

Appendix 3

Sewerage and Drainage Impact Appraisal

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Sewerage and Drainage Impact Appraisal

For
Amendment of Plan to
Rezone from “Residential (Group D)” (“R(D)”), “Residential (Group E)”
(“R(E)”) and an area shown as ‘Road’
to “Residential (Group C)3” (“R(C)3”
on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11
at Various Lots in Demarcation District 210 and Demarcation District 244
and Adjoining Government land
Ho Chung, Sai Kung, New Territories, Hong Kong

Prepared by: Prudential Surveyors International Limited
Version: A
Date: August 2023

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1. Introduction

1.1 Background

1.1.1 This Sewerage and Drainage Appraisal is to support a planning permission from the Town Planning Board (TPB) under Section 12A of the Town Planning Ordinance (CAP. 131) for a proposed rezone of the Subject Site from “Residential (Group D)” (“R(D)”), “Residential (Group E)” (“R(E)”) and an area shown as ‘Road’ to “Residential (Group C)3” (“R(C)3”) within various lots within DD210 and DD244 and adjoining government land in Ho Chung, Sai Kung, New Territories. The application Site (**the Site**) is composed of 3 parcels, namely Parcel A, B and C. [refer to **Figure 1.1**]

1.1.2 The owner of the application site has the intention to construct six individual houses with twelve car parking spaces in Parcels A and B of the Site and two individual house with four car parking spaces in Parcel C of the Site.

1.2 Site and its Surroundings

1.1.3 A site visit was carried out on 6 July 2023. Per the observations from the site visit, it was observed that the Site is situated in rural environs with a mixture of residential, industrial and storage uses with dwellings. [refer to **Figure 1.2**] The details of the surrounding are that:

- to the north of the Site is some 2 and 3-storey rural housing;
- to the east of the Site are some car repair workshops and to the further east are residential blocks of Marina Cove;
- to the south of the Site is the former Production Centre of Asia Television Limited (abandoned); and
- to the west of the Site is Luk Mei Village with a mixture of traditional single-storey village-type developments and modern 3-storey New Territories Exempted Houses (NTEHs).

1.1.4 Apart from residential buildings, there are scattered structures in the vicinity of the Site intended primarily for industrial uses including an unnamed warehouse, a motor repair workshop (Bayview Motors Company), a food factory under Koon Yick Food Manufacturing Company (冠益華記食品廠) (“Koon Yick”).

1.3 Proposed Development

1.1.5 The proposed development is to erect six individual houses in Parcel A and B of the Site and two individual houses in Parcel C of the Site. The proposed gross floor area (GFA) of the houses are summarised in Table 1.1

Propose House	Gross Floor Area (GFA) (sqm) (about)
House 1	283.35
House 2	283.35
House 3	283.35
House 4	283.35
House 5	283.35
House 6	283.35
House 7	345.75
House 8	345.75
Total	2,391.6
Average	298.95

Table 1.1 Proposed GFA of Houses

2. Sewerage Impact Appraisal

2.1 Scope of Works

The objective of this Sewerage Impact Appraisal (SIA) is to assess whether the capacity of the sewerage networking is sufficient to cope with the peak sewerage flow arising from the proposed comprehensive residential development.

Existing drainage record plan from the Drainage Services Department (DSD) is shown in **Figure 2.1**.

2.2 Existing Sewerage Facilities

According to the drainage record plan, there is no existing public sewerage network serving the project site. [refer to **Figure 2.1**]. Hence, the project site is an unsewered area at present.

2.3 Proposed Sewerage Treatment

In consideration that the project site is unsewered area, it is necessary to consider the provision of an on-site underground Sewerage Treatment Plant, which will be used for treatment of sewerage generated from the proposed development.

The applicant will be responsible for the construction, operation and maintenance of the on-site underground Sewerage Treatment Plant and all inter-connecting sewerage pipework (polyethylene pipes) within the project site. The sewerage collected from each house will be discharged to septic tank and soil soakway pit.

The design, operation and maintenance of the proposed underground Sewerage Treatment Plant are in compliance with EPD’s Practice Note for Professional Person (ProPECC) PN 5/93. It is proposed to construct four entire underground Sewerage Treatment Plant (involve inlet trap, septic tank, outlet trap, inter-connecting pipes and soil soakway pit) for proposed houses. The proposed capacity of the each septic tank is 15.98 cu.m and it is greater than the estimated daily water consumption of each proposed house. A reference septic tank is illustrated in **Figure 2.2** and the calculation of septic tank are shown in Table 2. For the proposed soil soakway pit, its size should be determined basing on soil absorption rate and therefore it should be determined in detail design stage.

		(mm)
Proposed Septic Tank Capacity	(L-t)x BxD	(5700-150)1600x1800 = 15.98 cu.m
The proposed septic tank System aims to serve one house with 4 Nos. of Person.		
Estimate Ultimate per capita daily water consumption	Design Flow Rate x Peak Factor	0.37 x 6 = 2.22 cu.m/person/day
Required Septic Tank Capacity	Nos of Person Per House x estimated daily water	4 x 2.22 = 8.88 is less Septic Tank Capacity

	consumption	(15.98 cu.m)
Tank to be desludged every 6 months		
The soil soakway pit to be designed in accordance with PROPECC PN5/93 and its size shall be determined base on absorption capacity of soil and ultimate consumption rate.		

Table 2.1 - Calculation of Septic Tank

In addition, the proposed septic tank would be inspected at least once every 6 months by the applicant. If there is any flooding / overflow from the Septic Tank or foul smell become noticeable, immediate inspection would be carried out. Desludging the Septic Tank when thickness of sludge exceeds 30cm or ¼ of overall water depth or clogging of the septic tank outlet pipe or the soakaway pit or soil is suspected. Last, disposing the sludge would be carried out properly. Sludge removed would be transported by specialist contractors to sewerage treatment works for disposal.

The location of the proposed underground Sewerage Treatment Plant for the project site is illustrated in **Figure 2.3**.

Once the concerned public sewerage system is available in the vicinity, the Septic Tank System will be abandoned and replaced with a pump pit and a connection terminal manhole. All sewerage generated from the proposed development will be conveyed to the public sewerage system.

2.4 Assessment Criteria, Methodology and Assumptions

The adopted unit flow factor and global peaking factors will adopt the figures stipulated in the Guidelines for Estimating Sewerage Flows for Sewerage Infrastructure Planning (GESF) (Version 1.0) issued by the Environmental Protection Department (EPD) in March 2005 to estimate the sewerage flow generated from the proposed development.

