

LIST OF APPENDICES

- Appendix I** As-built drainage plan accepted under previous application
- Appendix II** Drainage records accepted under previous application

Appendix I

As-built drainage plan accepted under previous application



規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : DD96 Lot 139 & VL
本署檔號 Our Reference : () in TPB/A/YL-ST/642
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4045

By Post and Fax
4 March 2024

Dear Sir/Madam,

Compliance with Approval Condition (f) Submission of a drainage proposal

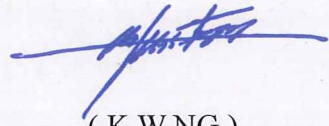
Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years in “Village Type Development” Zone, Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin, Yuen Long
(Planning Application No. A/YL-ST/642)

I refer to your submission dated 20.2.2024 regarding the submission of a revised drainage proposal in an attempt for compliance with approval condition (f). 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 Mr LEONG Cheung Ching (Tel: 2300 1432) of DSD direct.

Yours sincerely,



(K W N G)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.
CE/MN, DSD
CTP/TPB(3)

(Attn.: Mr LEONG Cheung Ching)

KWN/KAC/mw

Our Ref. : DD96 Lot 139 & VL
Your Ref. : TPB/A/YL-ST/642

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

By Email

20 February 2024

Dear Sir,

Compliance with Approval Condition (f)

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services
for a Period of 5 Years in "Village Type Development" Zone,
Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin, Yuen Long**

(S.16 Planning Application No. A/YL-ST/642)

We are writing to submit a response-to-comments table and a revised drainage proposal for compliance with approval condition (f) 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. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Ms. Karen CHAN
(Attn.: Ms. Monique WONG

email: kkychan2@pland.gov.hk)
email: mkmwong@pland.gov.hk)



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

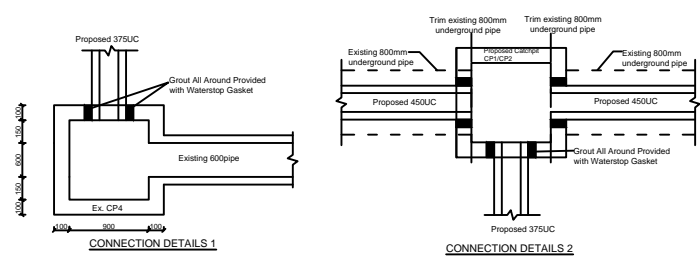
Comments of the CE/MN, DSD (Contact Person Mr. Jacky LEONG; Tel: 2300 1432)		
(i)	The drainage impact on the existing drainage system is not addressed in the submitted drainage proposal. The applicant shall show that the additional run-off from the development, if any, would not cause insurmountable drainage issue.	The outside catchment area has been considered and corresponding calculation checking is revised for your consideration please (Appendix II).
(ii)	Refer to Stormwater Design Manual Section 6.6.1, in any case, the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified.	50-year return period is adopted and revised accordingly (Appendix II).
(iii)	My previous comment (e) is not addressed in your calculation. Please clarify.	Calculation checking of existing 800 pipe is presented at the revised drainage proposal (Appendix II).





Note:
 1. Catchpits (Ex. CP3) with desilting facility shall follow CEDD standard drawing No. C2406I.
 2. UC follows Typical Details of Geotechnical Manual for Slope Fig.8.11.
 3. Proposed CP1 and CP2 follows DSD standard drawing DS1080, TYPE1.

LEGEND	
	Proposed CatchPit
	Proposed 375UC (1:150) with Cast Iron Cover
	Existing 450UC (1:150) with Cast Iron Cover
	Existing CatchPit
	Existing 600Pipe
	Existing 800Pipe
	Existing 450UC (1:150)
	Proposed UC above Existing Pipe



正宏工程顧問公司
 CHING WAN ENGINEERING CONSULTANTS CO.

Project:
 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years at Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin, Yuen Long
 (Application No.:A/YL-ST/642)

Title: Drainage Proposal D01

Drawn by: DM Date: 20-2-2024

Check by: DM Scale: ---

Outside Catchment area to be collected
by the existing 450UC as denoted by (e)
in the Drawing D01
Area = 4322sq.m

潘屋村
PUN UK TSUEN



Site Area = 2350 sq.m

申請地點
Application Site

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:
Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years at Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin, Yuen Long
(Application No.:A/YL-ST/642)

Title:

Catchment Area Plan

D02

Drawn by:

DM

Date:

20-2-2024

Check by:

DM

Scale:

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

The site will be concrete paved

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 2350 \quad \text{m}^2$$

$$= 0.00235 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 50 / 1^{0.2} * 2350^{0.1}$$

$$= 3.328 \quad \text{min}$$

$$i = a / (t+b)^c \quad (\text{Values of a, b and c are from Table 3d of Stormwater Drainage Manual with 50yrs return})$$

$$= 1167.6 / (3.328 + 16.76)^{0.561}$$

$$= 216.94 \quad \text{mm/hr}$$

Therefore, $Q_s = 0.278 * 0.95 * 216.94 * 0.00235$

$$= 0.1346 \quad \text{m}^3/\text{sec}$$

$$= 8079 \quad \text{lit/min}$$

Provide 375UC(1:150) is OK

Check existing 450UC as denoted by (e) in the Drawing D01

$$Q_o = 0.278 C i A$$

Consider outside catchment area

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 4322 \quad \text{m}^2$$

$$= 0.004322 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 50 / 1^{0.2} * 4322^{0.1}$$

