

**Proposed Residential Development (Flat) with Shop and Services Uses
with Minor Relaxation of Plot Ratio and Building Height Restrictions
at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and
adjoining Government Land**

(Planning Application No. A/TM-LTY/502)

Further Information No. 2

Appendix IV

Revised Drainage Impact Assessment

Prepared for

Free Ocean Investments Limited

Prepared by

Ramboll Hong Kong Limited

**S16 PLANNING APPLICATION PROPOSED MINOR
RELAXATION OF PLOT RATIO AND BUILDING HEIGHT
RESTRICTIONS FOR THE PROPOSED RESIDENTIAL
DEVELOPMENT (FLAT) WITH SHOP AND SERVICES USE AT
LOTS 531 RP, 532 S.D. RP AND 532 RP IN DD 130 AND THE
ADJOINING GOVERNMENT LAND, LAM TEI TUEN MUN**

DRAINAGE IMPACT ASSESSMENT

Date **February 2026**

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Signed 

Approved by **Billy Fan**
Principal Environmental Consultant

Signed 

Project Reference **ASLLT130EI00**

Document No. **R9861_v1.1**

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Appendix 2.1	Detailed Drainage Impact Assessment Calculations

1. INTRODUCTION

1.1 Background

- 1.1.1 This Planning Application is prepared and submitted on behalf of Free Ocean Investments Limited ("the Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for the Residential Development with Shop and Services at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei ("Application Site"/the "Site"). The Application Site falls within "Commercial" ("C") zone and area shown as Road on the Draft Lam Tei and Yick Yuen Outline Zoning Plan ("Draft OZP") No. S/TM-LTY/13.
- 1.1.2 TPB approved a similar application for minor relaxation of Plot Ratio and Building Height Restrictions for a proposed residential development with shop and services at the Site (TPB Ref.: A/TM-LTY/426) on 24 June 2022. In order to support the planning application, a Drainage Impact Assessment Report (the Approved DIA Report) has been submitted and approved by Drainage Services Department. Subsequent to the approval of the aforementioned planning application, the Applicant has lodged the land exchange application to the Lands Department to kick-start the approved development. For better management of the residual unmanured land near the Site, and as negotiated with the Lands Department, the Application Site has been modified to include the unmanured land and road works in relation to the proposed run in/out for the Proposed Residential Development. Whilst the resultant development scheme involves material changes to the approved scheme, a fresh Section 16 Planning Application is therefore required.
- 1.1.3 Ramboll Hong Kong Limited is commissioned to conduct a Drainage Impact Assessment (DIA) for the support of the planning application.

1.2 The Application Site and Its Environs

- 1.2.1 The Application Site is currently vacant and situated at San Hing Tsuen, Lam Tei bounded by Castle Peak Road – Lam Tei Section to the southeast, WRL viaduct and LRT tracks to the northwest. To the north is the existing residential development, Lingrade Garden separated by an open space. Some temporary carpark, open storage and the village houses are located to the west of the Site separated by a nullah. The Application Site area is about 3,936m², the Site area (for land change) is about 2,906 m² and the Development Site area is about 2,200m².
- 1.2.2 **Figure 1.1** shows the location of the Application Site and its environment.

1.3 The Proposed Development

- 1.3.1 The Proposed Development will consist of one residential tower, ancillary residential facilities (e.g. clubhouse), shop and car parking facilities.
- 1.3.2 Greenery area will be provided which covers a minimum of about 20% of the site area as required in PNAP APP-152.
- 1.3.3 It is tentatively completed in 2030. The Master Layout Plan (MLP) of the Proposed Development is included in **Appendix 1.1**.

2. DRAINAGE IMPACT ASSESSMENT

2.1 Scope of Work

- 2.1.1 The aim of this DIA is to assess whether the capacity of the existing drainage network serving the Site is sufficient to cope with the stormwater runoff from the Proposed Development. Drainage Record Plans were referred to the Geoinfo Map for the purpose of this DIA.

2.2 Assessment Criteria and Methodology

- 2.2.1 The assessment standard complies with DSD Stormwater Drainage Manual (SDM) (2018 Edition) and all Stormwater Drainage Corrigendum, Practice Notes and Technical Circulars where applicable. The Site is situated in an area served by urban drainage branch system, therefore, a 1 in 50 year return storm has been adopted for the DIA.
- 2.2.2 The catchment runoff has been calculated using the "Rational Method", as outlined in the DSD SDM:

$$Q = 0.278 C i A$$

Where	Q	=	peak runoff in m ³ /s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km

- 2.2.3 According to surface characteristics of the catchments, the runoff coefficient for paved area is 0.95, and for unpaved area is 0.15 of flat.
- 2.2.4 The rainfall intensity parameter "i" is dependent on the return period, rainfall duration and the time of concentration of the catchment under consideration. Runoff calculations are included in **Appendix 2.1**.
- 2.2.5 Apart from the surface runoff, an on-site Sewerage Treatment Plant (STP) is proposed to cater the sewage generation arising from the Proposed Development. Treated effluent would be discharged to the existing drainage system. As such, the contribution from the treated effluent of the proposed on-site STP is considered in the assessment. The calculation of the treated effluent from the Proposed Development is detailed in the Sewerage Impact Assessment Report.

2.3 Existing Drainage Condition

- 2.3.1 According to Geoinfo Map, a series of public drainage system is located to the west of the Application Site as indicated in **Figure 2.1**.
- 2.3.2 There are Ø450mm underground pipe eventually connected to the 1.5m nullah located to the further west of the Application Site. 3m Drainage Reserve Area has been provided (see **Figure 2.3**). No structures of the Proposed Development will be constructed within the 3m Drainage Reserve Area. For the portion of G/F within the 3m Drainage Reserve Area, at least 5.1m headroom (according to the Section Plan, the headroom of G/F will be 5.25m) will be provided to ensure enough space for unrestricted access at all times for construction, repairs and maintenance.

