

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓

**By Post & Fax**
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 DD124 Lot2611 S.A & GL
本署檔號 Our Reference () in TPB/A/YL-TYST/1242
電話號碼 Tel. No.: 2158 6296
傳真機號碼 Fax No.: 2489 9711

4 December 2024

R-riches Property Consultants Limited

(Attn.: Mr. Louis TSE)

Dear Sir,

Compliance with Approval Condition (h)
Planning Application No. A/YL-TYST/1242

I refer to your submission dated 20.6.2024 for compliance with the captioned approval condition on the submission of a 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. 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 on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of DSD.

Yours faithfully,

(Edwin YEUNG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

CE/MN, DSD (Attn.: Mr. Jeff TSE)

Internal

CTP/TPB (2)

APPENDIX**Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)**

- i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- ii) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- iii) The existing 300mm u-channel, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant shall resolve any conflict/disagreement arisen for discharging the runoff from the application site to the proposed discharge point(s). In the case that it is a local village drains, District Officer (Yuen Long), Home Affairs Department should be consulted. Moreover, the applicant should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the application site. Regular maintenance should be carried out by the applicant to avoid blockage of the system.
- iv) The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- v) The applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from the District Lands Officer/Yuen Long, Lands Department for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the application site.

Our Ref. : DD124 Lot2611 S.A &GL
Your Ref. : TPB/A/YL-TYST/1242

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

By Email

20 June 2024

Dear Sir,

Compliance with Approval Condition (h)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)”,
“Residential (Group B) 1” and “Government, Institution or Community” Zones,
Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land,
Tan Kwai Tsuen, Yuen Long, New territories**

(S.16 Planning Application No. A/YL-TYST/1242)

We are writing to submit the accepted drainage proposal of the previously approved S.16 planning application No. A/YL-TYST/1050 for compliance with approval condition (h) of the subject application, i.e. *the submission of a drainage proposal (Appendix I)*.

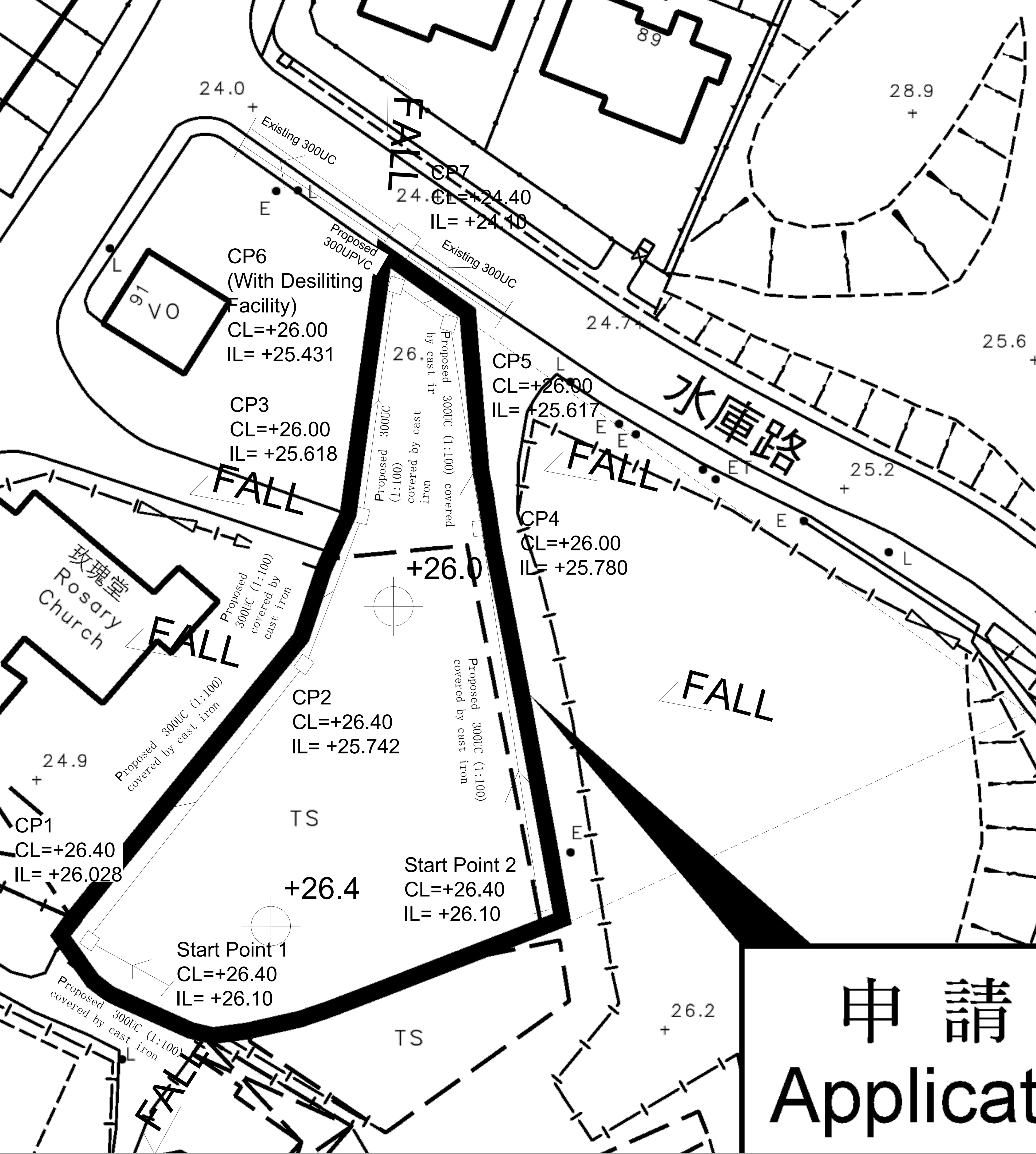
Should you require more information regarding the application, please contact our Mr. Kevin LAM at [REDACTED] or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

