

Our Ref.: DD124 Lot 25 & VL  
Your Ref.: TPB/A/HSK/537

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

By Email

15 November 2024

Dear Sir,

**2<sup>nd</sup> Further Information**

**Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years in “Village Type Development” and “Open Space” Zones,  
Various Lots in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

**(S.16 Planning Application No. A/HSK/537)**

We write to submit further information to provide clarifications on the subject application  
(Appendix I).

Should you require more information regarding the application, please contact the  
undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

  
Town Planner



**Responses-to-Comments**

**Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years in “Village Type Development” and “Open Space” Zones,  
Various Lots in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

**(Application No. A/HSK/537)**

(i) A RtoC Table:

Departmental Comments	Applicant’s Responses
<p><b>1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Vicky SY; Tel: 2300 1347)</b></p>	
<p>(a) We observed that the drainage proposal indicated in Appendix II of Appendix II is an old version submitted by the applicant in May 2024 and approved. Subsequently, the applicant submitted another revised drainage proposal dated 19.08.2024 and approved. Please clarify which drainage proposal will be implemented on site.</p>	<p>Please be clarified that the applicant will implement the revised drainage proposal (which is the same as the submission dated 19.08.2024 and was considered acceptable under planning application No. A/HSK/424) once the proposal is considered acceptable by CE/MN, DSD (<b>Annex I</b>).</p>
<p><b>2. Comments of the Project Manager (West), Civil Engineering and Development Department (Contact Person: Ms. Jessica FU; Tel: 2158 5670)</b></p>	
<p>(a) Please note that the captioned site slightly encroaches upon the limit of works area of Second Phase development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). The site formation and engineering infrastructure works for Second Phase development had commenced progressively from mid-2024.</p>	<p>Noted. Since minor portions of the application site (the Site) encroaches the work area of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA), please be confirmed that no structure(s) or facilities will be erected on the works area fall within the scope of HSK/HT NDA. No works or activities will be carried out within the concerned parcel of land. Access, occupancy and usage of the concerned land within the Site will be allowed for Government works, if necessary.</p>
<p>(b) The applicant is required to pay attention to the development programme mentioned above. The applicant should also liaise with this office if any structures or facilities would be erected within or in close vicinity to the limit of works area of HSK/HT NDA to ensure that the proposed development of the captioned application site would not affect the proposed works under HSK/HT NDA.</p>	

**規 劃 署**

屯門及元朗西規劃處  
香港新界沙田上禾輦路1號  
沙田政府合署14樓

**By Fax (2323 3662) and Post****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

3 October 2024

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/HSK/424  
電話號碼 Tel. No.: 2158 6294  
傳真機號碼 Fax No.: 2489 9711

R-riches Property Consultants Limited  
208F, Kat Hing Wai  
Kam Tin, New Territories

Dear Sir/ Madam,

**Compliance with Approval Condition (a)**  
**Planning Application No. A/HSK/424**

I refer to your submission dated 19.8.2024 regarding the submission of a drainage proposal for compliance with captioned approval condition. The relevant department 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.

Should you have any queries, please contact Ms. Vicky SY (Tel: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

( Ms. Charlotte LAM )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

C.C

CE/MN, DSD

(Attn: Ms. Vicky SY)

Internal

CTP/TPB2

Our Ref. : DD124 Lot 25 & VL  
Your Ref. : TPB/A/HSK/424

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

**By Email**

19 August 2024

Dear Sir,

**Compliance with Approval Condition (a)**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years in "Village Type Development" and "Open Space" Zones,  
Various Lots in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

**(S.16 Planning Application No. A/HSK/424)**

We are writing to submit a revised drainage proposal for compliance with approval condition (a) of the subject application, i.e. *the submission of a drainage proposal (Appendix I)*. This submission is intended to supersede our previous submission dated 3 May 2024.

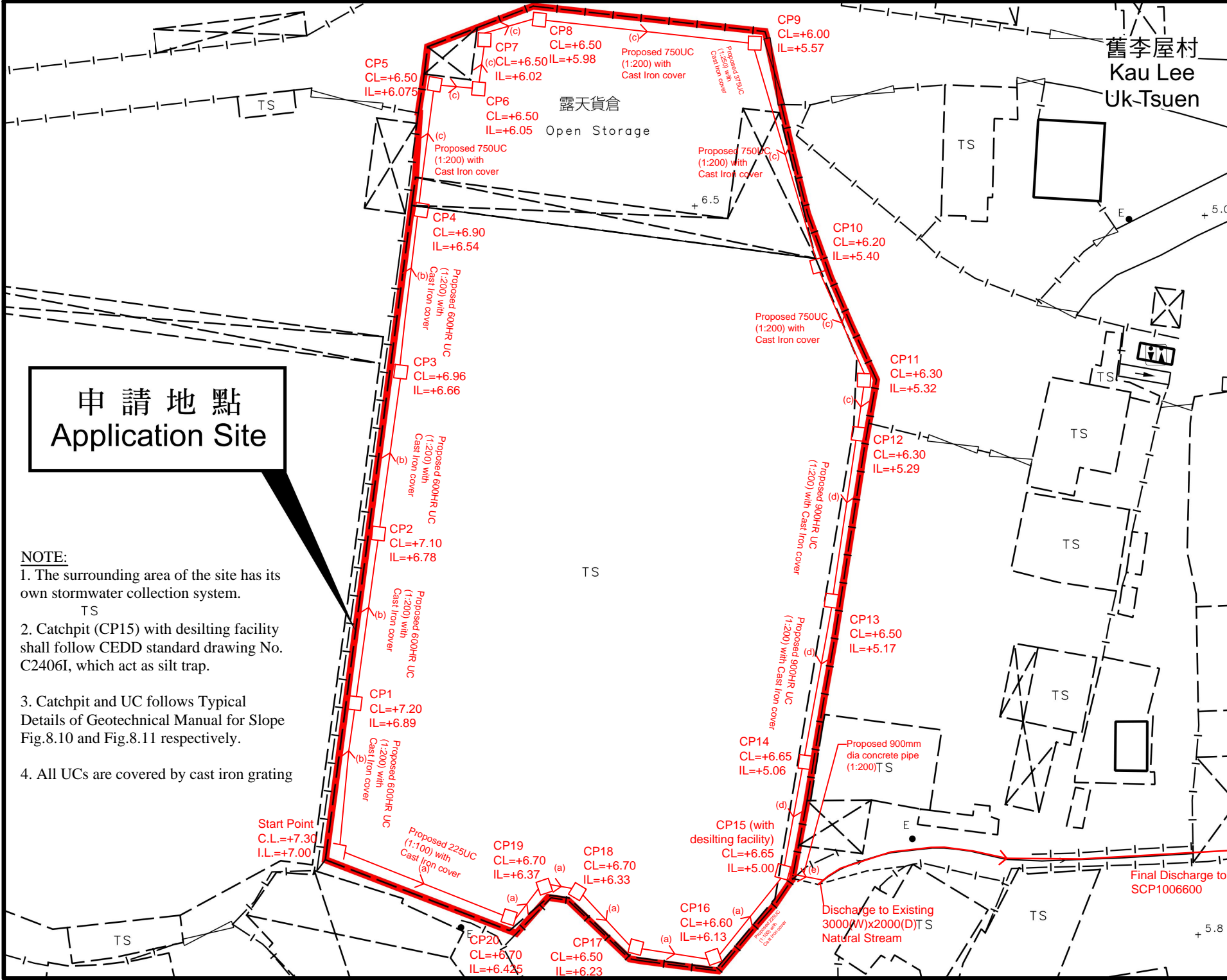
Should you require more information regarding the application, please contact our [REDACTED] [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