2.4 Proposed Drainage System

- 2.4.1 It is recommended that the drainage system of the Proposed Development is to be connected and discharged through the nearby pipe as shown in **Figure 2.1**. A new Ø450mm underground pipe connecting the site's terminal manhole (T1) to existing manhole (D1) is proposed to discharge the surface runoff from the Site.

- 2.4.2 A peripheral channel will be proposed along the **Site** Boundary to cater the uphill catchment from the site.
- 2.4.3 **Figure 2.2** shows the catchment area related to the drainage network serving the Site. The surface runoff from the Site and surrounding catchment areas have been estimated and presented in **Appendix 2.1**. The surface runoff after development is summarized below in **Table 2.1**.

Table 2.1 Summary of Surface Runoff

Catchment	Area (m ²)	Runoff (m ³ /s) under 1 in 50 years scenario
S1 (the Site)	2,906	0.152
STP	-	0.018
A1	884	0.056
Total		0.226

- 2.4.4 The treated effluent from the proposed on-site STP of 18.4 L/s (i.e. 0.018m³/s) has been considered in this DIA. The total discharge volume of the Site (i.e. future surface runoff + effluent from proposed on-site STP) is considered to be 0.17m³/s.

2.5 Discussion

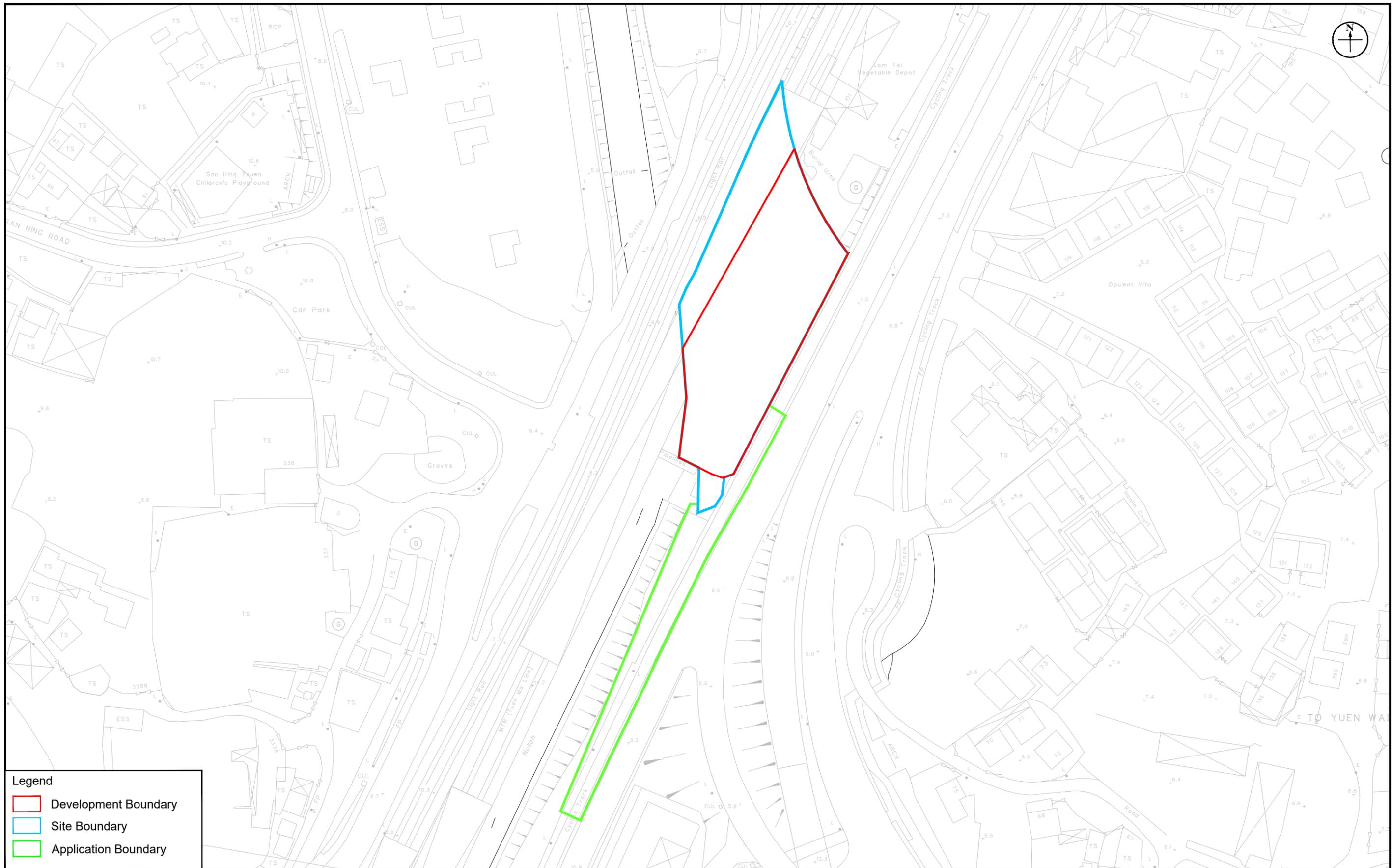
- 2.5.1 The surface runoff will be conveyed to the existing catchpit (SCH1009250) from the site terminal manhole via the new Ø450mm drainage pipe. Existing Catchpit (SCH1009249) and Ø450mm existing drainage pipe (SWD1028204) would be demolished.
- 2.5.2 The potential drainage impact due to the Proposed Development has been quantitatively addressed.
- 2.5.3 It is noted that the Proposed Development will be equipped with proposed on-site STP to treat the effluent before discharging to the proposed drainage system. The estimated flow from the proposed on-site STP of the Site would have a peak discharge rate of 18.4 L/s (i.e. 0.018m³/s).
- 2.5.4 Hence, the total discharge volume (i.e. future surface runoff + effluent from proposed on-site STP) of the Site after development is 0.17m³/s.
- 2.5.5 According to Table 4a of **Appendix 2.1**, regarding the surface runoff from the Proposed Development and surrounding catchment areas (**Figure 2.2**), the drainage system will have adequate capacity to cater the surface runoff from the Proposed Development and nearby catchment.
- 2.5.6 The Project Proponent will be responsible for the design, construction, repair and maintenance of the proposed internal drainage facilities and connection to the main drainage system(s) to the satisfaction of relevant Government Departments. The maintenance party of the existing drainage facilities outside the development boundary would remain unchanged.
- 2.5.7 With the proposed new connection in place, the drainage system will have adequate capacity to cater the surface runoff from the Proposed Development and nearby catchments.