With reference to Table T-1: Unit Flow Factors for Domestic Flows in the GESF (Version 1.0), the unit flow factors for private housing R4 domestic flow is 0.37cu.m/person/day.

2.5 Estimation of Sewerage Flow

The primary source of contaminants arising from the project site will be from bathrooms, toilets and kitchens from residential houses.

Table 2.2 shows the estimated peak sewerage flow for the proposed development.

Calculation for Sewerage Flow Generation Rate of the Project Site			
1a. Total number of units	=	8	units
1b. Total number of residents	=	32	people
1c. Design flow	=	0.37	cu.m/person/day – refer to Private R4 in Table T-1 of GESF
1d. Sewerage generation rate	=	9.25	cu.m/day
1e. Peak factor	=	6	refer to Section 3.3 from EPD’s Guidelines for Design of Small Sewerage Treatment Plant
1f. Estimated total peak flow	=	6 x 9.25 =55.5	cu.m/day
Sewerage to be discharge to Septic Tank			
2a. Number of septic tank proposed for the development	=	8	units
2b. Number of persons served by each septic tank	=	32 / 8 = 4	people
2c. Required capacity of each septic tank	=	4x 0.37 x 6 = 8.88	cu.m/day
2d. Design capacity of each septic tank	=	15.984 > 8.88	cu.m/day – refer to Table 2.1

Table 2.2 - Estimated Sewerage Flow from the project site

As shown in Table 2.2 above, the estimated total peak flow for the proposed development is 55.5 cu.m/day and the capacity of each proposed septic tank (15.984 cu.m/day) is greater than required capacity (8.88 cu.m/day).

2.6 Discussion

According to the drainage record plans obtained from DSD, there is no existing public sewerage network serving the project site. Sewerage from the project site is proposed to be discharged to the proposed underground Sewerage Treatment Plant.

The applicant shall take the maintenance responsibility of the septic tank and soil

soakway pit in order to maintain the operation of the proposed underground Sewerage Treatment Plant.

According to the design of the septic tank for the proposed development presented in Table 2 and estimated sewerage generation, it is anticipated that the proposed underground Sewerage Treatment Plants shown in **Figure 2.3** will have sufficient capacity to cater for sewerage generated from the proposed residential development.

2.7 Conclusion

Based on the sewerage generated and the capacity of the septic tank, it is anticipated that there will be no serious adverse sewerage impact to the area after the implementation of the development.

3. Drainage Impact Appraisal

3.1 Scope of Works

The objective of this Drainage Impact Appraisal (DIA) is to assess whether the proposed development may cause adverse impacts on drainage and flooding. These impacts will be identified and mitigation measures will be proposed in order to demonstrate that the proposed development will not cause an unacceptable increase in the risk of flooding in areas upstream of, adjacent to or downstream of the development.

Existing drainage record plan from the Drainage Services Department (DSD) was attached in **Figure 2.1**.

3.2 Existing and Planned Drainage Facilities

According to the drainage record plan, there is no existing public drainage network serving the project site [refer to **Figure 2.1**].

Upon a site investigation carried out on July 6 2023, a series of unnamed stormwater manholes were located along Ho Chung North Road and Luk Mei Tsuen Road (main road) and a series of U-channels were identified along Luk Mei Tsuen Road of the Parcel B and Parcel C of the Site. According to the information provided by the Contractor of Highways Department's Hiram's Highway Improvement Stage 1 Project [refer to **Figure 3.1A and 3.1B**], there is an existing nominal diameter (DN) 300 storm drain located under Ho Chung North Road and 450-525 storm drains located under Luk Mei Tsuen Road in the vicinity of the Site. The storm drains were completed in February 2021. The U-channels identified along Luk Mei Tsuen Road were recently built in 2023.

A drainage layout plan comprising the mentioned drainage information is presented in **Figure 3.2**.

3.3 Drainage Catchment Area

The drainage catchment areas included upstream catchment area and the Site. **Figure 3.3** illustrates the estimated overall upstream catchment area. The catchment area within the subject site includes the open area and the roof of the buildings.

¹ Highways Department's web site (2023) Hiram's Highway Improvement Stage 1

The surface runoff discharged from the upstream catchment area would be collected by the existing perimeter U-channel surrounding the site along Luk Mei Tsuen Road.

3.4 Proposed Drainage System

For Parcel A and B of the Site, the surface runoff discharged from the site will gravitate to lower grounds and be collected by the proposed perimeter U-channel surrounding the Site and the proposed U-channel located across the Site. The storm water collected from the U-channel would flow into the precast concrete pipes to a proposed new manhole. The new manhole will be connected to the existing unnamed stormwater manhole along Ho Chung North Road.

For Parcel C of the Site, the surface runoff discharged from the site will be collected by the proposed perimeter U-channel surrounding the Site. The storm water collected from the U-channel would flow into the precast concrete pipes to a proposed new manhole. The new manhole will be connected to the existing unnamed stormwater manhole along Ho Chung North Road.

The indicative drainage connection is shown in **Figure 3.4**.

3.5 Discussion

According to the drainage record plans obtained from DSD, there is no existing public drainage network serving the project site. A series of unnamed drainage pipes on Ho Chung North Road are have been built for the Highways Department's Hiram's Highway Improvement Stage 1 Project. These drainage pipes are capable to collect the surface runoff from our project site.

The surface runoff from the site will be collected by the proposed perimeter U-channel and discharged to the unnamed storm water manholes along Ho Chung Road/Luk Mei Tsuen Road.

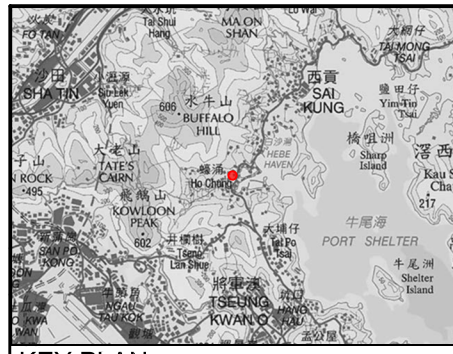
3.6 Conclusion

Based on the proposed drainage system, It is anticipated that there will be no serious adverse drainage impact to the existing drainage system after the implementation of the development.

