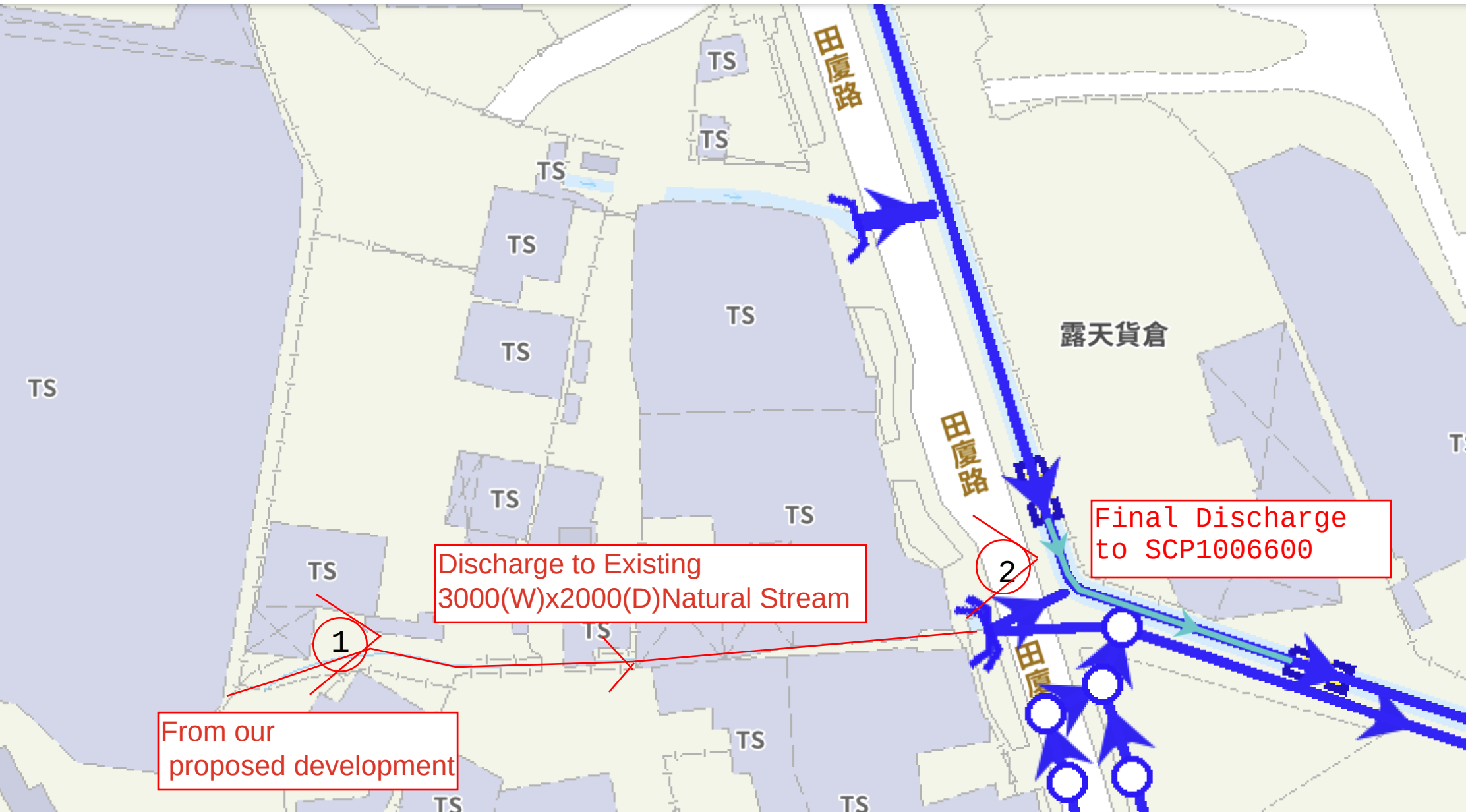


Company:
正宏工程顧問公司
Ching Wan Engineering
Consultants Company

PROJECT:
Proposed Temporary
Warehouse (Excluding
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Godown) with Ancillary
Facilities for a Period of
3 Years at Lots 25
(Part), 26 (Part), 27
(Part), 28 (Part), 29, 30,
31, 32 (Part), 33 (Part),
34 (Part), 36 (Part), 70
(Part), 76 (Part), 77
(Part), 78 S.A (Part), 80
(Part) and 82 (Part) in
D.D. 124 and Adjoining
Government Land, Ha
Tsuen, Yuen Long, New
Territories
(A/HSK/424)

