R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref. : DD130 Lot 1038 S.B & GL
Your Ref. : A/TM-LTYY/479

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

**By Email**

19 July 2024

Dear Sir,

**Submission of Supplementary Information**

**Temporary Shop and Services with Ancillary Facilities**
**for a Period of 3 Years in "Residential (Group D)" Zone, Lot 1038 S.B (Part) in D.D. 130**
**and Adjoining Government Land, Fuk Hang Tsuen, Tuen Mun, New Territories**

**(S.16 Planning Application No. A/TM-LTYY/479)**

We write to submit a drainage proposal for the consideration of the Town Planning Board.

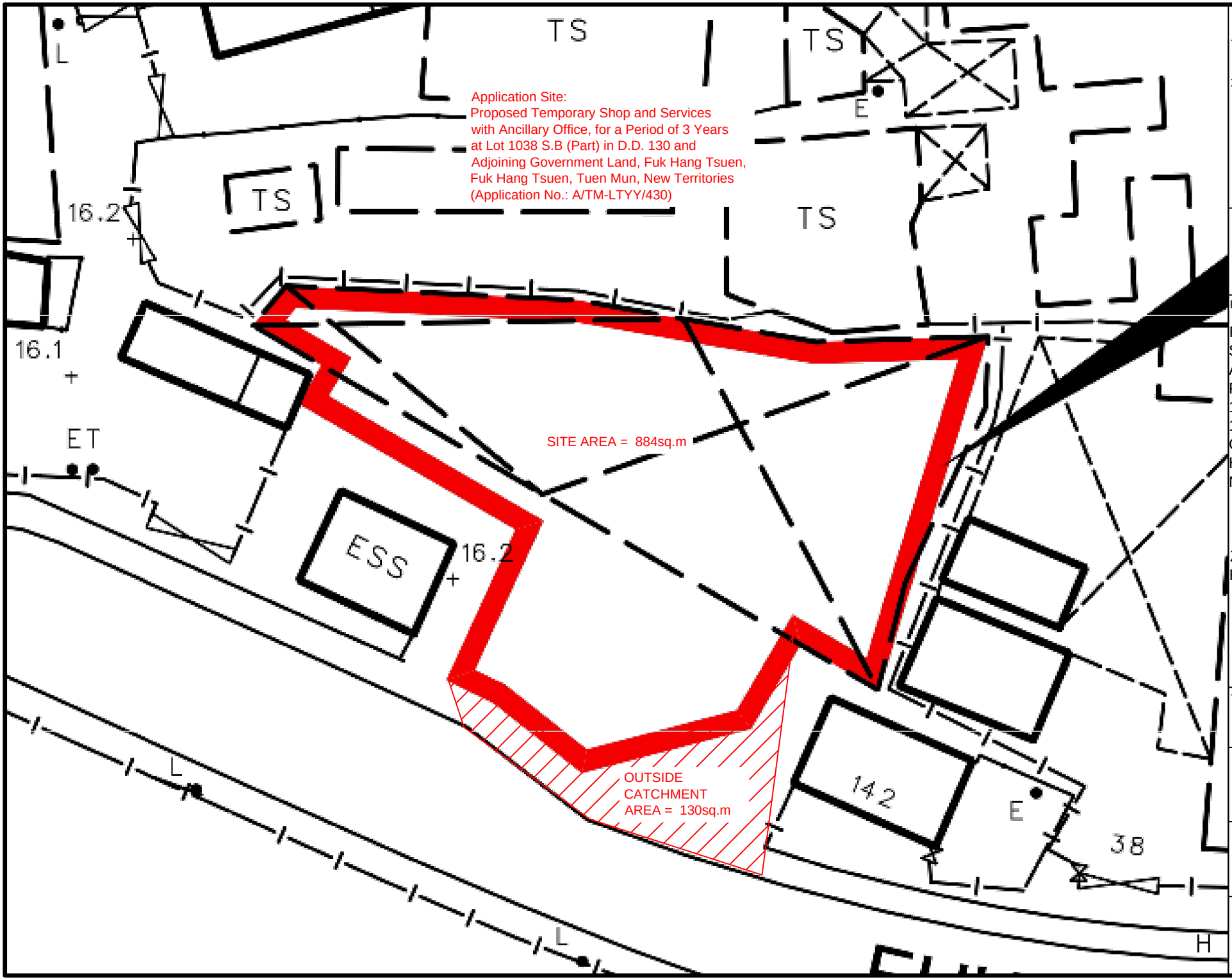
Should you require more information regarding the application, please contact our Mr. Louis TSE at [redacted] louistse@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

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

**Christian CHIM**
Town Planner

cc DPO/TMYLW, PlanD (Attn.: Mr. Johnny TAM email: jkhtam@pland.gov.hk )
(Attn.: Mr. Bosco YUNG email: btkyung@pland.gov.hk )




**LEGEND**

- Proposed 225UC (1:100) with Cast Iron cover/225Gutter
- Existing Drains
- Proposed Catchpit
- Existing Catchpit

Company:

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

PROJECT:

Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years at Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen,Tuen Mun, New Territories

Zoning:
Residential (Group D)

TITLE:

