Appendix I

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室

Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

本函檔號	Your Reference	
本署檔號	Our Reference	( ) in TPB/A/YL-NTM/438
電話號碼	Tel. No. :	3168 4072
傳真機號碼	Fax No. :	3168 4074 / 3168 4075

9 November 2022

Dear Sir,

Compliance with Approval Condition (b)
Submission of a Drainage Proposal
Proposed Temporary Shop and Services for a Period of 5 Years
in "Residential (Group C)" Zone, Lots 1377 RP and 1378 RP in D.D. 105,
Ngau Tam Mei, Yuen Long
(Section 16 Application No. A/YL-NTM/438)

I refer to your submission dated 19.10.2022 for compliance with the captioned approval condition. 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 require 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. Stephanie FENG (Tel: 2300 1254) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision – "We plan to make Hong Kong an international city of world prominence."

SERVING THE COMMUNITY

c.c.
CE/MN of DSD   (Attn.: Ms. Stephanie FENG)   (Fax: 2770 4761)

AL/CC/kt

Re : Proposed Development at Lot 1377 RP and 1378 RP in D.D.105, Ngau Tam Mei, Yuen Long, NT.

Hydraulic Calculation

Based on the guildlines given in the Stormwater Drainage Manual, the peak runoff is calculated by using the formula

$Q = C\ i\ A / 3600$

where Q = Max. run-off in l/s
  C = runoff coefficient = 0.95 (for concrete paving)
  A = Area of catchment = 429 m^2 (site area)
  i = mean intensity of rainfall, mm/hr = $766/(t_o + 4.1)^{0.4}$ (From Table 3)
  t_o = Time of concentration, minutes = $0.14465\ L/H^{0.2}\ A^{0.1}$
  L = distance measured on the line of natural flow between that point of
    catchment from which water would take the longest time to reach the point
    of design = 52m
  H = average fall = 0.01 (m/100m)

$t_o = 0.14465\ L/H^{0.2}\ A^{0.1}$
  $= 0.14465 \times 52/\ 0.01^{0.2} \times 429^{0.1}$
  = 10.31 min.

$i = 766 / (t_o + 4.1)^{0.4}$
 $= 766 / (10.31 + 4.1)^{0.4}$
 = 766 / 2.907
 = 264 mm/hr

Therefore, $Q = C\ i\ A / 3600$
        $= 0.95 \times 264 \times 429 / 3600$
        = 29.9 l/s
        = 0.0299 m^3/s

Let the max. allowable capacity of the proposed 225mm dia. pipe (D) be Q_{225}, where $Q_{225} = A_{225} x\ V_{225}$

By using Manning's equation, $V = HMD^{0.666} \times s^{0.5} / n$

where V = velocity of flow
    HMD = hydraulic mean depth = D/4 (D=Discharge pipe=225mm)
    s = gradient of flow = 0.01
    n = friction coefficient = 0.013 (from Table 13)

$V_{225} = HMD^{0.666} \times s^{0.5} / n$
    $= (D/4)^{0.666} \times s^{0.5} / n$
    $= (0.225/4)^{0.666} \times 0.01^{0.5} / 0.013$
    = 1.13 m/s

$Q_{225} = \pi(D^2/4) \times 1.13\ m^3/s$
    $= \pi(0.225^2/4) \times 1.13\ m^3/s$
    = 0.045 m^3/s > 0.0299 m^3/s (Max. run-off from Catchment Area)

Hence, 225mm dia. drain pipe is capable for the collection of surface runoff from the development.

Re : Proposed Development at Lot 1377 RP and 1378 RP in D.D.105, Ngau Tam Mei, Yuen Long, NT.

DESIGN CHECK FOR 225 U-CHANNEL FOR CATCHMENT AREA (A)

Q = C i A / 3600

where Q = Max. run-off in l/s
   C = runoff coefficient = 0.95 (for concrete paving)
   A = Area of catchment = 429 m^2 (site area)
   i = mean intensity of rainfall, mm/hr = $766/(t_o + 4.1)^{0.4}$ (From Table 3)
   t_o = Time of concentration, minutes = $0.14465 \ L/H^{0.2} \ A^{0.1}$
   L = distance measured on the line of natural flow between that point of catchment from which water would take the longest time to reach the point of design = 52m
   H = average fall = 0.01 (m/100m)

$t_o = 0.14465 \ L/H^{0.2} \ A^{0.1}$
   $= 0.14465 \ x \ 52/ \ 0.01^{0.2} \ x \ 429^{0.1}$
   $= 10.31$ min.

$i = 766 / (t_o + 4.1)^{0.4}$
   $= 766 / (10.31 + 4.1)^{0.4}$
   $= 766 / 2.907$
   $= 264$ mm/hr

Therefore, Q = C i A / 3600
   $= 0.95 \ x \ 264 \ x \ 429 / 3600$
   $= 29.9$ l/s
   $= 1794$ l/min.

Check the Capacity of 225 U-channel

From Figure 8.7 (Geotechnical Manual for Slope)
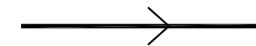
Enter Runoff   **=   1794 l/min.**