$$= 3.131 \quad \text{min}$$

$$i = a / (t+b)^c \quad (\text{Values of a, b and c are from Table 3d of Stormwater Drainage Manual with 50yrs return})$$

$$= 1167.6 / (3.131 + 16.76)^{0.561}$$

$$= 218.15 \quad \text{mm/hr}$$

Therefore, $Q_o = 0.278 * 0.95 * 218.15 * 0.004322$

$$= 0.2490 \quad \text{m}^3/\text{sec}$$

$$= 14940 \quad \text{lit/min}$$

Provide 450UC(1:150) is OK

Calculation Maximum Capacity of Existing 600pipe

Manning Equation $V = R^{2/3} * S_f^{0.5} / n$

where $R = \pi r^2 / 2 \pi r$

$$= r / 2$$

$$= 0.15 \quad \text{m}$$

$$n = 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$S_f = 0.01$$

Therefore, $V = 0.15^{2/3} * 0.01^{0.5} / 0.012$

$$= 2.353 \quad \text{m/sec}$$

Maximum Capacity (Q_{\max}) $= V * A$

$$= 2.353 * \pi r^2$$

$$= 0.665 \quad \text{m}^3/\text{sec}$$

$$= 39911 \quad \text{lit/min}$$

$$> Q_s + Q_o$$

$$= 23019 \quad \text{lit/min}$$

Existing 600pipe (or above) is OK

Overall catchment area

$$\begin{aligned}\text{Therefore, } Q &= Q_s + Q_o \\ &= 23019 \quad \text{m}^3/\text{sec}\end{aligned}$$

Calculation Maximum Capacity of Existing 800 pipe

$$\text{Manning Equation } V = R^{2/3} * S_f^{0.5} / n$$

$$\begin{aligned}\text{where } R &= \frac{\pi r^2}{2 \pi r} \\ &= r/2 \\ &= 0.2 \quad \text{m}\end{aligned}$$

$$n = 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$S_f = 0.01$$

$$\begin{aligned}\text{Therefore, } V &= 0.2^{2/3} * 0.01^{0.5} / 0.012 \\ &= 2.850 \quad \text{m/sec}\end{aligned}$$

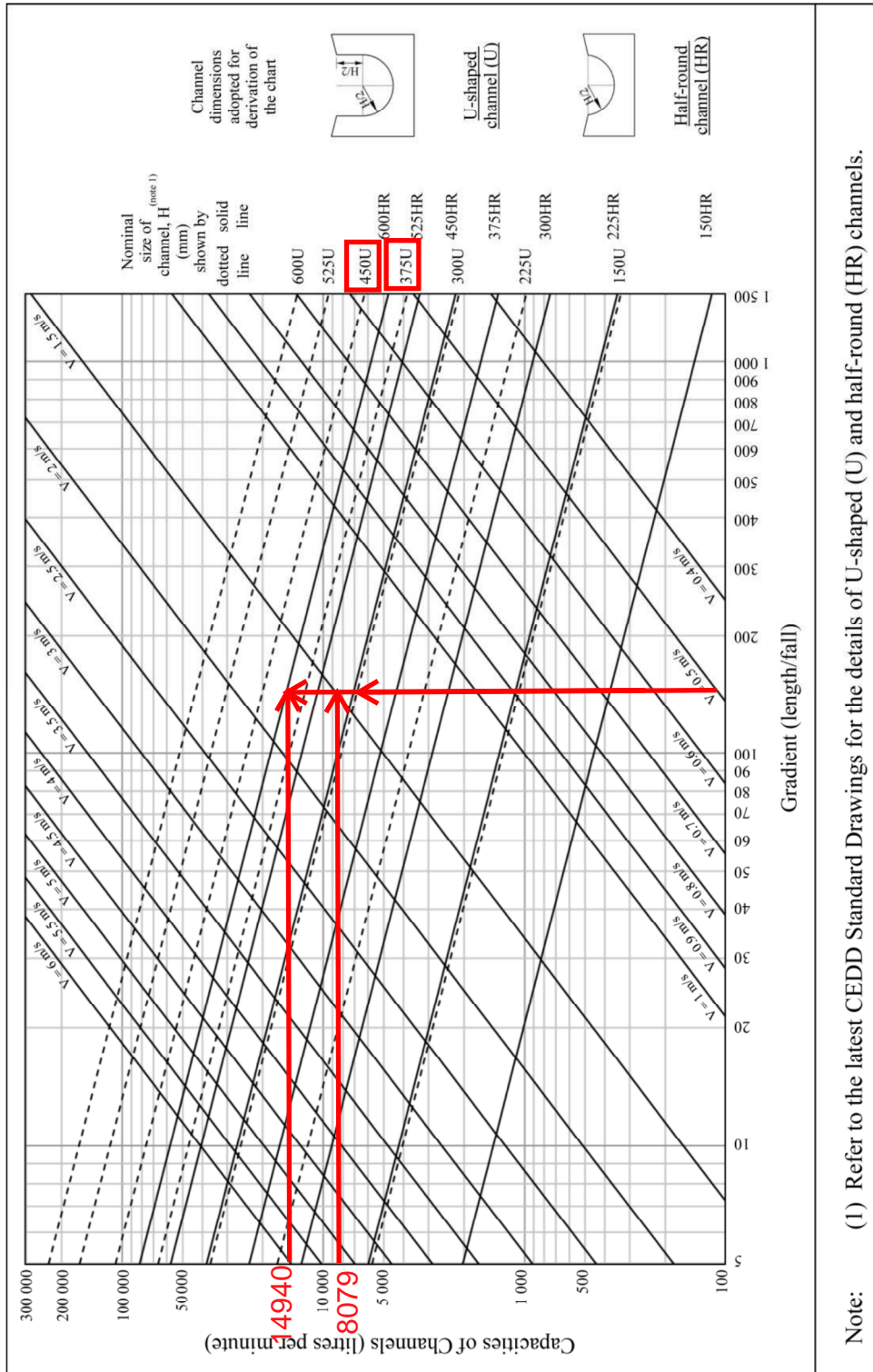
$$\begin{aligned}\text{Maximum Capacity } (Q_{\max}) &= V * A \\ &= 2.85 * \pi r^2 \\ &= 1.433 \quad \text{m}^3/\text{sec} \\ &= 85953 \quad \text{lit/min} \\ &> 23019 \quad \text{lit/min}\end{aligned}$$