[REDACTED]  
Town Planner



**申請地點**  
Application Site

- NOTE:**
1. The surrounding area of the site has its own stormwater collection system.  
TS
  2. Catchpit (CP15) with desilting facility shall follow CEDD standard drawing No. C2406I, which act as silt trap.
  3. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
  4. All UCs are covered by cast iron grating

**LEGEND**

(a)	Proposed 225UC (1:100) with Cast Iron cover
(b)	Proposed 600 HR UC (1:200) with Cast Iron cover
(c)	Proposed 750 HR UC (1:200) with Cast Iron cover
(d)	Proposed 900 HR UC (1:200) with Cast Iron cover
(e)	Proposed 900 mm dia pipe
□	Proposed Catchpit

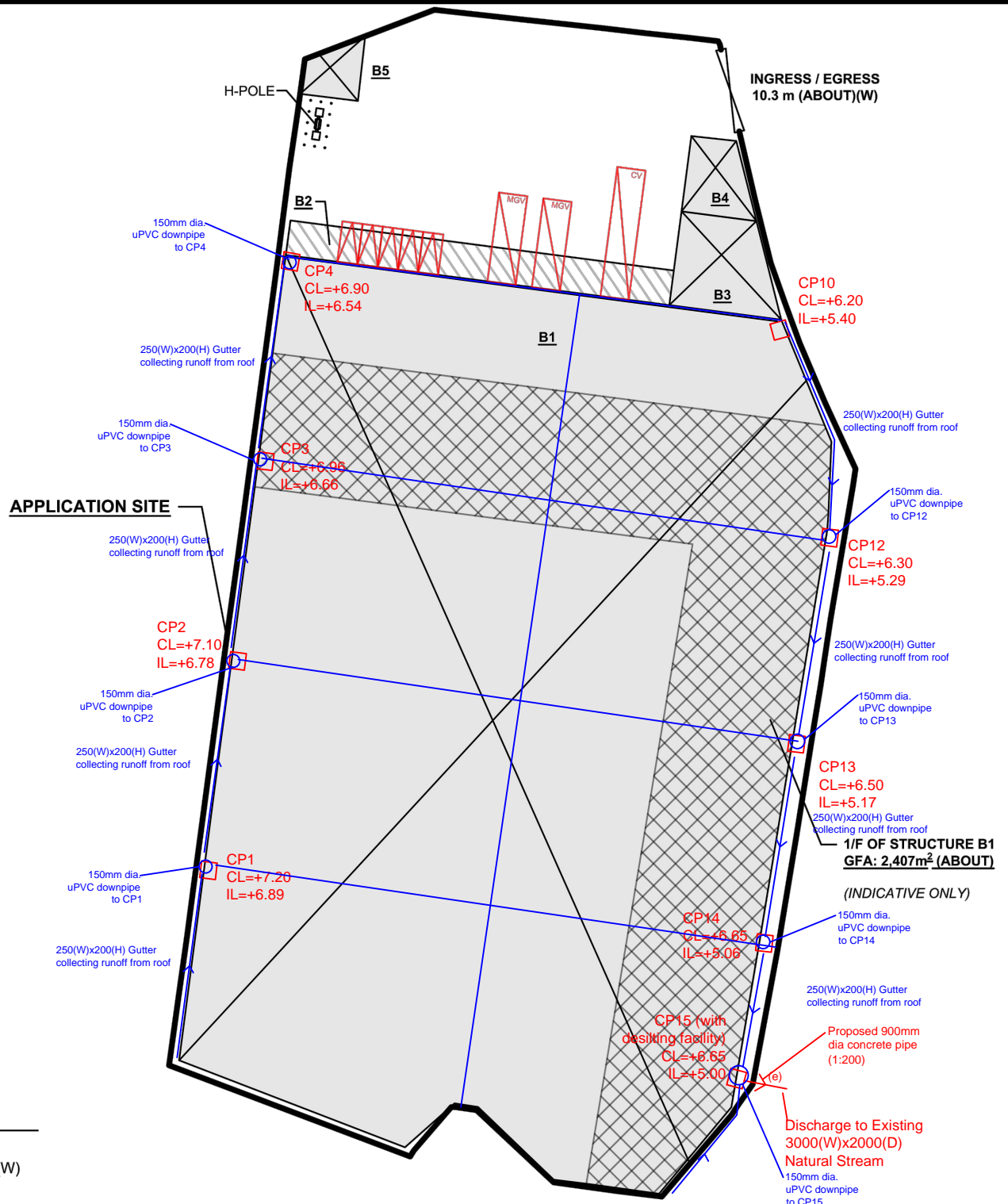
Company:  
正宏工程顧問公司  
Ching Wan Engineering Consultants Company