3. OVERALL SUMMARY

3.1 Conclusion

- 3.1.1 A residential development is proposed at Lam Tei, Tuen Mun. The potential drainage impact is quantitatively addressed.
- 3.1.2 Given that there is no public sewerage network in the surrounding, proposed on-site sewage treatment plant (STP) is proposed for the Application Site. The treated effluent (i.e. 18.4L/s) will be discharged through the proposed drainage system.
- 3.1.3 The total discharge volume will be 0.17m³/s (with the treated effluent from the proposed on-site STP included).
- 3.1.4 New Ø450mm drainage pipe is proposed and eventually connected to the existing Ø450mm pipe downstream of it. Existing Catchpit (SCH1009249) and Ø450mm existing drainage pipe (SWD1028204) would be demolished.
- 3.1.5 With the proposed drainage pipes in place, no adverse drainage impact due to the Proposed Development is anticipated.

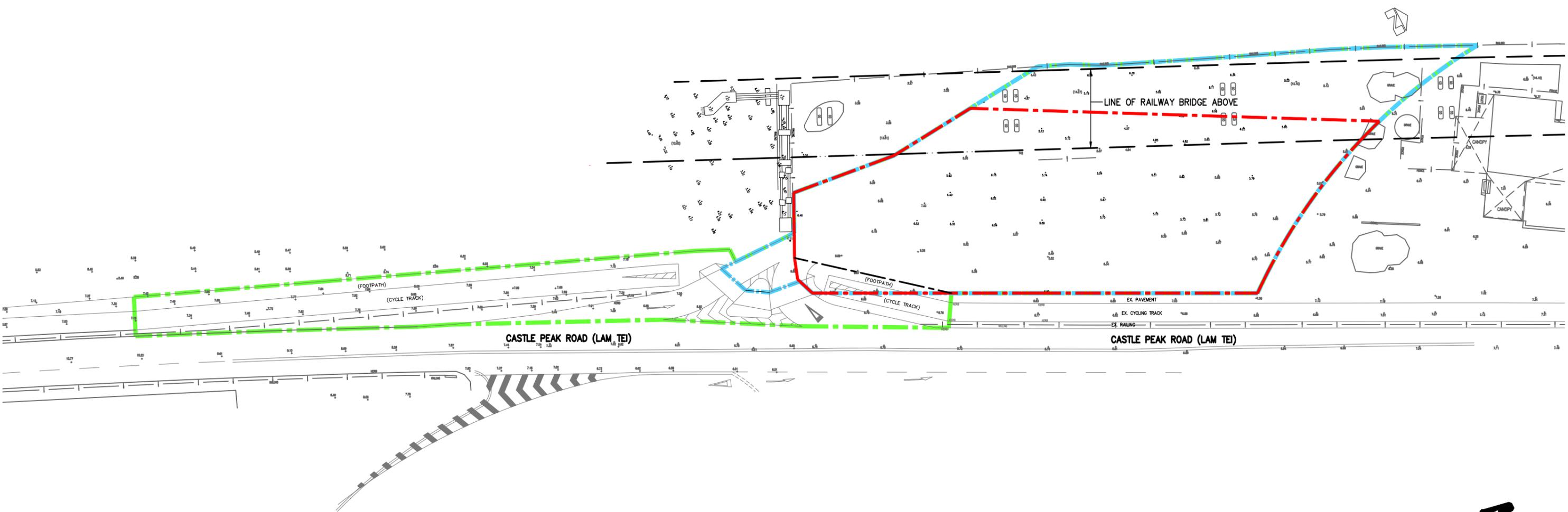
Figure



Legend	
▭	Development Boundary
▭	Site Boundary
▭	Application Boundary

Figure: 1.1	Title: Location of the Application Site and Its Environs	RAMBOLL
		Drawn by: MW
Project: S16 Planning Application Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for the Proposed Residential Development (Flat) with Shop and Services Use at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and the Adjoining Government Land, Lam Tei Tuen Mun		Checked by: BF
		Rev.: 1.0
		Date: Oct 2025