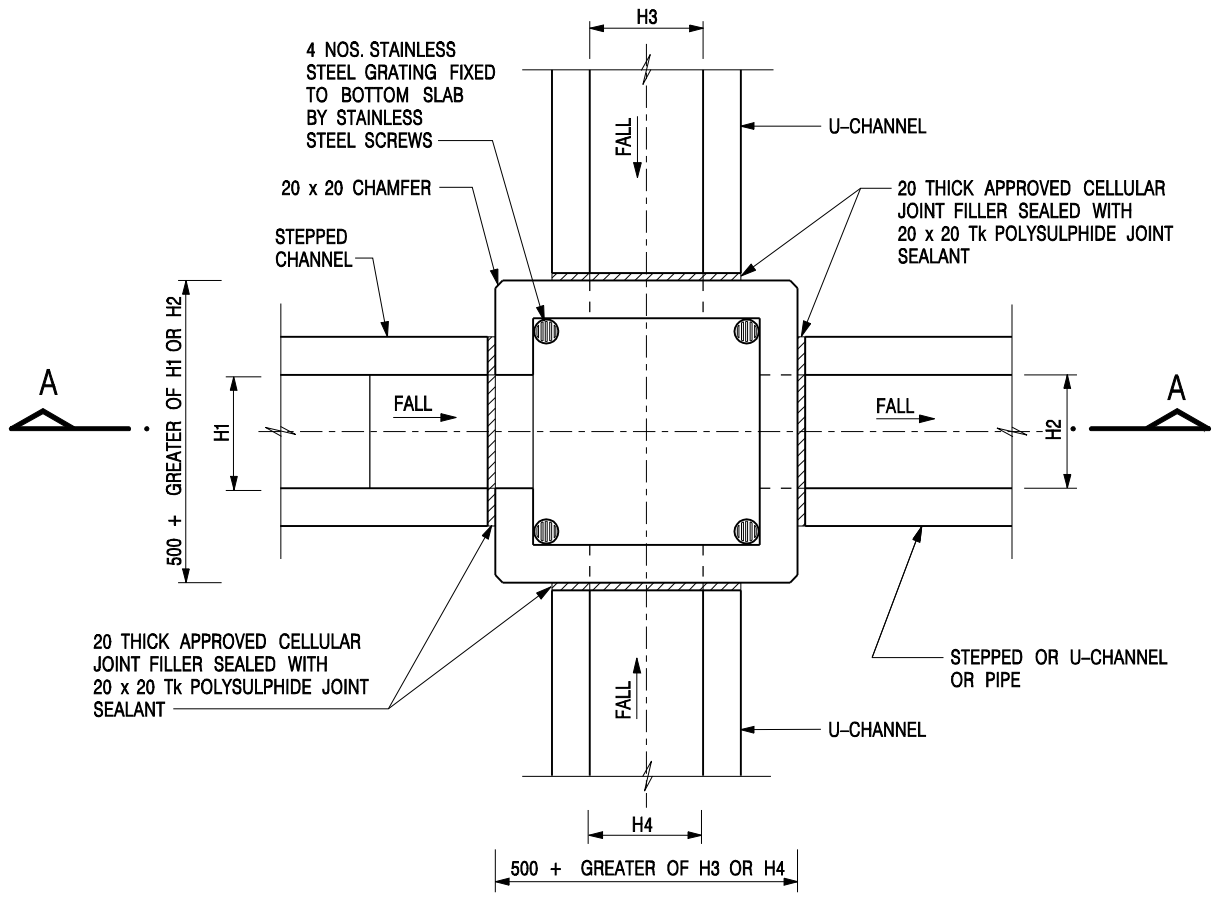
Existing 800 pipe is OK

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

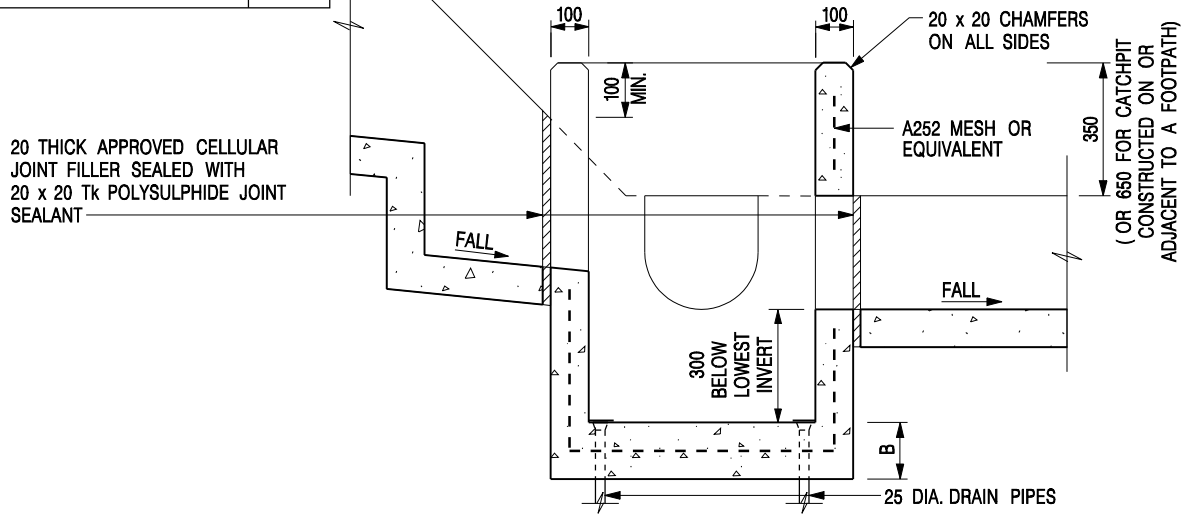
Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

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



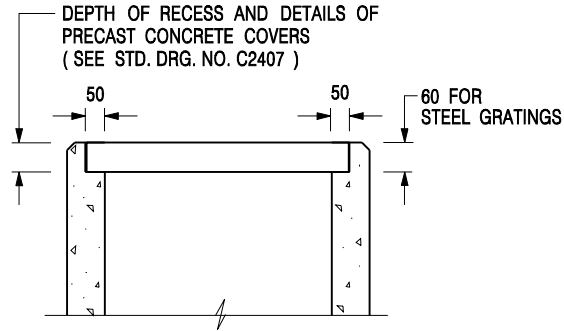