Enter Gradient   **=   1 in 100**

Read channel required **=   225 U-channel**

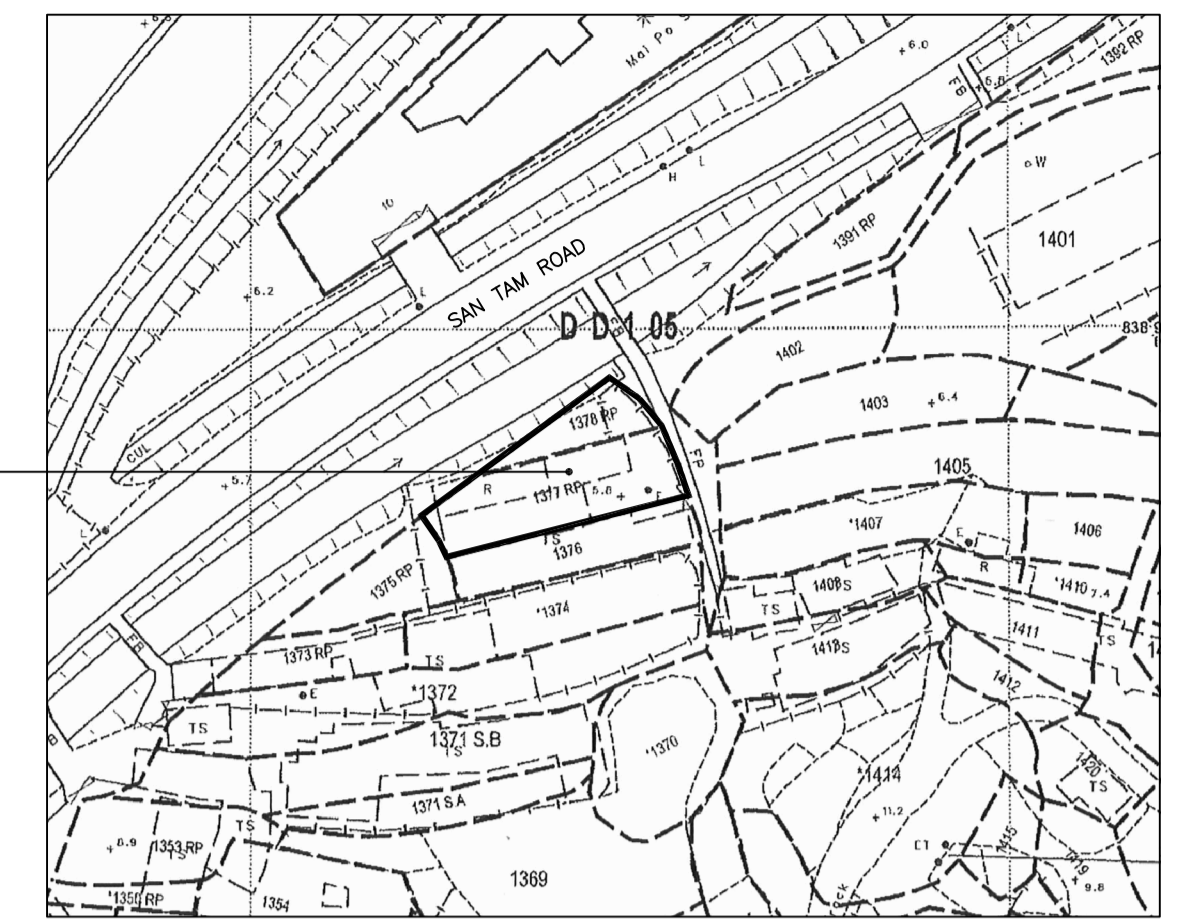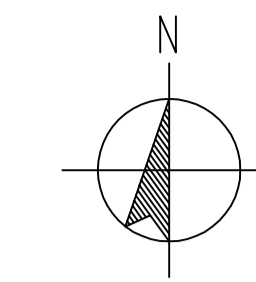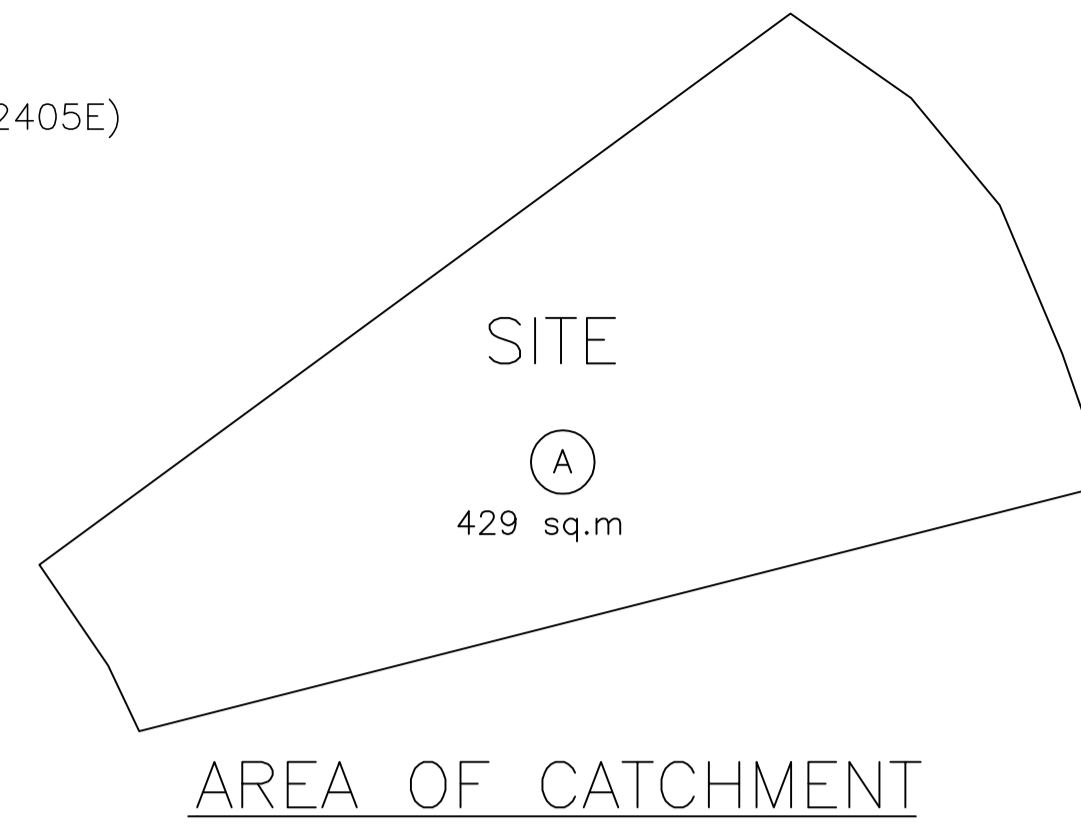**Read velocity**   **=   1.3 m/sec. (< 4m/sec. O.K.)**