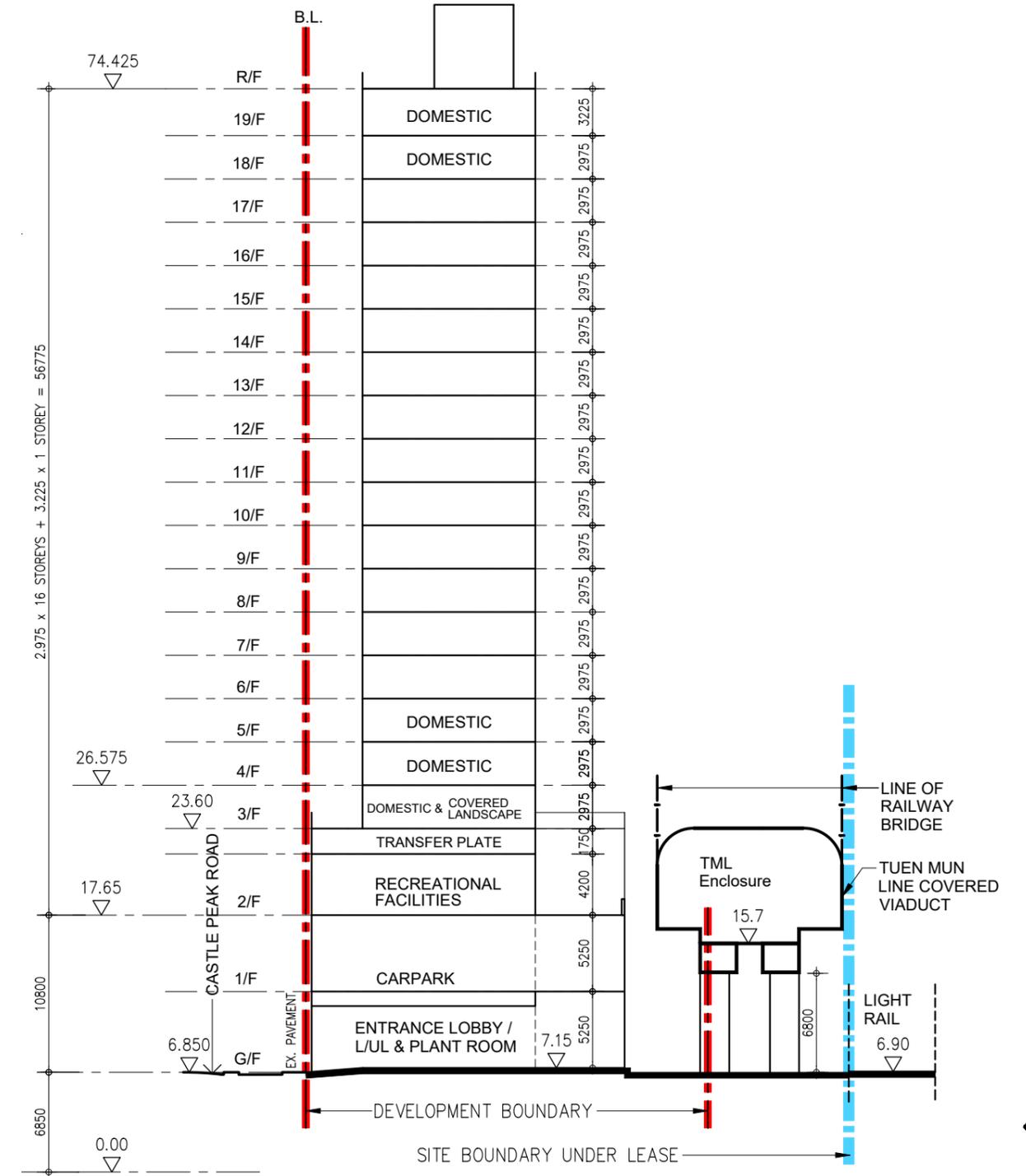
Appendix 1.1 Master Layout Plan (MLP)



- DEVELOPMENT BOUNDARY
- SITE BOUNDARY UNDER LEASE
- APPLICATION BOUNDARY

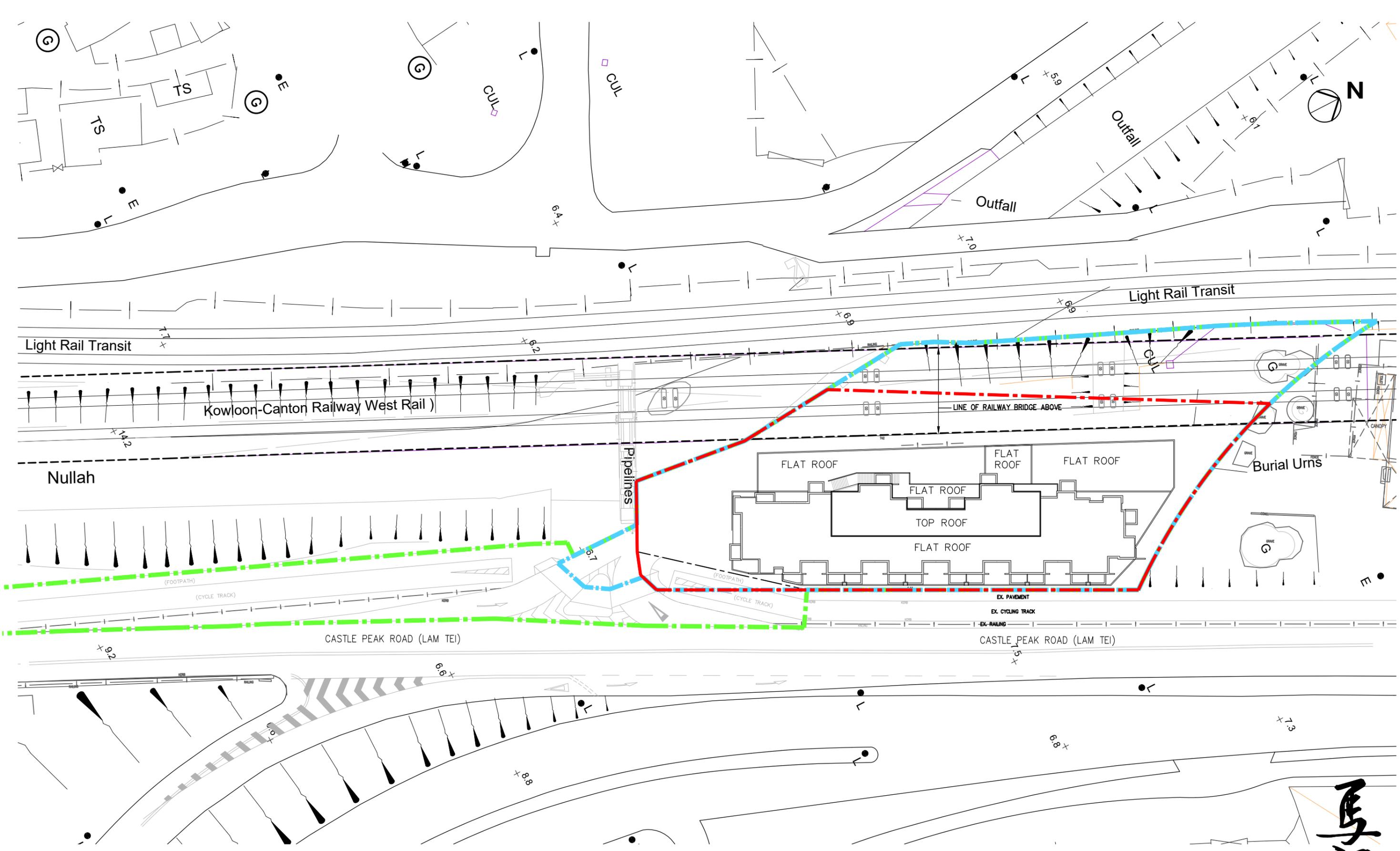
PROPOSED RESIDENTIAL DEVELOPMENT WITH SHOP AND SERVICES