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 2 FOR OTHER NOTES.

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

CEDD **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

SCALE 1 : 20 **DRAWING NO.**
DATE JAN 1991 **C2406 /1**




**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

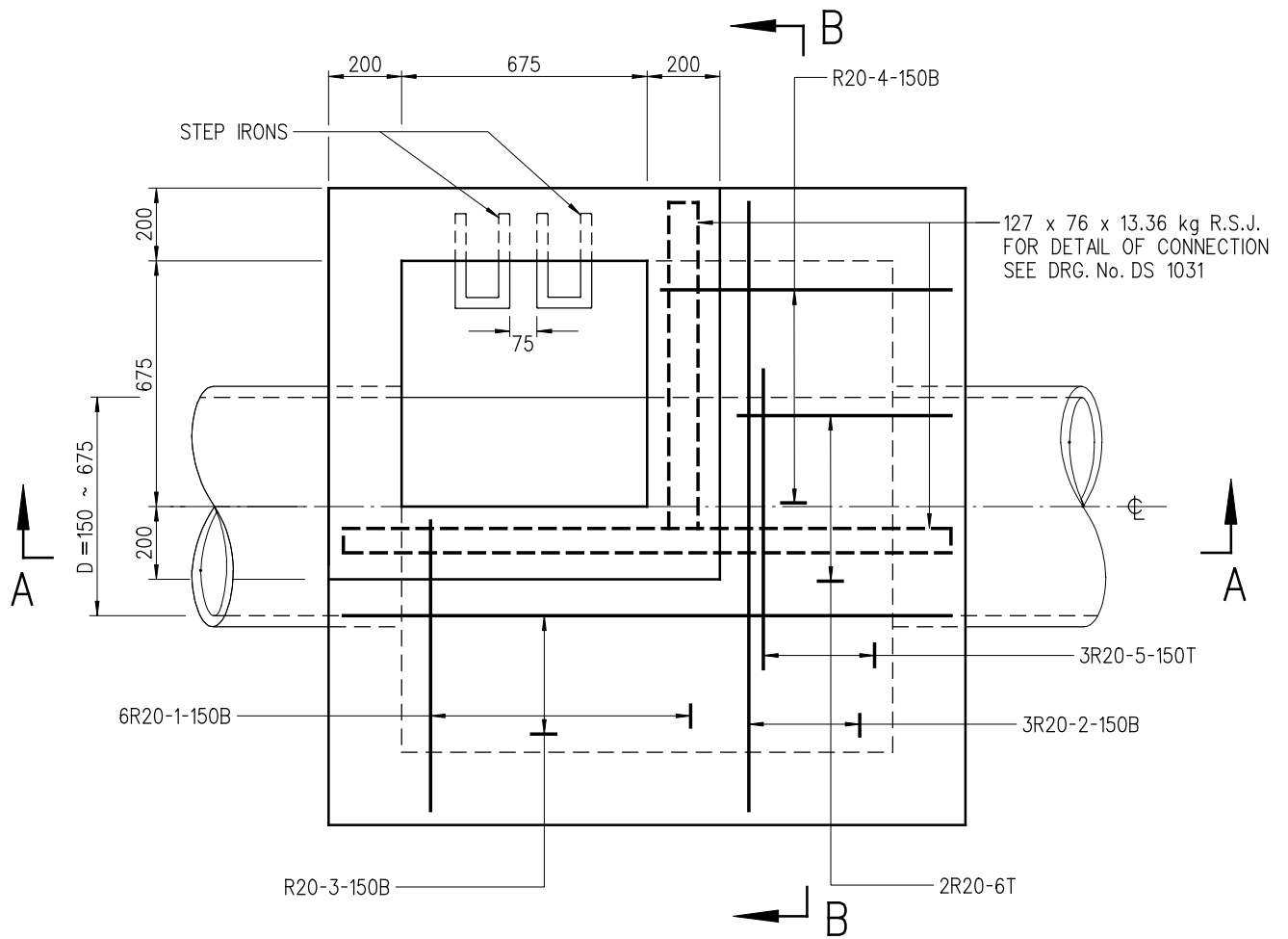
NOTES:

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	DRAWING NO.
DATE JAN 1991	C2406 /2



PLAN

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NOTATION OF REINFORCEMENT : THE SEQUENCE OF DESCRIPTION OF IDENTIFICATION MARKS ON DRAWINGS FOR STEEL REINFORCING BARS FOR CONCRETE WORK IS AS FOLLOWS (NUMBER, TYPE, SIZE, MARK, SPACING, LOCATION OR COMMENT)
3. B DENOTES GRADE 500B RIBBED REINFORCEMENT.
4. R DENOTES GRADE 250 PLAIN REINFORCEMENT.
5. PIPE DIAMETER : 150 TO 675 mm
6. NORMAL RANGE OF DEPTH : 1 500 TO 3 000 mm (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)
7. USED IN : STORMWATER DRAIN AND SEWER
8. JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN EACH INDIVIDUAL CASE. CHANNELS IMMEDIATELY UNDER ACCESS TO MANHOLE SHOULD BE AVOIDED.
9. TOP TREATMENT : SEE DRG. No. DS 1032
10. FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
11. CONCRETE : GRADE 30/20
12. ALL BAR MARKS APPEARED HEREON ARE USED FOR REFERENCE IN THIS DRAWING ONLY.
13. MINIMUM COVER AT END OF BARS 40 mm
14. COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY.

B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007
REV.	DESCRIPTION	SIGNATURE	DATE

**STANDARD MANHOLE
TYPE E1**

DRAINAGE SERVICES DEPARTMENT

REFERENCE

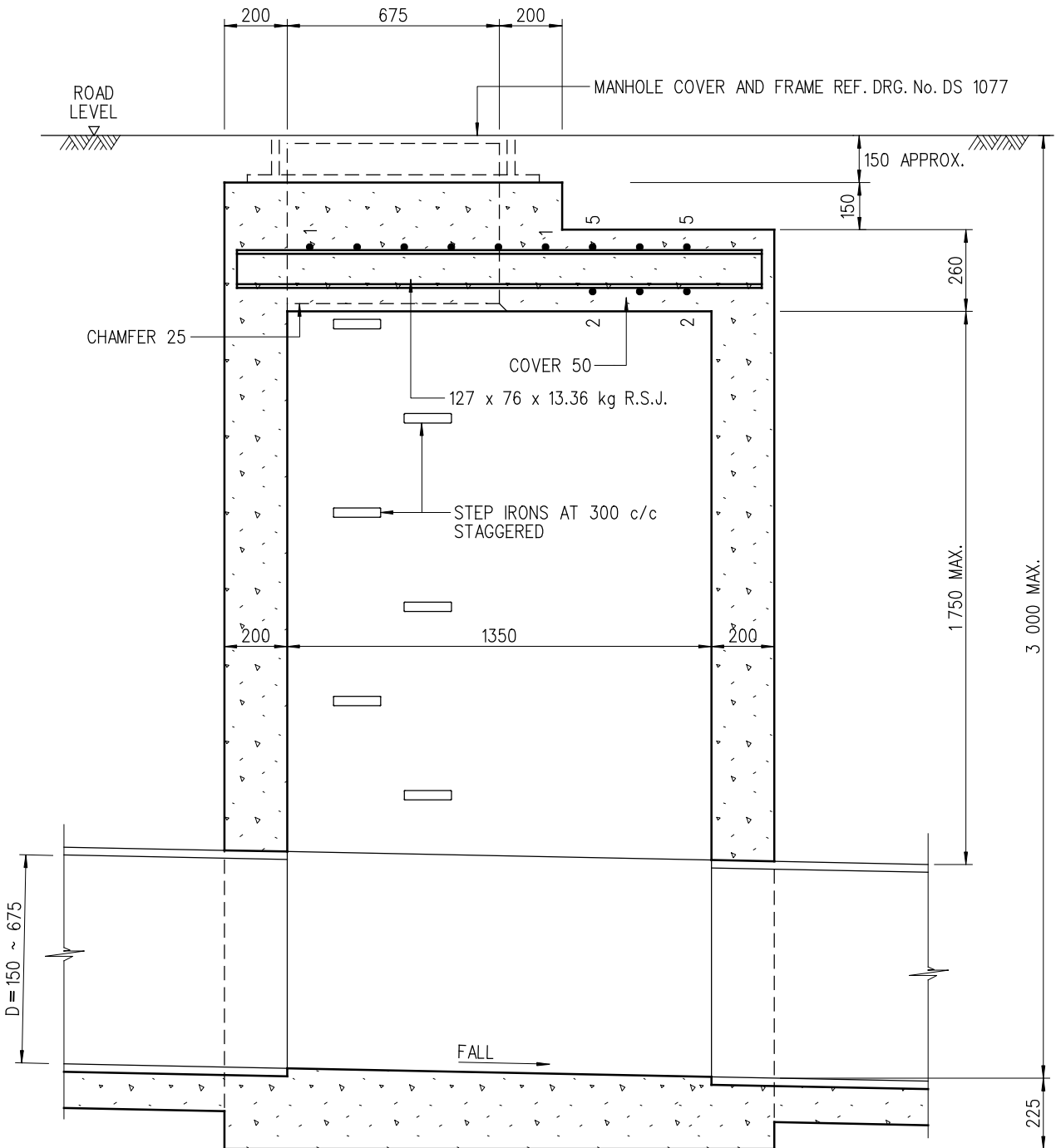
DRAWING No.