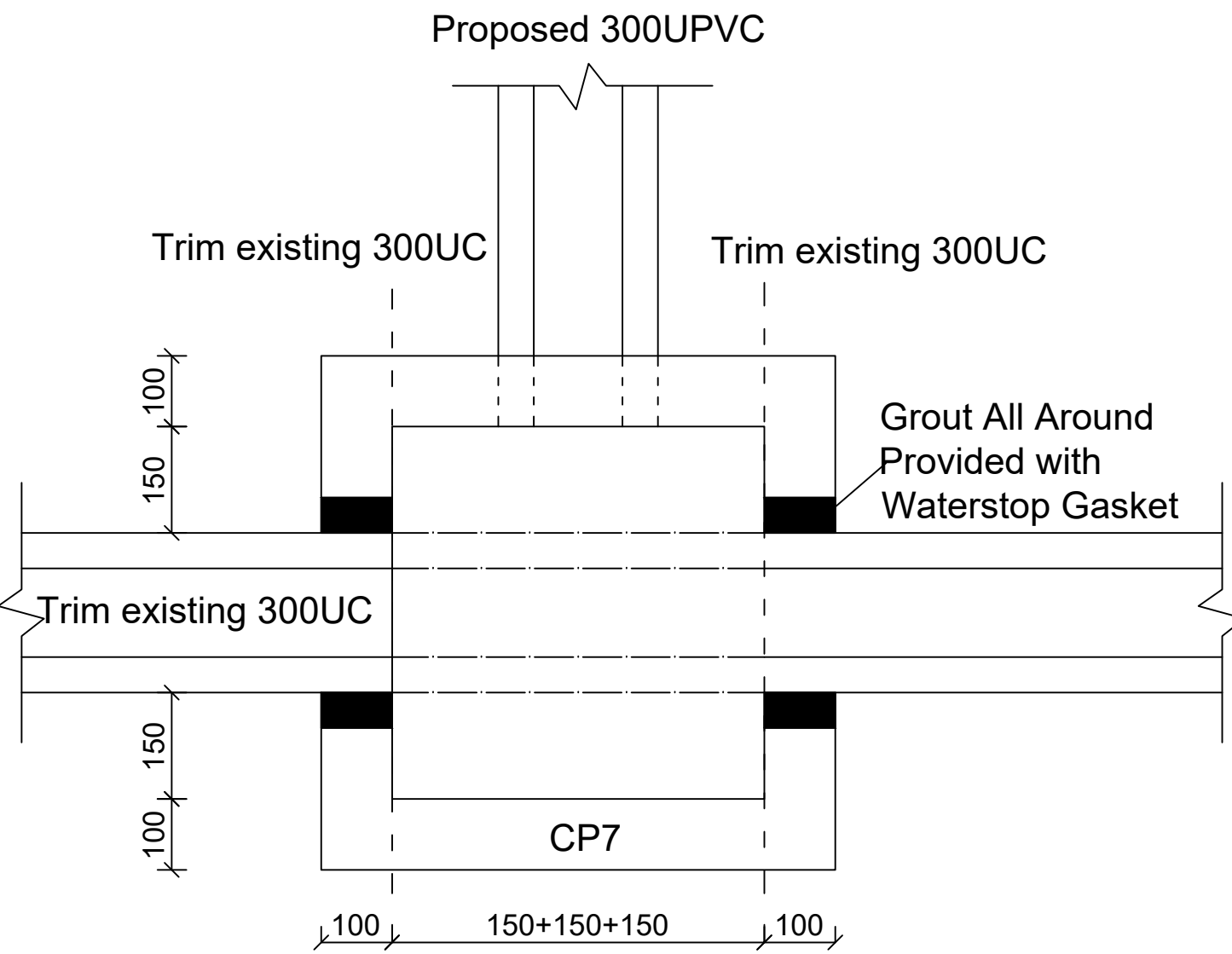


Louis TSE
Town Planner



申請
Applicant

- Note:**
- No solid fence wall to be erected.
 - Catchpit (CP6) with desilting facility shall follow CEDD standard drawing No. C2406I.
 - U-Channel and Catchpit follows Typical Details of Geotechnical Manual for Slope Fig. 8.11 and Fig.8.10 respectively.
 - The site is currently concrete paving, there is no change in paving condition for the proposed development. There is no extra runoff generated to the existing 450UC.



CONNECTION DETAILS (CP7)

- Legend:**
- Proposed UC (1:100) with cast iron cover/UPVC
 - Proposed Catchpit
 - Existing UC/pipe
 - Existing Level
 - Fall Direction

協和有限公司
HANDSHIP
ENGINEERING CO.
LTD

PROJECT:

Proposed
Temporary Place of
Recreation, Sports
or Culture (Indoor
Recreation Centre)
at Lot 2611 S.A
(Part) in D.D. 124
and Adjoining
Government Land,
Tan Kwai Tsuen

TITLE:

Drainage Proposal

File:	DWG NO. DD124-Lot2611 D1
Scale:	
Rev.	
Date: 05-03-2021	

Company: Handship Engineering Co. Ltd
Project : Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre)
 at Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen
Date: 5/3/2021

Calculation for channels:

Catchment Area of site

$$\begin{aligned}
 \text{Site Catchment Area} &= 1445 \text{ m}^2 \\
 &= 0.001445 \text{ km}^2
 \end{aligned}$$

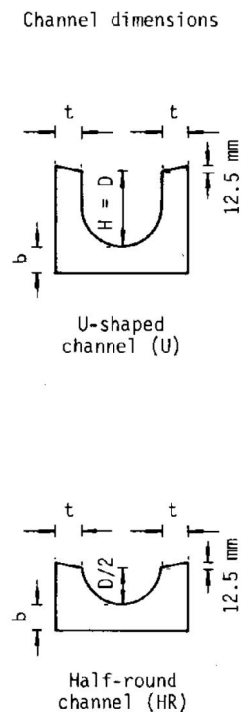
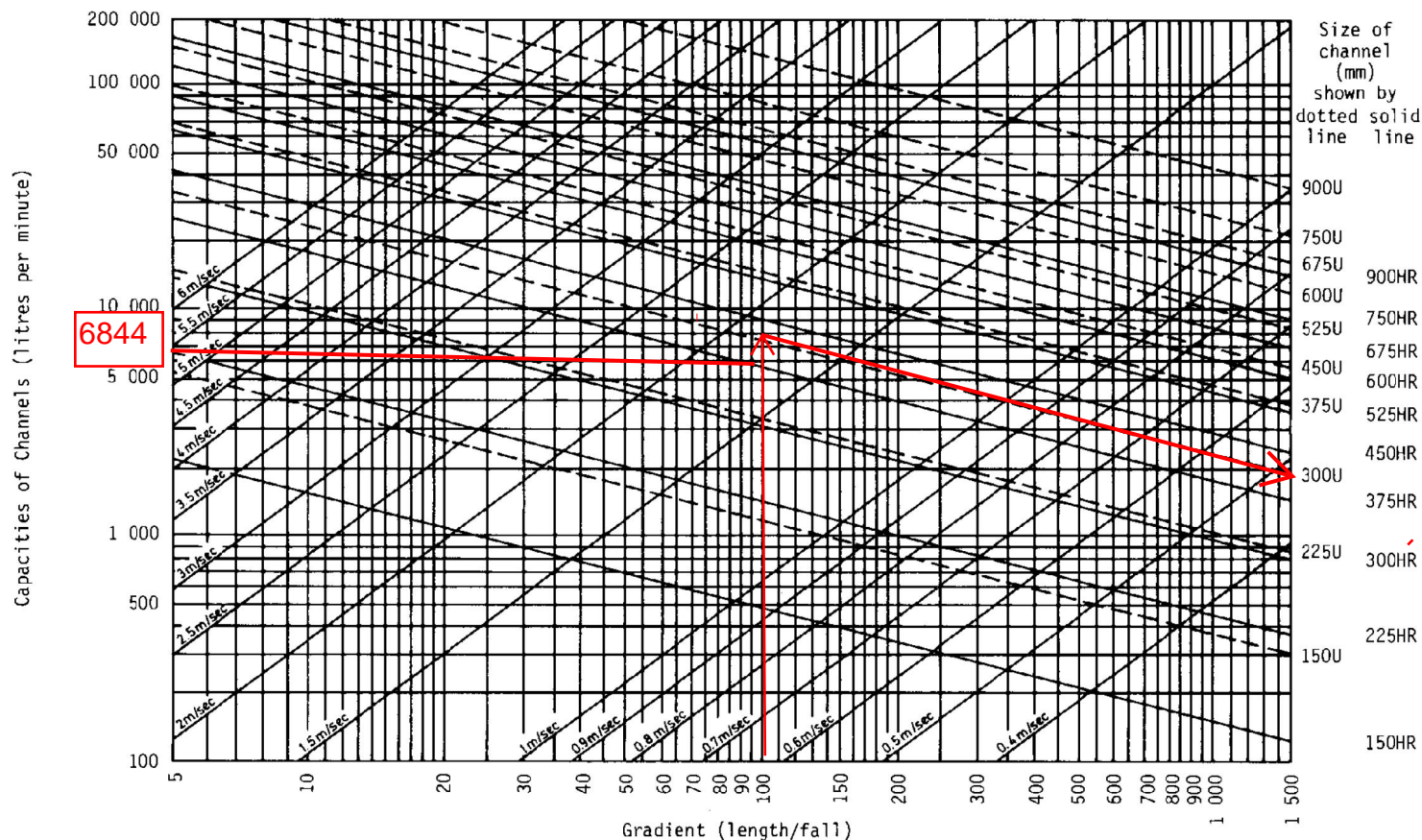
$$\begin{aligned}
 \text{Peak runoff in m}^3/\text{s} &= 0.278 \times 0.95 \times 250 \text{ mm/hr} \times 0.001445 \text{ km}^2 \\
 &= 0.095406 \text{ m}^3/\text{s} \\
 &= 5724 \text{ liter/min}
 \end{aligned}$$

$$\begin{aligned}
 \text{Outside Catchment Area} &= 1074 \text{ m}^2 \\
 &= 0.001074 \text{ km}^2
 \end{aligned}$$

$$\begin{aligned}
 \text{Peak runoff in m}^3/\text{s} &= 0.278 \times 0.25 \times 250 \text{ mm/hr} \times 0.001074 \text{ km}^2 \\
 &= 0.018661 \text{ m}^3/\text{s} \\
 &= 1120 \text{ liter/min}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total peak runoff in m}^3/\text{s} &= 0.095406 \text{ m}^3/\text{s} + 0.019 \text{ m}^3/\text{s} \\
 &= 6844 \text{ liter/min}
 \end{aligned}$$

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
 For gradient 1:100, 300UC will be suitable.



