

Man Chi Consultants and Construction Limited

敏志顧問及建築工程有限公司

Date : 5th August, 2025
Your Ref. : A/TM-LTYT/493
Our Ref. : ADCL/PLG-10293/L007

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

By Email

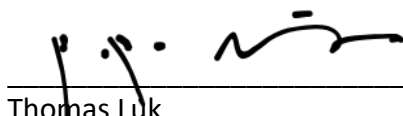
Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories
(Planning Application No. A/TM-LTYT/493)**

We refer to the departmental comments received from the Drainage Services Department and Environmental Protection Department regarding the subject application and would like to provide a Responses-to-Comments Table and supporting information to address the abovementioned departmental comments and facilitate considerations by the Board.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited



Thomas Luk
Planning Consultant

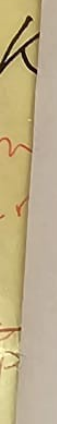
Encl.

Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories

Department	Date	Comments	Responses to Departmental Comments
Drainage Services Department	4.8.2025	1. Re: Sketch on page 10 of Appendix I, (i) Please indicate the type of terminal manhole TMH1, which should be Type T1_1, T2_1, T3_1, T4_1 or T10_1 as appropriate and in accordance with current DSD standard drawings. Furthermore, the D.T.L. should be indicated on the drawing complying with the current Government standard and a 150mm difference between I.L. and D.T.L. should be maintained.	Noted, the terminal manhole TMH1 will be using Type T3_1 and I.L. +6.4 and D.T.L. +6.35 (Please refer to the attached).
		(ii) Please advise the material of the proposed sewer connection pipe. Polyethylene pipes should general be used for sewer connections. Proposals for using pipes of alternative materials should be submitted for agreement. Reference should also be made to Sewerage Manual published by DSD.	Proposed sewer connection pipe will be using Polyethylene Pipes as per DSD requirements.
		(iii) Please indicate the downstream invert level of the proposed sewer connection pipe at the existing FMH1023100.	Noted. The downstream invert level of the proposed sewer connection pipe at the existing FMH102310 will be at +6.30 (Please refer to the attached).
		2. Re: Estimating the Flow Capacity on page 11 of Appendix I, please also evaluate the flow capacity of the proposed sewer connection pipe and the existing sewer from FMH1023100 to FMH1015165, in order to demonstrate a satisfactory hydraulic performance in the design.	Noted. Your advice has been taken as mentioned above, and we have the calculations for FMH 1023100 to FMH1015165 as attached.

Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories

Environmental Protection Department	4.8.2025	In response to the R-to-C on sewerage impact and in view of the scheduled RNTPC meeting timeline, please find our further comment below for the applicant's urgent follow-up :	Noted, your advice has been taken as mentioned above, and we have the revised calculations for FMH 1023100 to FMH1015165 as attached. The estimated wastewater discharge from the application site is only half of the full capacity of the existing sewer pipe #FMH1023100 to #FMH1015165.
		1. The calculation should include the sewer section from #FMH1023100 to #FMH1015165 (diameter 225mm).	
		2. The pipe materials from #FMH1023100 to #FMH1015166 should be vitrified clay, Ks should be 0.6mm.	Noted.
		3. The Unit Flow Rate for Restaurant should be summation of sewage generated from commercial employee and commercial activity (i.e. $1.5+0.08 = 1.58\text{m}^3/\text{day}$, for J10 Trade), and please note that the UFF for J10 takes into account the flows of customers and/or tenants.	Noted, All the above items 3 to 5 comments have been taken, sand the revised calculation has been attached for your review and approval.
		4. The peaking factor of 8, considering the existing upstream sewerage, should be adopted.	Ditto.
		5. Catchment inflow factor for Tuen Mun, 1.10 shall be considered.	Ditto. In general, taking into account of the existing sewer pipe from #FMH1023100 to FMH1015165, our wastewater discharge quantity can still meet the existing sewer pipe capacity. We sincerely hope that DSD/EPD can grant us the permission to discharge our wastewater discharge from our application site to the existing sewage system.



[illegible][illegible]

Estimation of Waste water discharge flow rate from the Application site

Item	Asssuming Flow Factors	m3/day/person	population	Flow (m3/day)				
1	Unit Flow Rate for Village Zone	0.27	100	27				
2	Unit Flow Rate for Restaurant (employee)	1.58	10	15.8				
3	Average Dry weather Flow			42.8				
4	Peak Flow Factor			8				
5	Peak Flow			342.4				
6	Catchment inflow factors for New Development(assume 1.1)			376.64				
7	For operation hours 12 hrs (8am to 8pm), actual flow rate			0.008718519	(m3/sec)			
8	In compare with Full Capacity of the public sewer pipe between FMH1015165 to 1015166 of 0.227159 m3/sec			0.038380746				
8A	In compare with Full Capacity of the public sewer pipe between FMH1023100 to 1015165 of 0.0154 m3/sec					0.566233206		
9	Estimated Sewer Discharge to the existing Sewer Full capacity			3.8%		56.62%		