Hence, 225 U-channel is sufficient enough for Area A to collect all run-off from its development area
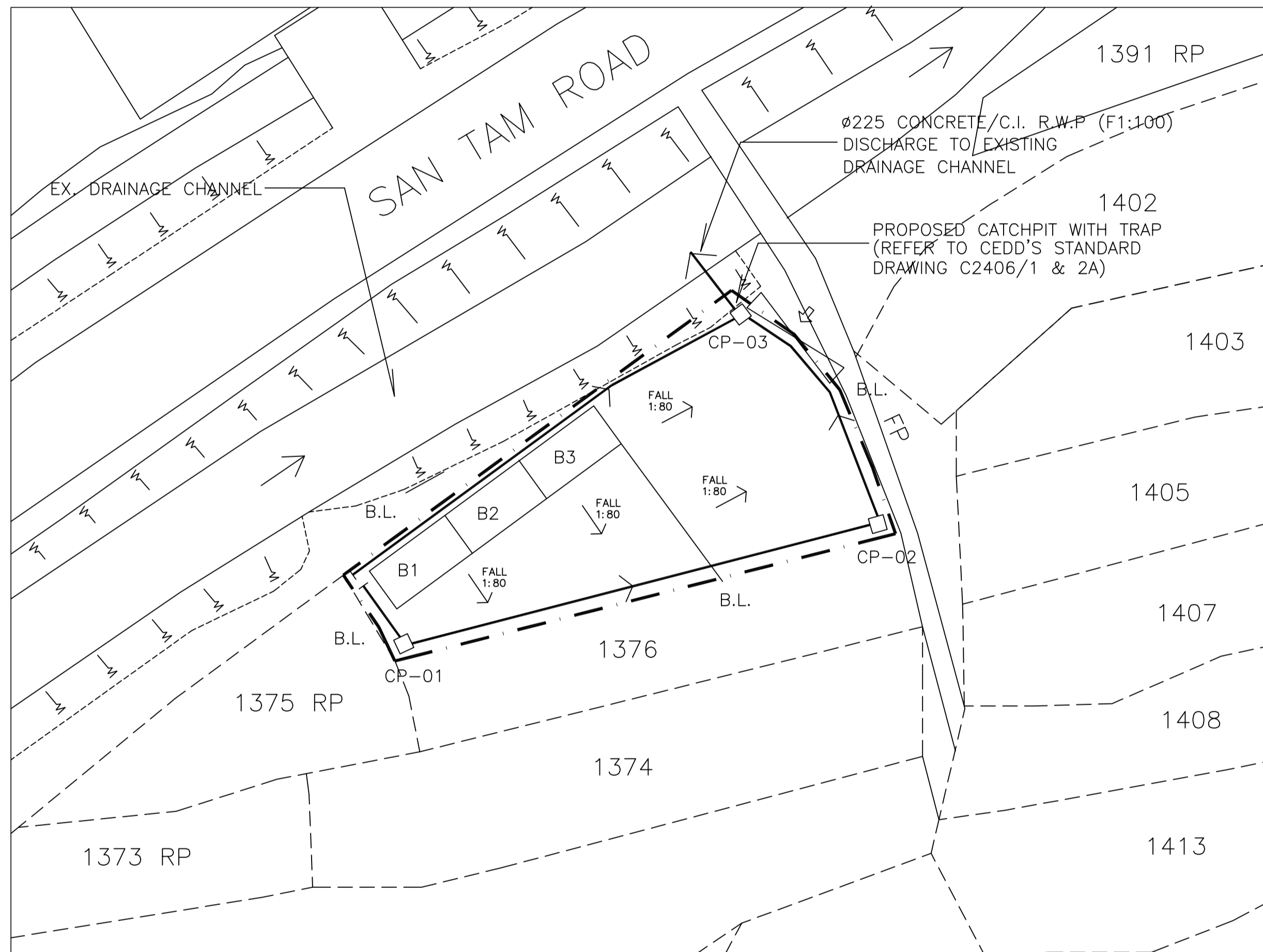
DRAINAGE NOTES :

1. ALL UNDERGROUND RAINWATER PIPES SHALL BE, UNLESS OTHERWISE SPECIFIED, C.I.P. COMPLY WITH B.S.437 OR B.S. 1211 (UP TO 600mm).

2. DRAINAGE WORKS OUTSIDE LOT BOUNDARY MAY AFFECT THE ADJOINING GOVERNMENT LAND AND PRIVATE LAND, IF SO, THE OWNER / AP SHALL OBTAIN THE CONSENT FROM GOVERNMENT DEPARTMENT OR/AND THE OWNER OF ADJOINING LANDS PRIOR TO THE COMMENCEMENT OF WORKS.

3. ALL THE PROPOSED DRAINAGE FACILITIES WOULD BE CONSTRUCTED AND MAINTAINED BY THE OWNER AT HIS OWN COST.

4. PRIOR APPROVAL FROM DRAINAGE SERVICES DEPARTMENT SHOULD BE OBTAINED BEFORE DISCHARGING INTO THE GOVERNMENT DRAIN.

5. PUBLIC DRAIN CONNECTION AND ASSOCIATED DRAINAGE WORKS OUTSIDE SITE BOUNDARY SHALL BE DONE BY LOT OWNER AND TO THE SATISFACTION OF DSD.

6. EXCAVATION PERMIT ON GOVERNMENT LAND SHOULD BE OBTAINED FROM RELEVANT AUTHORITIES PRIOR TO THE COMMNECEMENT OF EXCAVATION WORKS.

LEGEND

☐ PROPOSED CATCHPIT (REFER TO CEDD'S STANDARD DWG. C2405E)