SCALE

1 : 20

DS 1080B

(SHEET 1 OF 3)



SECTION A-A

BAR MARKS	SHAPE CODE ○
1 & 4	(99)
2, 3 & 6	(35)
5	(20)

B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007
REV.	DESCRIPTION	SIGNATURE	DATE

STANDARD MANHOLE
TYPE E1

DRAINAGE SERVICES DEPARTMENT

REFERENCE

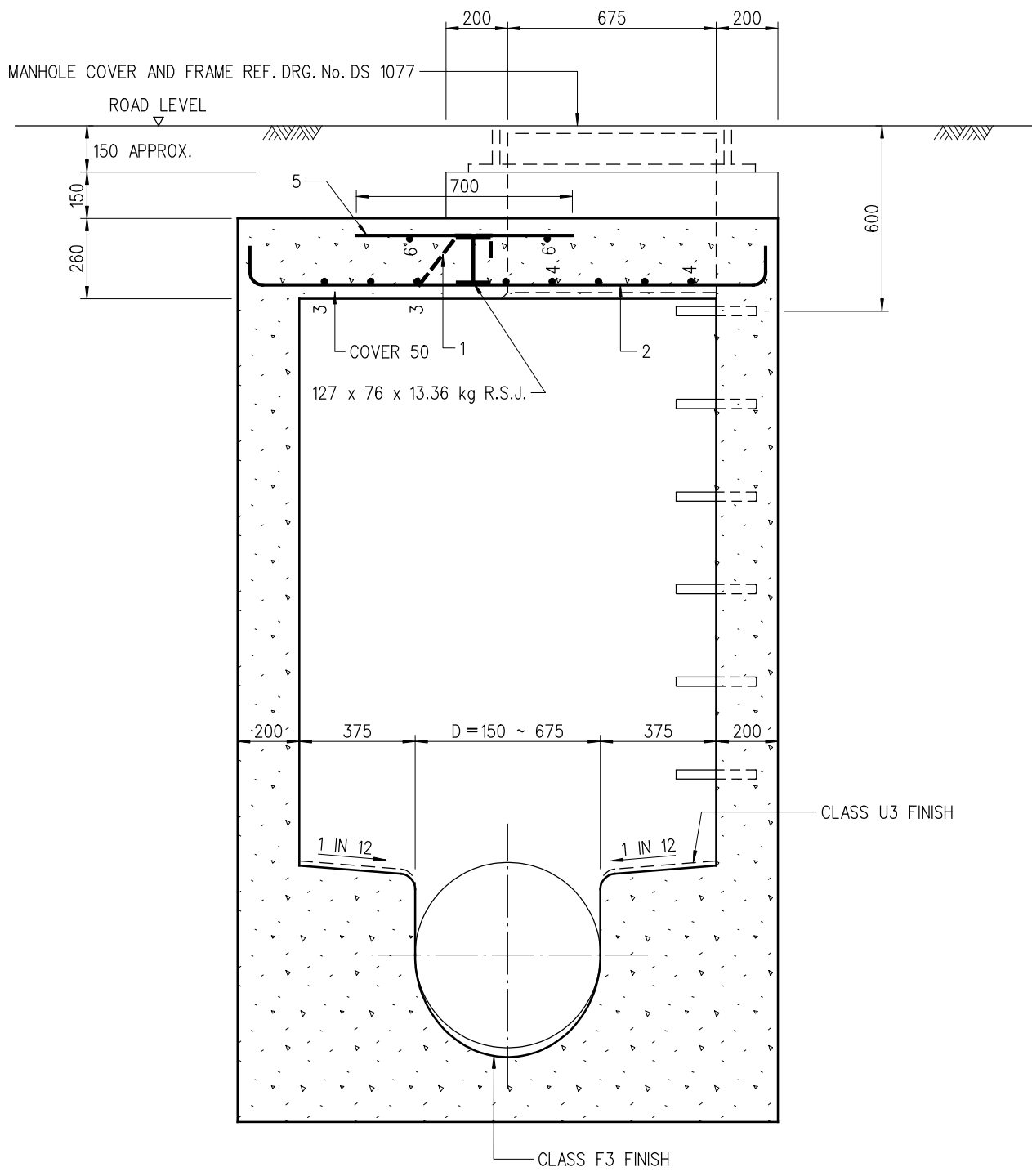
DRAWING No.