PROJECT:  
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at Lots 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29, 30, 31, 32 (Part), 33 (Part), 34 (Part), 36 (Part), 70 (Part), 76 (Part), 77 (Part), 78 S.A (Part), 80 (Part) and 82 (Part) in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories  
(A/HSK/424)

TITLE:  
Drainage Proposal

File:	DWG NO.
Scale:	HSK424-D01
Date:	16-8-2024

Site Area = 9293 sq.m  
 B1 Area = 7163 sq.m



Company:  
 正宏工程顧問公司  
 Ching Wan Engineering  
 Consultants Company

PROJECT:  
 Proposed Temporary  
 Warehouse (Excluding  
 Dangerous Goods  
 Godown) with Ancillary  
 Facilities for a Period of  
 3 Years at Lots 25  
 (Part), 26 (Part), 27  
 (Part), 28 (Part), 29, 30,  
 31, 32 (Part), 33 (Part),  
 34 (Part), 36 (Part), 70  
 (Part), 76 (Part), 77  
 (Part), 78 S.A (Part), 80  
 (Part) and 82 (Part) in  
 D.D. 124 and Adjoining  
 Government Land, Ha  
 Tsuen, Yuen Long, New  
 Territories

(A/HSK/424)

TITLE:  
 Catchment Plan

File:	DWG NO.
Scale:	HSK424-D02

**LEGEND**

APP

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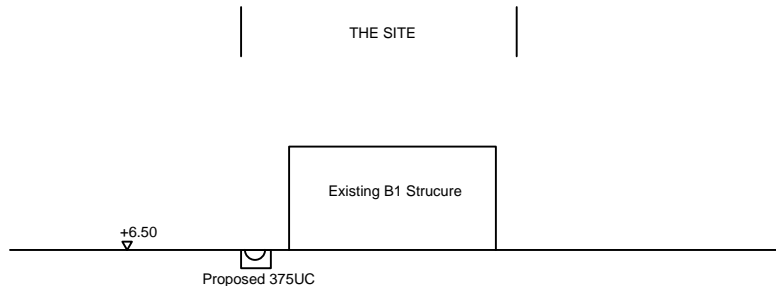
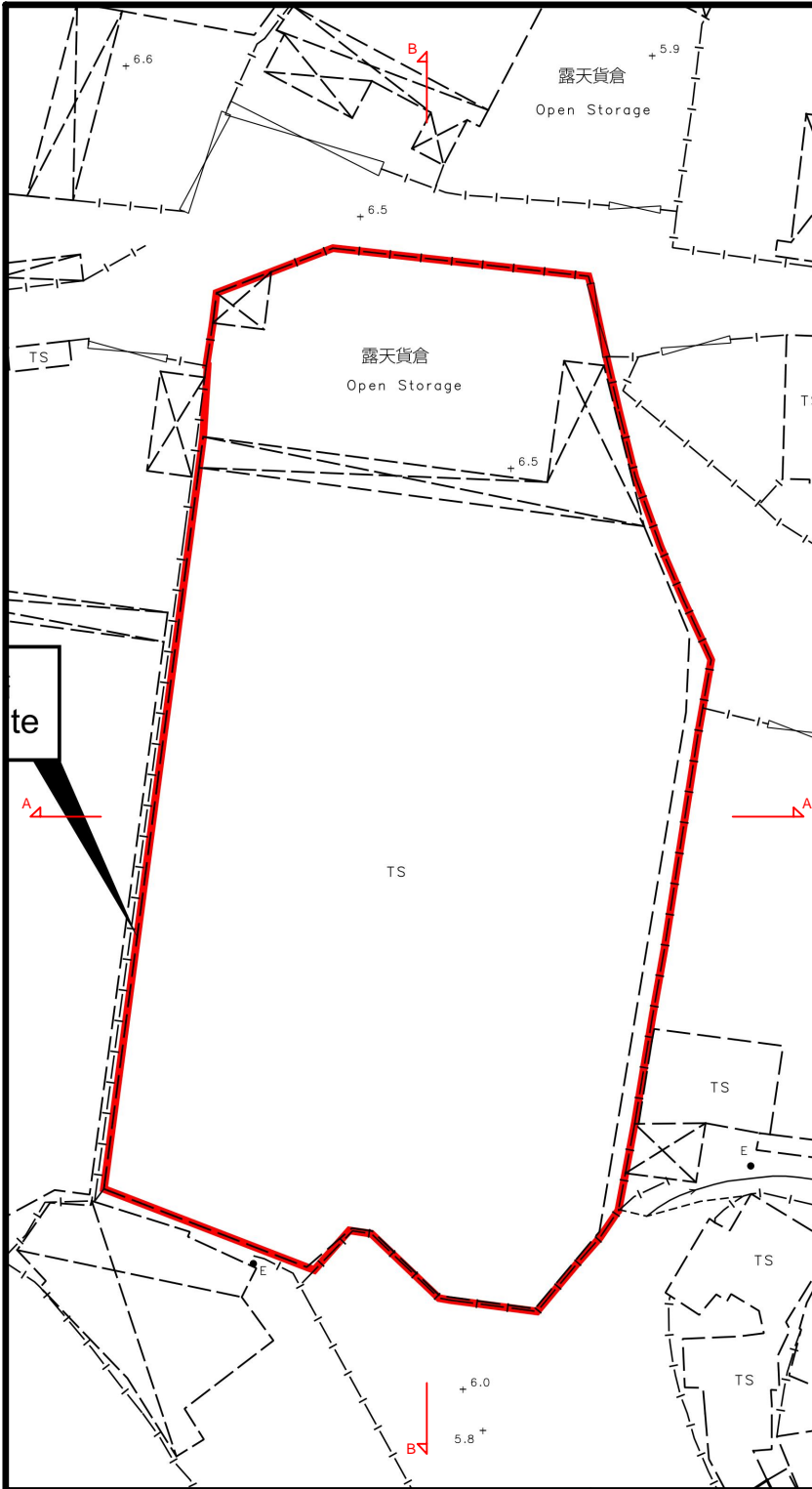
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Date:  
 16-8-2024