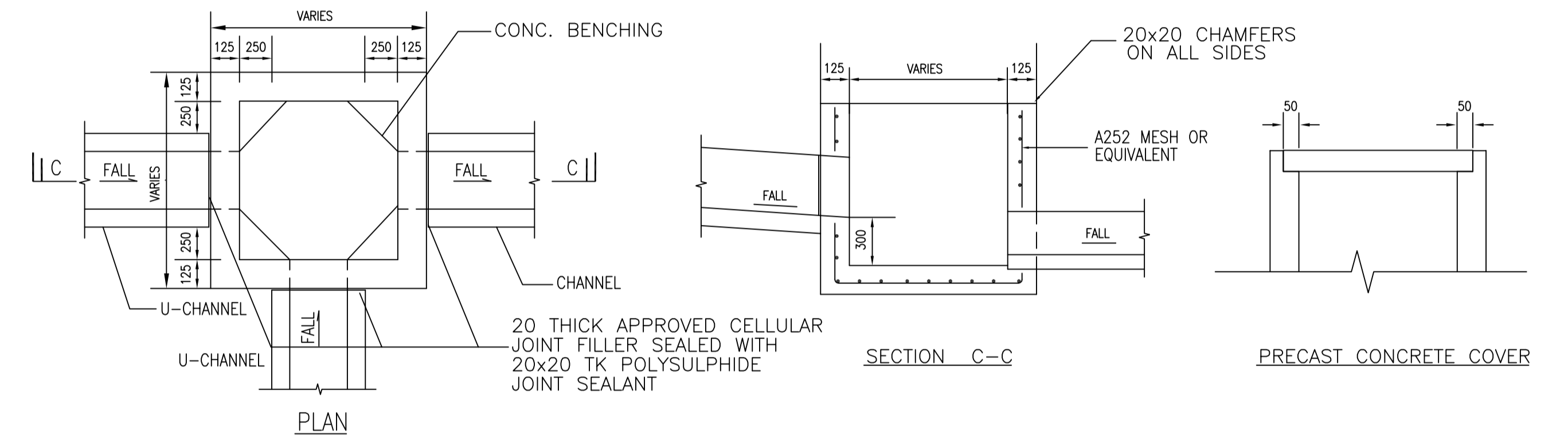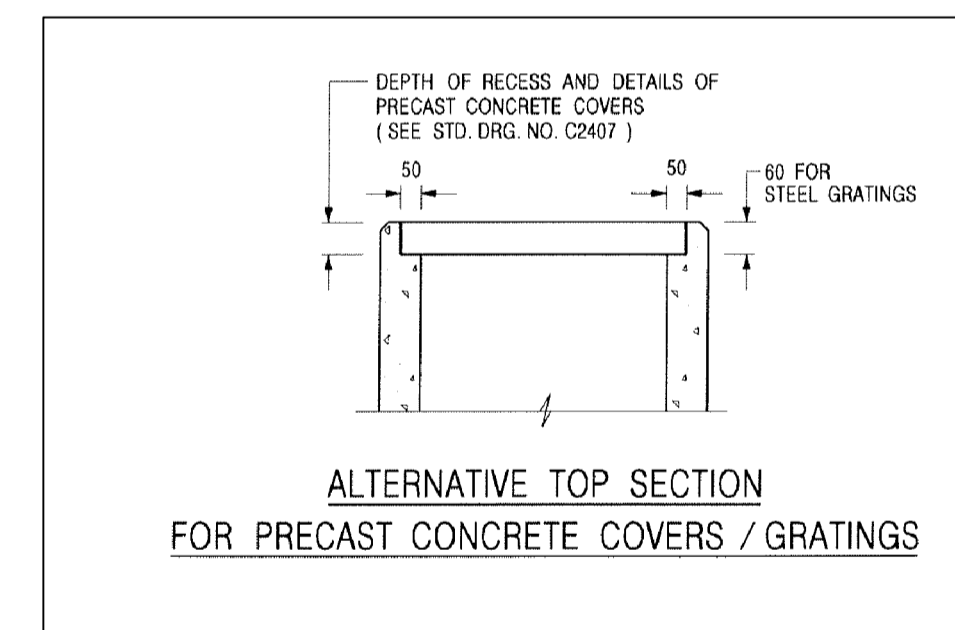→ 225mm U-CHANNEL C/W C.I. COVER (HEAVY DUTY FOR RUN IN/OUT) (F1:100)

SITE

(A)

429 sq.m

AREA OF CATCHMENT

N

SITE

LOCATION PLAN SCALE 1 : 1000

DRAINAGE LAYOUT PLAN

SCALE 1 : 250

SAN TAM ROAD

1391 RP

Ø225 CONCRETE/C.I. R.W.P (F1:100) DISCHARGE TO EXISTING DRAINAGE CHANNEL

1402

PROPOSED CATCHPIT WITH TRAP (REFER TO CEDD'S STANDARD DRAWING C2406/1 & 2A)

1403

EX. DRAINAGE CHANNEL

CP-03

B.L.

FALL 1:80

B3

1405

B.L.

B2

FALL 1:80

FALL 1:80

CP-02

B1

FALL 1:80

B.L.

1407

B.L.

CP-01

1376

1408

1375 RP

1374

1413

1373 RP

B1, B2 AND B3 = PROPOSED BUILDING STRUCTURES (2-STOREY)

CATCHPIT DETAILS
(REFER TO CEDD'S STANDARD DWG. C2405E)

VARIES

125 250 250 125

CONC. BENCHING

FALL

FALL

C | | C

U-CHANNEL

U-CHANNEL

CHANNEL

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20x20 TK POLYSULPHIDE JOINT SEALANT

PLAN

SECTION C-C

20x20 CHAMFERS ON ALL SIDES

A252 MESH OR EQUIVALENT

FALL

FALL

PRECAST CONCRETE COVER

DEPTH OF RECESS AND DETAILS OF PRECAST CONCRETE COVERS (SEE STD.DRG. NO. C2407)