TITLE:
SECTIONS

File:	DWG NO.
Scale:	HSK424-D03
Date: 16-8-2024	



From our
proposed development

Discharge to Existing
3000(W)x2000(D) Natural Stream

Final Discharge
to SCP1006600



VIEW 1: Existing 3000(W)x2000(D)Natural Stream



VIEW 2: FINAL DISCHARGE POINT SCP1006600

Site Area = 9293 m²
Warehouse Area = 7163 m²

From Start Point to CP15

Provide nominal 225UC (1:100) is Ok

From Start Point to CP4

Collect 3/8 warehouse catchment area

Calculation of Runoff from the Proposed Development

$$\begin{aligned} Q &= 0.278 C i A \\ C &= 0.95 && \text{(P.42 of Stormwater Drainage Manual)} \\ A &= 2686.125 \text{ m}^2 \\ &= 0.0026861 \text{ km}^2 \\ \text{take } i &= 250 \text{ mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.0026861 \\ &= 0.177 \text{ m}^3/\text{sec} \\ &= 10641 \text{ lit/min} \end{aligned}$$

Provide 600HR UC (1:200) is Ok

From CP4 to CP12

Collect 4/8 warehouse catchment area + vacant area (9293-7163)

Calculation of Runoff from the Proposed Development

$$\begin{aligned} Q &= 0.278 C i A \\ C &= 0.95 && \text{(P.42 of Stormwater Drainage Manual)} \\ A &= 5711.5 \text{ m}^2 \\ &= 0.0057115 \text{ km}^2 \\ \text{take } i &= 250 \text{ mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.0057115 \\ &= 0.377 \text{ m}^3/\text{sec} \\ &= 22626 \text{ lit/min} \end{aligned}$$

Provide 750 HRUC (1:200) is Ok

From CP12 to CP15

Collect 7/8 warehouse catchment area + vacant area (9293-7163)

Calculation of Runoff from the Proposed Development

$$\begin{aligned} Q &= 0.278 C i A \\ C &= 0.95 && \text{(P.42 of Stormwater Drainage Manual)} \\ A &= 8397.625 \text{ m}^2 \\ &= 0.0083976 \text{ km}^2 \\ \text{take } i &= 250 \text{ mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.0083976 \\ &= 0.554 \text{ m}^3/\text{sec} \\ &= 33267 \text{ lit/min} \end{aligned}$$

Provide 900 HR UC (1:100) is Ok

Outfall

Catchment Area = Site Area

Calculation of Runoff from the Proposed Development

$$\begin{aligned} Q &= 0.278 C i A \\ C &= 0.95 && \text{(P.42 of Stormwater Drainage Manual)} \\ A &= 9293 \text{ m}^2 \\ &= 0.009293 \text{ km}^2 \\ \text{take } i &= 250 \text{ mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.009293 \\ &= 0.614 \text{ m}^3/\text{sec} \\ &= \mathbf{36814} \text{ lit/min} \end{aligned}$$

Calculation Maximum Capacity of Proposed 900mm dia. Underground pipe.

$$\begin{aligned} \text{Manning Equation } V &= R^{2/3} * S_f^{0.5} / n \\ \text{where } R &= \frac{\pi r^2}{2 \pi r} && \begin{array}{l} \text{dia} \quad 900 \text{ mm} \\ r = 0.45 \text{ m} \end{array} \\ &= r/2 \\ &= 0.225 \text{ m} \\ n &= 0.012 \text{ s/m}^{1/3} && \text{(Table 13 of Stormwater Drainage Manual)} \\ 1/200 \quad S_f &= 0.005 \\ \text{Therefore, } V &= 0.225^{2/3} * 0.005^{0.5} / 0.012 \\ &= 2.180 \text{ m/sec} \\ \text{Maximum Capacity (Q}_{\max}) &= V * A \\ &= 2.18 * \pi r^2 \\ &= 1.387 \text{ m}^3/\text{sec} \\ 1 \text{ nos of pipe} &= 1.387 \text{ m}^3/\text{sec} \\ &= 83205 \text{ lit/min} \\ &> 36814 \text{ lit/min} \end{aligned}$$