DESIGN METHOD USING CHART

(a) Normal channel Solution

1. Runoff
2. Gradient
3. Channel size
4. Velocity

Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴ OK)

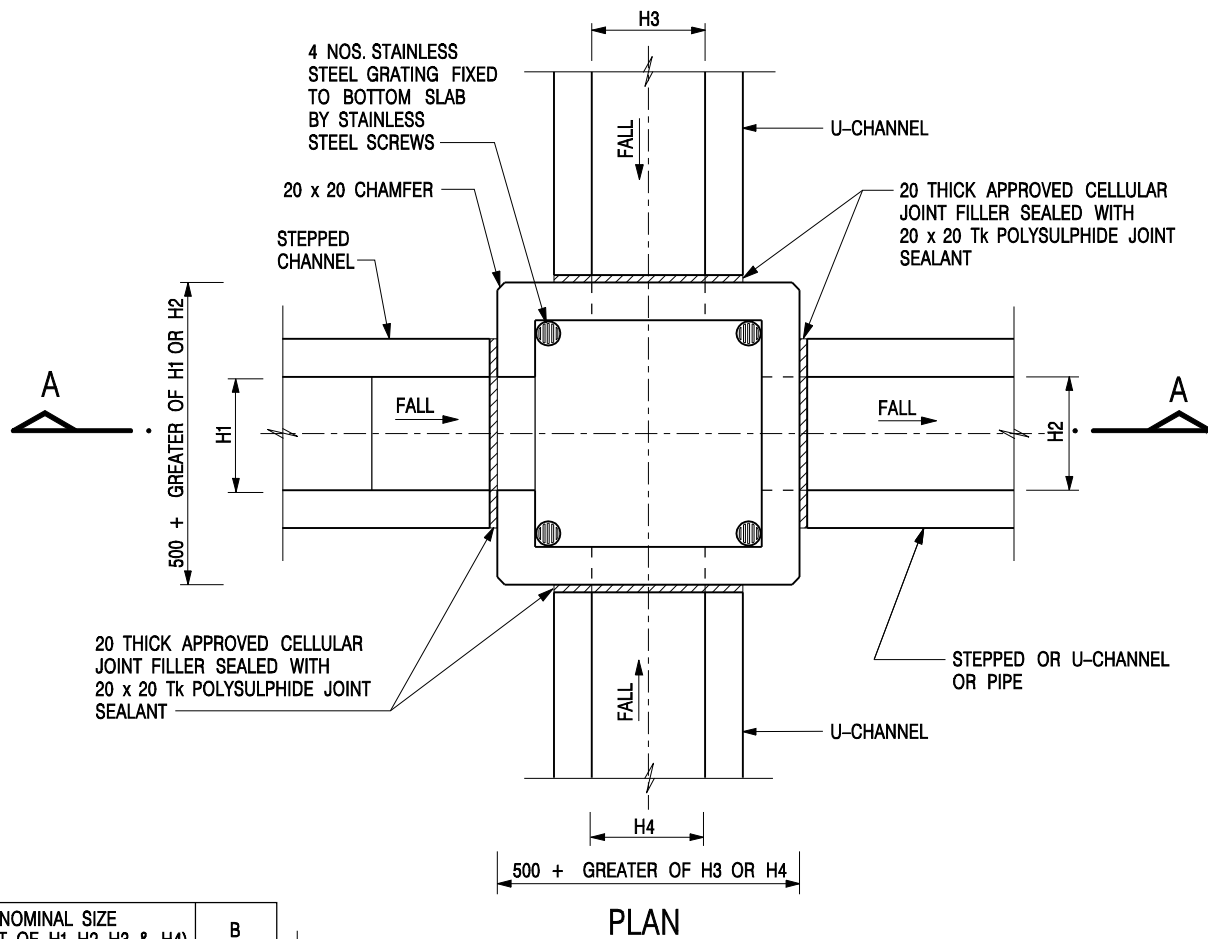
(b) Stepped channel Solution

2. Runoff
3. Channel size
4. Gradient
1. Velocity

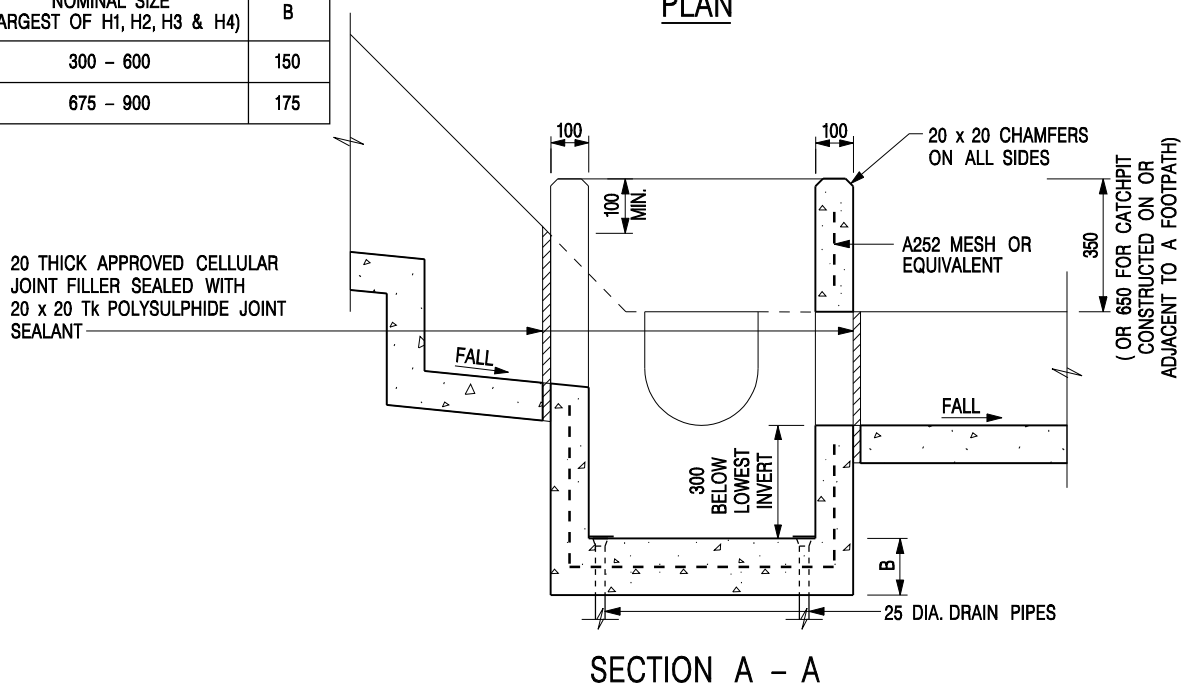
Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

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

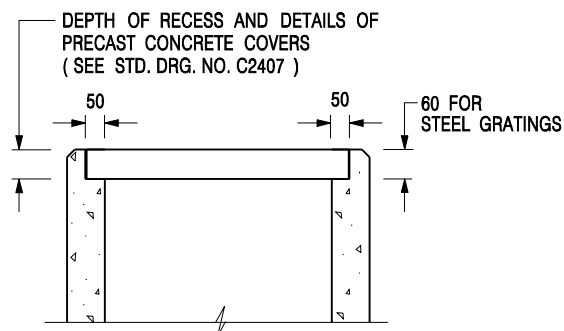


NOTES:

