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Spencer Ka Tsun LEUNG/PLAND

寄件者: Max Yuet Lun WONG/PLAND
寄件日期: 2025年07月04日星期五 11:21
收件者: Spencer Ka Tsun LEUNG/PLAND
主旨: Fw: [Departmental Comments] Planning Application No. A/YL-PS/755
附件: PS 693 (c) DSD sub Y 10042024.pdf; LD-L446_DS01屏山渠務報告.pdf; PS 693 (a) FSD FSI_Y_12102023.pdf; 消防布局圖.pdf

From: PROJECT CONSULTANCY FBI <[redacted]>
Sent: Friday, July 4, 2025 11:18 AM
To: Max Yuet Lun WONG/PLAND <mylwong@pland.gov.hk>
Subject: Re: [Departmental Comments] Planning Application No. A/YL-PS/755

(a) 有關規劃申請A/YL-PS/693之申請,已完成附帶條件(a)及(c),現在申請A/YL-PS/755與A/YL-PS/693並沒有任何改變,但未完成附帶條件(b)。
(b) 已向地政處申請短期豁免書,但未完成,所以未能建設及完成附帶條件(b)。

Existing Stormwater Drainage Checking

For

Temporary Shop and Services with Ancillary Office

at Lot Nos. 446 & 447 in D.D. 122

Ping Shan, Yuen Long, N.T.

Report No.: **LD/L446/DS01**
Date: **20/1/2024**

Table of Contents

A. Introdution

The subject site is generally located at Lot Nos. 446 & 447 in DD 122 at Ping Shan in Yuen Long N. T. and the site is surrounding by the existing drainage which has been checked in accordance with the Rational Method as prescribed in the Geotechnical Manual for Slopes. The existing drainage system has been checked to a 1 in 200 year return rainstorm, and connected to the existing catch pit system at the site. Surface runoff from the site will be collected by a existing drainage system of the existing U-channels and catchpits. The calculation for the existing drainage system is presented in the following items 2 and 3. Having reviewed the existing dranage layout plan (No. LD/L446/D01) for the adjacent Lots, the collected runoff from all of the Lots at the existing dranage was discharged into the existing catch pit via the existing U-channels.

B. Checking for the Existing of Surface Channels

1. Equations and Assumptions

1.1 Surface drainage design is in accordance with Geotechnical Manual for Slopes (2nd Edition, 1984).

1.2 Slope drainage is designed to a frequency of 1 in 200 rainfall return period.

1.3 Time of Concentration = time of entry + time of flow

i.e. $t_c = t_e + t_f$

1.4 Time of entry is calculated based on the modified form of Bransby-Williams Equation:

$$t_e = 0.14465 \times L / (H^{0.2} \times A^{0.1})$$ Eqn. 8.2 Geotechnical Manual for Slopes

where t_e = time of entry (min) ,

A = area of catchment (m^2) ,

H = average fall (m per 100m) from the summit of catchment to the point of design,

L = distance in metre measured on the line of natural flow between the design section and that point of catchment from which water would take the longest time to reach the design section (m)

1.5 Time of flow is calculated from the measured water flow length in channel divided by the assumed flow velocity.

i.e. $t_f = w / v$

where t_f = time of flow (min) ,

w = measured water flow length in channel (m) ,

v = assumed water flow velocity (m/s)

1.6 Runoff coefficient for the slope is assumed to be 1.0 for vegetated ground surface. Geotechnical Manual for Slopes (p. 96)