Provide 900mm dia underground pipe (1:100) is OK

Calculation Maximum Capacity of Proposed 250(W)x200(D) Gutter

$$\begin{aligned} \text{Manning Equation } V &= R^{2/3} * S_f^{0.5} / n \\ \text{where } R &= (W * D) / (2D + W) && \begin{array}{l} W = 0.25 \text{ m} \\ D = 0.2 \text{ m} \end{array} \\ &= 0.077 \\ n &= 0.012 \text{ s/m}^{1/3} && \text{(Table 13 of Stormwater Drainage Manual)} \\ 1/100 \quad S_f &= 0.0100 \\ \text{Therefore, } V &= 0.077^{2/3} * 0.01^{0.5} / 0.012 \\ &= 1.507 \text{ m/sec} \\ \text{Maximum Capacity (Q}_{\max}) &= V * A \\ &= 1.507 * 0.25 * 0.2 \\ &= 0.075 \text{ m}^3/\text{sec} \\ 1 \text{ nos of Gutter} &= 0.075 \text{ m}^3/\text{sec} \\ &= 4522 \text{ lit/min} \\ &> \#REF! \text{ lit/min} \end{aligned}$$

Provide 250(W)x200(D) Gutter (1:100) is OK

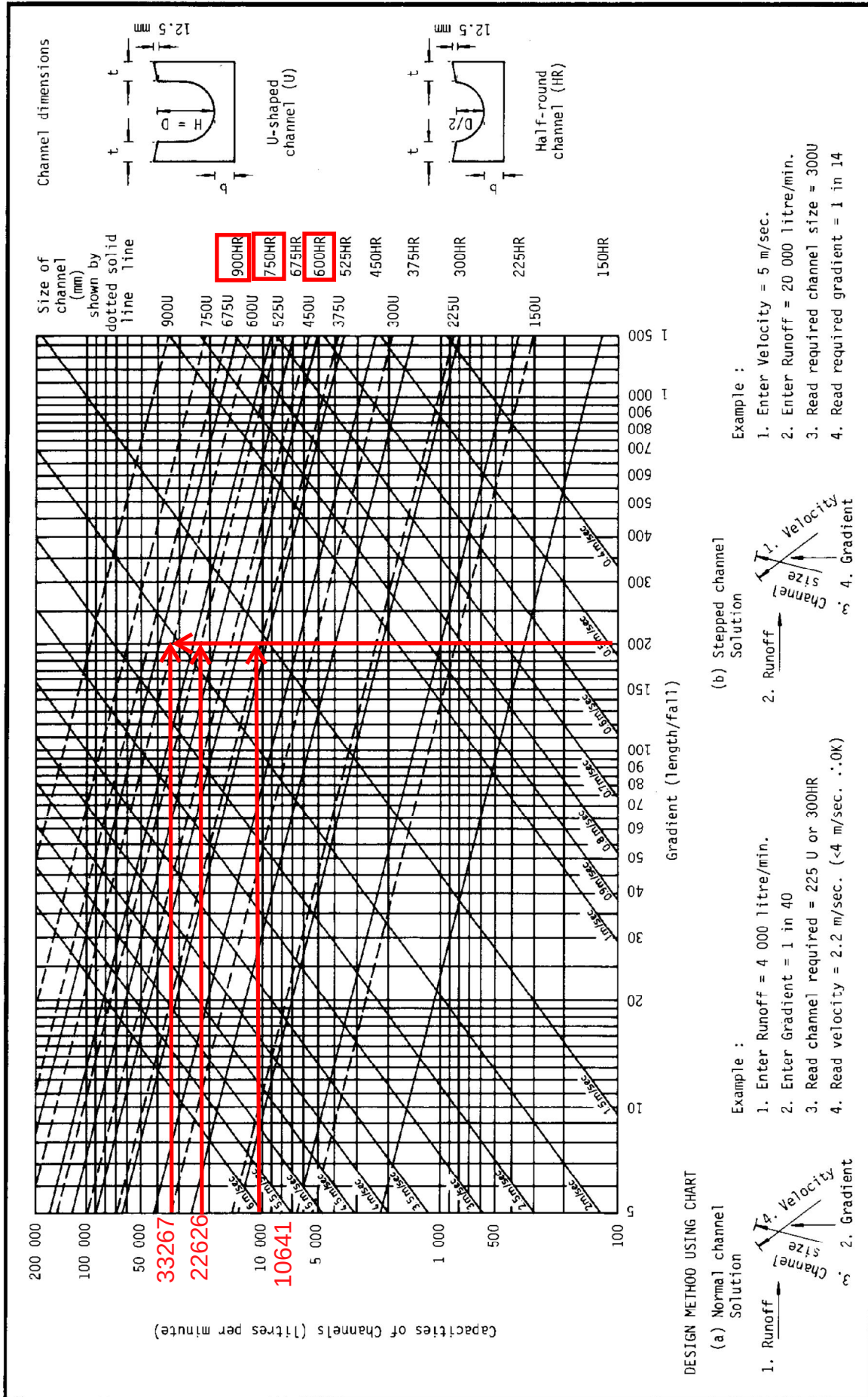
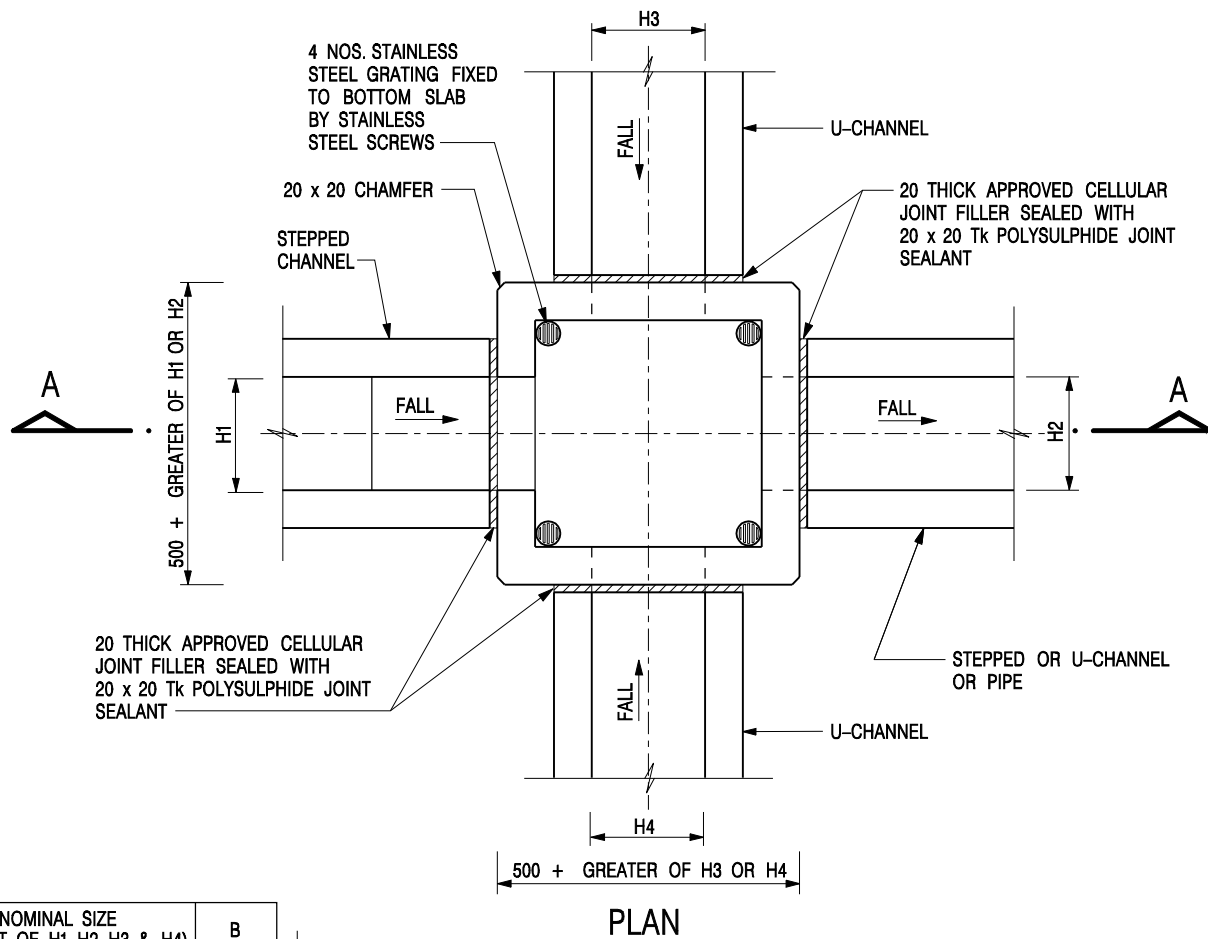
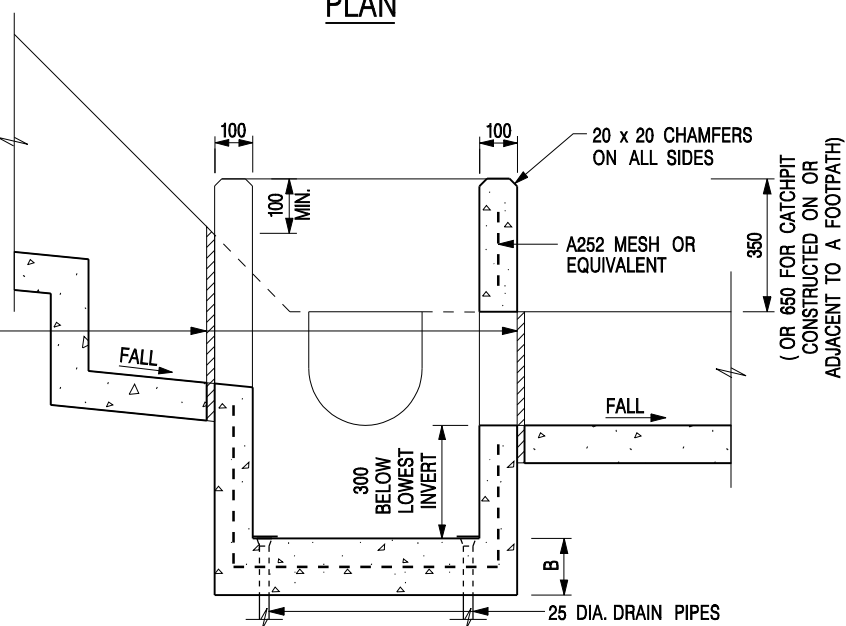