Location Plan

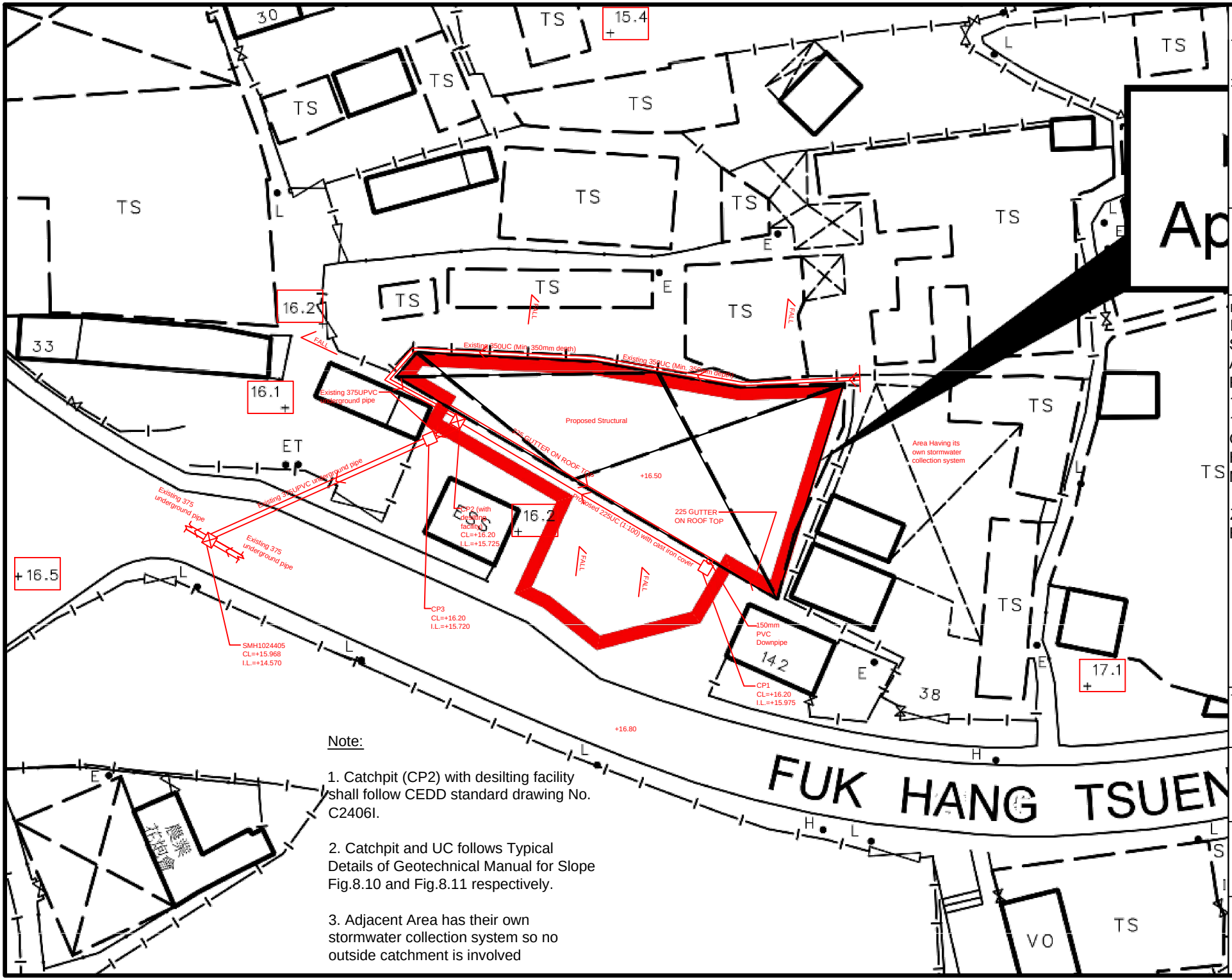
File:

DWG NO.

Scale:

D01

Date:
26-6-2024




Note:

1. Catchpit (CP2) with desilting facility shall follow CEDD standard drawing No. C2406I.

2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

3. Adjacent Area has their own stormwater collection system so no outside catchment is involved

**LEGEND**

- Proposed 225UC (1:100) with Cast Iron cover/225Gutter
- Existing Drains
- Proposed Catchpit
- Existing Catchpit

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

PROJECT:
Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years at Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen,Tuen Mun, New Territories

Zoning:
Residential (Group D)