1.7 Peak stormwater is determined by the "Rational Method" using the following formula:

$$Q = KiA/60$$ Eqn. 8.7 Geotechnical Manual for Slopes

where Q = maximum runoff (litres/min) ,

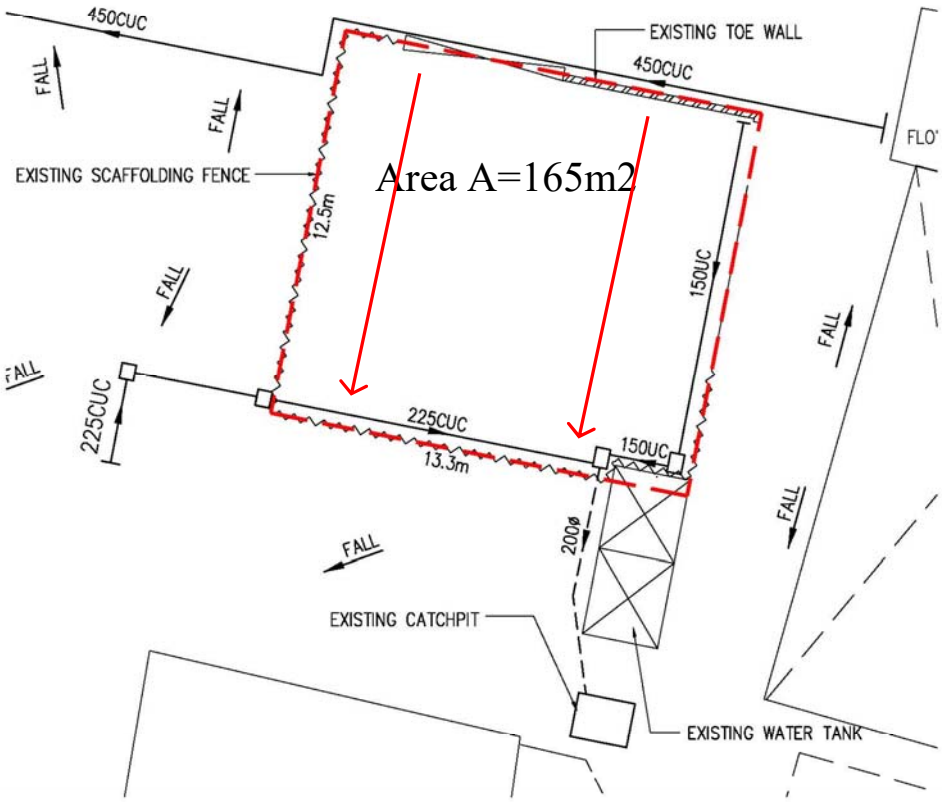
K = runoff coefficient (K = 1.0) ,

i = design mean intensity of rainfall (mm/hr) ,

A = area of catchment (m^2) .

2. Catchment Area

The catchment area for the existing of surface channels is shown below :



Plan of Catchment Areas

NTS

3. Checking of Surface Channel(Assumed all rainwater will be connected by 225 CUC)

a. Catchment Area A to Existing Drainage (225 CUC)

Area A = 165 m^2

L = 12.5 m

δh = 5.88 - 5.62 = 0.26 m

H = 0.26 * 100 / 12.5 = 2.08 m (average fall per 100m run)

t_c = 0.14465 x 12.5/(2.08 $^{0.2}$ x 165 $^{0.1}$) = 0.937 min

For t_f, w = 13.3 m, v = 3 m/s (assumed)

t_{f1} = 13.3 / (3 x 60) = 0.074 min

t_1 = 0.937 + 0.074 = 1.011 min

From rainfall curve, use t = 1.0 min

i_{200} = 450 mm/hr — Fig. 1, TGN 30

K = 1

Flow for 200 years return periods,

Q_{200} = 1*450 x 165 / 60 = 1238 litres/min

Drop of channel = 5.540 - 5.430 = 0.11 m

Gradient = 0.11 / 13.3 = 1 in 121

Existing channel size = 225 UC — Fig. 8.7 Geotechnical Manual for Slopes

Capacity = 3500 > Q200 OK

Read v_{max} = 1.3 m/s < 4 m/s OK

Therefore, used 225mm UC is adequate for catchment Area of A.

Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region

GEO Technical Guidance Note No. 30 (TGN 30)
New Intensity-Duration-Frequency Curves for Slope Drainage Design