Figure 8.7 - Chart for the Rapid Design of Channels



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

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



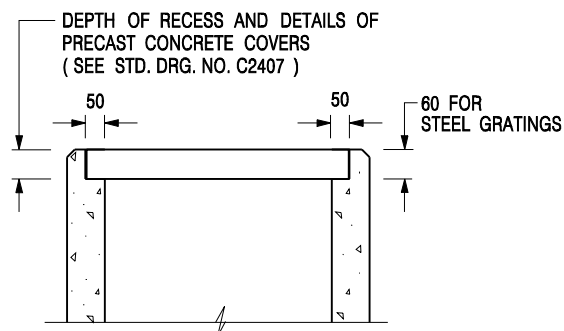
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

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

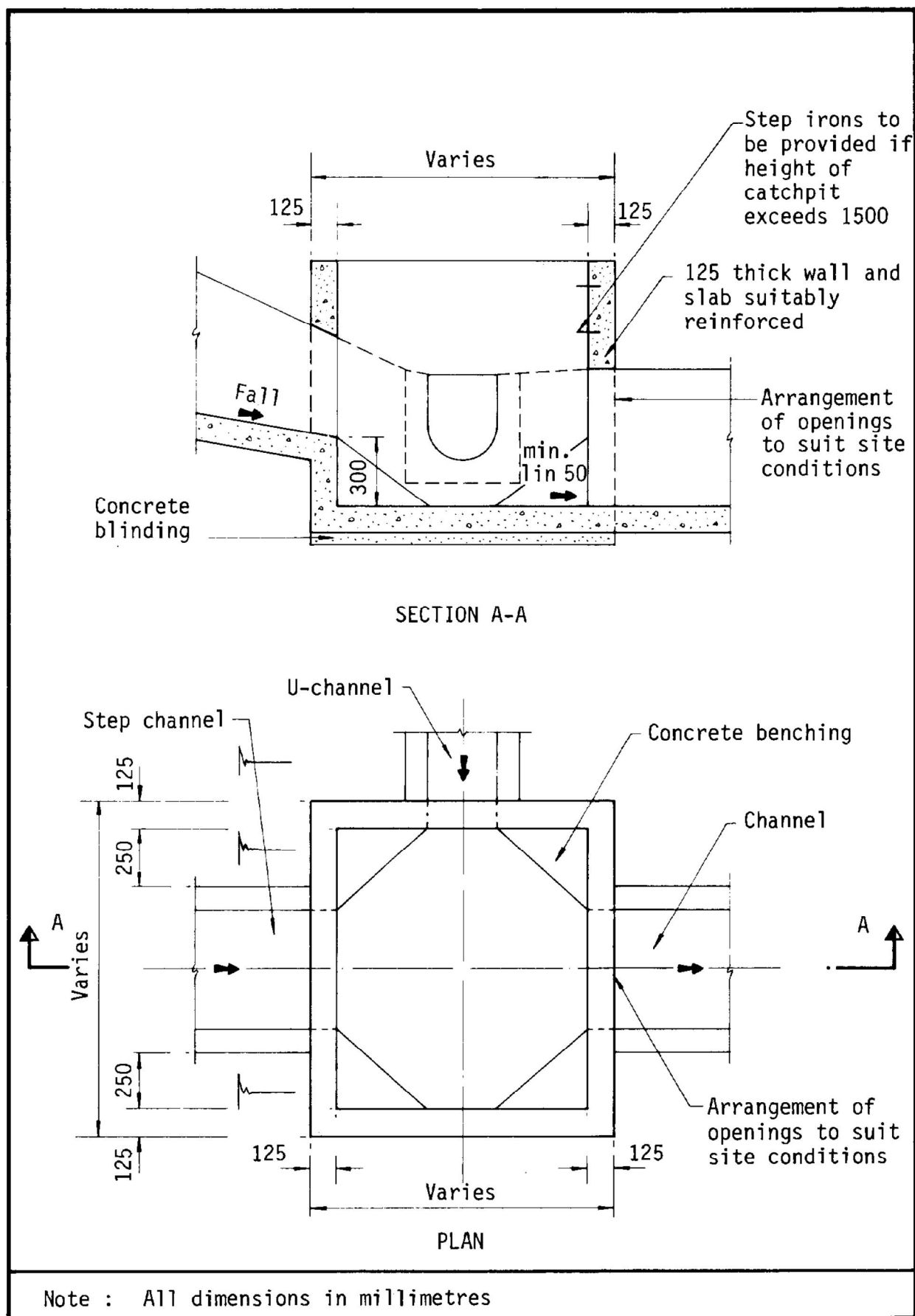
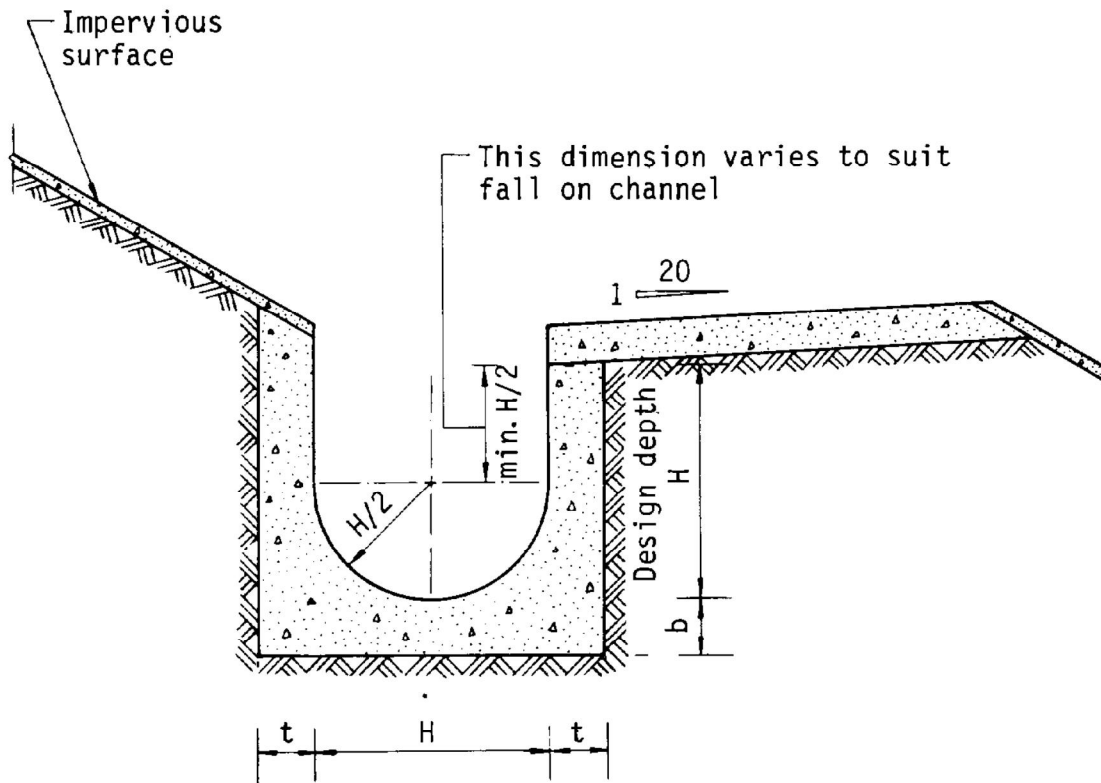


Figure 8.10 - Typical Details of Catchpits



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