- - - - - DEVELOPMENT BOUNDARY
- - - - - SITE BOUNDARY UNDER LEASE



PROPOSED DIAGRAMMATIC SECTION



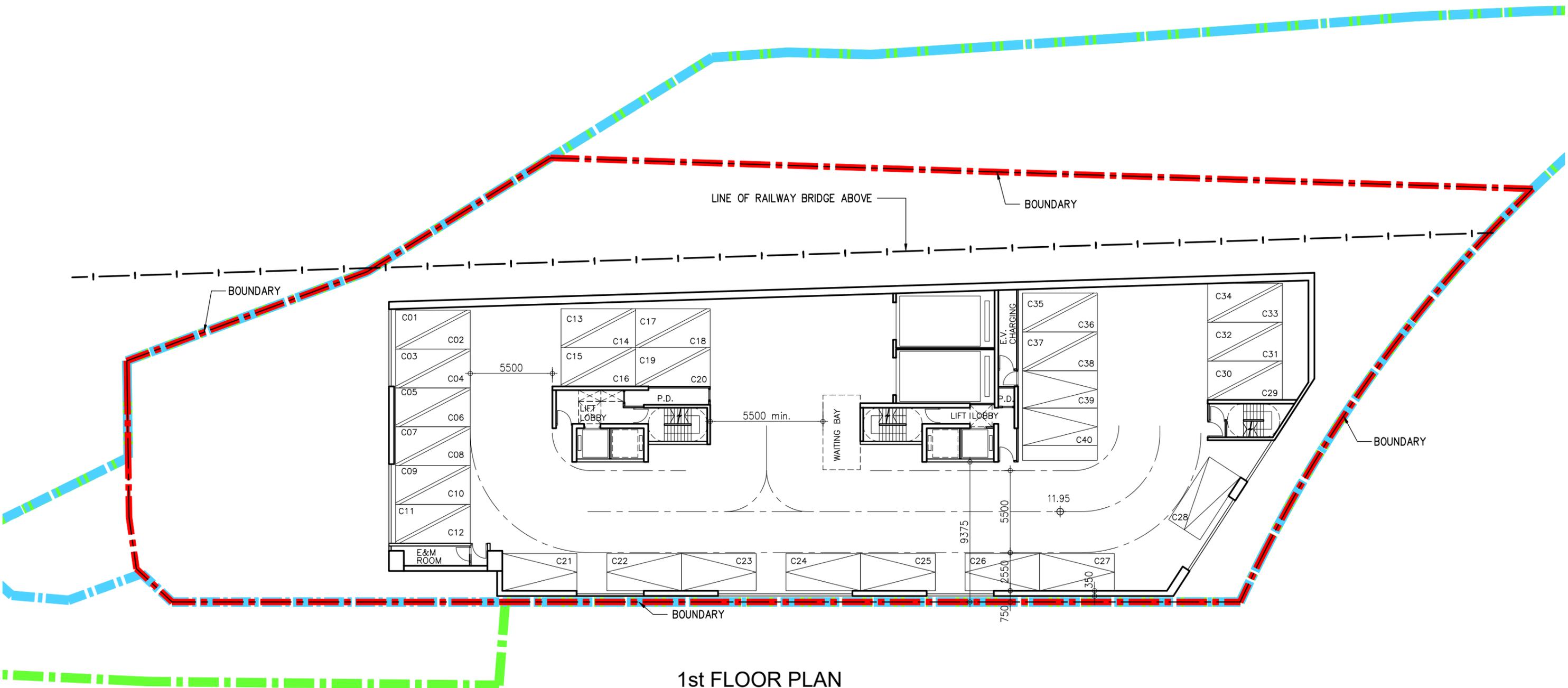


BLOCK PLAN

- - - DEVELOPMENT BOUNDARY
- - - SITE BOUNDARY UNDER LEASE
- - - APPLICATION BOUNDARY

MLA
 ARCHITECTS (HK) LTD
 馬梁建築師事務所(香港)有限公司

馬梁

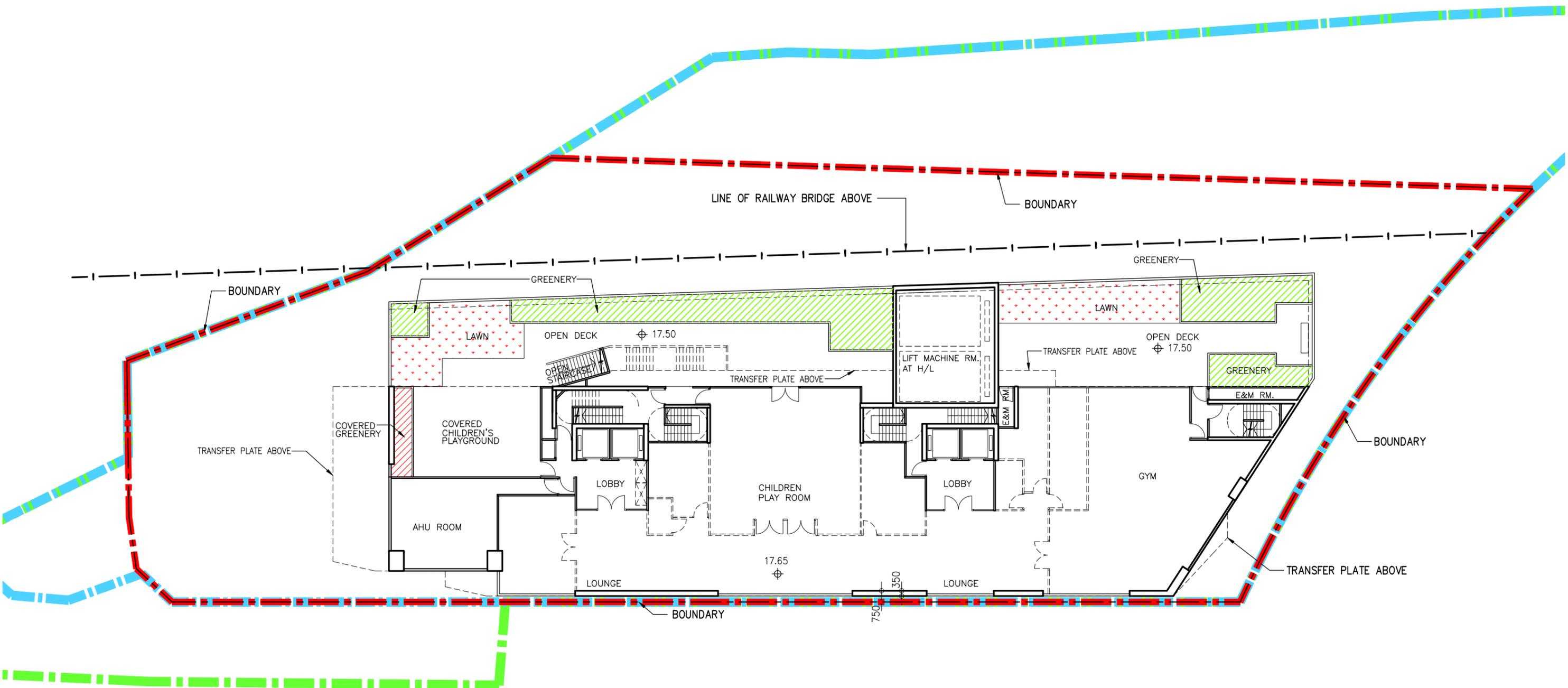


1st FLOOR PLAN

NOS. OF PRIVATE CAR PARKING = 40