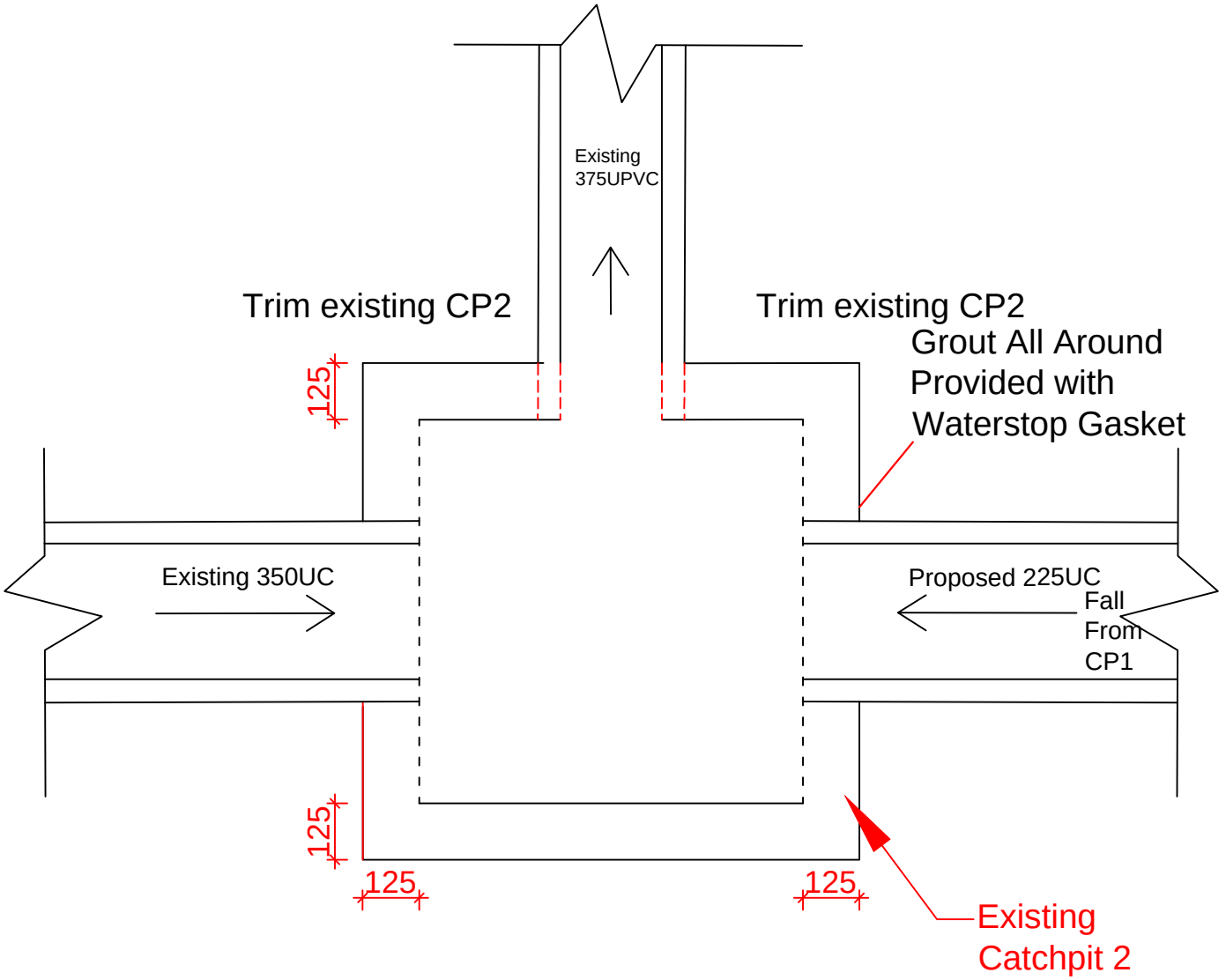
TITLE:
Drainage Proposal

File:

DWG NO.
D02

Scale:

Date:
26-6-2024




# Connection Details- CP2

**LEGEND**

(a) Proposed 375UC (1:250) with Cast Iron cover

(b) Proposed 525UC (1:150) with Cast Iron cover

(c) Proposed 600(1:100) concrete pipe

Proposed Catchpit

+18.50 Proposed Formation Level

+18.20 Existing Ground Level

Company:

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

PROJECT:

Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years at Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen,Tuen Mun, New Territories

Zoning:
Residential (Group D)

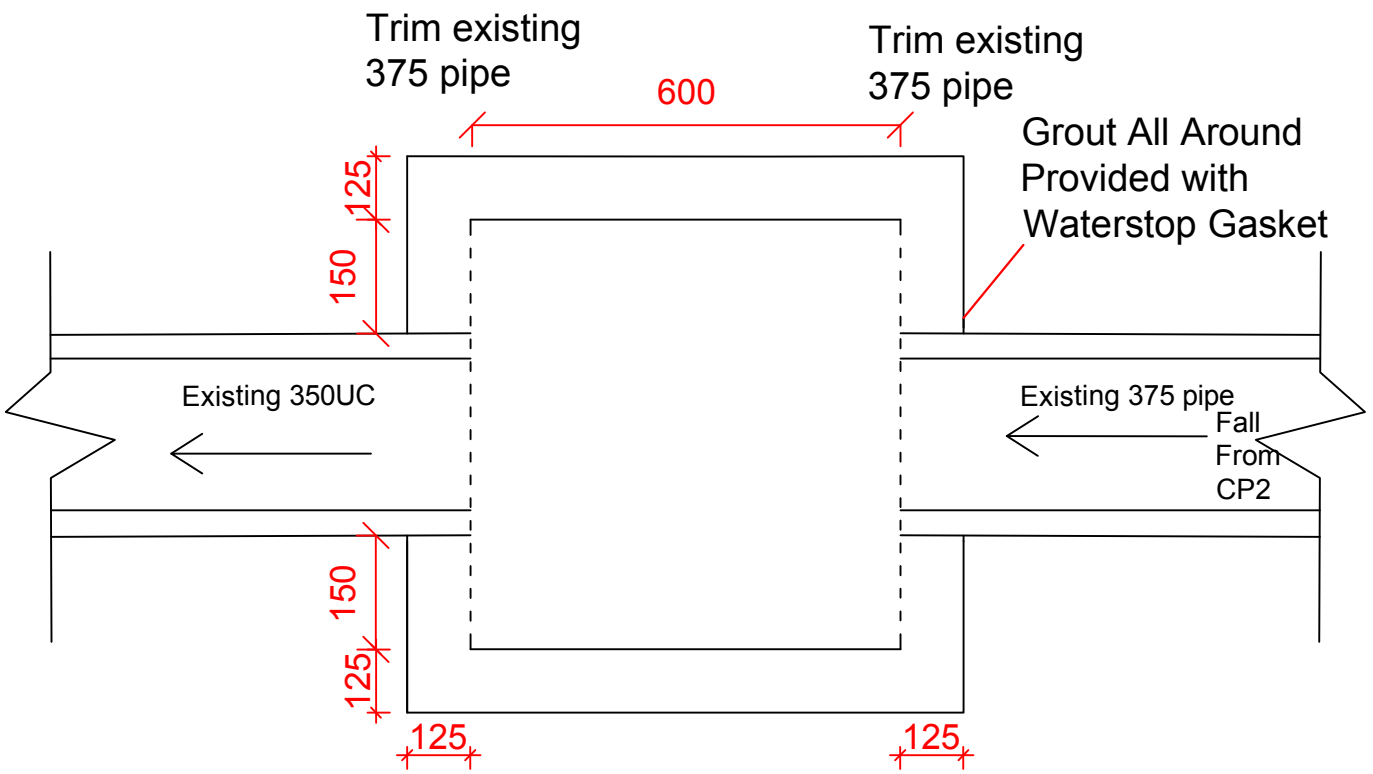
TITLE:
Connection Details

File:

DWG NO.
D03

Scale:

Date:
19-4-2024




# Connection Details- CP3

LEGEND

(a) Proposed 375UC (1:250) with Cast Iron cover

(b) Proposed 525UC (1:150) with Cast Iron cover

(c) Proposed 600(1:100) concrete pipe

Proposed Catchpit

+18.50 Proposed Formation Level

+18.20 Existing Ground Level

Company:

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

PROJECT:

Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years at Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen,Tuen Mun, New Territories

Zoning:
Residential (Group D)

TITLE:
Connection Details

File:

DWG NO.
D04

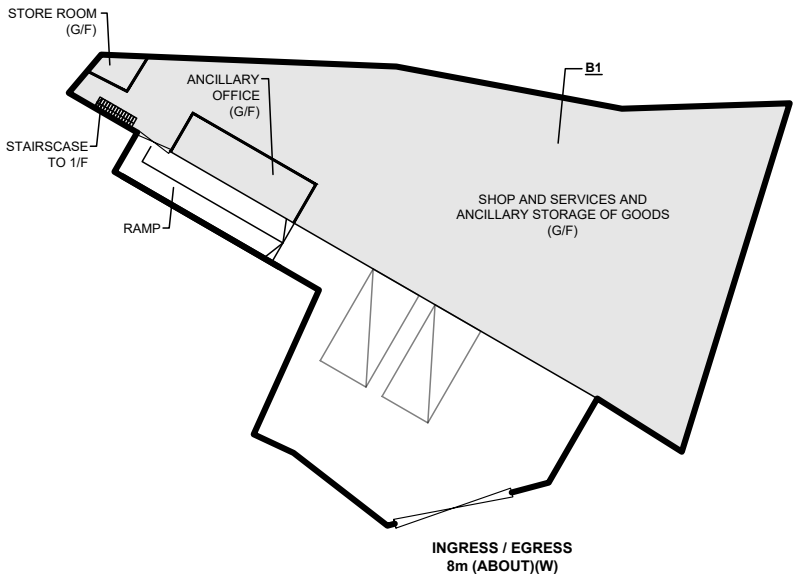
Scale:

Date:
26-6-2024

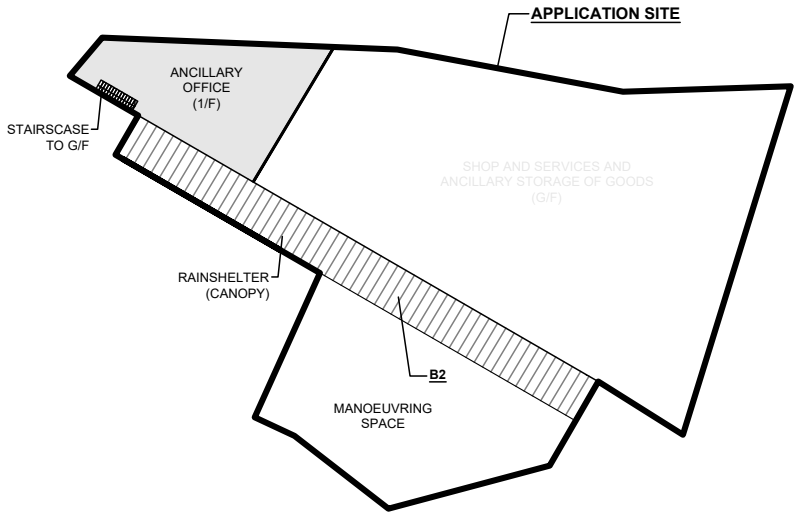
**DEVELOPMENT PARAMETERS**

| | | |
|---|---|---|
| APPLICATION SITE AREA | : 884 $m^2$ | (ABOUT) |
| COVERED AREA | : 714 $m^2$ | (ABOUT) |
| UNCOVERED AREA | : 170 $m^2$ | (ABOUT) |
| PLOT RATIO | : 0.9 | (ABOUT) |
| SITE COVERAGE | : 81 % | (ABOUT) |
| NO. OF STRUCTURE | : 2 | |
| DOMESTIC GFA | : N/A | |
| NON-DOMESTIC GFA | : 804 $m^2$ | (ABOUT) |
| TOTAL GFA | : 804 $m^2$ | (ABOUT) |
| BUILDING HEIGHT | : 8 m - 11 m | (ABOUT) |
| NO. OF STOREY | : 1 - 2 | |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|---|---|---|---|---|
| B1 (G/F) | SHOP AND SERVICES<br>ANCILLARY OFFICE<br>STORE ROOM, STORAGE OF GOODS | 609$m^2$ (ABOUT) | 609$m^2$ (ABOUT) | 11m (ABOUT)(2-STOREY) |
| (1/F) | ANCILLARY OFFICE | | 90$m^2$ (ABOUT) | |
| B2 | RAIN SHELTER (CANOPY) | 105$m^2$ (ABOUT) | 105$m^2$ (ABOUT) | 8m (ABOUT)(1-STOREY) |
| | **TOTAL** | **714$m^2$ (ABOUT)** | **804$m^2$ (ABOUT)** | |




**GROUND FLOOR (G/F)**




**FIRST FLOOR (1/F)**

**LOADING/UNLOADING PROVISION**

| | |
|---|---|
| NO. OF LOADING/UNLOADING SPACE FOR LGV | : 2 |
| DIMENSION OF PARKING SPACE | : 7 m (L) X 3.5 m (W) |
| MINIMUM HEADROOM | : 5 m |

**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- L/UL SPACE
- INGRESS / EGRESS

NORTH
W E
S

PLANNING CONSULTANT
R-Riches Property Consultants Ltd.

PROJECT
TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOT 1038 S.B (PART) IN D.D. 130 AND ADJOINING GOVERNMENT LAND, FUK HANG TSUEN, TUEN MUN, NEW TERRITORIES

SCALE
1 : 500 @ A4

| DRAWN BY | DATE |
|---|---|
| MN | 17.6.2024 |
| CHECKED BY | DATE |
| | |
| APPROVED BY | DATE |
| | |

DWG. TITLE
LAYOUT PLAN

| DWG NO. | VER. |
|---|---|
| PLAN 4 | 001 |

**Company:** Ching Wan Engineeering Consultants Company
**Project:** Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen, Fuk Hang Tsuen, Tuen Mun, New Territories

**Date:** 26-Jun-24

**Calculation for Design of Channels:**

All Catchment Area

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Area | = | 1014 | m^2 | | | | | | | | |
| | = | 0 | km^2 | | | | | | | | |
| Peak runoff in m^3/s | = | 0.28 | x | 1 | x | 177 | mm/hr | x | 0.0010140 | km^2 | (SDM 2018, Table 2d, 10 years |
| | = | 0.05 | m^3/s | | | | | | | | |
| | = | 2844 | liter/min | | | | | | | | |

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 225UC or above will be suitable.