50

50

60 FOR STEEL GRATINGS

ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175
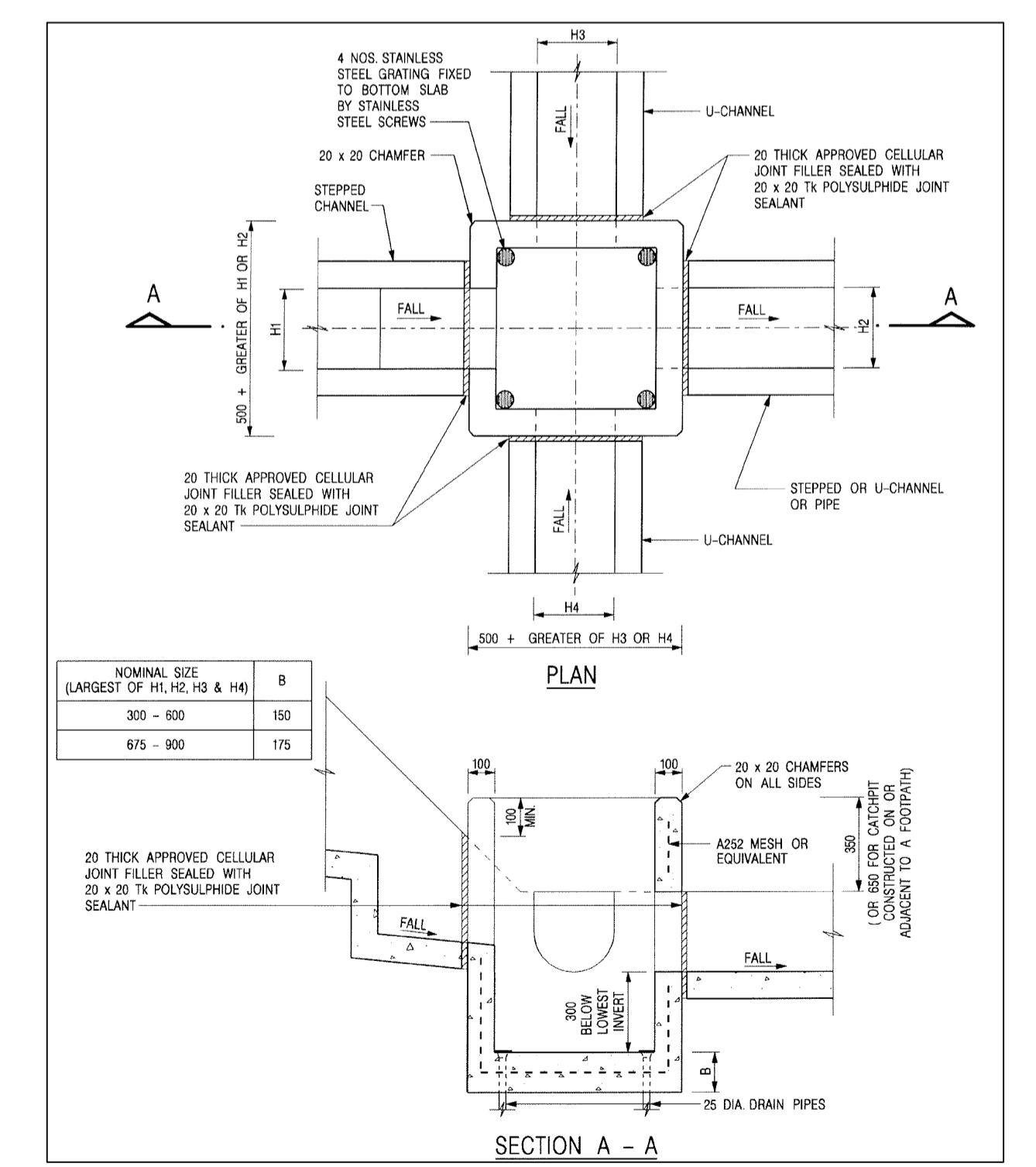
DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1 & 2A)

PLAN

SECTION A - A

PROJECT : PROPOSED DEVELOPMENT AT
LOT 1377 RP AND 1378 RP IN D.D.105, NGAU TAM MEI, YUEN LONG, NT.

TITLE : DRAINAGE LAYOUT PLAN

SCALE : 1:100 A1 / 1:200 A3

JOB NO : 21-01

DATE : 06-2021

DRAWN	CHECKED	APPROVED	DRAWING NO:	REV.
MF	MF		DR-01	

200 000
100 000
50 000
溝渠容量 (L/min)
10 000
5 000
1 000
500
100

虛線 實線
溝渠尺寸

900U
750U
675U — 900HR
600U — 750HR
525U — 675HR
450U — 600HR
— 525HR
— 450HR
300U — 375HR
225U — 300HR
— 225HR
150U
— 150HR

6 米/秒
5.5 米/秒
5 米/秒
4.5 米/秒
4 米/秒
3.5 米/秒
3 米/秒
2.5 米/秒
2 米/秒
1.5 米/秒
1 米/秒
0.9 米/秒
0.8 米/秒
0.7 米/秒
0.6 米/秒
0.5 米/秒
0.4 米/秒

5 10 20 30 40 50 60 70 80 90 100 150 200 300 400 500 600 700 800 900 1 000 1 500

坡度(長度 / 坡降)

溝渠尺寸

U 形溝渠 (U)

半圓形溝渠 (HR)

