

## 規 劃 署

屯門及元朗西規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 14 樓



## By Post and Fax Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
No.1 Sheung Wo Che Road,  
Sha Tin, N.T.

本函檔號 Your Reference  
本署檔號 Our Reference TPB/A/TM-LTY Y/395  
電話號碼 Tel. No. : 2158 6286  
傳真機號碼 Fax No. : 2489 9711

7 June 2022

R-riches Property Consultants Ltd.  
Block D, The Richfield  
236, Kat Hing Wai  
Kam Tin, Yuen Long, New Territories  
(Attn: Mr Matthew NG)

Dear Sir,

### Planning Application No. A/TM-LTY Y/395 Compliance with Approval Condition (f)

I refer to your submission dated 24 September 2020 for compliance with the captioned approval condition on the submission of drainage proposal.

Relevant department has been consulted. Your submission is considered:

- Acceptable. The captioned condition **has been complied** with. Please find detailed 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. Please find detailed departmental comments at **Appendix**.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

( Keith FUNG )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.

CE/MN, DSD

( Attn: Mr HUI Pui Hei, William )

[ Fax: 2770 4761 ]

Internal

CTP/TPB(2)

KF/td

A\_TM-LTY Y\_395 - Condition (f) - 20220607 - Compliance.docx

**Appendix**

**The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)  
(Contact person: Mr HUI Pui Hei, William, Tel: 23000 1629) has the following comments  
on the submission:**

The applicant is reminded to consult, as appropriate, the relevant authorities / owners of the existing drainage for consent of any connection works.

Our Ref.: DD130Lot1038S.B(Pt)  
Your ref.: A/YL-LTY/395

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

By Email

24 September 2020

Dear Sir,

**Compliance with Approval Condition (f)**

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

**(Application No. A/YL-LTY/395)**

We are writing to submit a letter to response to Chief Engineer/Mainland North, Drainage Services Department (**Appendix I**) and a revised drainage proposal (**Appendix II**) for compliance with approval condition (f) of the subject application, i.e. the submission of drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