-  PRIVATE CAR PARKING
-  DOUBLE DECK CAR PARKING

-  DEVELOPMENT BOUNDARY
-  SITE BOUNDARY UNDER LEASE
-  APPLICATION BOUNDARY



2nd FLOOR PLAN (RESIDENTIAL RECREATIONAL FACILITIES)

RECREATIONAL FACILITIES AREA = 10800.00 x 5% = 540.00 s.m.

- GREENERY / LAWN
- COVERED GREENERY

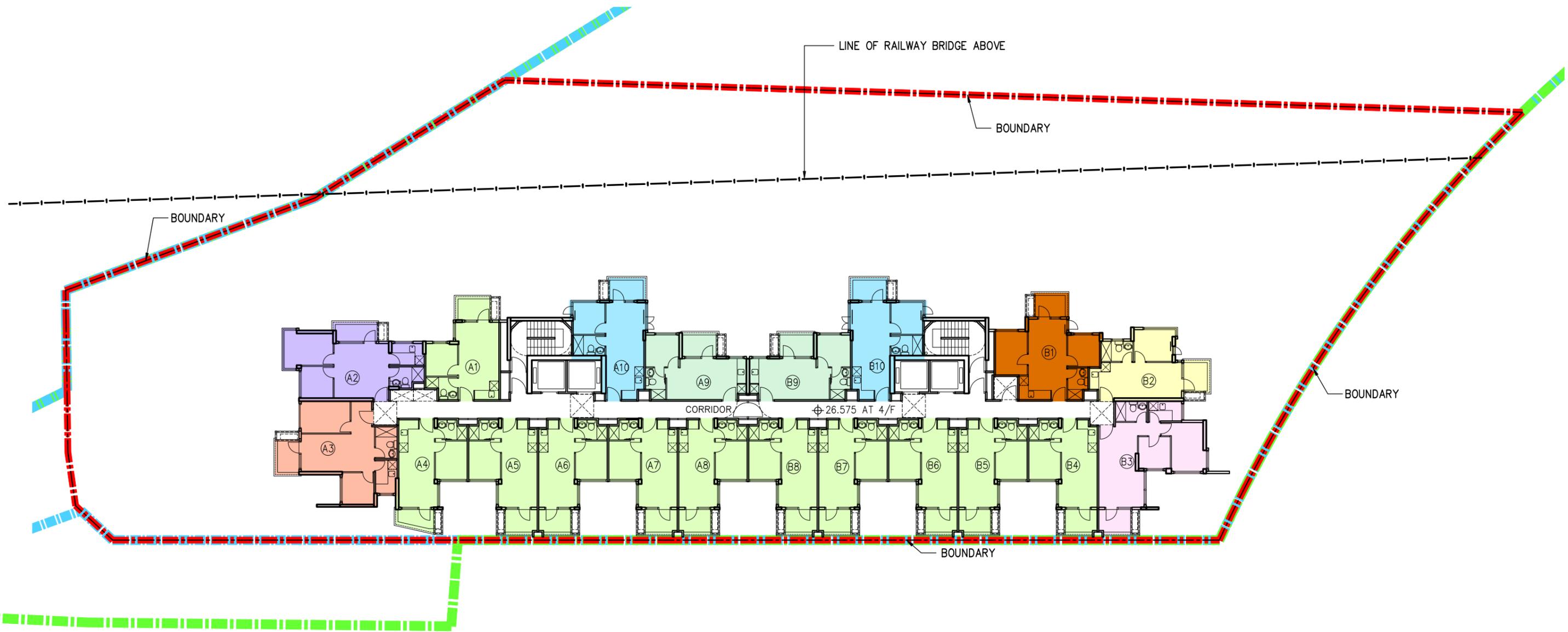
- DEVELOPMENT BOUNDARY
- SITE BOUNDARY UNDER LEASE
- APPLICATION BOUNDARY