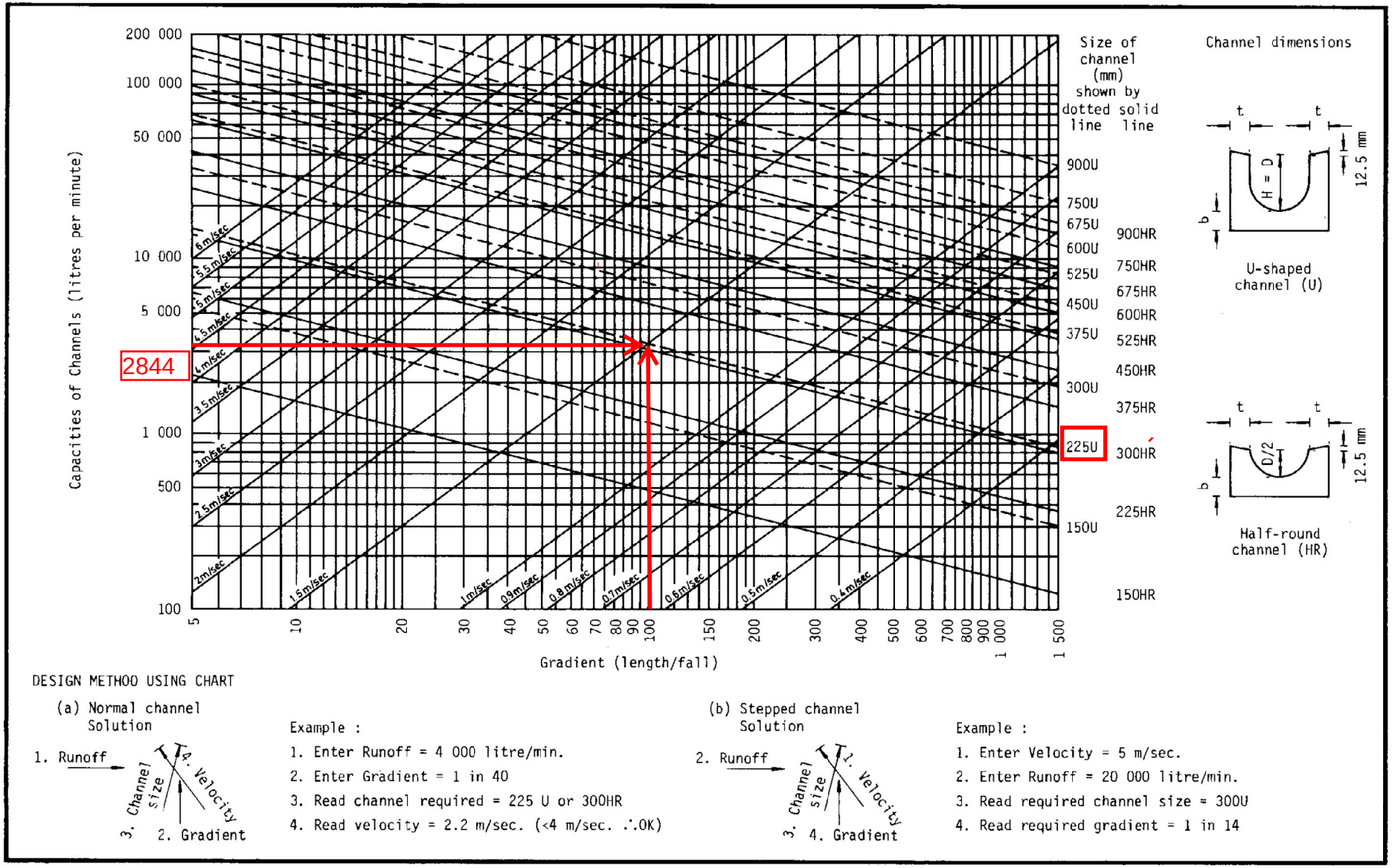
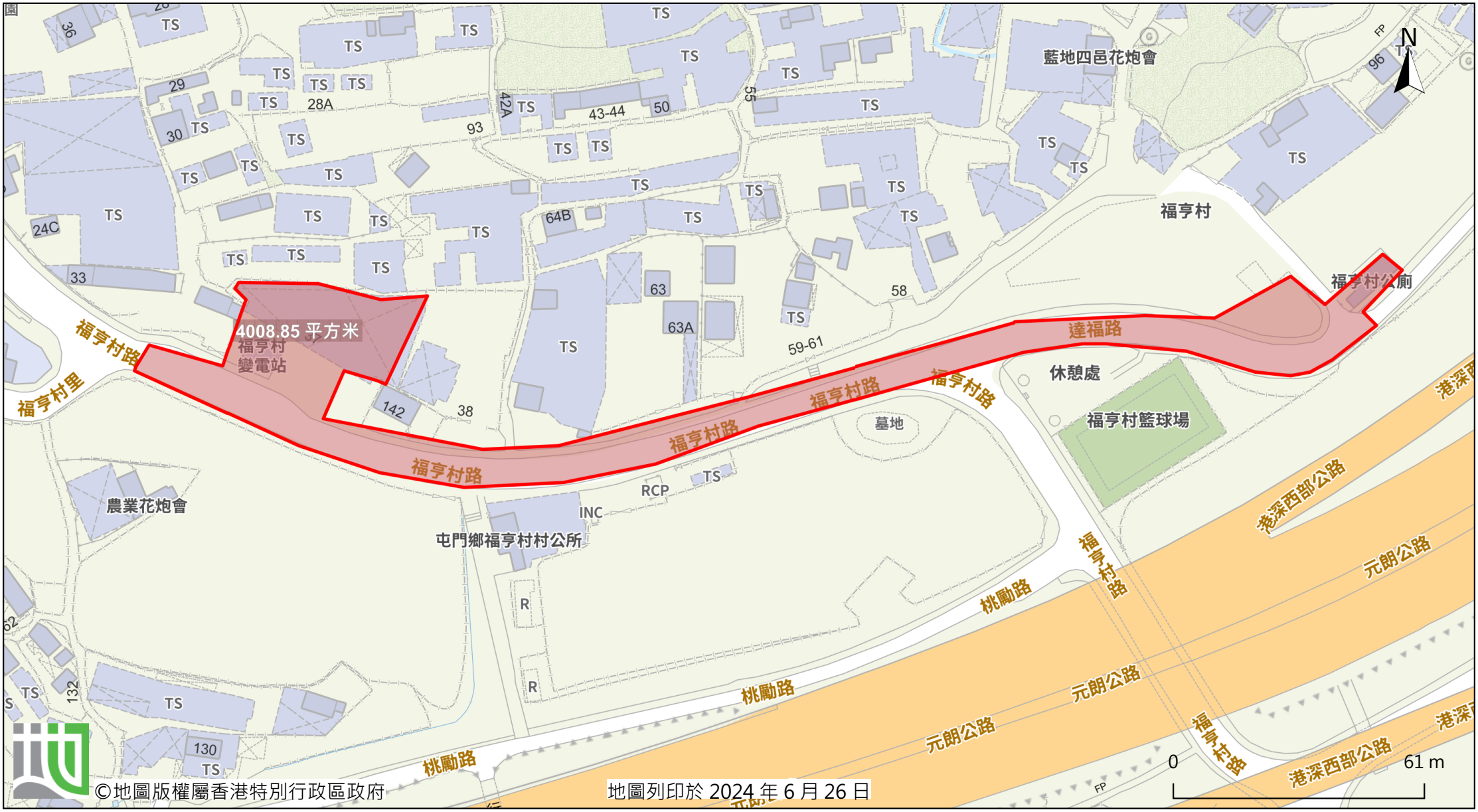