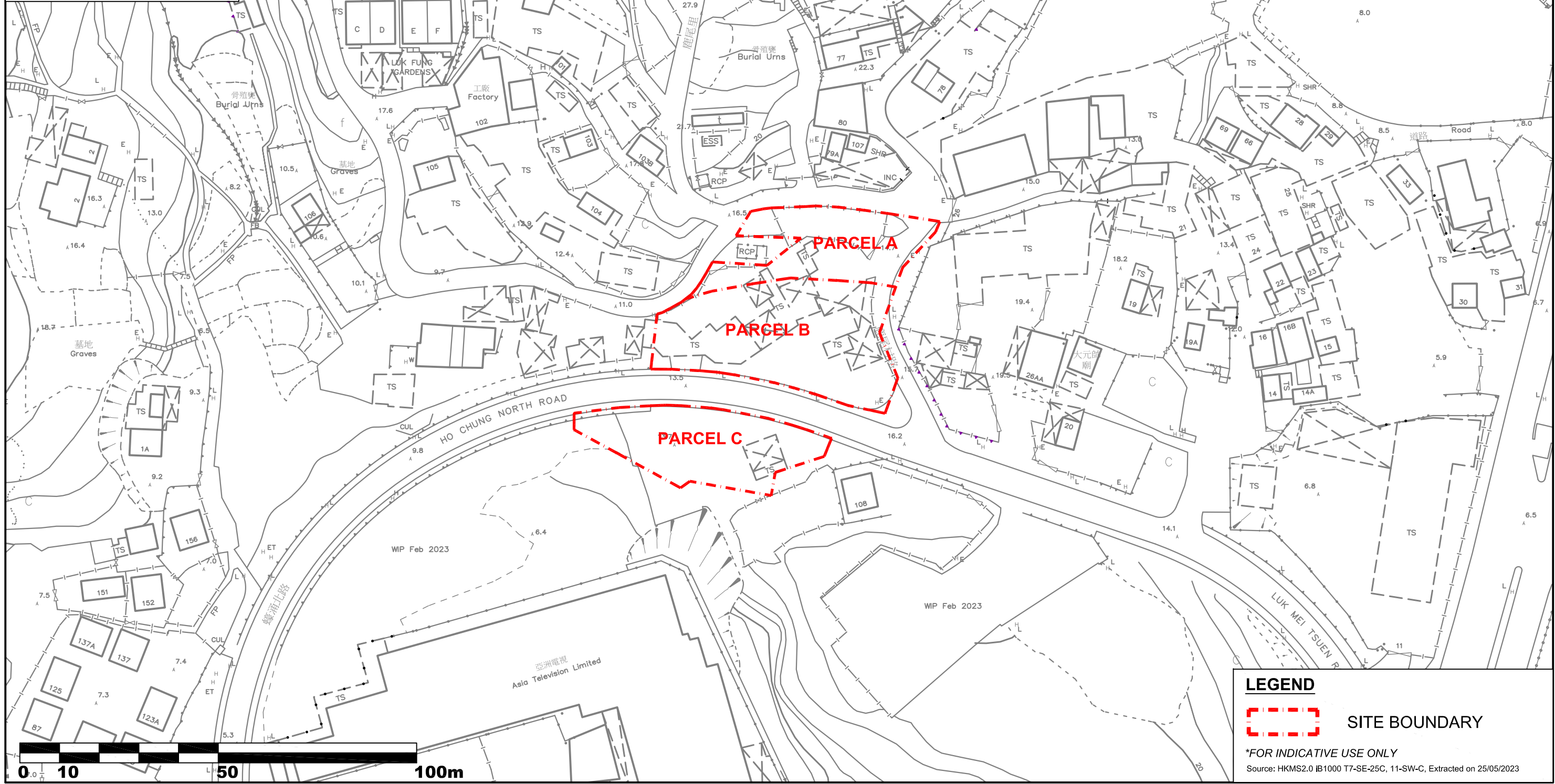
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Figures

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KEY PLAN



LEGEND

 SITE BOUNDARY

**FOR INDICATIVE USE ONLY*

Source: HKMS2.0 IB1000 T7-SE-25C, 11-SW-C, Extracted on 25/05/2023

File Name :
Source :

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244 DES VOEUX ROAD CENTRAL HONG KONG
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FAX: 2598 6576

JOB TITLE:
Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong

Drawing Title
LOCATION PLAN

Drawn	CN	Date	19/07/2023	Drawing No.	
Checked	RT	Approved	RT	Figure 1.1	
Scale	1:1000 @ A3		Rev.	-	
Rev	Description	Date			



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LEGEND

SITE BOUNDARY

PLANNED DEVELOPMENT

Source: HKMS 2.0 Aerial Photo E154298C 6000' (9 Mar 2022)

File Name :
Source :