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

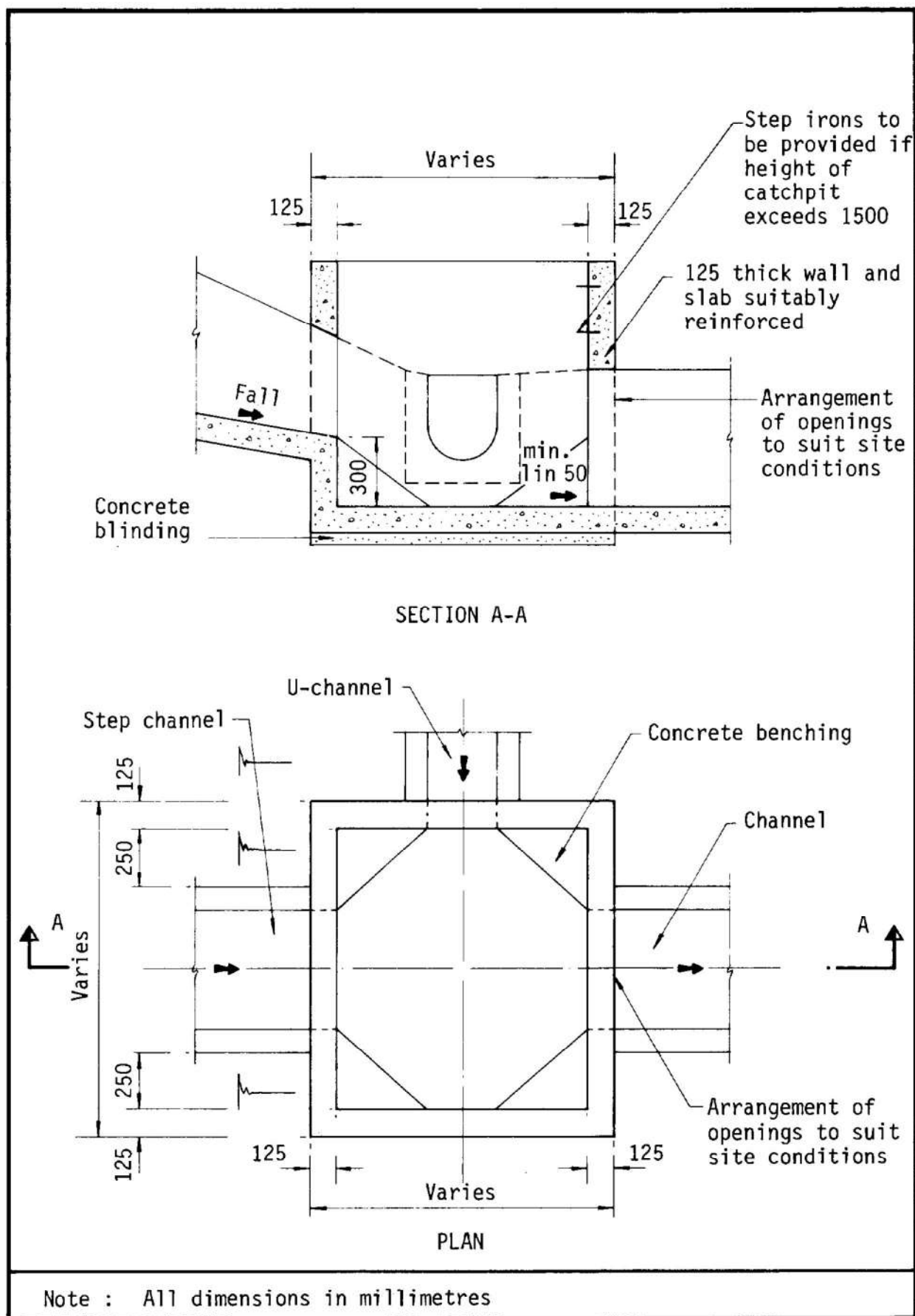
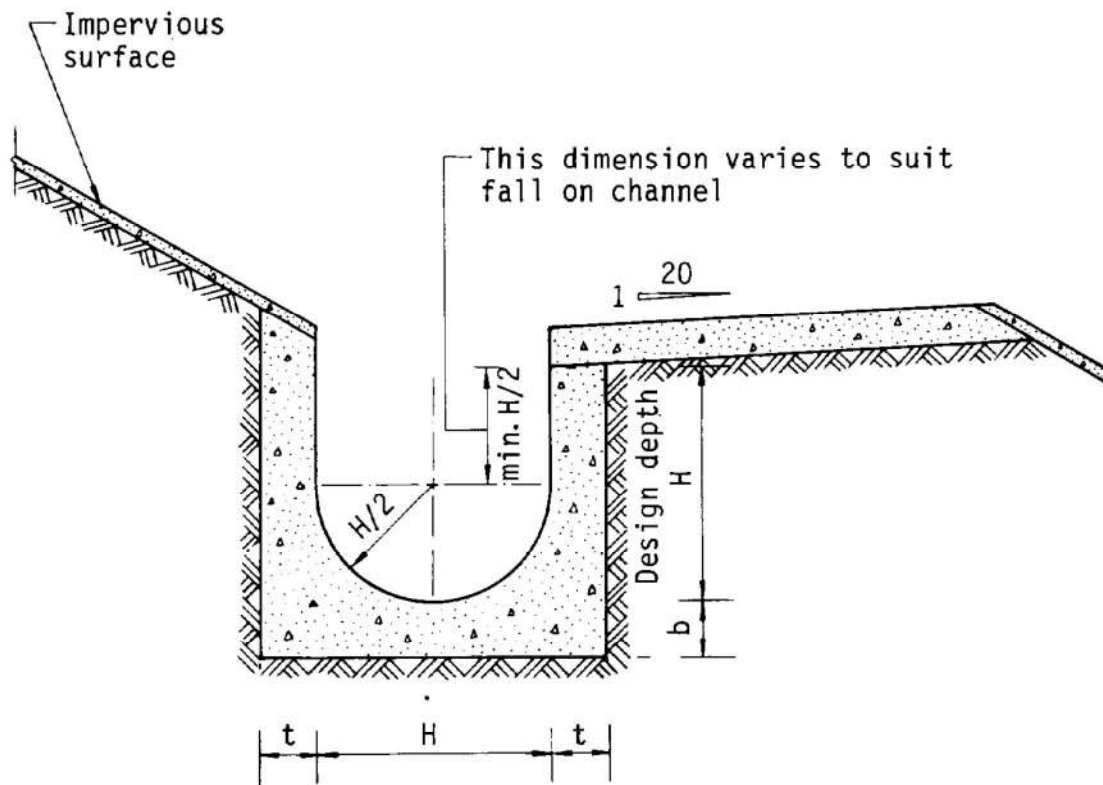


Figure 8.10 - Typical Details of Catchpits



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

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屯門及元朗西規劃處
香港新界沙田上禾輦路...號
沙田政府合署 14 樓

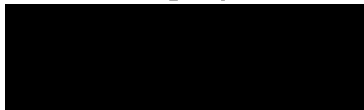
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Planning Department**

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來函檔號 Your Reference DD124 Lot2611 S.A & GL
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電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

9 January 2025

R-riches Property Consultants Limited



(Attn.: Mr. Louis TSE)

Dear Sir,

Compliance with Approval Condition (f)
Planning Application No. A/YL-TYST/1242

I refer to your submission dated 20.6.2024 for compliance with the captioned approval condition on the submission of a run-in/out proposal. The Highways Department (HyD) and Transport Department (TD) have 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 on the departmental comments, please contact Mr. Jimmy CHU (Tel: 2762 4965) of HyD or Mr. Forrest NG (Tel: 2399 2422) of TD.