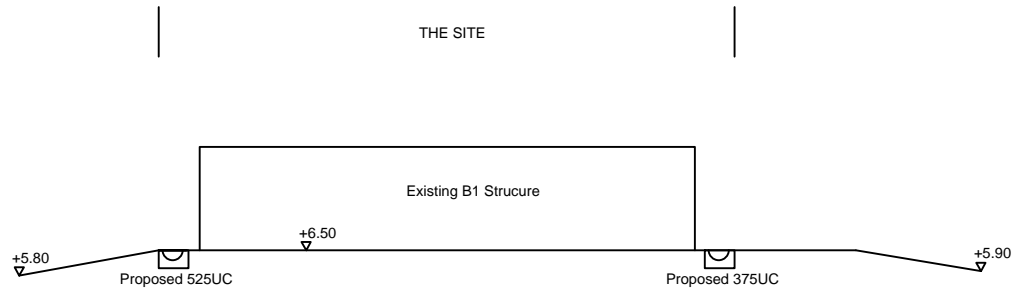
**PROVISIONS**

: 5  
 : 5 m (L) X 2.5 m (W)

**VEHICLE** : 2



SECTION A-A



SECTION B-B

Company:  
 正宏工程顧問公司  
 Ching Wan Engineering  
 Consultants Company

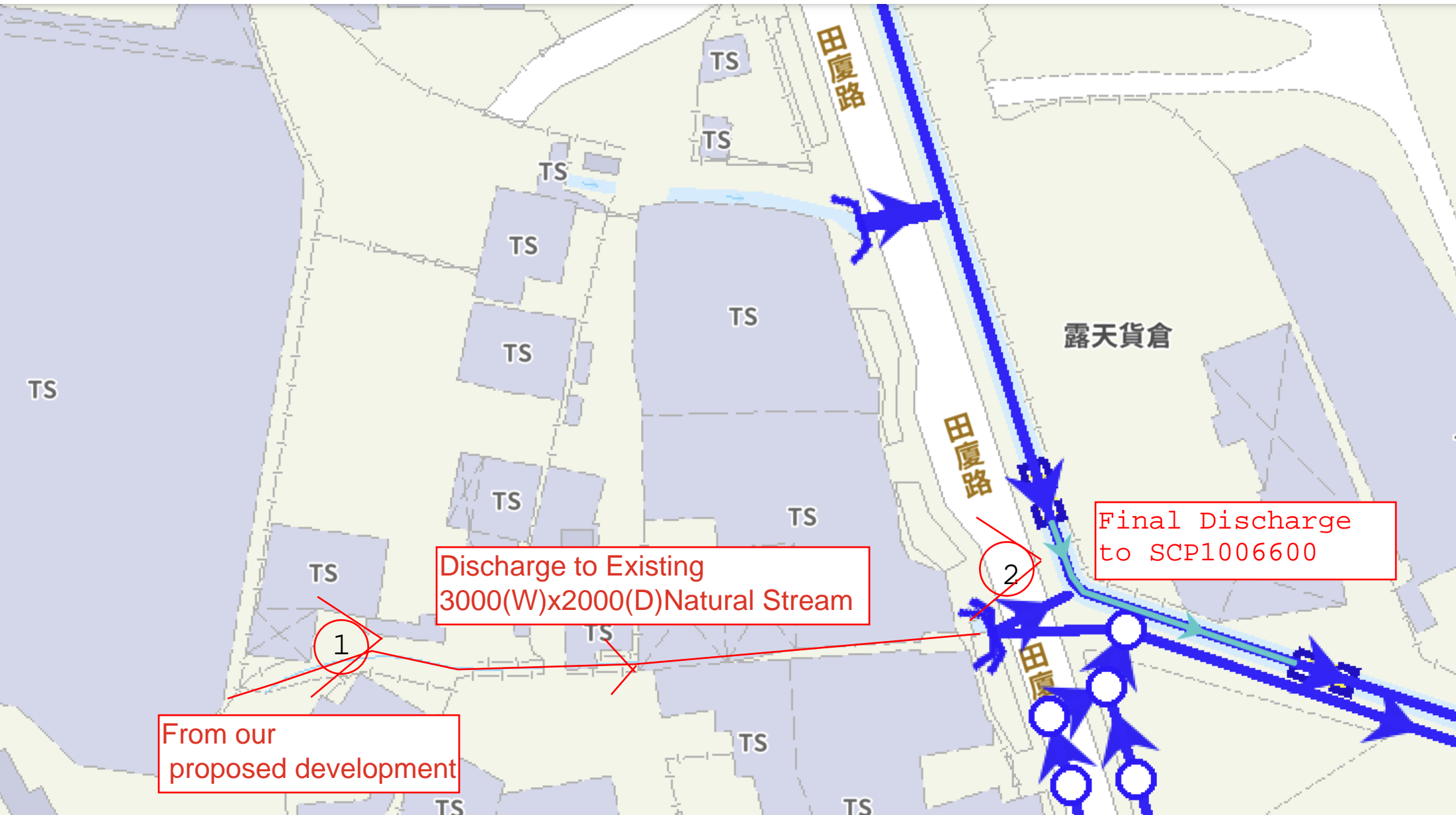
PROJECT:  
 Proposed Temporary  
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 3 Years at Lots 25  
 (Part), 26 (Part), 27  
 (Part), 28 (Part), 29, 30,  
 31, 32 (Part), 33 (Part),  
 34 (Part), 36 (Part), 70  
 (Part), 76 (Part), 77  
 (Part), 78 S.A (Part), 80  
 (Part) and 82 (Part) in  
 D.D. 124 and Adjoining  
 Government Land, Ha  
 Tsuen, Yuen Long, New  
 Territories