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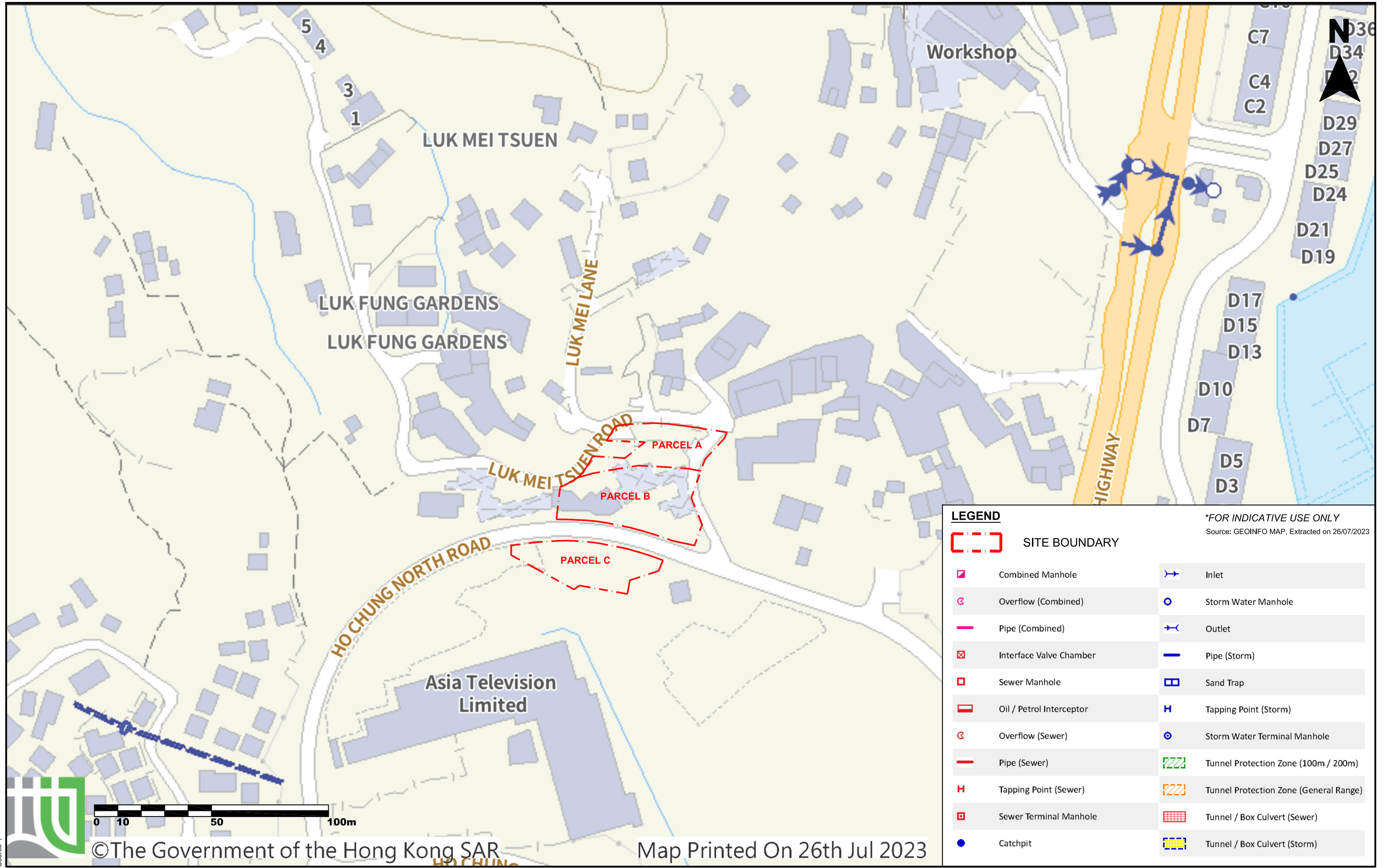
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Drawing Title
THE SITE AND ITS SURROUNDINGS

Drawn	CN	Date	08/08/2023	Drawing No.	FIGURE 1.2
Checked	RT	Approved	RT		
Rev	Description	Date	Scale	N.T.S.	Rev.



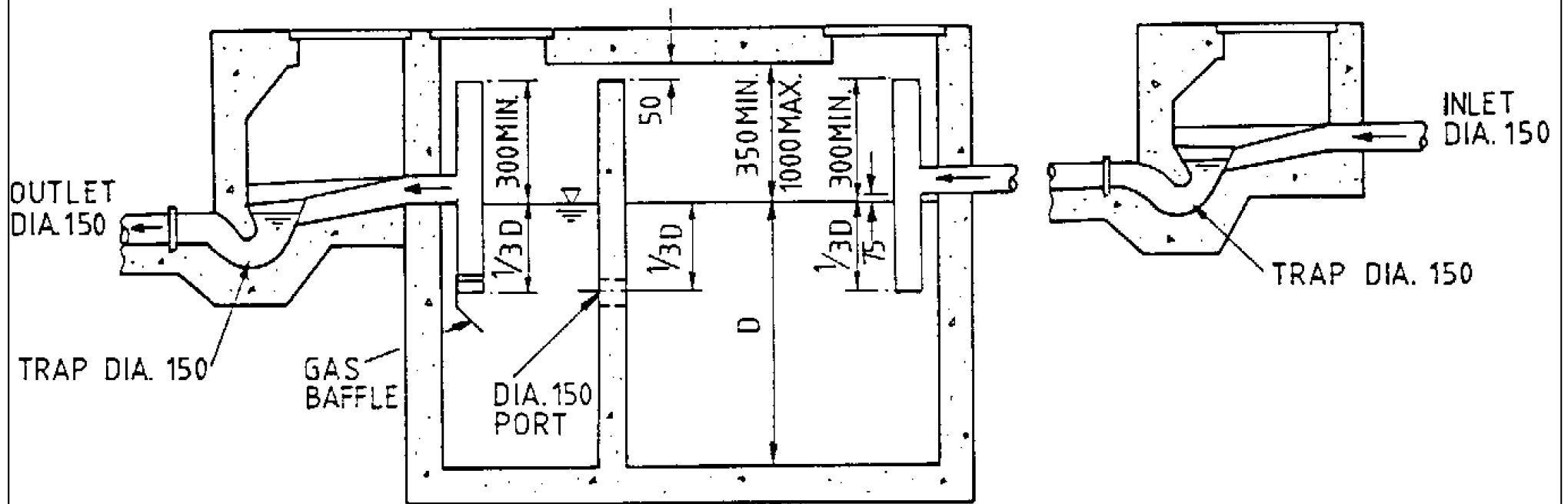
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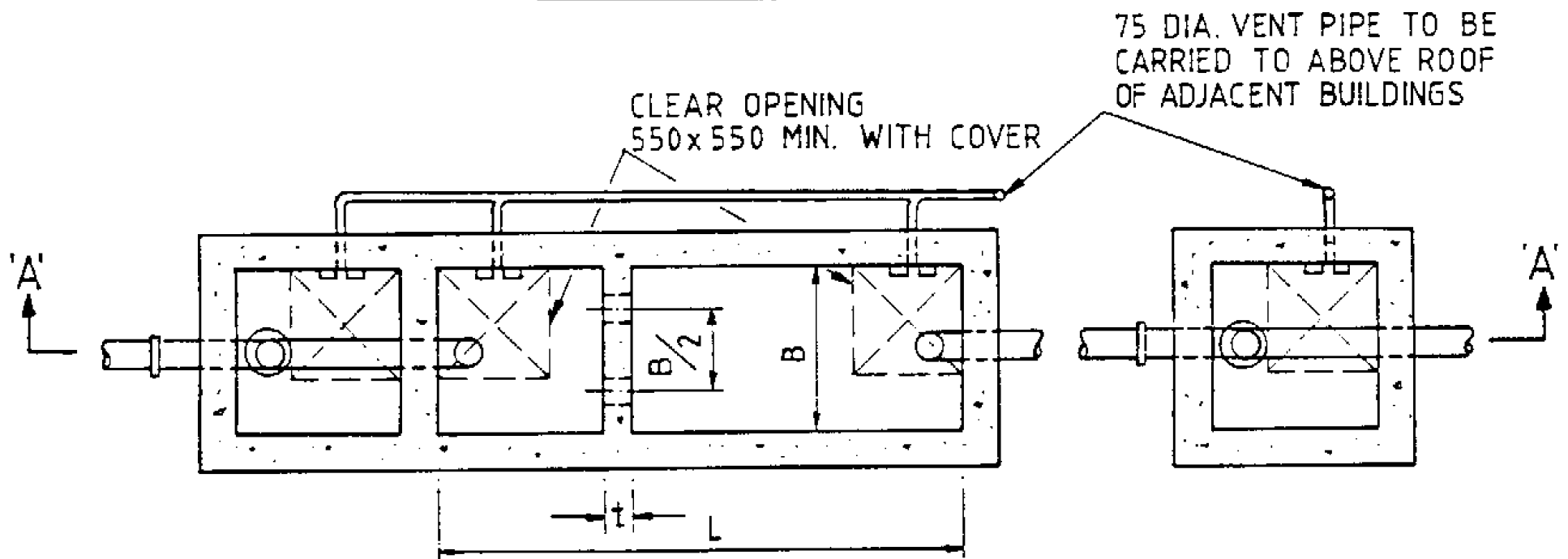
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Map Printed On 26th Jul 2023