239
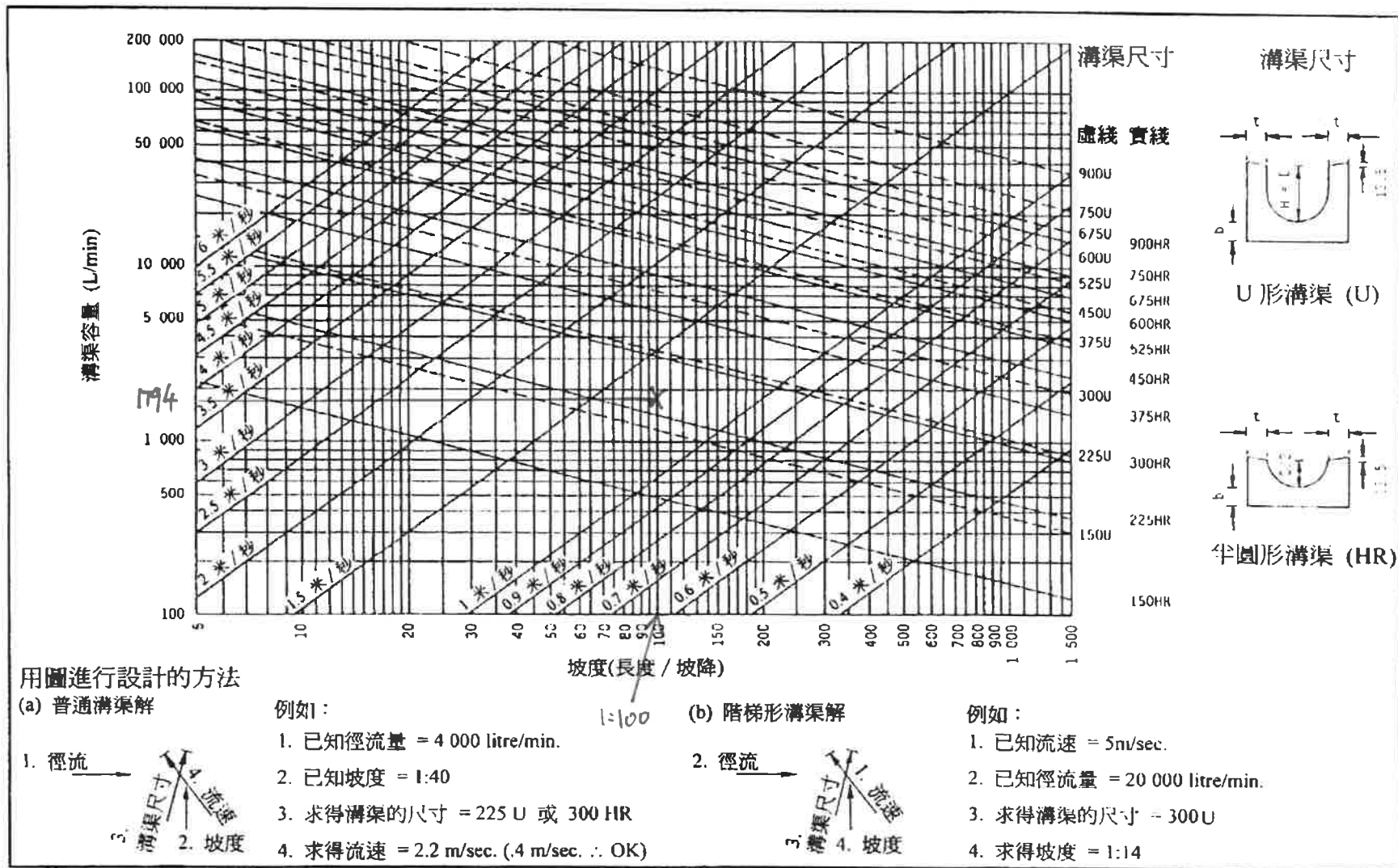
用圖進行設計的方法
(a) 普通溝渠解

例如1:
1. 已知徑流量 = 4 000 litre/min.
2. 已知坡度 = 1:40
3. 求得溝渠的尺寸 = 225 U 或 300 HR
4. 求得流速 = 2.2 m/sec. (.4 m/sec. ∴ OK)

(b) 階梯形溝渠解

例如:
1. 已知流速 = 5m/sec.
2. 已知徑流量 = 20 000 litre/min.
3. 求得溝渠的尺寸 = 300U
4. 求得坡度 = 1:14

圖 8.7 - 溝渠快速設計圖

規　劃　署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室

Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

本函檔號	Your Reference	
本署檔號	Our Reference	(　　) in TPB/A/YL-NTM/438 ·
電話號碼	Tel. No. :	3168 4072
傳真機號碼	Fax No. :	3168 4074

9 February 2023

Dear Sir,

Compliance with Approval Condition (c)
Implementation of the Drainage Proposal
Proposed Temporary Shop and Services for a Period of 5 Years
in "Residential (Group C)" Zone, Lots 1377 RP and 1378 RP in D.D. 105,
Ngau Tam Mei, Yuen Long
(Planning Application No. A/YL-NTM/438)

I refer to your submission dated 14.11.2022 regarding the submission of a photographic record of the mplemented drainage facilities in an attempt to comply with approval condition (c). 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**.

☐ Not acceptable.　The captioned condition **has not been complied with**.

Should you have any queries on the comments, please contact Mr. Jacky LEONG (Tel: 2300 1432) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision – "We plan to make Hong Kong an international city of world prominence."

SERVING THE COMMUNITY

c.c.

CE/MN of DSD   (Attn.: Mr. Jacky LEONG)   (Fax: 2770 4761)
CTP/TPB(2)

AL/GL/wm

![R-Riches Property Consultants Ltd. logo]

盈卓物業 顧問有限公司

Our Ref.: DD105 Lot 1377 RP & 1378 RP
Your ref.: TPB/A/YL-NTM/438

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

By Email

14 November 2022

Dear Sir,

Compliance with Approval Condition (c)

Proposed Temporary Shop and Services for a Period of 5 Years in "Residential (Group C)" Zone, Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long

(S.16 Planning Application No. A/YL-NTM/438)

We are writing to submit a photographic record of implemented drainage facilities (**Appendix I**) for compliance with approval condition (c) of the subject application, i.e. the implementation of drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at ▇▇▇▇▇▇▇ or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Orpheus LEE
Planning and Development Consultant