(A/HSK/424)

TITLE:  
**SECTIONS**

File:	DWG NO.
Scale:	HSK424-D03
Date: 16-8-2024	





From our proposed development

Discharge to Existing 3000(W)x2000(D) Natural Stream

Final Discharge to SCP1006600



VIEW 1: Existing 3000(W)x2000(D)Natural Stream



VIEW 2: FINAL DISCHARGE POINT SCP1006600

Site Area = 9293 m<sup>2</sup>  
Warehouse Area = 7163 m<sup>2</sup>

**From Start Point to CP15**

**Provide nominal 225UC (1:100) is Ok**

**From Start Point to CP4**

**Collect 3/8 warehouse catchment area**

Calculation of Runoff from the Proposed Development

$$\begin{aligned} Q &= 0.278 C i A \\ C &= 0.95 && \text{(P.42 of Stormwater Drainage Manual)} \\ A &= 2686.125 \text{ m}^2 \\ &= 0.0026861 \text{ km}^2 \\ \text{take } i &= 250 \text{ mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.0026861 \\ &= 0.177 \text{ m}^3/\text{sec} \\ &= 10641 \text{ lit/min} \end{aligned}$$

**Provide 600HR UC (1:200) is Ok**

**From CP4 to CP12**

**Collect 4/8 warehouse catchment area + vacant area (9293-7163)**

Calculation of Runoff from the Proposed Development

$$\begin{aligned} Q &= 0.278 C i A \\ C &= 0.95 && \text{(P.42 of Stormwater Drainage Manual)} \\ A &= 5711.5 \text{ m}^2 \\ &= 0.0057115 \text{ km}^2 \\ \text{take } i &= 250 \text{ mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.0057115 \\ &= 0.377 \text{ m}^3/\text{sec} \\ &= 22626 \text{ lit/min} \end{aligned}$$

**Provide 750 HRUC (1:200) is Ok**

**From CP12 to CP15**

**Collect 7/8 warehouse catchment area + vacant area (9293-7163)**

Calculation of Runoff from the Proposed Development

$$\begin{aligned} Q &= 0.278 C i A \\ C &= 0.95 && \text{(P.42 of Stormwater Drainage Manual)} \\ A &= 8397.625 \text{ m}^2 \\ &= 0.0083976 \text{ km}^2 \\ \text{take } i &= 250 \text{ mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.0083976 \\ &= 0.554 \text{ m}^3/\text{sec} \\ &= 33267 \text{ lit/min} \end{aligned}$$

**Provide 900 HR UC (1:100) is Ok**

**Outfall**

**Catchment Area = Site Area**

Calculation of Runoff from the Proposed Development

$$Q = 0.278 C i A$$

$$C = 0.95 \quad \text{(P.42 of Stormwater Drainage Manual)}$$

$$A = 9293 \quad \text{m}^2$$

$$= 0.009293 \quad \text{km}^2$$

take  $i = 250 \quad \text{mm/hr}$

Therefore,  $Q = 0.278 * 0.95 * 250 * 0.009293$

$$= 0.614 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{36814} \quad \text{lit/min}$$

Calculation Maximum Capacity of Proposed 900mm dia. Underground pipe.

Manning Equation  $V = R^{2/3} * S_f^{0.5} / n$

where  $R = \frac{\pi r^2}{2 \pi r} \quad \text{dia} = 900 \text{ mm}$

$$= r/2 \quad r = 0.45 \text{ m}$$

$$= 0.225 \quad \text{m}$$

$n = 0.012 \quad \text{s/m}^{1/3} \quad \text{(Table 13 of Stormwater Drainage Manual)}$

1/ 200  $S_f = 0.005$

Therefore,  $V = \frac{0.225^{2/3} * 0.005^{0.5}}{0.012}$

$$= 2.180 \quad \text{m/sec}$$

Maximum Capacity ( $Q_{max}$ )  $= V * A$

$$= 2.18 * \pi r^2$$

$$= 1.387 \quad \text{m}^3/\text{sec}$$

1 nos of pipe  $= 1.387 \quad \text{m}^3/\text{sec}$

$$= 83205 \quad \text{lit/min}$$

$$> 36814 \quad \text{lit/min}$$

**Provide 900mm dia underground pipe (1:100) is OK**

Calculation Maximum Capacity of Proposed 250(W)x200(D) Gutter

Manning Equation  $V = R^{2/3} * S_f^{0.5} / n$

where  $R = \frac{W * D}{(2D + W)} \quad W = 0.25 \text{ m}$

$$= 0.077 \quad D = 0.2 \text{ m}$$

$n = 0.012 \quad \text{s/m}^{1/3} \quad \text{(Table 13 of Stormwater Drainage Manual)}$