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				Checked RT Approved RT	Rev. -
Scale 1:1500 @ A3					



SECTION A-A



PLAN

NOTES:-

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.
2. SIZE
 - a. $4B \geq L > 3B$
 - b. $1800 \text{ mm} \geq D > 1200 \text{ mm}$
 - c. RATIO OF VOLUMES OF FIRST AND SECOND CHAMBERS = 2 : 1
3. CAPACITY (SUBJECT TO NOTE 2)
 - a. CAPACITY $C = (L - t) \times B \times D$
 - b. NOT LESS THAN 2.3 m^3 BUT NOT MORE THAN 41 m^3
 - c. NOT LESS THAN QN WHERE N IS THE NUMBER OF PERSONS SERVED AND Q IS THE ESTIMATED ULTIMATE PER CAPITA DAILY WATER CONSUMPTION
 - d. SURFACE WATER MUST NOT BE CONNECTED TO THE TANK
 - e. TANK TO BE DESLUDGED EVERY 6 MONTHS
4. NO OVERFLOW OR BYPASS PIPE IS ALLOWED.
5. PLEASE REFER TO THE BOOKLET "GUIDANCE NOTES ON DISCHARGES FROM VILLAGE HOUSES" PUBLISHED BY EPD FOR FURTHER GUIDELINES ON OPERATION AND MAINTENANCE OF SEPTIC TANK SYSTEM.

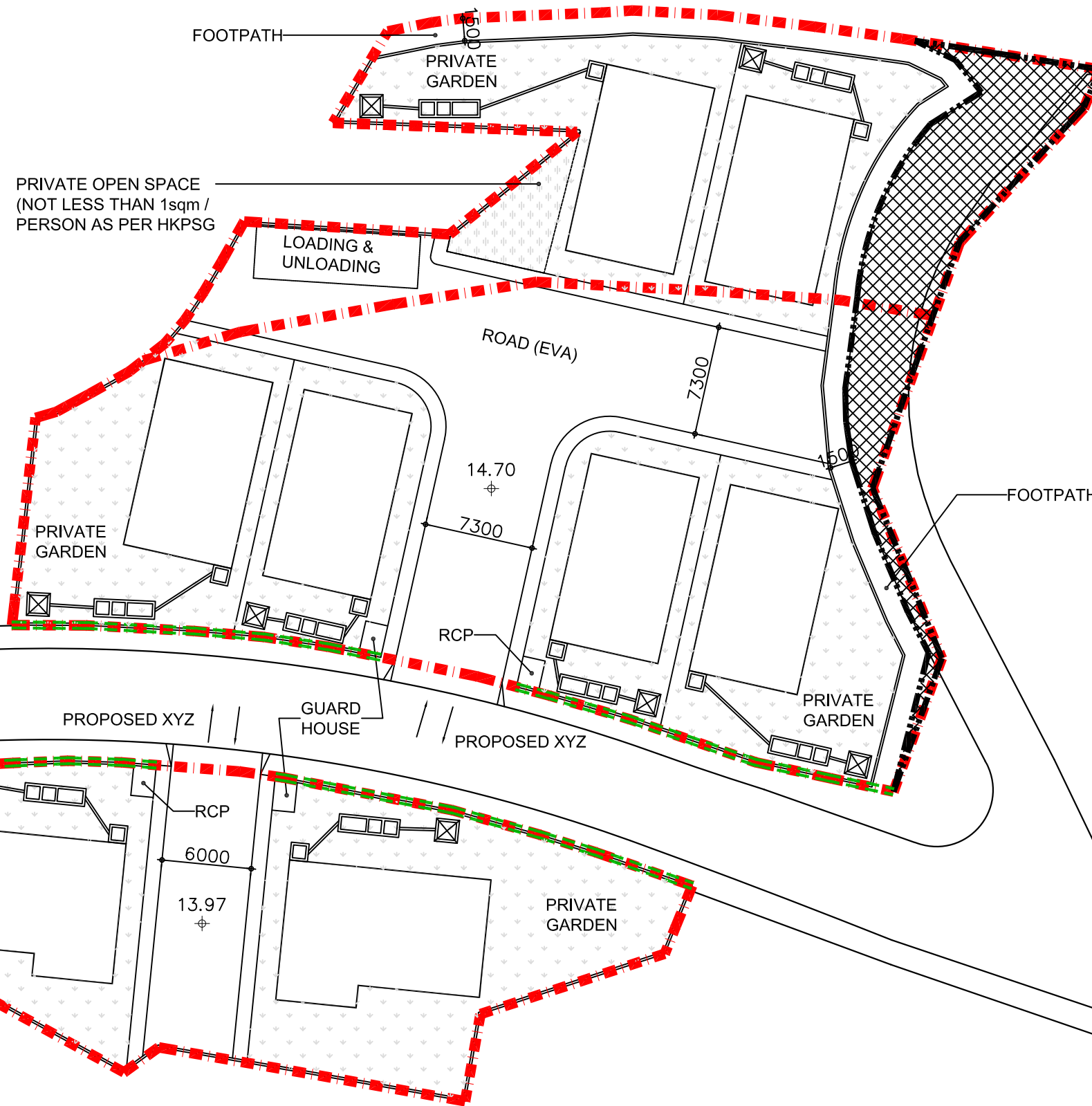
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Source: EDP ProPECC PN 5/93 Appendix D