cc DPO/FSYLE, PlanD   (Attn.: Mr. Davy LAM   email: dlylam@pland.gov.hk)
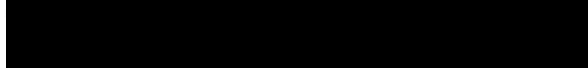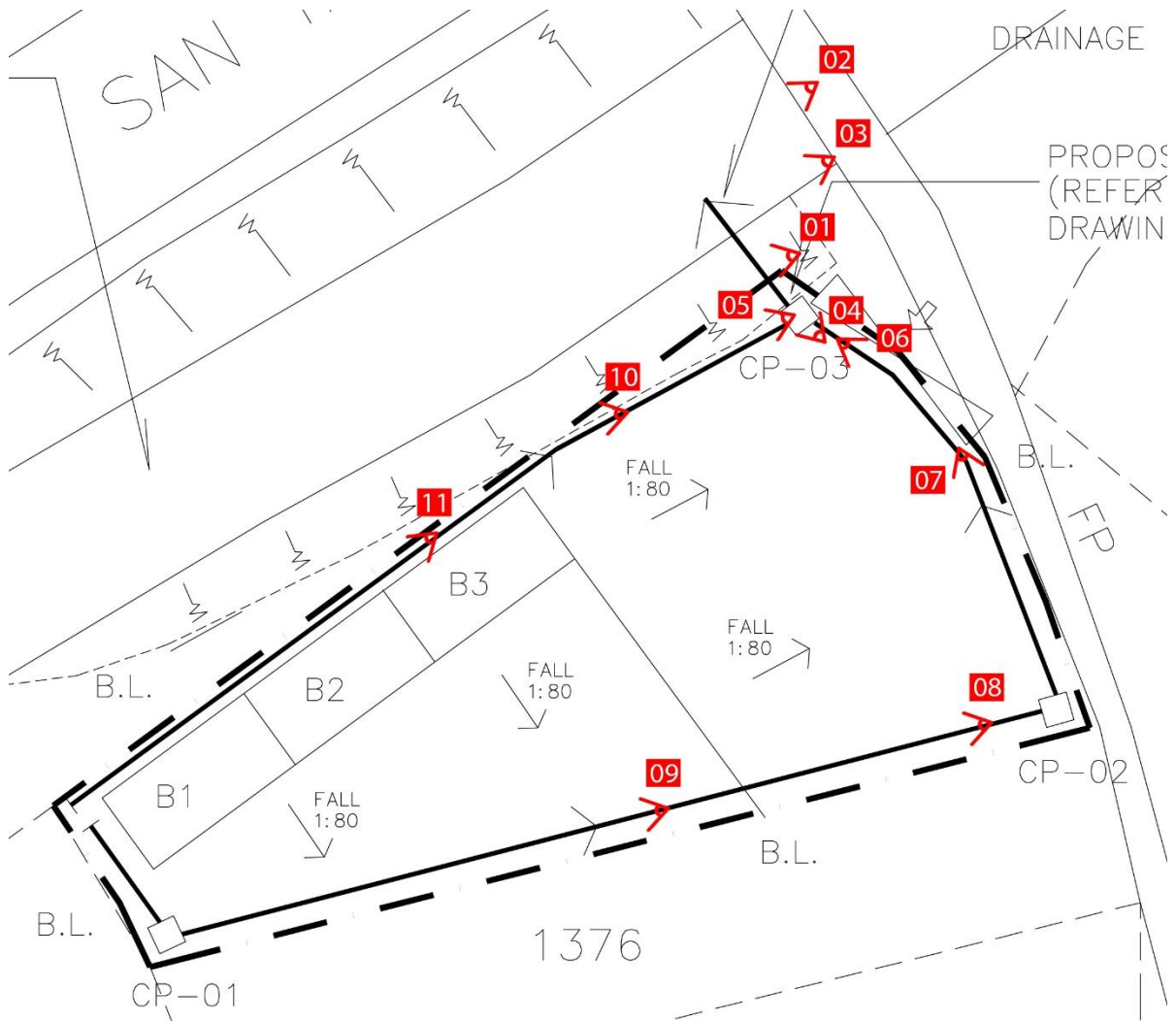
Photographic record of existing drainage facilities

Proposed Temporary Shop and Services for a Period of 5 Years in "Residential (Group C)" Zone, Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long

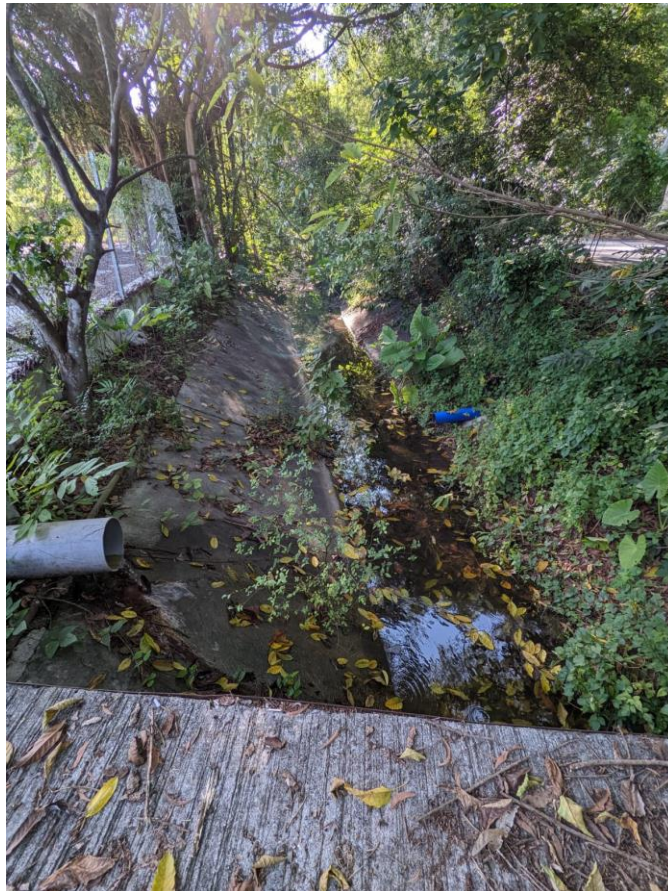**(S.16 Planning Application No. A/YL-NTM/438)**

a)   Accepted drainage proposal layout

01

02

03

04

05

06

07

08

09

11

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室

Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

本函檔號	Your Reference	
本署檔號	Our Reference ( ) in TPB/A/YL-NTM/438	
電話號碼	Tel. No. :	3168 4072
傳真機號碼	Fax No. :	3168 4074 / 3168 4075

25 July 2022

Dear Sir,

Compliance with Approval Condition (e)
Submission of a Fire Service Installations Proposal
Proposed Temporary Shop and Services for a Period of 5 Years
in "Residential (Group C)" Zone,
Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long
(Section 16 Application No. A/YL-NTM/438)

I refer to your submission dated 7.7.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

☑ Acceptable. The captioned condition **has been complied with**. Please find the detailed comments of Director of Fire Services (D of FS) in **Appendix**.