Yours faithfully,

(Edwin YEUNG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CHE/NTW, HyD

(Attn.: Mr. CHENG Wun Chee/Mr. Jimmy KF CHU)

AC for T/NT, TD

(Attn.: Mr. Forrest NG)

Internal

CTP/TPB (2)

APPENDIX**Comments of the Chief Engineer/New Territories West, Highways Department (CHE/NTW, HyD)**

- i) Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains;
- ii) "C ↑ D" marks should be engraved on both sides of the run-in/out indicating the alignment of cross-road ducts;
- iii) Please be reminded to take and maintain photo record of hidden works (e.g. depth and number of cross-road ducts, concrete surround, etc.) for arranging handing over inspection with HyD;
- iv) Please be reminded to maintain record of construction materials (e.g. strength of concrete used, etc.) for arranging handing over inspection with HyD; and
- v) Please note that HyD shall not be responsible for the maintenance of any access connecting between the application site and Shui Fu Road.

Our Ref. : DD124 Lot2611 S.A &GL
Your Ref. : TPB/A/YL-TYST/1242

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

By Email

20 June 2024

Dear Sir,

Compliance with Approval Condition (f)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)”,
“Residential (Group B) 1” and “Government, Institution or Community” Zones,
Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land,
Tan Kwai Tsuen, Yuen Long, New territories**

(S.16 Planning Application No. A/YL-TYST/1242)

We are writing to submit the accepted run-in/out proposal of the previously approved S.16 planning application No. A/YL-TYST/1050 for compliance with approval condition (f) of the subject application, i.e. *the submission of a run-in/out proposal (Appendix I)*.

Should you require more information regarding the application, please contact our Mr. Kevin LAM 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

**Compliance with Approval Condition (e) -
Submission of a Run-in/out Proposal
Proposed Temporary Place of Recreation, Sports or
Culture (Indoor Recreation
Centre) for a Period of 3 Years at
Lot 2611 S.A (Part) in D.D. 124 and Adjoining
Government Land, Tan Kwai Tsuen,
Yuen Long, New Territories
(Application No. A/YL-TYST/1050)**

Date: 1st June 2021

1. Introduction

Planning Application (No. A/YL-TYST/1050) for Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre for a Period of 3 years at Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long, New Territories was received by the Town Planning Board on 14.09.2020. The purpose of this submission of a run-in/out proposal is to comply with approval condition (e): “Submission of a modification work proposal if the existing public footpath and associated street furniture at the proposed entrance of the Site “.

1.1 The objective of this proposal are as follows:

- To review the existing run-in/out conditions
- To suggest the design of the run-in/out with reference to Highways Standard Drawings
- To demonstrate the procedures of construction in accordance with requirements of relevant Government guidelines/practices

2. Location of the Application Site and Existing Conditions of the Run In/Out

2.1 The Application Site is situated on the west side of TAN KWAI TSUEN ROAD and north of SHUI FU ROAD (**Appendix 1** shows the location of the Application Site).

2.2 The existing situation of the location of the proposed run-in/out is located at the northern side of the Application Site, about 8metres wide and is hard paved with concrete. It is approximately 1600mm higher than the level of SHUI FU ROAD (Site Plan and Photos of the existing run-in/out in **Appendices 2 and 3** respectively).

3. The Proposal

- 3.1 The run-in/out will be constructed with concrete (Building Department's Practice Note for Authorized Persons and Registered Structural Engineers No. APP-144 ("the Practice Notes"): "Design and Construction of Run-in and Run-out on Public Road" specified that *"where the adjoining footpath is constructed of concrete, the run-in and run-out should also be constructed with concrete"*). The design of the run-in/out proposal will be in accordance with the latest version of Highway Standard Drawing No. 1113C and 1114B (**Appendices 4 and 5**). Care will be taken to ensure that the design and construction are appropriate in terms of safety and convenience to vehicular and pedestrian traffic.
- 3.2 To avoid damage of the adjoining pavement, saw-cut method will be adopted for the construction of the run-in/out and any damage to pavement by the construction activities outside the construction area will be re-instated and made good. As regards to the procedures for construction of run-in/out, the guidelines of the Practice Notes will be adopted as appropriate.

4. Construction Procedures

The following construction procedures will be adopted:



- (1) Checking with relevant authorities for the utilities services underneath the proposed run-in/out.



- (2) Excavation of the run-in/out after making arrangements for any utilities division.



(3) Laying of Spare PVC Duck



(4) Concrete paving



(5) Concrete paving



(6) Spare PVC ducts marked on the footway thus C↑D

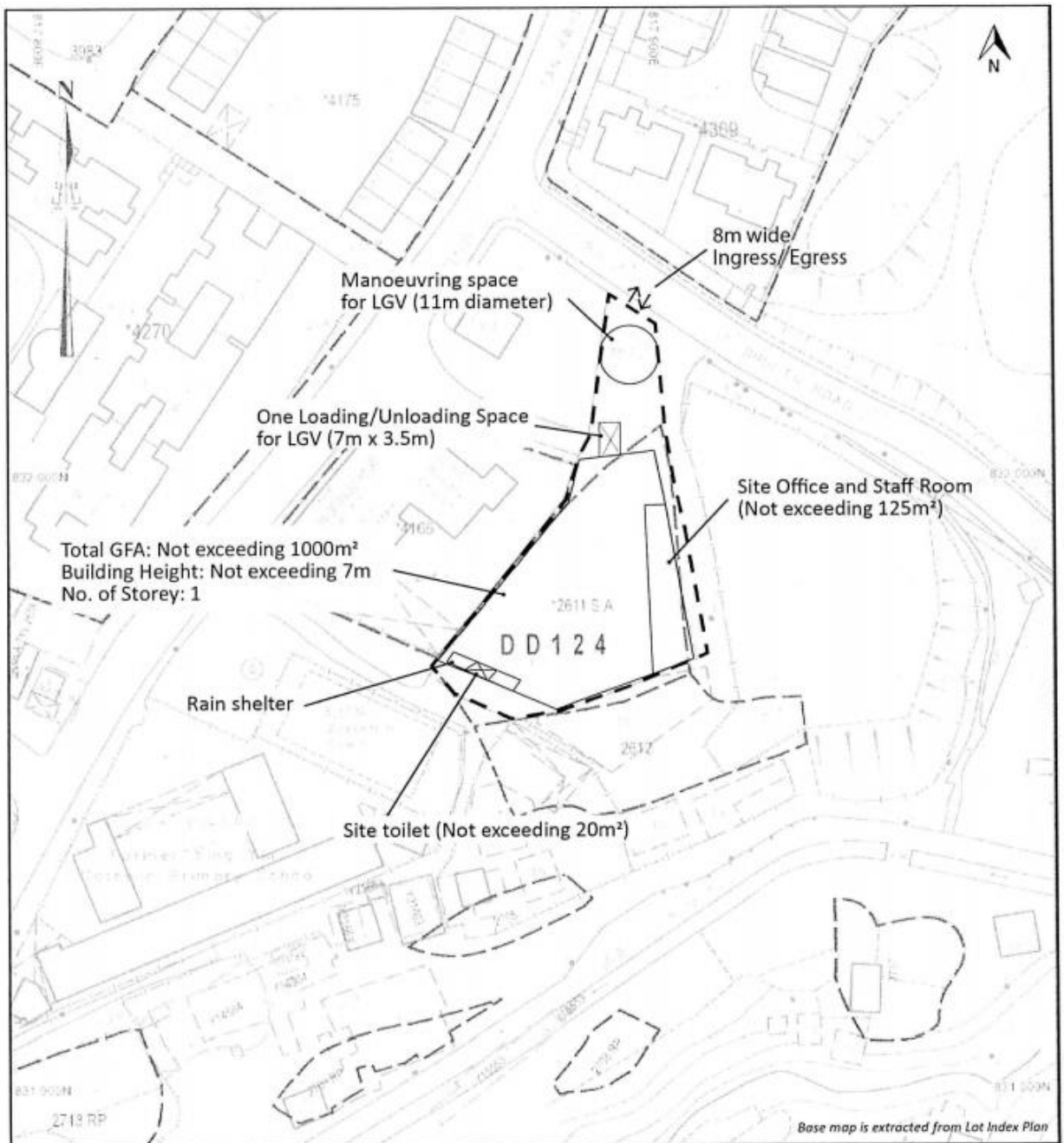
5. Conclusion

To comply with approval condition (f) of the Planning Application (No. A/YL-TYST/1050), the Applicant respectfully submits this run-in/out proposal and will commit to construct the run-in/out at the ingress/egress of the Application Site and ensure the design and construction process are appropriate in terms of safety. The Applicant will provide his best effort from hindering vehicular and pedestrian traffic adjoining the Application Site when carrying out maintenance work.