Issue No.: 1	Revision: -	Date: 21.3.2011	Page: 3 of 4

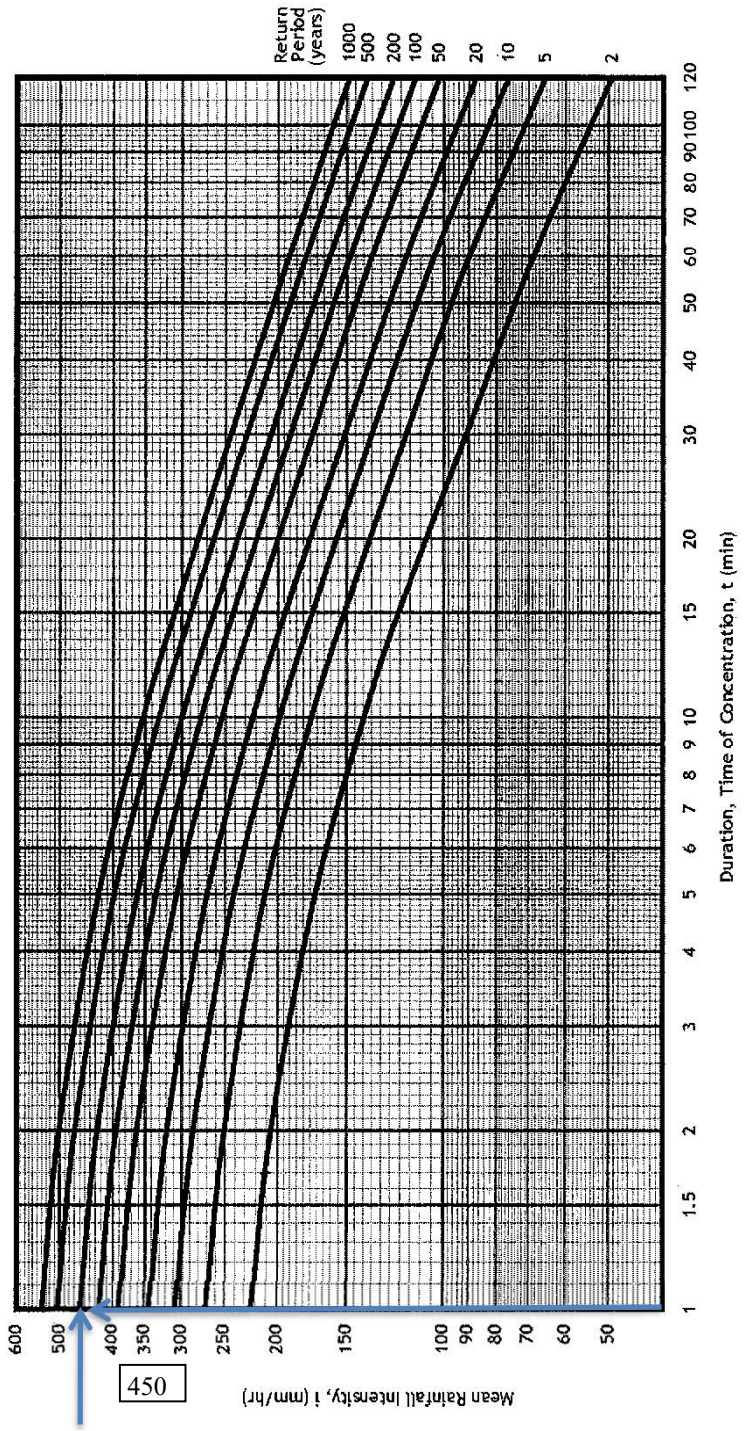


Figure 1 – New Intensity-Duration-Frequency (IDF) Curves (Tang & Cheung, 2011)

Note: These IDF curves are to supersede those given in Figure 8.2 of the Geotechnical Manual for Slopes (GCO, 1984).

ANNEX TGN 30 A1 (1/2)

Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region

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

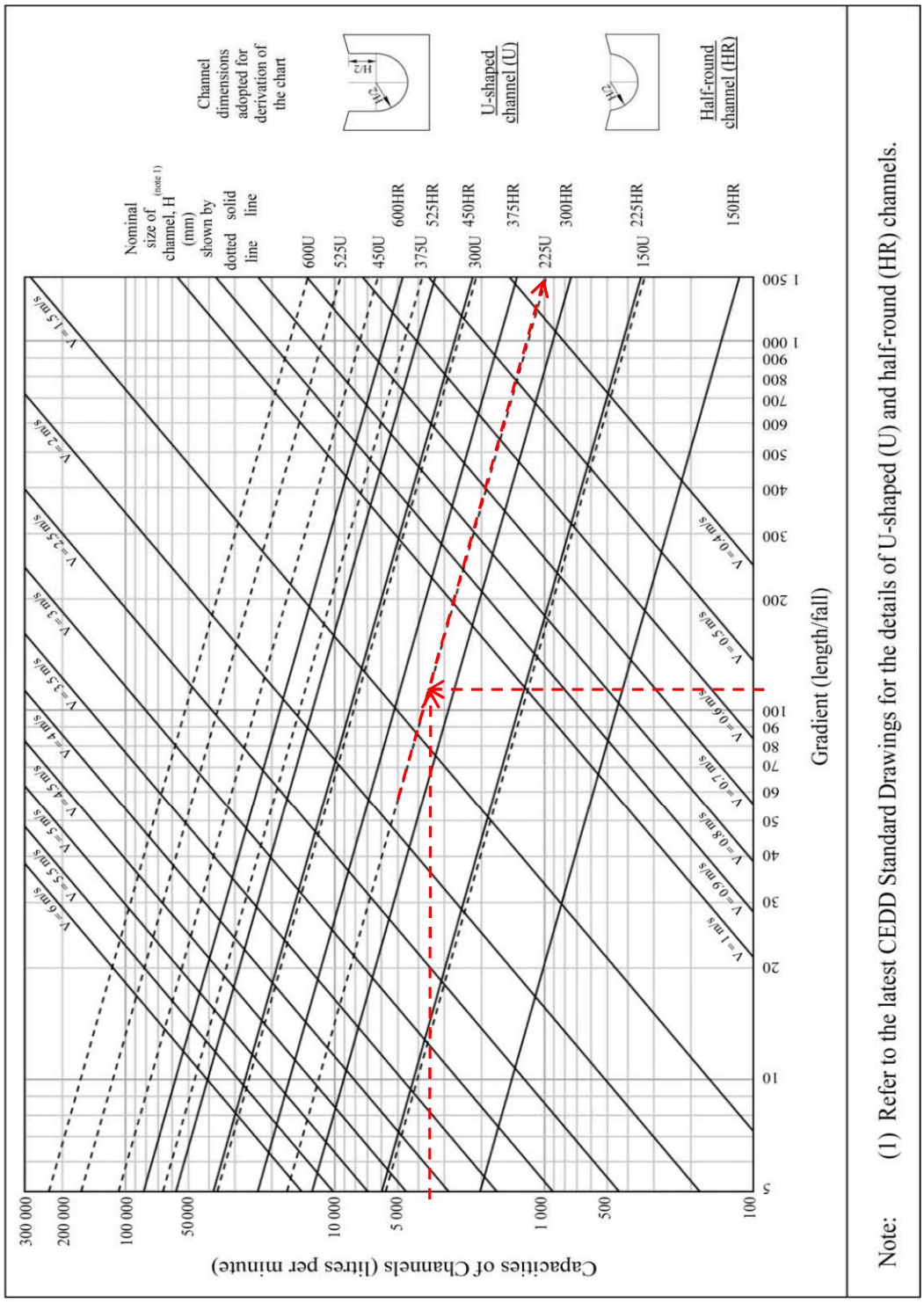


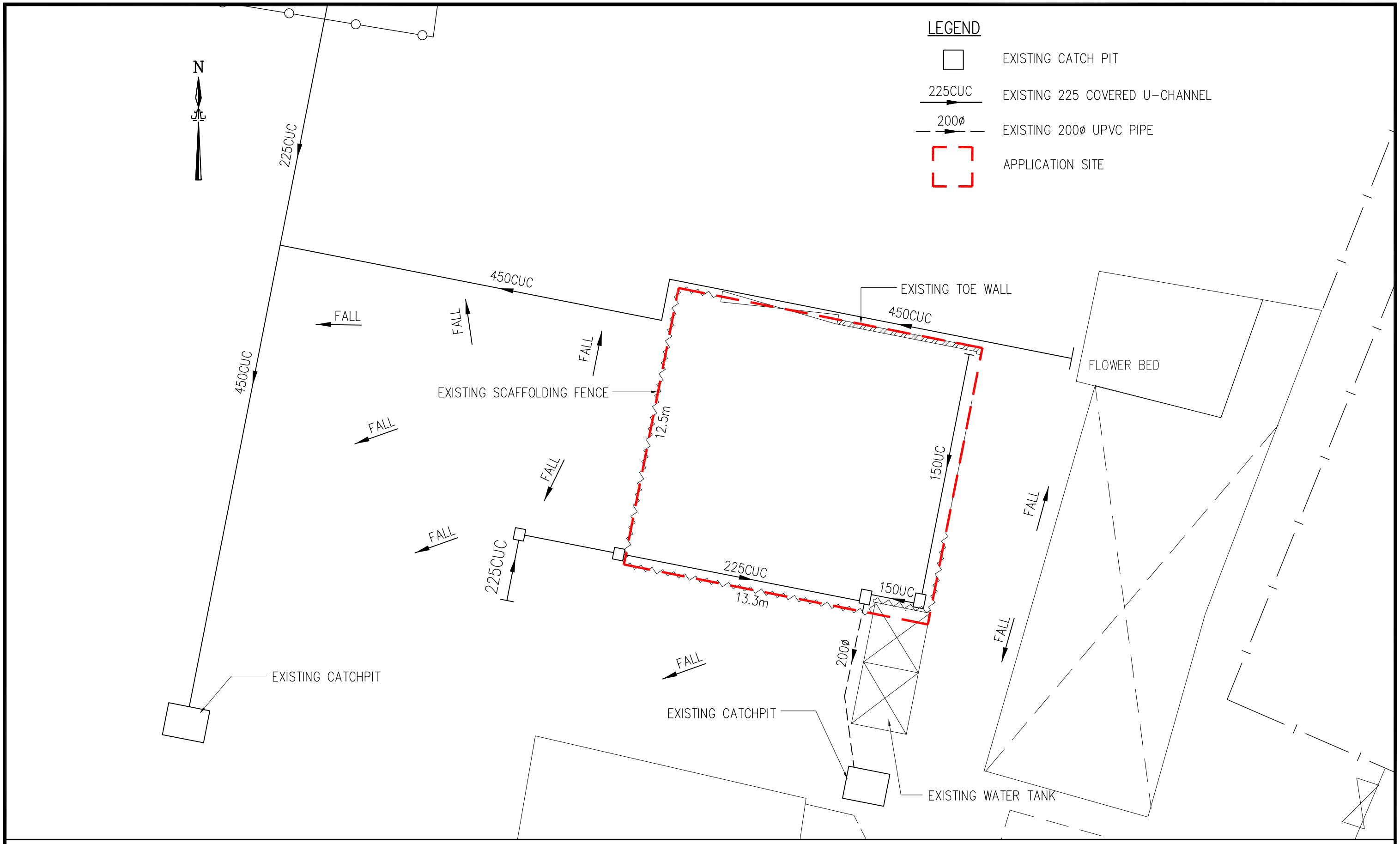
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm

Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.

ANNEX TGN 43 A1

C. Conclusion

Based on the above calculation result, existing drainage surface channel to be discharged for the catchment areas, the existing drainage system are considered to be adequate and acceptable. The runoff discharge from the application area would not cause adverse drainage impact to the surrounding area at all times.



EXISTING DRAINAGE LAYOUT PLAN

利安設計工程有限公司
LEON Design Engineering Limited
新界屯門藍地屯子圍205號
No. 205 Tuen Tsz Wai, Lam Tei, Tuen Mun, N.T.
Tel: 2328 7060 Fax: 2328 7080 E-mail: leonlimited@gmail.com

PROJECT

LOTS 446 (PART) AND 447 (PART) IN D.D.122, PING SHAN,YUEN LONG, N.T. (APPLICATION NO. A/YL-PS/755)