Figure 8.7 - Chart for the Rapid Design of Channels

GEOINFO MAP
地理資訊地圖

前往地圖: https://www.map.gov.hk/gm/geo:22.4169,113.9891?z=1128




由「地理資訊地圖」網站提供: https://www.map.gov.hk

Site Area = 4009 m2

Calculation of Runoff from the Proposed Development,

$Q = 0.278\ C\ i\ A$

| | | | | | |
|---|---|---|---|---|---|
| | C | = | 0.95 | | (P.42 of Stormwater Drainage Manual) |
| | A | = | 4009 | $m^2$ | |
| | | = | 0.004009 | $km^2$ | |
| take | i | = | 177 | mm/hr | (SDM 2018, Table 2d, 10 years return period) |
| Therefore, | Q | = | 0.278*0.95*250*0.0018 | | |
| | | = | 0.187 | $m^3$/sec | |
| | | = | 11244 | lit/min | |

Calculation Maximum Capacity of Existing 375mm dia. Underground pipe.

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

dia 375 mm

where $R = \pi r^2/2\pi r$ r= 0.1875 m

$= r/2$

$= 0.09375$ m

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

1/ 50 $S_f = 0.0200$

Therefore, $V = 0.0.09375^{2/3}*0.02^{0.5}/0.012$

$= 2.432$ m/sec

Maximum Capacity ($Q_{max}$) $= 0.9*V*A$ (0.9 factor is adopted for sedimentation)