01.06.2021



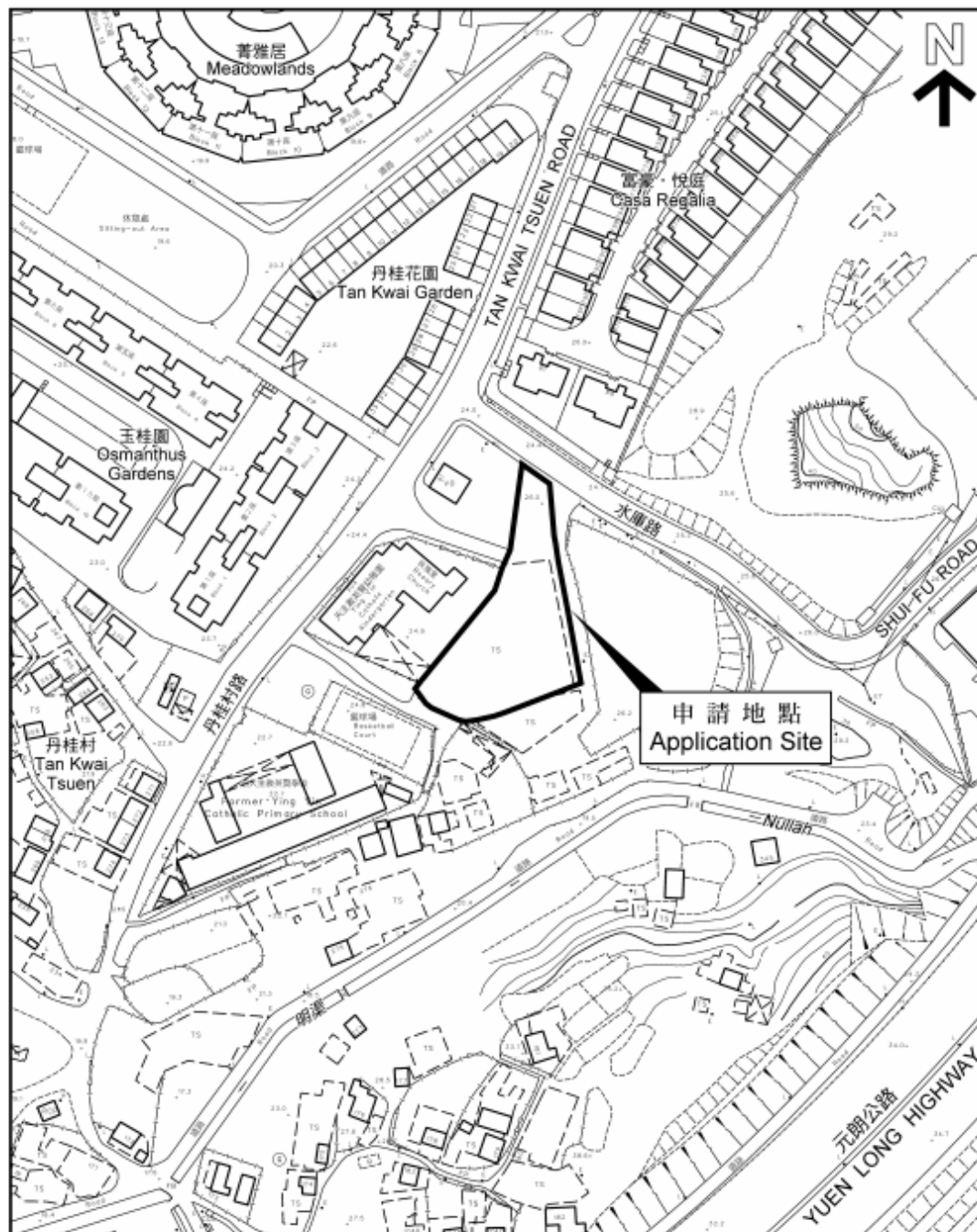
Appendix 1



Location Plan

Appendix 2

A/YL-TYST/1050



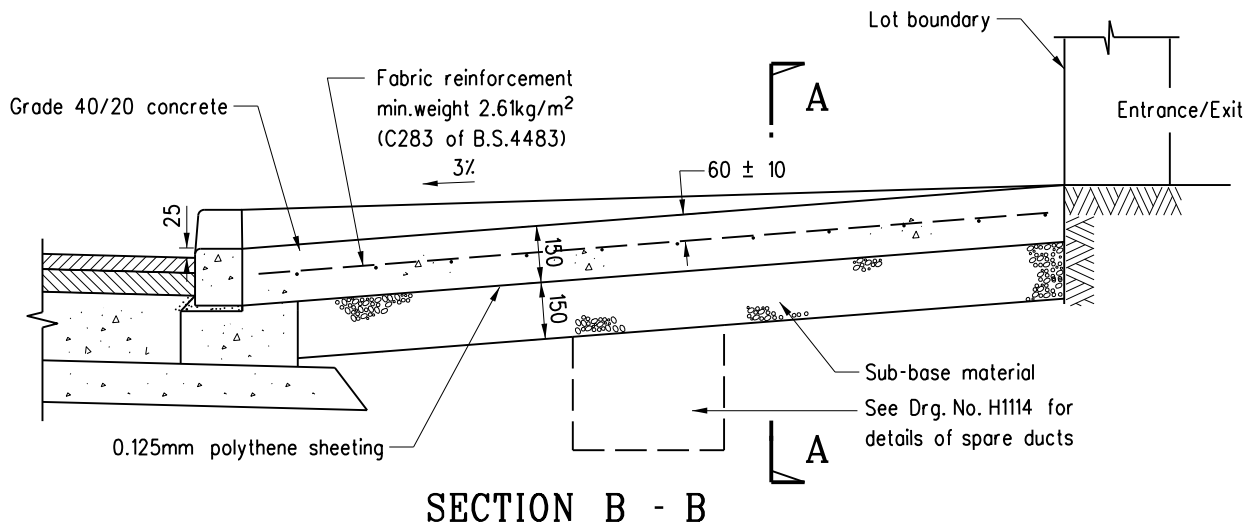
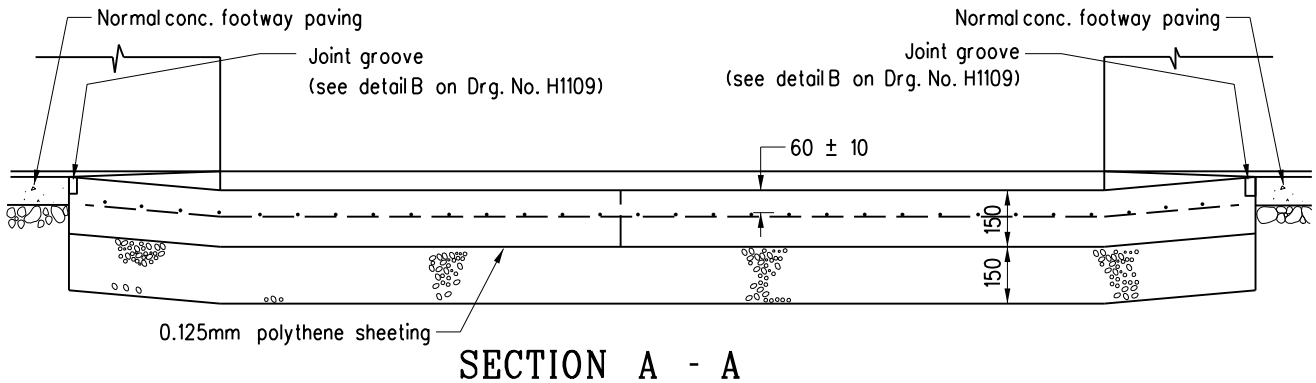
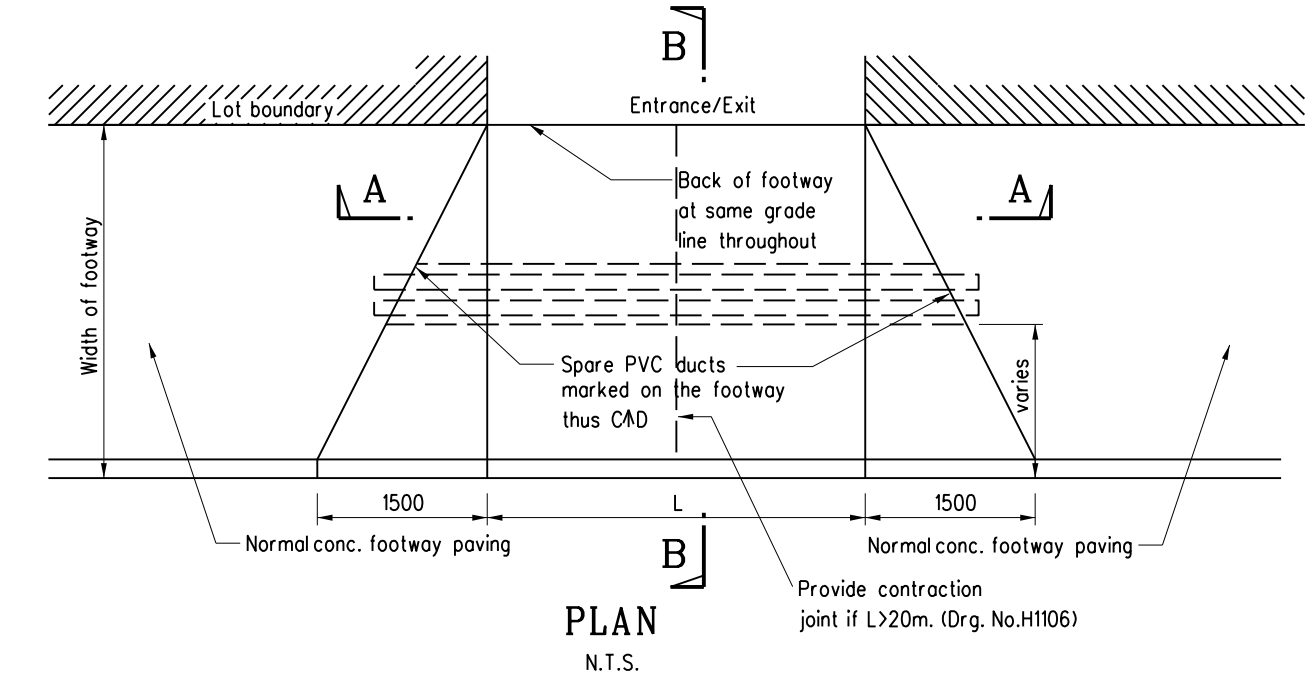
Site Plan