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Drawing Title
REFERENCE SEPTIC TANK

Drawn	CN	Date	07/08/23	Drawing No.	
Checked	RT	Approved	RT	Fig. 2.2	
Rev		Scale	N.T.S.	Rev.	-



LEGEND

- SITE BOUNDARY
- AREA TO BE DEDICATED AS RIGHT OF WAY
- GREEN NOISE BARRIER
- PRIVATE GARDEN
- BUILDING FOOTPRINT
- PRIVATE OPEN SPACE
- INLET TRAP
- SEPTIC TANK & OUTLET TRAP
- 150 DIA. POLYETHYLENE PIPES
- SOIL SOAKAWAY PIPES (SIZE TO BE DETERMINED IN DETAILED DESIGN)

File Name :
Source :

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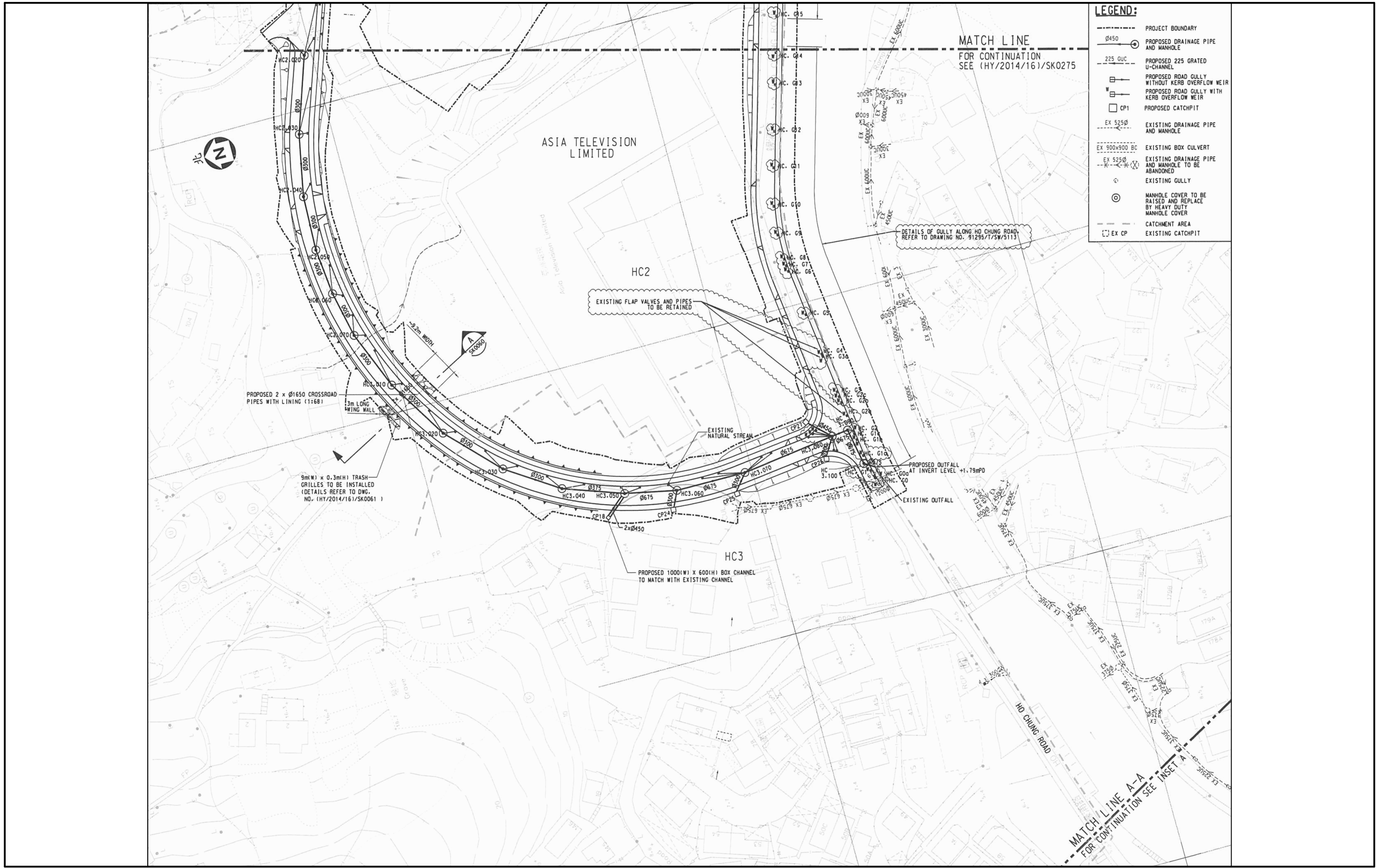
Drawing Title
PROPOSED SEWERAGE LAYOUT PLAN

Rev	Description	Date

Drawn	CN	Date	16/08/2023
Checked	RT	Approved	RT
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Drawing No.
Figure 2.3