1/ 100  $S_f = 0.0100$

Therefore,  $V = \frac{0.077^{2/3} * 0.01^{0.5}}{0.012}$

$$= 1.507 \quad \text{m/sec}$$

Maximum Capacity ( $Q_{max}$ )  $= V * A$

$$= 1.507 * 0.25 * 0.2$$

$$= 0.075 \quad \text{m}^3/\text{sec}$$

1 nos of Gutter  $= 0.075 \quad \text{m}^3/\text{sec}$

$$= 4522 \quad \text{lit/min}$$

$$> \#REF! \quad \text{lit/min}$$

**Provide 250(W)x200(D) Gutter (1:100) is OK**

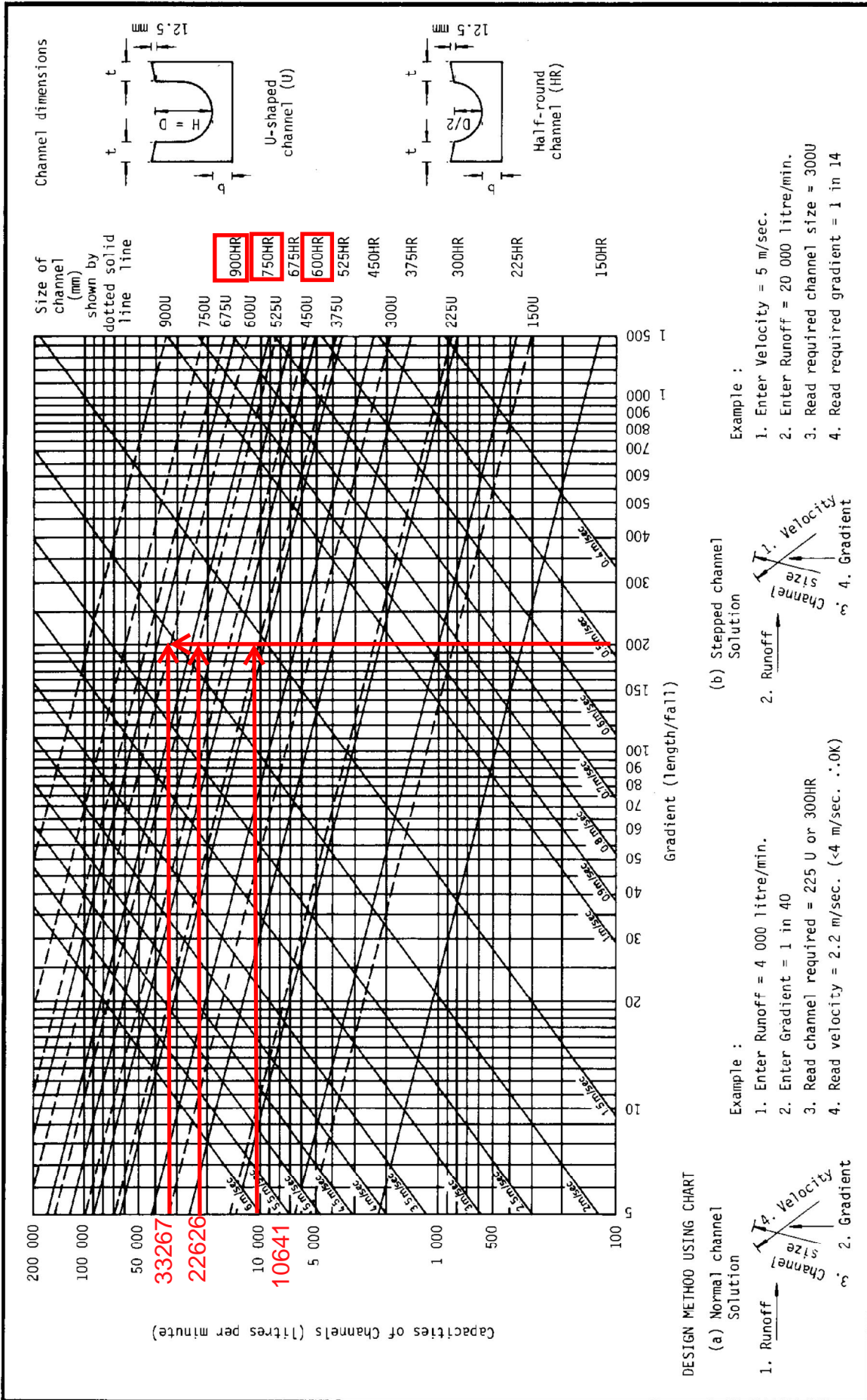
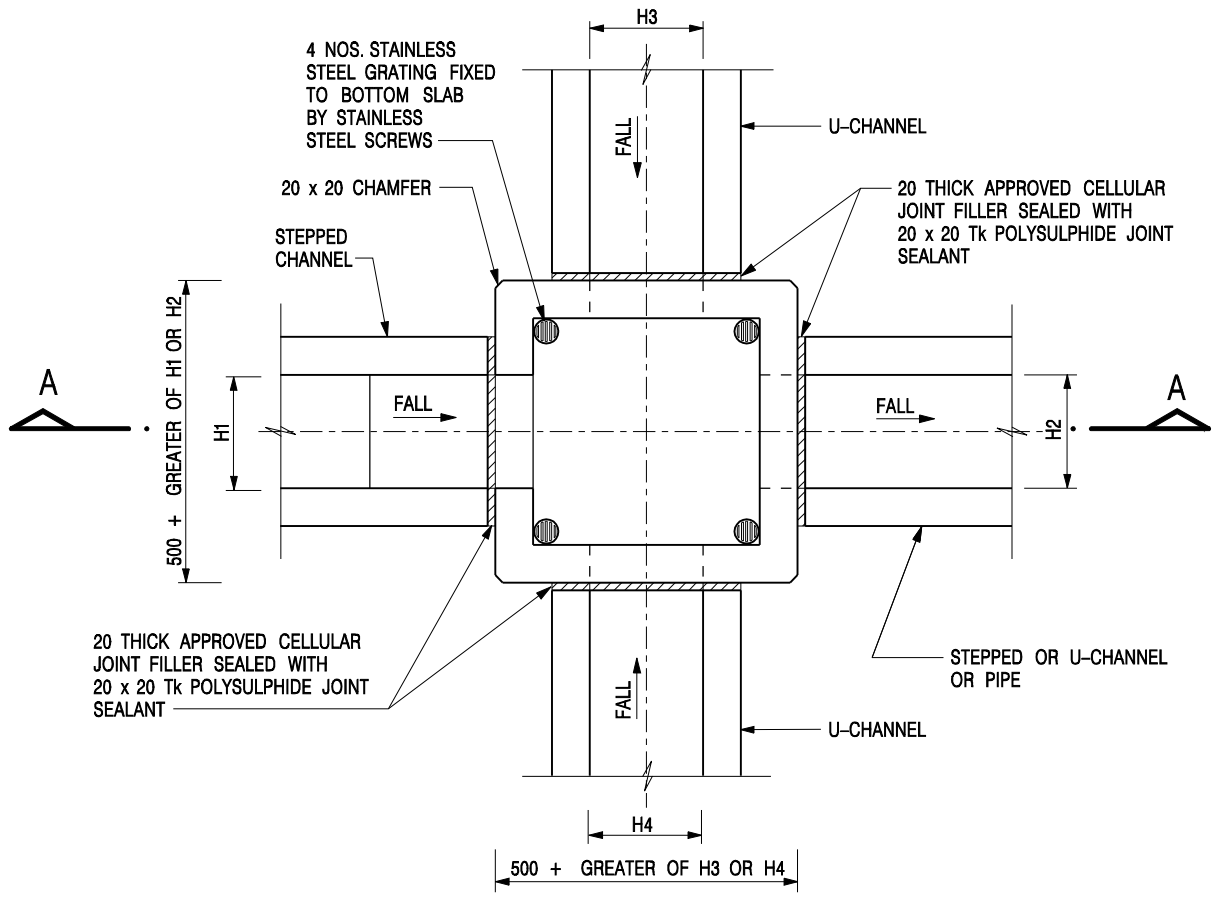
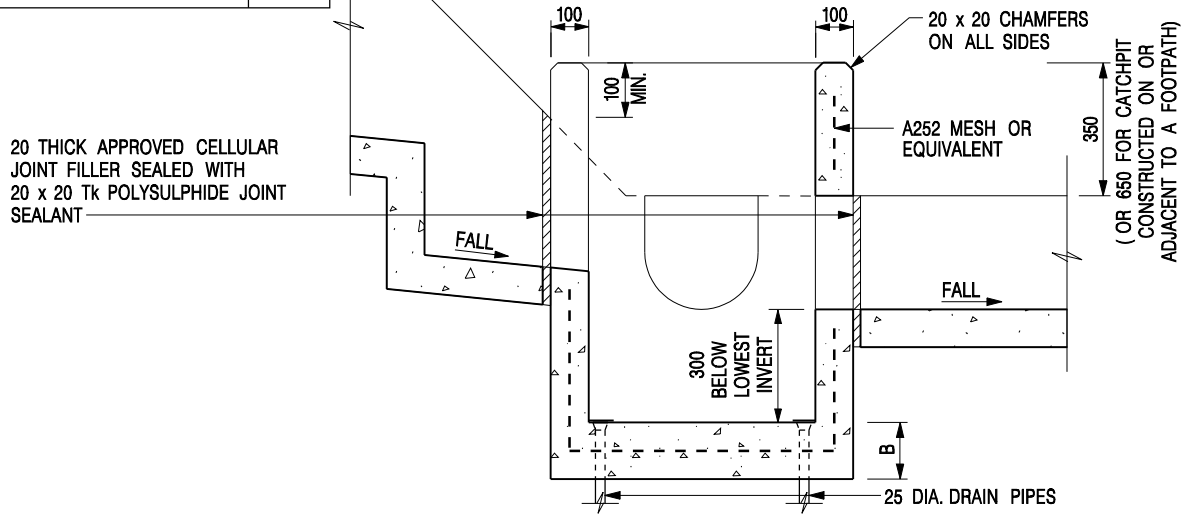