Appendix 3



Photos of proposed location of Run-in/Out

Appendix 4



Note:

1. All dimensions are in millimetres.

C	General revision	Original signed	Oct 19
B	Joint groove details revised	-	Nov 96
A	Grade of concrete revised	-	Sept 96
	Former Drg. No. H1011A with general revision	-	June 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 1 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

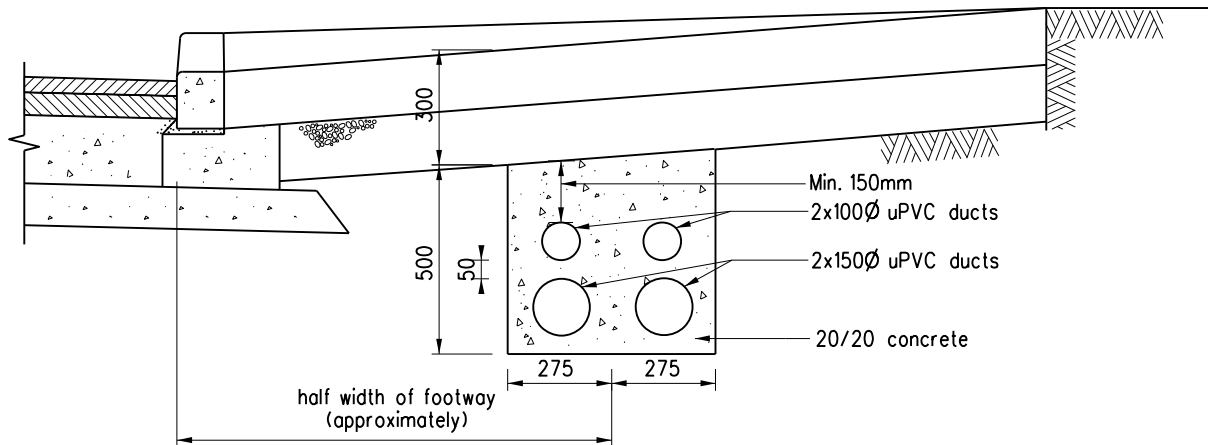
CAD

SCALE

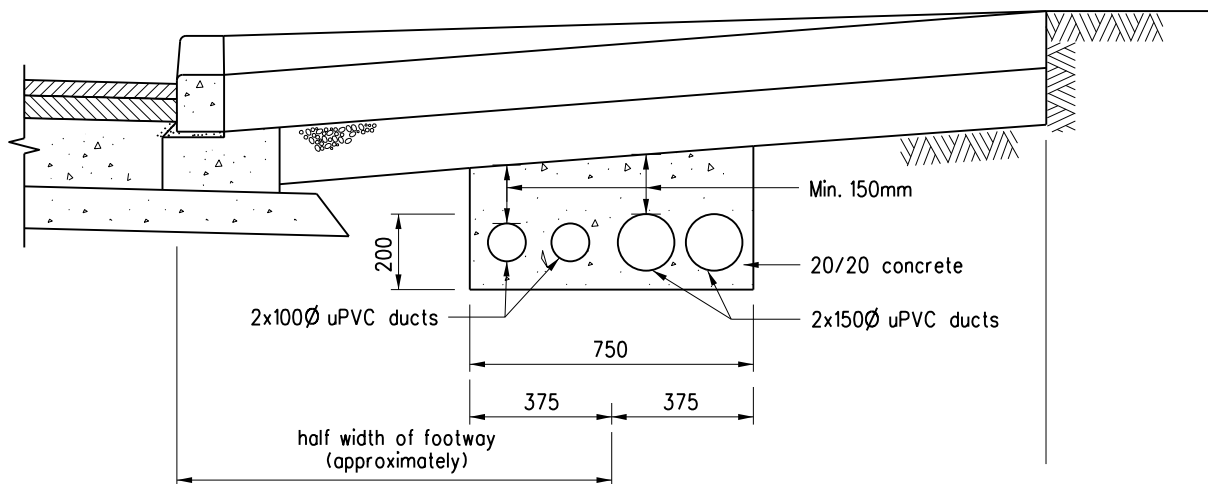
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H 1113C

Appendix 5



OPTION A



OPTION B

Notes:

- 100 diameter ducts are provided for cables of ATC or CCTV.
150 diameter ducts are provided for power cables.
- The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
- Position of both ends of the duct bank to be marked on footway thus CAD.