☐ Acceptable. Since the captioned condition require 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 comments, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. LI Leong-kiu (Tel: 2733 7781) of the Fire Services Department directly.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision – "We plan to make Hong Kong an international city of world prominence."

c.c.
D of FS   (Attn.: Mr. WONG Ho-yin)   (Fax: 2739 8775)
                            (Attn.: Mr. LI Leong-kiu)

AL/GL/kt

Appendix

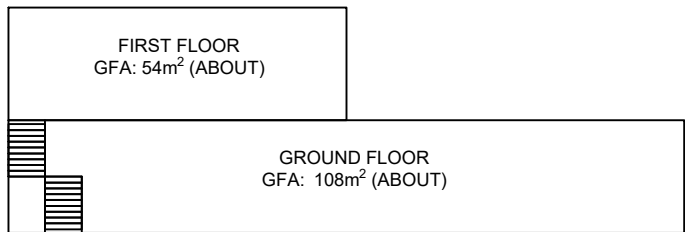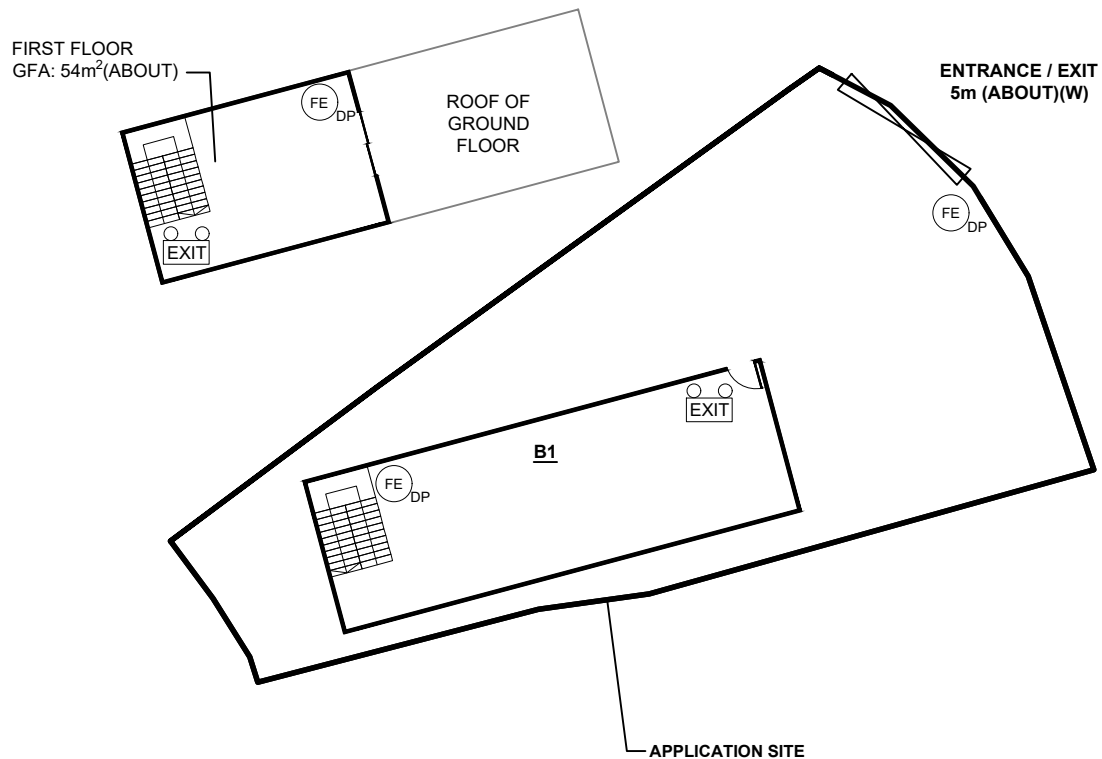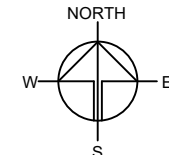Comment(s) from the Director of Fire Services:

The installation /maintenance/ modification/ repair work of fire service installation (FSI) 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 (FS 251) and forward a copy of the certificate to the Director of Fire Services.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 413m^2	(ABOUT)
COVERED AREA	: 108m^2	(ABOUT)
UNCOVERED AREA	: 305m^2	(ABOUT)
PLOT RATIO	: 0.4	(ABOUT)
SITE COVERAGE	: 26 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 162m^2	(ABOUT)
TOTAL GFA	: 162m^2	(ABOUT)
BUILDING HEIGHT	: 7m	(ABOUT)
NO. OF STOREY	: 2	

NO PARKING AND LOADING/UNLOADING SPACE IS PROVIDED AT THE SITE

STRUCTURE		USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	(G/F)	SHOP AND SERVICES, WASHROOM	108m^2 (ABOUT)	108m^2 (ABOUT)	7m (ABOUT)(2-STOREY)
	(1/F)	STORAGE OF GOODS, OFFICE		54m^2 (ABOUT)	
		TOTAL	**108m^2** (ABOUT)	**162m^2** (ABOUT)	

NORTH
W — E
S

ENTRANCE / EXIT
5m (ABOUT)(W)

FIRST FLOOR
GFA: 54m^2(ABOUT)

FE DP

ROOF OF GROUND FLOOR

EXIT

FE DP

B1

EXIT

FE DP

APPLICATION SITE

FIRST FLOOR
GFA: 54m^2 (ABOUT)

GROUND FLOOR
GFA: 108m^2 (ABOUT)

FIRE SERVICE INSTALLATIONS

EXIT — 2 x EXIT SIGN AND EMERGENCY LIGHT

FE CO2 — 3 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838

2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.

4. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

☐ APPLICATION SITE
⊠ STRUCTURE
⋈ INGRESS / EGRESS

PLANNING CONSULTANT
R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS

SITE LOCATION
LOT 1377 RP AND 1378 RP IN D.D. 105, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE
1 : 300 @ A4

DRAWN BY	DATE
OL	7.7.2022
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO.	VER.
APPENDIX I	001

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

By Email

27 February 2025

Dear Sir,

Supplementary Information

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 5 Years in "Government, Institution or Community" Zone,
Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long, New Territories**

(S.16 Planning Application No. A/STT/18)

We write to provide supplementary information for the captioned 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

Danny NG
Town Planner

Supplementary Information

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 5 Years in "Government, Institution or Community" Zone,
Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long, New Territories**

(Application No. A/STT/18)

(i)   The applicant provides the following supplementary information for the application:

-    The applicant would like to apply for the proposed use of "Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years" at the application site (the Site).   Ancillary facilities, including washroom, storage of goods and office uses, are intended to provide conveniences, operation needs and indoor workspaces for administrative staff to support the daily operation of the Site; and

-    The applicant would like to use the Site to operate a convenience store to serve the nearby locals.   Goods including but not limited to food, beverages, tissues, registered pharmaceutical products, etc. would be sold at the convenience store so that essential needs of nearby residents could be satisfied.