Rev. -

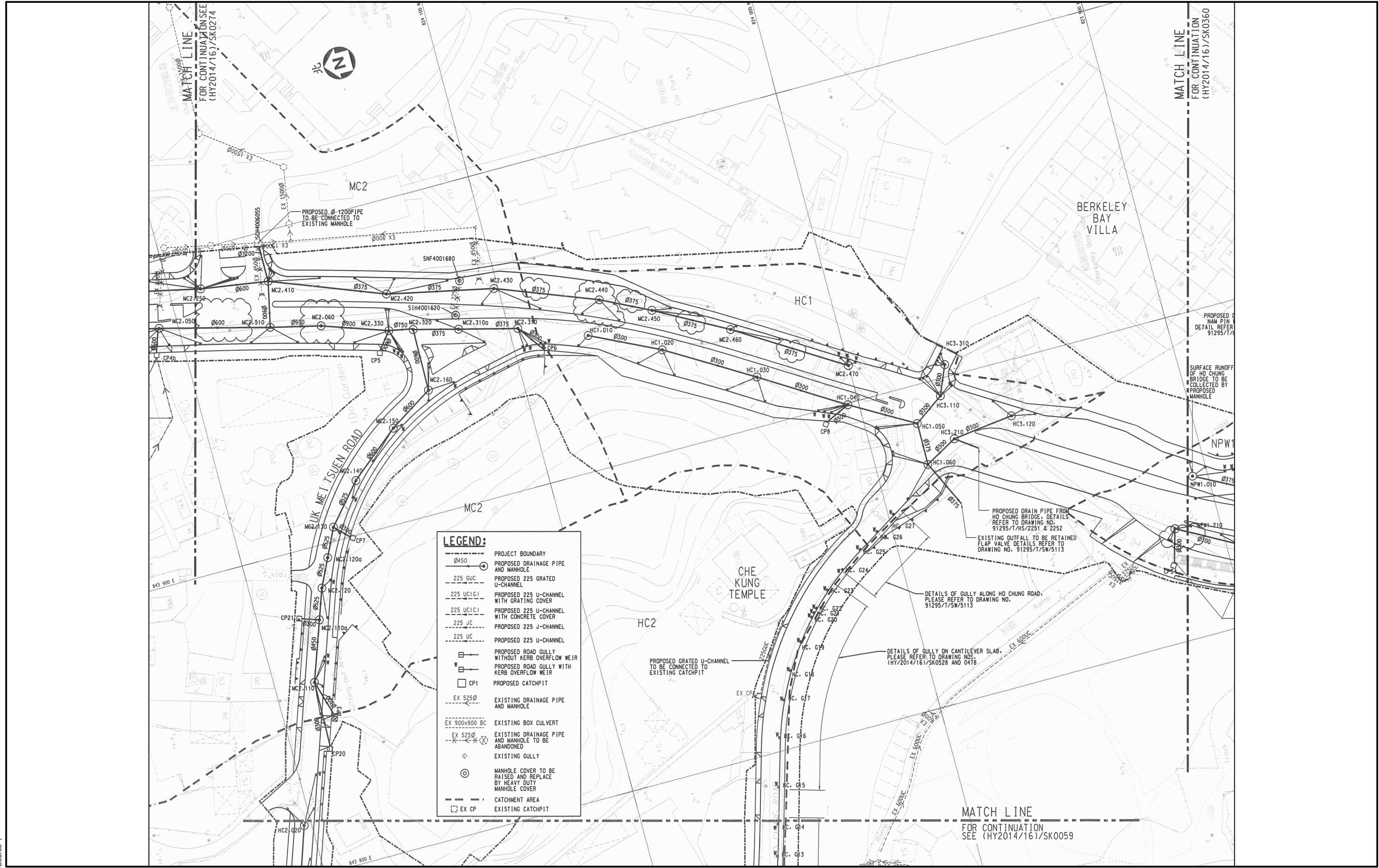


LEGEND:

- PROJECT BOUNDARY
- Ø450 ○ PROPOSED DRAINAGE PIPE AND MANHOLE
- 225 GUC PROPOSED 225 GRATED U-CHANNEL
- PROPOSED ROAD GULLY WITHOUT KERB OVERFLOW WEIR
- PROPOSED ROAD GULLY WITH KERB OVERFLOW WEIR
- CP1 PROPOSED CATCHPIT
- EX 525Ø ○ EXISTING DRAINAGE PIPE AND MANHOLE
- EX 900x900 BC ○ EXISTING BOX CULVERT
- EX 525Ø ○ EXISTING DRAINAGE PIPE AND MANHOLE TO BE ABANDONED
- EXISTING GULLY
- MANHOLE COVER TO BE RAISED AND REPLACE BY HEAVY DUTY MANHOLE COVER
- CATCHMENT AREA
- EX CP EXISTING CATCHPIT

File Name :
Source :

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				CN	07/08/2023	
Checked	RT	Approved	RT	Scale	N.T.S.	Rev.
Rev	Description	Date				



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Source :



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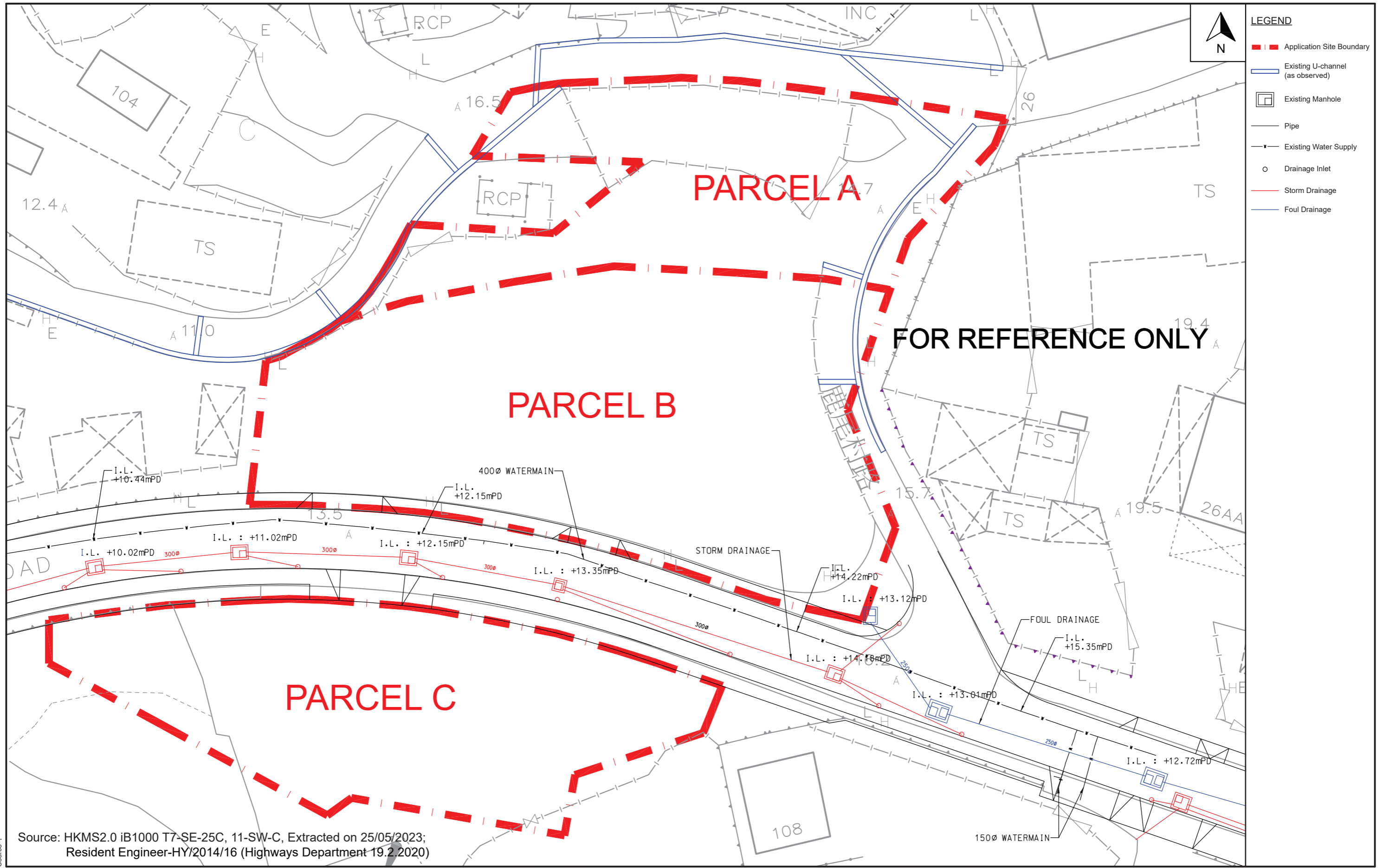
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Drawing Title
PROPOSED DRAINAGE LAYOUT FROM THE HIRAM'S HIGHWAY IMPROVEMENT STAGE 1 PROJECT