SCALE

1 : 20

DS 1080B

(SHEET 2 OF 3)

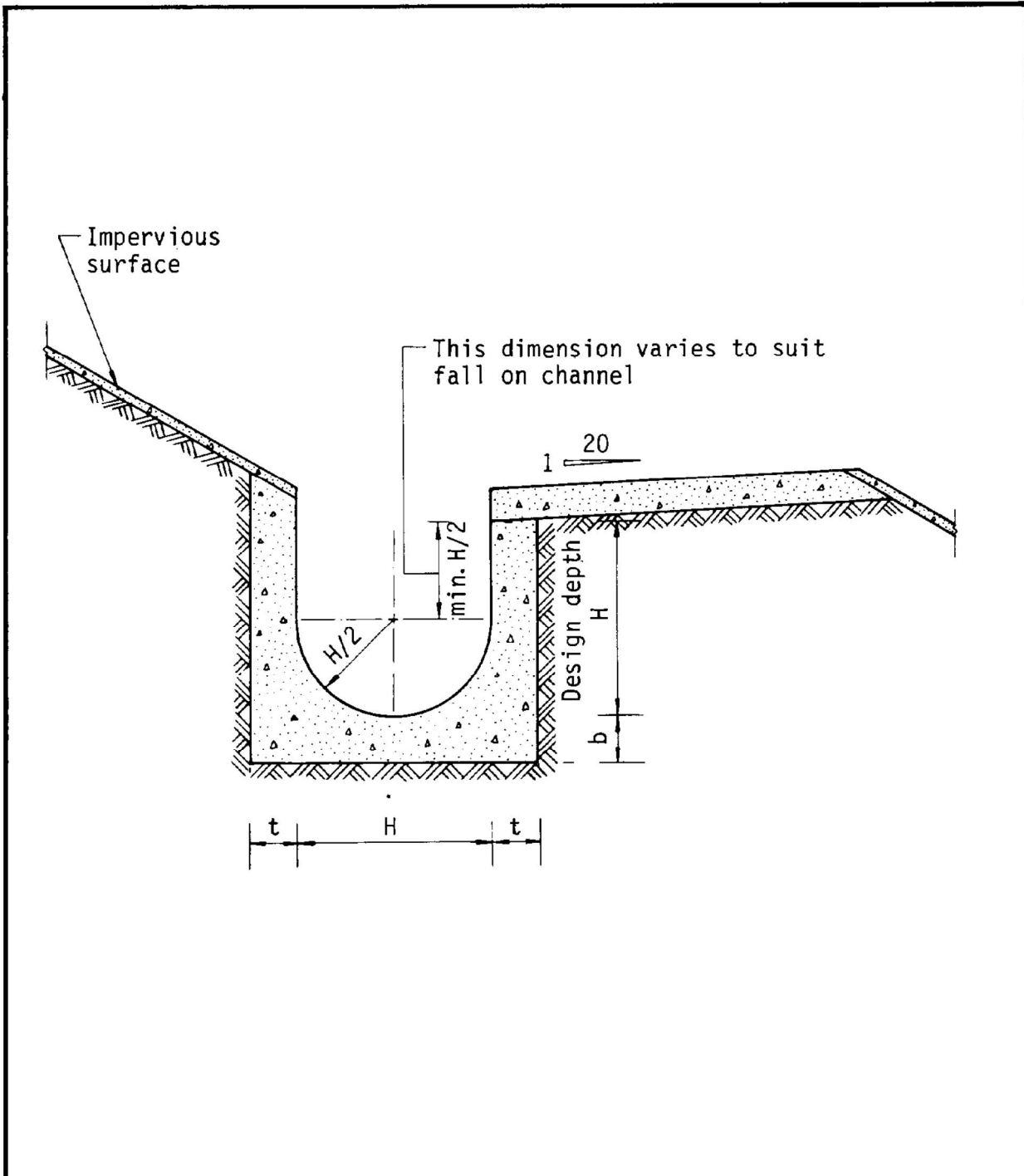


SECTION B-B

B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007
REV.	DESCRIPTION	SIGNATURE	DATE

STANDARD MANHOLE
TYPE E1

DRAINAGE SERVICES DEPARTMENT	
REFERENCE	DRAWING No.
SCALE	DS 1080B (SHEET 3 OF 3)
1 : 20	



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



Photos of Existing CP3

Appendix II

Drainage records accepted under previous application



規劃署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室

**Planning Department**

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference: DD96 Lot 139 & VL
本署檔號 Our Reference: () in TPB/A/YL-ST/642
電話號碼 Tel. No.: 3168 4041 / 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4045

By Post and Fax [REDACTED]
21 May 2025

[REDACTED]

Dear Sir,

**Submission for Compliance with Approval Condition (g) -
Implementation of the drainage proposal**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and
Shop and Services for a Period of 5 Years in "Village Type Development" Zone,
Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin, Yuen Long**
(Planning Application No. A/YL-ST/642)

I refer to your submission dated 9.5.2025 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with. Please find detailed departmental comments in *Appendix*.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- Not acceptable. The captioned condition has not been complied with.