Figure 8.7 - Chart for the Rapid Design of Channels



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



**NOTES:**

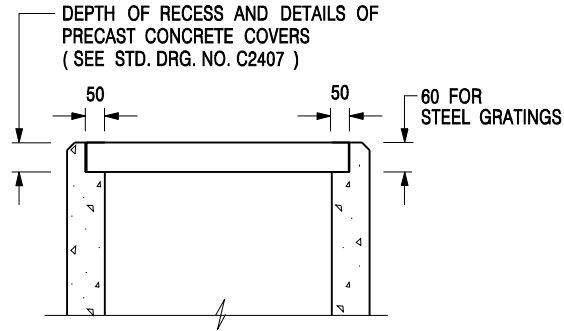
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

**CATCHPIT WITH TRAP  
(SHEET 1 OF 2)**

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>



<b>SCALE</b> 1 : 20	<b>DRAWING NO.</b>
<b>DATE</b> JAN 1991	<b>C2406 /1</b>



**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
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DRAWING NO.**

**DATE** JAN 1991

**C2406 /2**

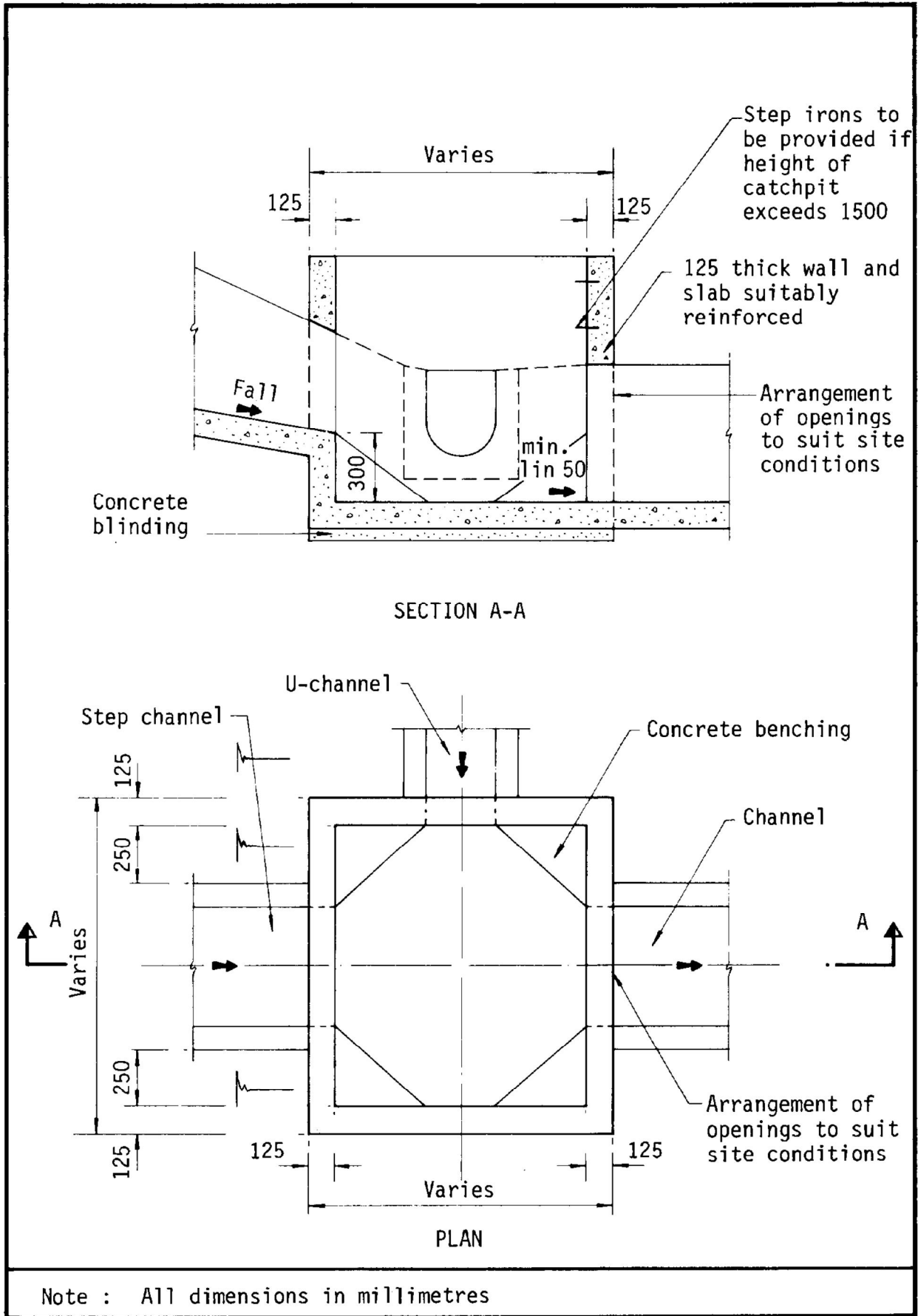
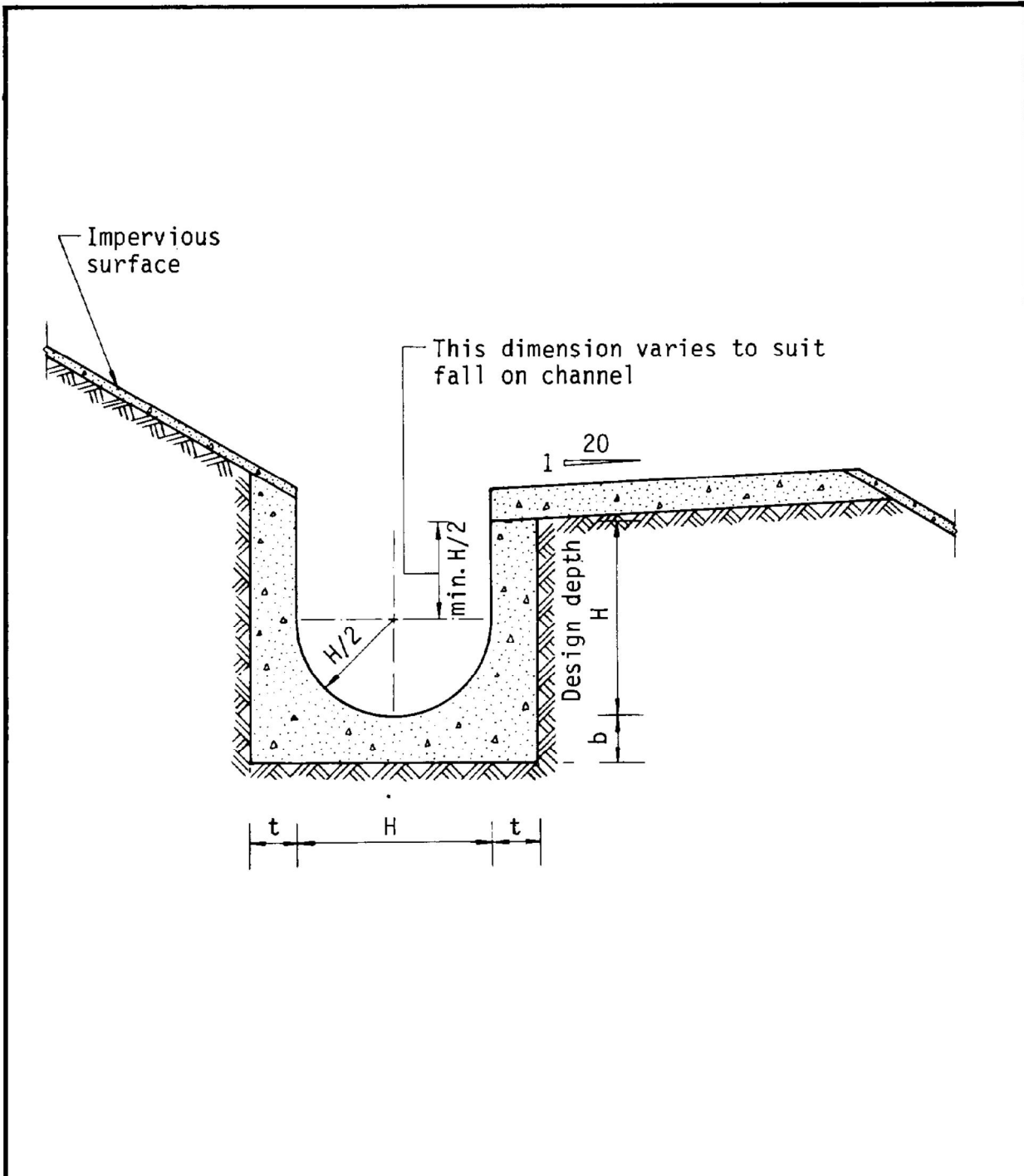


Figure 8.10 - Typical Details of Catchpits





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