Rev	Description	Date

Drawn	CN	Date	07/08/2023
Checked	RT	Approved	RT
Scale	N.T.S.		

Drawing No.	Fig. 3.1B
Rev.	-



- LEGEND**
- - - Application Site Boundary
 - Existing U-channel (as observed)
 - Existing Manhole
 - Pipe
 - Existing Water Supply
 - Drainage Inlet
 - Storm Drainage
 - Foul Drainage

Source: HKMS2.0 iB1000 T7-SE-25C, 11-SW-C, Extracted on 25/05/2023;
 Resident Engineer-HY/2014/16 (Highways Department 19.2 2020)

File Name :
Source :

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				Checked RT	Approved RT	Scale N.T.S.		Rev.		
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Rev	Description	Date								

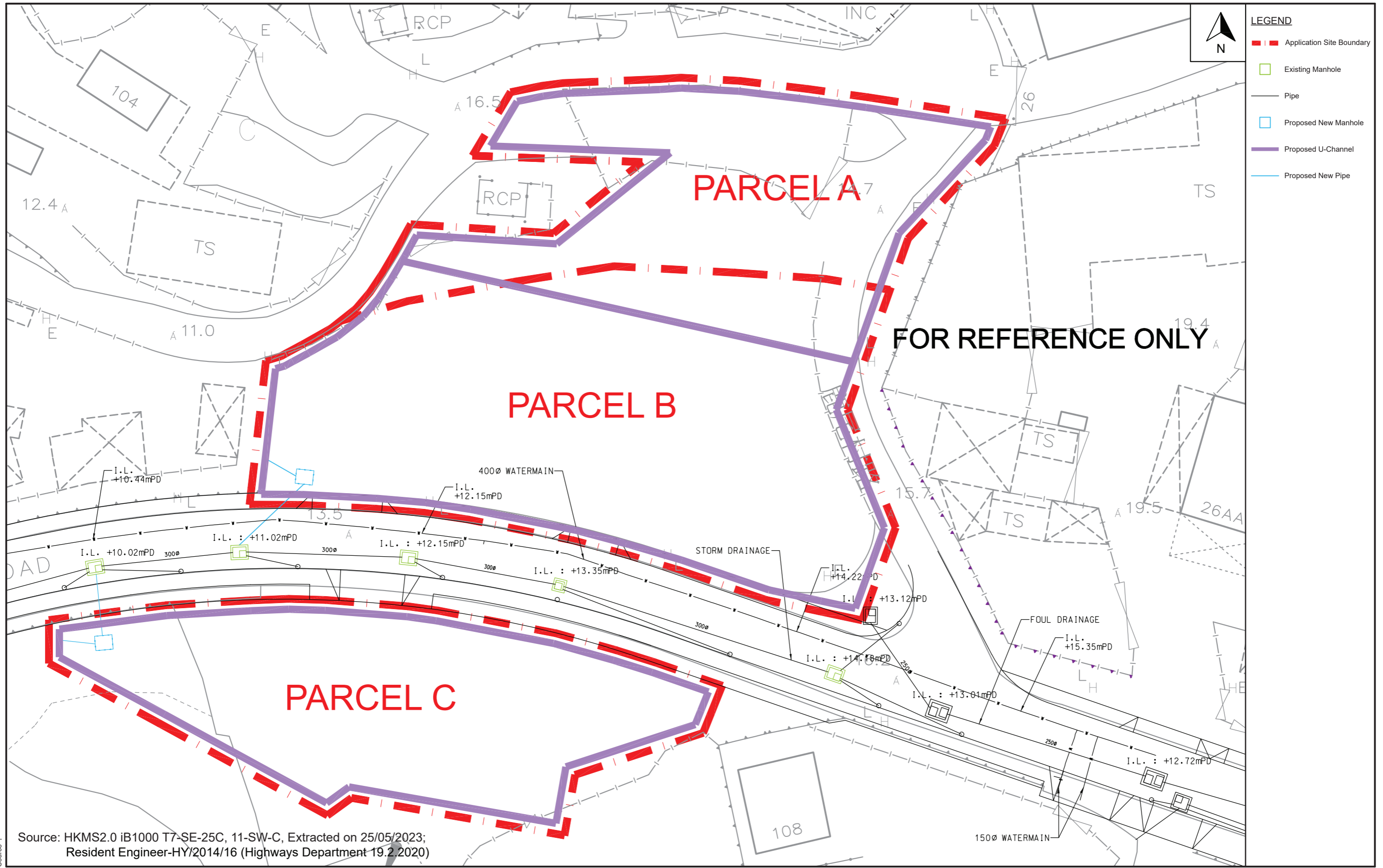


LEGEND

- - - Application Site Boundary
- Direction of Water Flow
- Upstream Catchment Area
- Catchment Area of the Site
- Existing U-channel (as observed)

File Name :
Source :

	ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2598 6576	JOB TITLE: Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong	Drawing Title CATCHMENT AREA PLAN			Drawn CN Checked RT Scale N.T.S.	Date 09/08/2023 Approved RT	Drawing No. Figure 3.3 Rev. -					
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Rev</th> <th style="width: 65%;">Description</th> <th style="width: 30%;">Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev	Description	Date									
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	ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2598 6576	JOB TITLE: Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong	Drawing Title PROPOSED DRAINAGE CONNECTION	Drawn CN Date 07/08/2023	Drawing No. Figure 3.4
				Checked RT Approved RT	
				Scale N.T.S.	Rev. -