- 2 -

Should you have any queries, please contact Mr. LEONG Cheung Ching (Tel.: 2300 1432) of the Drainage Services Department directly.

Yours faithfully,



(Josephine LO)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.
CE/MN, DSD
CTP/TPB(3)

(Attn: Mr. LEONG Cheung Ching)

JL/KAC/tc

Appendix**Detailed Comments of the Chief Engineer/Mainland North, Drainage Services Department:**

The applicant is reminded to provide and allow the connection of existing flow paths/drainage facilities if they are intercepted by the application site.

Our Ref. : DD96 Lot 139 & VL
Your Ref. : TPB/A/YL-ST/642

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

By Email

9 May 2025

Dear Sir,

Compliance with Approval Condition (g)

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services
for a Period of 5 Years in "Village Type Development" Zone,
Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin, Yuen Long**

(S.16 Planning Application No. A/YL-ST/642)

We are writing to submit a set of photographic records of the completed drainage facilities provided by the applicant at the application site for compliance with approval condition (g) of the subject application, i.e. *the implementation of the drainage proposal (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

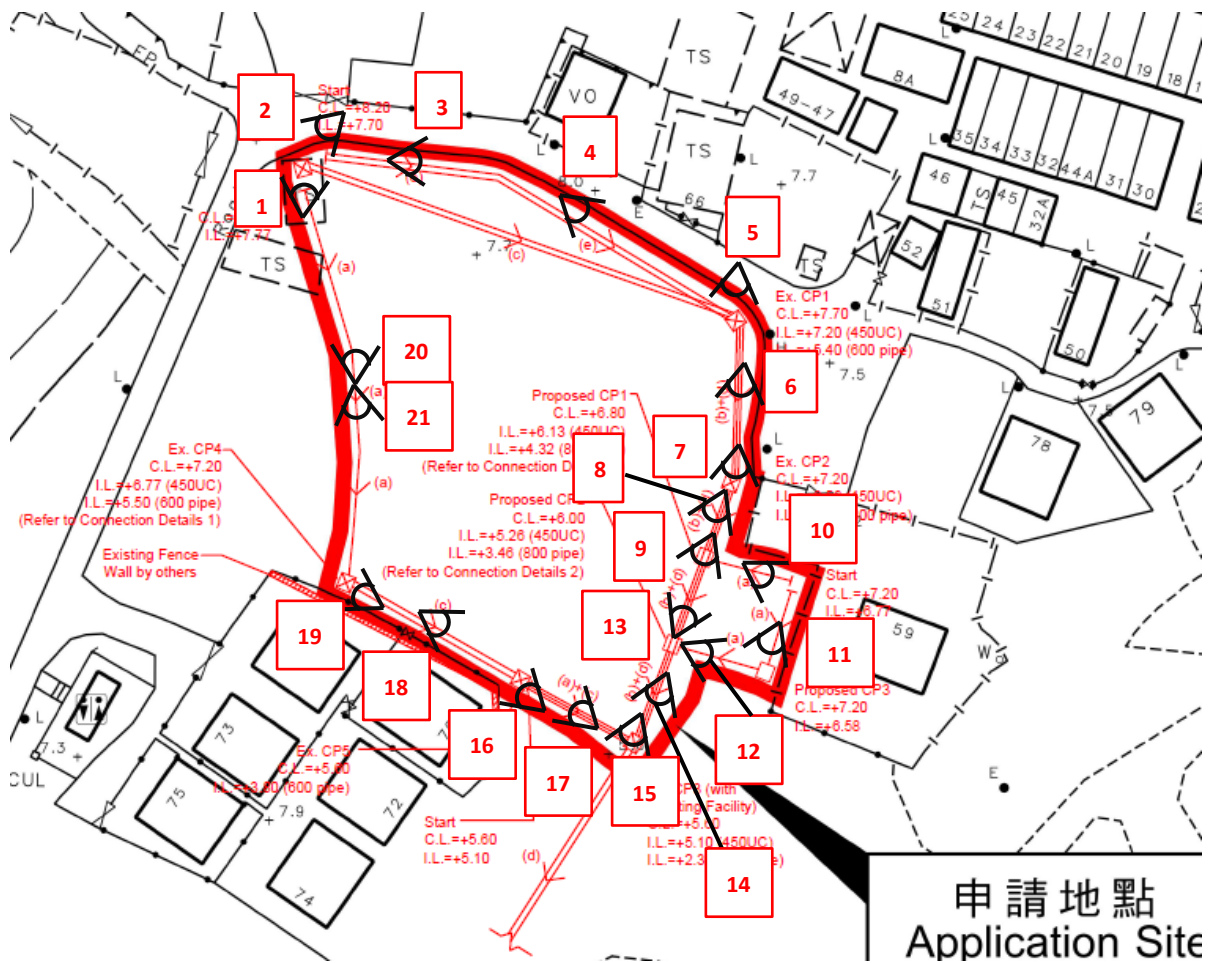
 

Kevin LAM
Planning Assistant

Photographic Records of the Existing Condition of Drainage Facilities

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services
for a Period of 5 Years in "Village Type Development" Zone,
Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin, Yuen Long

(S.16 Application No. A/YL-ST/642)



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