$= 0.9*2.432*\pi r^2$

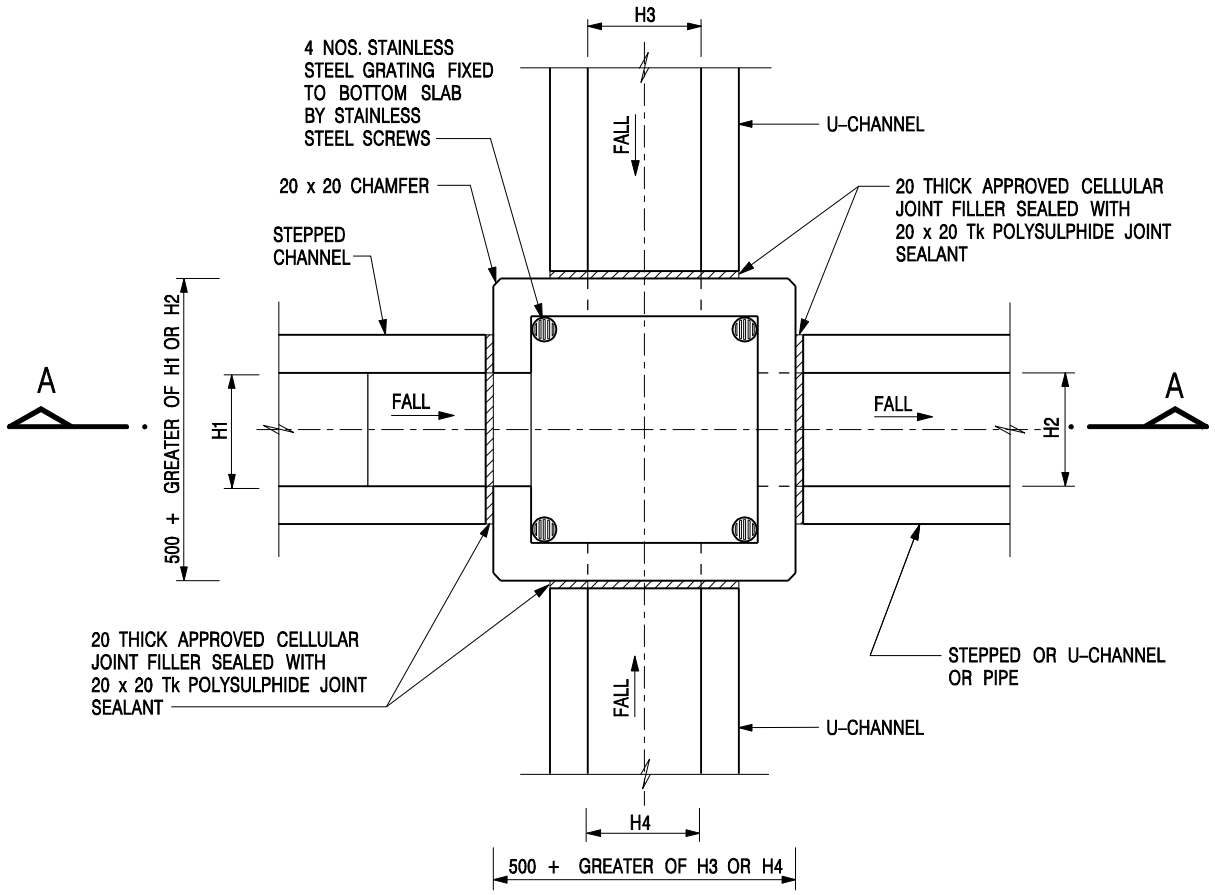
$= 0.242$ $m^3$/sec

1 nos of pipe $= 0.242$ $m^3$/sec

$= 14505$ lit/min

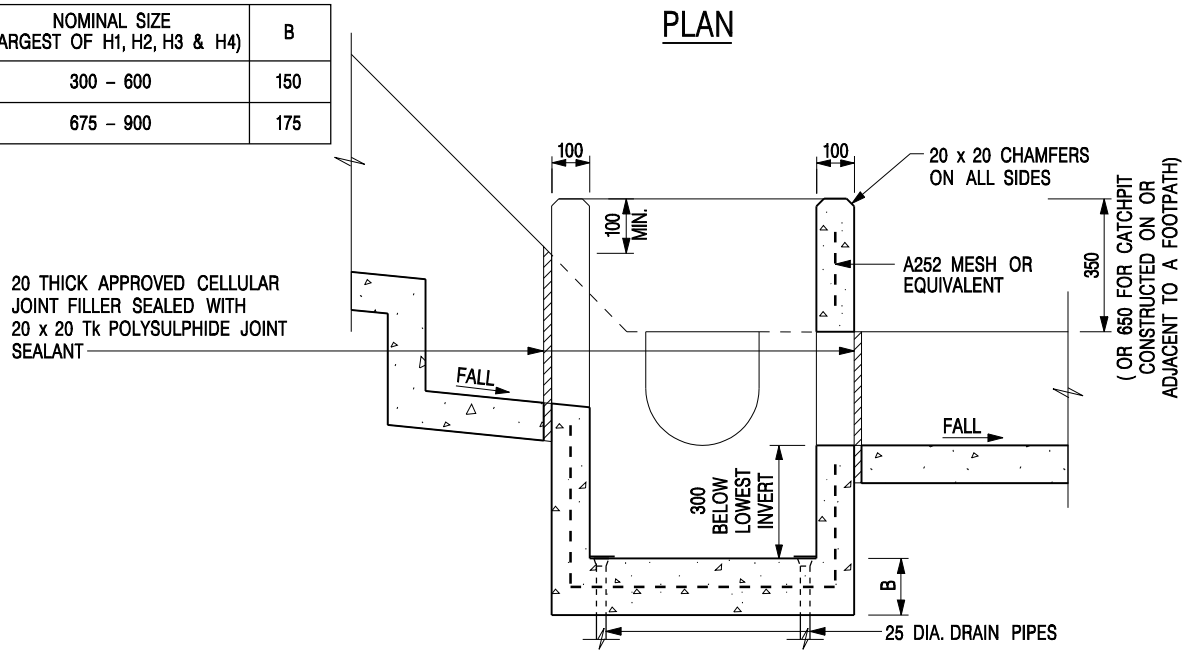
$> 11244$ lit/min

Existing 375mm dia underground pipe (1:50) is OK




PLAN

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




SECTION A – A

NOTES:

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

| REF. | REVISION | SIGNATURE | DATE |
|---|---|---|---|
| – | FORMER DRG. NO. C2406J. | Original Signed | 03.2015 |

# CATCHPIT WITH TRAP

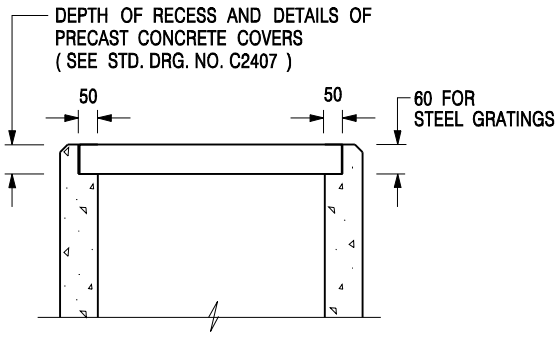
(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1