3rd FLOOR PLAN (1 STOREY)
(16 UNITS)

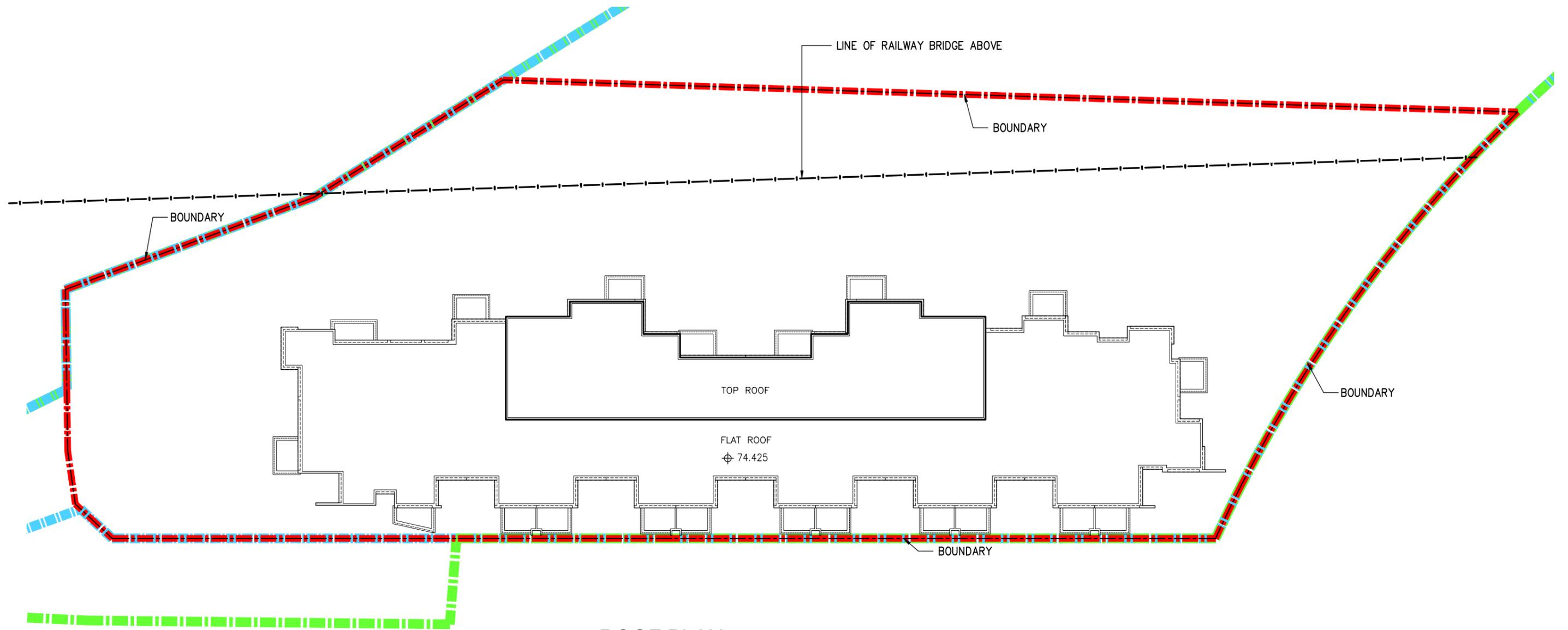
GREENERY

- - - - - DEVELOPMENT BOUNDARY
- - - - - SITE BOUNDARY UNDER LEASE
- - - - - APPLICATION BOUNDARY



4th TO 19th FLOOR PLAN (16 STOREYS)
(20 UNITS)

- DEVELOPMENT BOUNDARY
- SITE BOUNDARY UNDER LEASE
- APPLICATION BOUNDARY



ROOF PLAN

- - - - - DEVELOPMENT BOUNDARY
- - - - - SITE BOUNDARY UNDER LEASE
- - - - - APPLICATION BOUNDARY

Appendix 2.1 Detailed Drainage Impact Assessment Calculations

S16 Planning Application Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for the Proposed Residential Development (Flat) with Shop and Services Use at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and the Adjoining Government Land, Lam Tei Tuen Mun

Table 1 - Proposed Catchment Areas and Run-off (1 in 50 year)

$$Q_p = 0.278 C i A$$

where Q_p = peak runoff in m^3/s
 C = runoff coefficient (dimensionless)
 i = rainfall intensity in mm/hr
 A = catchment area in km^2

Notes:

Site Area 2,906 m^2

Catchments are small, so Rational Method is appropriate

1 in 50-year (according to Table 3 of DSD Manual)

a= 505.5

b= 3.29

c= 0.355

Surface Characteristics	Runoff coefficient, C*
Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