B	General revision	Original signed	Oct 19
A	Concrete cover revised		Sep 96
	Former Drg. No. H1011A with general revision		Jun 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

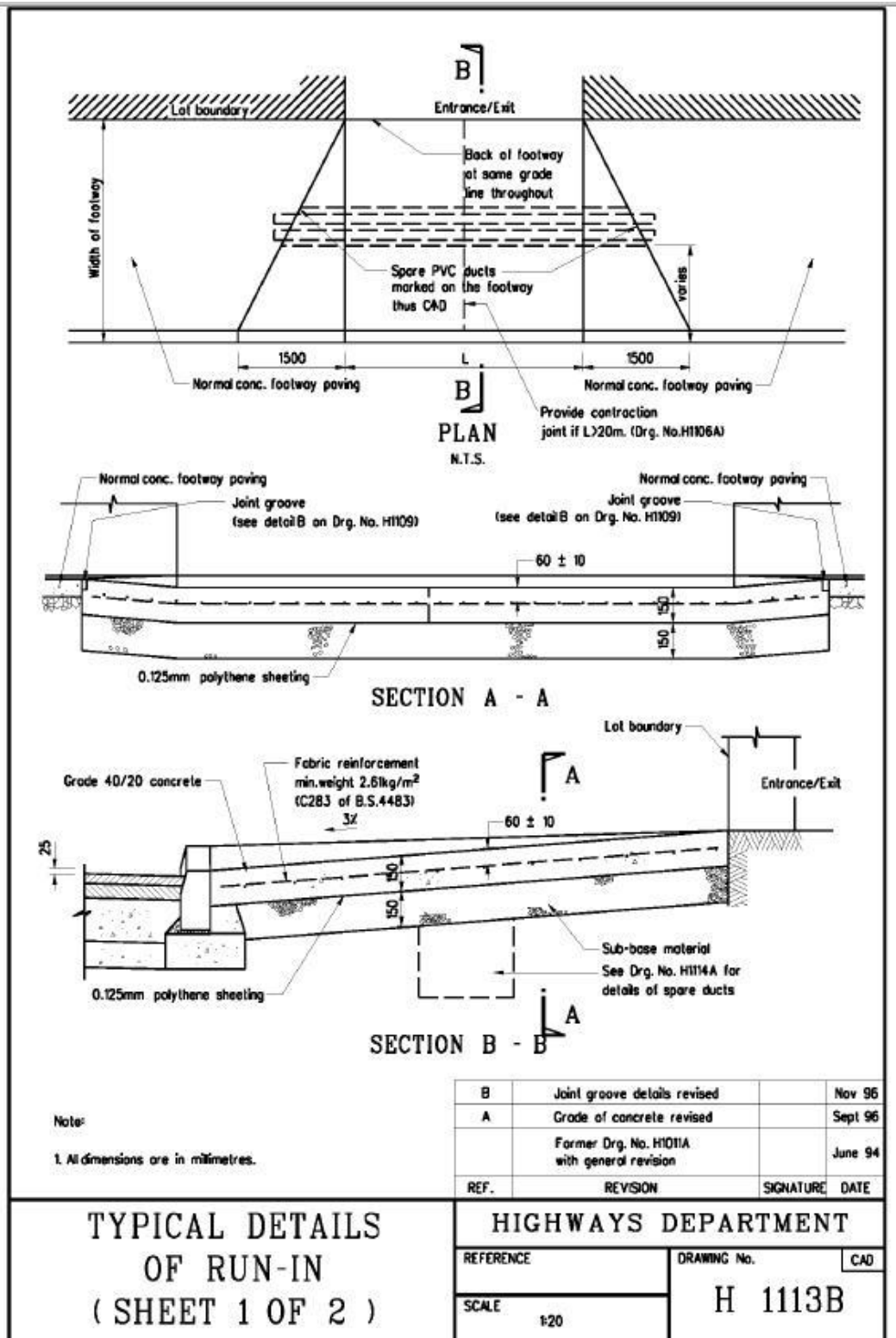
CAD

SCALE

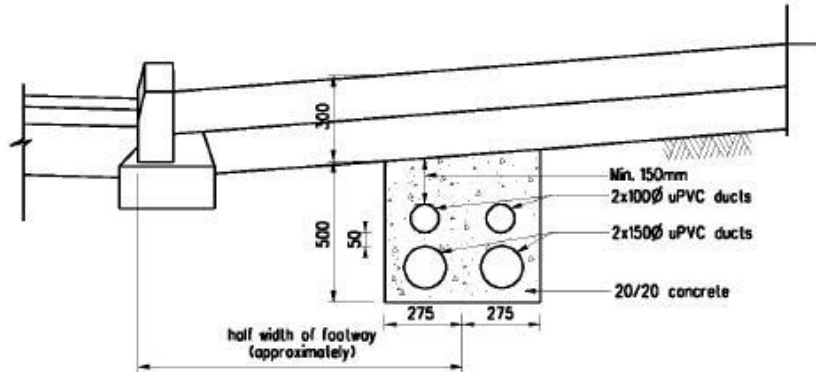
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H 1114B

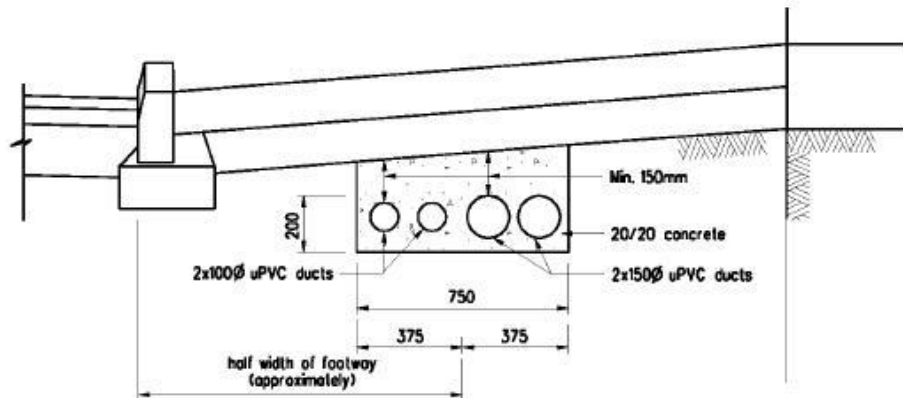
Appendix 4



Appendix 5



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

A	Concrete cover revised		Sept 96
	Former Drg. No. H1011A with general revision		June 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

HIGHWAYS DEPARTMENT

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DRAWING No.

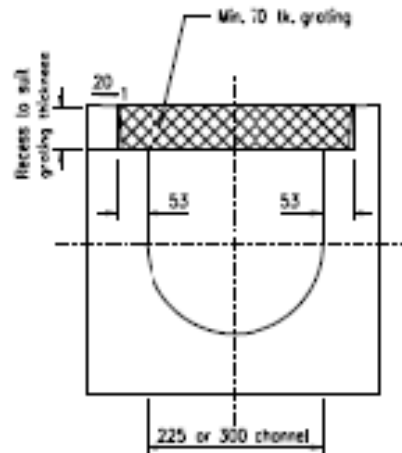
CAD

SCALE

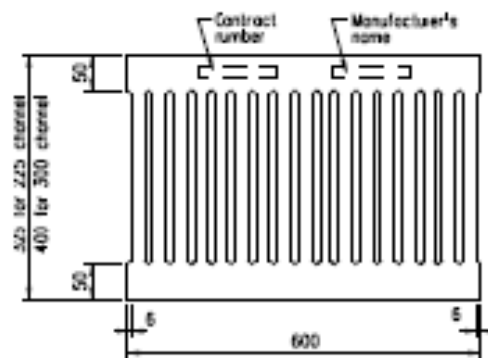
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H 1114A

Appendix 6



TYPICAL CROSS SECTION
OF CHANNEL



(All slots are 13 in width and all ribs are 20-23 in width.)

GRATING

Notes:

1. All dimensions are in millimetres.
2. Lettering for the contract no. and manufacturer's name shall be raised 2mm above normal surface.
3. This drawing is not applicable for channel running across traffic lane.

A	Revise the width of slots and ribs	Original signed	Aug 18
	New Issue	-	Oct 11
REF.	REVISION	SIGNATURE	DATE

COMPOUND MATERIALS
CHANNEL GRATING
SUBJECT TO
VEHICULAR LOAD

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE

1 : 10 or As Shown

H 3155A