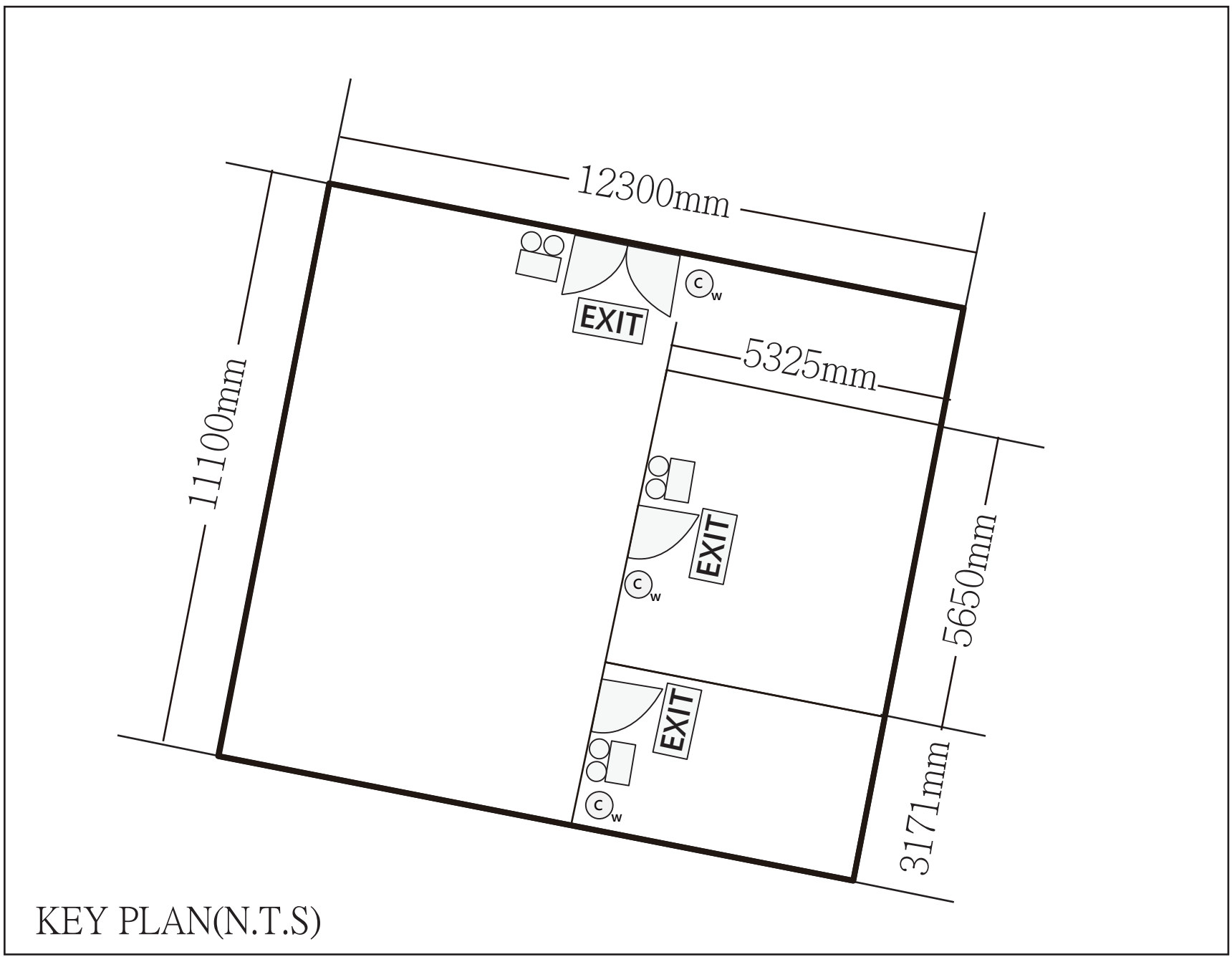
TITLE

EXISTING DRAINAGE LAYOUT PLAN

DRAWN BY	CHECKED BY	DATE
PT	PT	January 2024
SCALE: 1 : 150	JOB NO.: LD/ -	
CAD / FILE: LD-L446-D01	DWG NO.: LD/L446/D01	

申請地點內設有1個構築物 :

構築物	總佔地面積	總樓面面積	佈置	用途
A(1層高)	136.5平方米	136.5平方米	座地不高於3.5米	商店(五金雜貨零售店) 貯存及員工休息室
	136.5平方米	136.5平方米		



KEY PLAN(N.T.S)

GENERAL NOTES:

1. THERE WILL BE NO STORAGE OF DANGEROUS GOODS WITHOUT THE PRIOR APPROVAL OF THE DIRECTOR OF FIRE SERVICES.
2. ALL EXITING FIRE SERVICES INSTALLATION SHALL BE RETAINED UNLESS OTHERWISE SPECIFIED.
3. NEW EMERGENCY LIGHTING,NEW EXIT SIGN AND NEW FIRE EXTINGUISHER SHALL BE PROVIDED AS INDICATED ON PLAN.
4. ALL FIRE RESISTING CONSTRUCTION TO COMPLY WITH BUILDING (CONSTRUCTION) REGULATIONS 90 AND FS CODE 2011

F.S. NOTES:
1. THERE WILL BE NO STORAGE OF DANGEROUS GOODS WITHOUT THE PRIOR APPROVAL OF THE DIRECTOR OF FIRE SERVICES.
2. ALL EXITING FIRE SERVICES INSTALLATION SHALL BE RETAINED UNLESS OTHERWISE SPECIFIED.
3. NEW EMERGENCY LIGHTING,NEW EXIT SIGN AND NEW TIRE EXTINGUISHER SHALL BE PROVIDED AS INDICATED ON PLAN.
4. ALL PREVIOUSLY FIRE SERVICE REQUIREMENT SHALL BE MAINTAINED AND COMPILED WITH.
5. EXIT SIGNS SHALL BE PROVIDED AND COMPLY WITH BS 5499 BD BS 5266 AND HKFSD CIRCULAR LETTER 5/2008.

	EMERGENCY LIGHTING
EXIT	EXIT SIGN
Cw	9L WATER TYPE FIRE EXTINGUISHER

Project 項目名稱 : S.16 規劃申請A/YL-PS/755	Remarks 備註 :	Scale 比例 : not for scale
	Drawing Title 圖紙標題 : 消防裝置布局圖	Drawing No 圖紙號 :
		FiBi International Project Consultancy Co. Limited

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輋路一號
沙田政府合署 14 樓

By Email ([redacted]

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

來函檔號 Your Reference FBI-PST-RD2023-0613-01

本署檔號 Our Reference ( ) in TPB/A/YL-PS/693

電話號碼 Tel. No. : 2158 6362

傳真機號碼 Fax No. : 2489 9711

12 October 2023

FiBi International Project Consultancy Co. Limited
Unit A,7/F, Max Share Centre
No.373 Kings Road
North Point
(Attn.: Mr. Billy CHAN)

Dear Sir/Madam,

Compliance with Approval Condition (a)
Planning Application No. A/YL-PS/693

I refer to your submission dated 11.9.2023 for compliance with the captioned approval condition on the submission of a fire service installations proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

☑ Acceptable. The captioned condition **has been complied** with. Please find detailed advisory departmental comments at **APPENDIX**.

☐ 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. CHEUNG Wing-hei (Tel: 2733 7737) or Mr. CHAU Nai-yin (Tel: 2733 7781) of FSD.

Yours faithfully,

(Max WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
D of FS (Attn.: Mr. CHEUNG Wing-hei)

Internal
CTP/TPB (2)
MW/mw

i. the installation /maintenance/ modification/ repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

By Email ([redacted])

規 劃 署

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香港新界沙田上禾輋路一號
沙田政府合署 14 樓

Planning Department

Tuen Mun and Yuen Long West
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1 Sheung Wo Che Road, Sha Tin , N.T.
Hong Kong

來函檔號 Your Reference FBI-PST-RD2023-0613-01

本署檔號 Our Reference ( ) in TPB/A/YL-PS/693

電話號碼 Tel. No. : 2158 6362

傳真機號碼 Fax No. : 2489 9711

10 April 2024

FiBi International Project Consultancy Co. Limited
Unit A,7/F, Max Share Centre
No.373 Kings Road
North Point
(Attn.: Mr. Billy CHAN)

Dear Sir/Madam,

Compliance with Approval Condition (c)
Planning Application No. A/YL-PS/693

I refer to your submission dated 19.1.2024 for compliance with the captioned approval condition on the submission of a revised drainage proposal. The Drainage Services Department (DSD) 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. Please find detailed advisory departmental comments at **APPENDIX**.

Should you have any queries, please contact Mr. Victus KWAN (Tel: 2300 1235) of DSD.

Yours faithfully,

(Max WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
CE/MN, DSD (Attn.: Mr. Victus KWAN)

Internal
CTP/TPB (2)
MW/HL/hl