	Catchment	Discharge Manhole	Paved	Unpaved	Run-off at	Area	Levels (mPD)		Fall (m)	Overland, L (m)	Fall, H (m/100m)	Overland t_c (min)	t_0 (min)	Total t_r^1 (min)	Total t_c^2 (min)	Intensity (mm/h)	Weighted Runoff Coefficient	Run-off	
						(m^2)	Upstream	Downstream										(m^3/s)	
Future	The Site																		
	S1	T1	80%	20%	T1	2,906							5.0	0.00	5.00	239	0.79	0.152	
					D1									0.00	5.00	239	0.79	0.152	
					U1									0.00	5.00	239	0.79	0.152	
Future	Surrounding Catchments																		
	A1	U1	100%	0%	U1	884							5.0	0.00	5.00	239	0.95	0.056	
					T1									0.00	5.00	239	0.95	0.056	
					D1									0.00	5.00	239	0.95	0.056	
	Overall					3,790												0.208	

Remarks:

1. Assumed Time of Concentration through stream flow
2. Assumed Time of Concentration

S16 Planning Application Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for the Proposed Residential Development (Flat) with Shop and Services Use at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and the Adjoining Government Land, Lam Tei Tuen Mun
 Hydraulic Calculations of Existing and Proposed Drainage System

Table 2a - 1 in 50 year Runoff of Future Catchments (m³/s)

Runoff at	Catchment			
	A1	S1	STP	Total
U1	0.056	0.152		0.208
T1	0.056	0.152	0.018	0.226
D1	0.056	0.152	0.018	0.226

Table 2b - Treated Effluent from the proposed on-site STP

Estimated Peak Sewage Generation Rate, m ³ /s	Estimated Peak Effluent from the proposed on-site STP, m ³ /s
0.018	0.018

Table 3a - Hydraulic Capacities for Existing Drainage System

Segment	Manhole Reference	Manhole Reference	Type of Channel	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	g	k _s	s	Gradient	v	V	Area	Q	Q _{silt} ¹
				mm	m	mPD	mPD	m/s ²	m	1 in	m ² /s	m/s	m ²	m ³ /s	m ³ /s	
D1 - D2	SCH1009250	-	Circular	450	1.0	3.42	0.00	9.81	0.0006	3.420	0	0.000001	37.83	0.16	6.02	5.72

Table 3b - Hydraulic Capacities for Proposed Drainage System (Circular pipe)

Segment	Manhole Reference	Manhole Reference	Type of Channel	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	Pipe Material	g	k _s	s	Gradient	v	V	Area	Q	Q _{silt} ¹
				mm	m	mPD	mPD		m/s ²	m	1 in	m ² /s	m/s	m ²	m ³ /s	m ³ /s	
T1 - D1	-	SCH1009250	Circular	450	3.2	3.47	3.42	PVC	9.81	0.0003	0.016	64	0.000001	2.76	0.16	0.44	0.39

Table 3c - Hydraulic Capacities for Proposed Drainage System (U-Channel)

Segment	Inlet	Outlet	Type of Channel	Pipe Dia. (D)	Depth (H)	Design Slope	Design Minimum Gradient	Manning's roughness coefficient	Cross Section Area	Wetted Perimeter	Hydraulic Radius (R)	V	Q
				m	m		1 in					m/s	m ³ /s
U1 - T1	U1	T1	U-channel	0.45	0.450	0.010	100	0.016	0.181	1.157	0.156	1.81	0.33

Table 4a - Comparison of Runoff from Proposed Catchments and Hydraulic Capacities of Existing Drainage System

Segment	Manhole Reference	Manhole Reference	Pipe Dia.	Q _{silt} ¹	Catchment Involved	Runoff	Occupancy	Sufficient Capacity?	Runoff [2]	Occupancy	Sufficient Capacity?	Runoff [3]	Occupancy	Sufficient Capacity?	Runoff [4]	Occupancy	Sufficient Capacity?
			mm	m ³ /s		m ³ /s			m ³ /s			m ³ /s			m ³ /s		
D1 - D2	SCH1009250	-	450	5.72	S1, STP, A1	0.23	4.0%	YES	0.25	4.4%	YES	0.26	4.6%	YES	0.29	5.2%	YES

Table 4b - Comparison of Runoff from Proposed Catchments and Hydraulic Capacities of Proposed Drainage System

Segment	Manhole Reference	Manhole Reference	Pipe Dia.	Q _{silt} ¹	Catchment Involved	Runoff	Occupancy	Sufficient Capacity?	Runoff [2]	Occupancy	Sufficient Capacity?	Runoff [3]	Occupancy	Sufficient Capacity?	Runoff [4]	Occupancy	Sufficient Capacity?
			mm	m ³ /s		m ³ /s			m ³ /s			m ³ /s			m ³ /s		
T1 - D1	-	SCH1009250	450	0.39	S1, STP, A1	0.23	57.4%	YES	0.25	63.7%	YES	0.26	66.6%	YES	0.29	74.6%	YES
U1 - T1	-	-	450	0.33	S1, A1	0.21	63.5%	YES	0.23	70.4%	YES	0.24	73.6%	YES	0.27	82.5%	YES

Remarks:

1. Q_{silt}: 10% reduction in flow for gradient is not greater than 1 in 25, 5% reduction in flow for gradient greater than 1 in 25.
2. Cross Section Area of Circular Pipe: $D^2 \times \pi / 4$
3. Perimeter of Circular Pipe: $(D \times \pi) / 2$

Runoff [2] represents the situation in Mid 21st Century of 11.1%

Runoff [3] represents the situation in Late 21st Century of 16.0%

Runoff [4] represents the situation in Late 21st Century due to design allowance with additional runoff of 12.1%