# ALTERNATIVE TOP SECTION
# FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

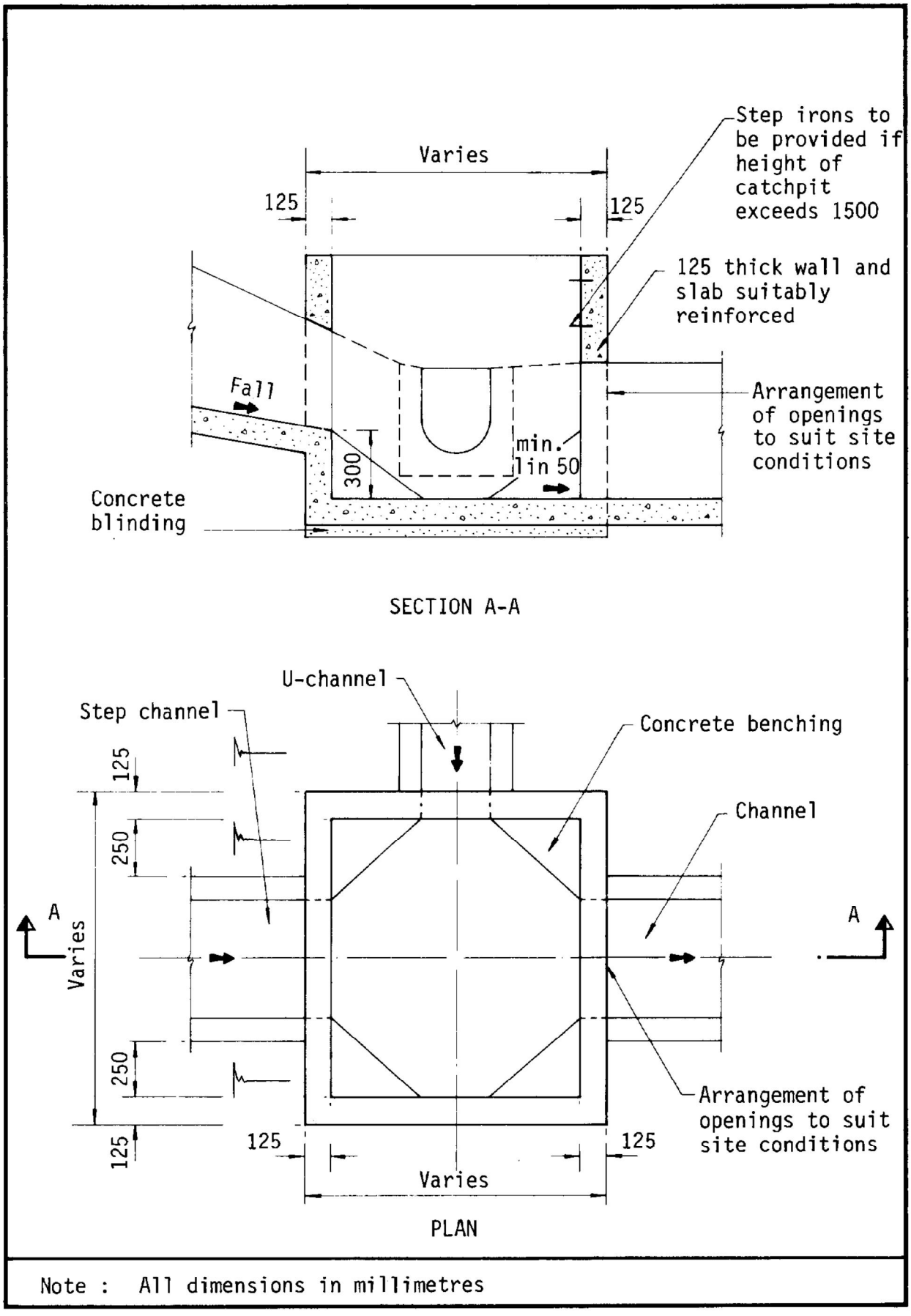
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED 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.

| REF. | REVISION | SIGNATURE | DATE |
|---|---|---|---|
| – | FORMER DRG. NO. C2406J. | Original Signed | 03.2015 |

# CATCHPIT WITH TRAP
# (SHEET 2 OF 2)

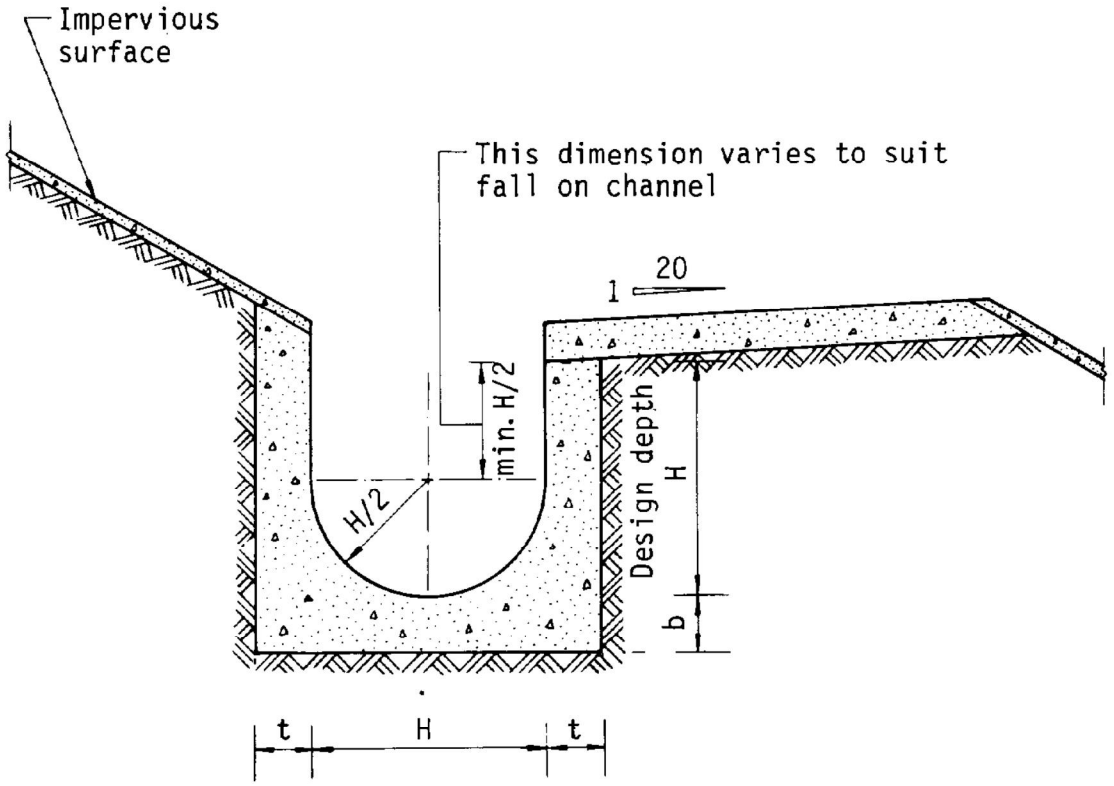
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

| | |
|---|---|
| SCALE 1 : 20 | DRAWING NO. C2406 /2 |
| DATE JAN 1991 | |




Note : All dimensions in millimetres

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