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

Grace WONG

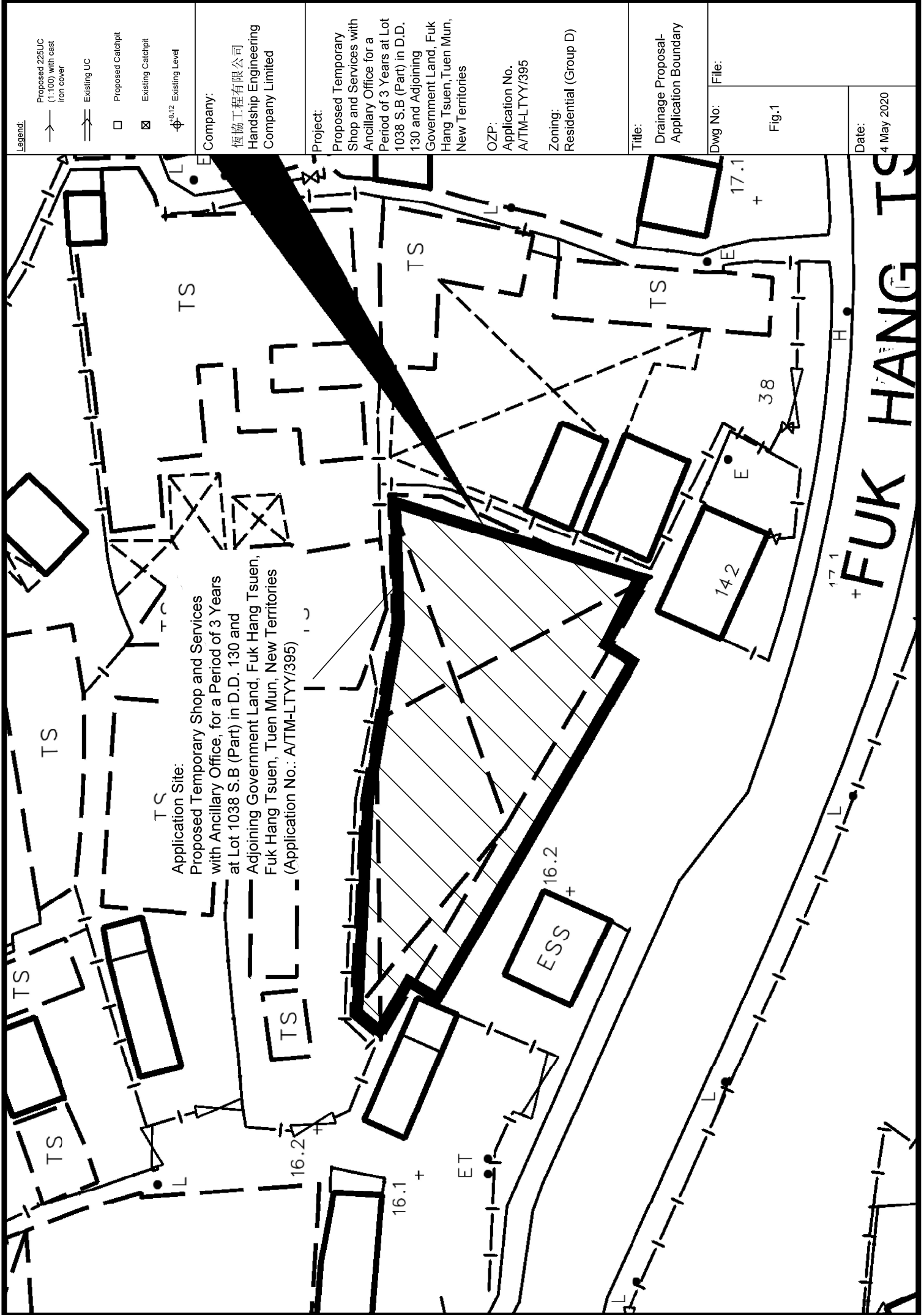
cc DPO/TMYLW

(Attn.: Mr. Keith FUNG

email: kchfung@pland.gov.hk)



Existing 375UC is revised to existing 375UPVC in order to clarify the routing of existing drainage to be connected in the vicinity of proposed site.



**Legend:**

- Proposed 225UC (1:100) with cast iron cover
- Existing UC
- Proposed Catchpit
- Existing Catchpit
- Existing Level

**Company:**

恆協工程有限公司  
Handship Engineering  
Company Limited

**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

**OZP:**

Application No. A/TM-LTTY/395

**Zoning:**

Residential (Group D)

**Title:**

Drainage Proposal-Application Boundary

**Dwg No:**

File:

Fig.1

**Date:**

4 May 2020

**Application Site:**  
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 (Application No.: A/TM-LTTY/395)

ESS +

142

17.1

38

16.1 +

16.2 +

17.1 +

17.1

**FUK HANG TSUEN**

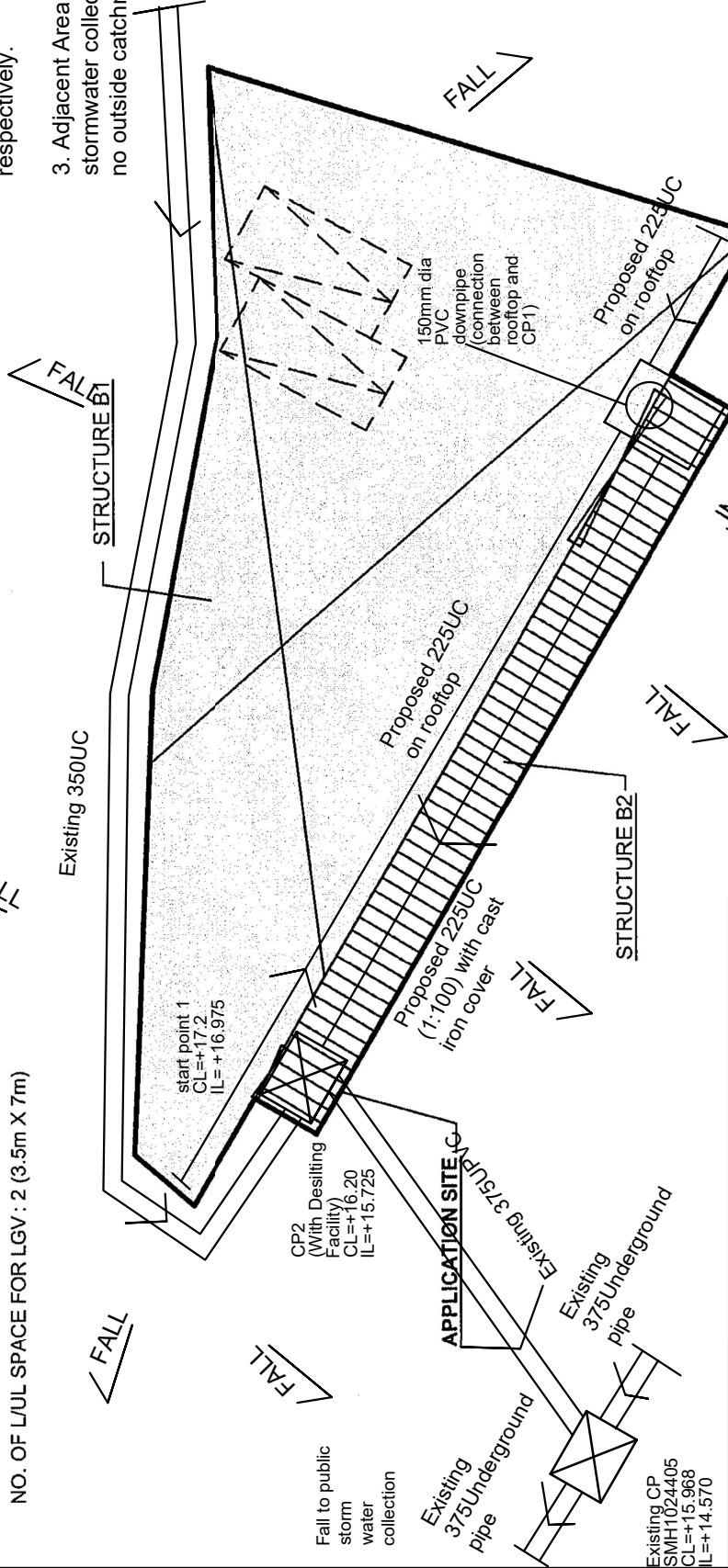
**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA : 714m<sup>2</sup> (ABOUT)  
 COVERED AREA : 714m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : NOT APPLICABLE

NO. OF STRUCTURE : 2  
 DOMESTIC GFA : N/A  
 NON-DOMESTIC GFA : 804m<sup>2</sup> (ABOUT)  
 BUILDING HEIGHT : 8m - 11m (ABOUT)  
 NO. OF STOREY : 1 - 2

NO. OF L/U/L SPACE FOR LGV : 2 (3.5m X 7m)

- Note:**
- Catchpit (CP2) with desilting facility shall follow CEDD standard drawing No. C24061.
  - Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
  - Adjacent Area has their own stormwater collection system so no outside catchment is involved



申請編號 Application No. : A / TM- LTTY / 395  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F)	SHOP AND SERVICES (METALWARE) LOADING / UNLOADING AREA ANCILLARY OFFICE STORE ROOM ANCILLARY OFFICE	609m <sup>2</sup> (ABOUT)	609m <sup>2</sup> (ABOUT)	11m (ABOUT)(2-STOREY)
(1/F)	RAINSHELTER (CANOPY)	105m <sup>2</sup> (ABOUT)	105m <sup>2</sup> (ABOUT)	8m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>714m<sup>2</sup> (ABOUT)</b>	<b>804m<sup>2</sup> (ABOUT)</b>	

**LEGEND**

- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING / L/U/L SPACE

- Legend:**
- Proposed 225UC (1:100) with cast iron cover
  - Existing UPVC
  - Proposed Catchpit
  - Existing Catchpit
  - Existing Level

**Company:**  
 栖協工程有限公司  
 Handship Engineering  
 Company Limited

**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 Muri, New Territories

**OZP:**  
 Application No. A/TM-LTTY/395

**Zoning:**  
 Residential (Group D)

**Title:**  
 Drainage Proposal-Layout

**Dwg No:** File:  
 Fig.2

**Date:**  
 22 Sep 2020

Legend:

- Proposed 225UC (1:100) with cast iron cover
- ⇌ Existing UPVC
- Proposed Catchpit
- ☒ Existing Catchpit
- ⊕<sup>8,12</sup> Existing Level

Company:

恆協工程有限公司  
Handship Engineering  
Company Limited

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

OZP:

Application No. A/TM-LTTY/395

Zoning:

Residential (Group D)

Title:

Connection Detail

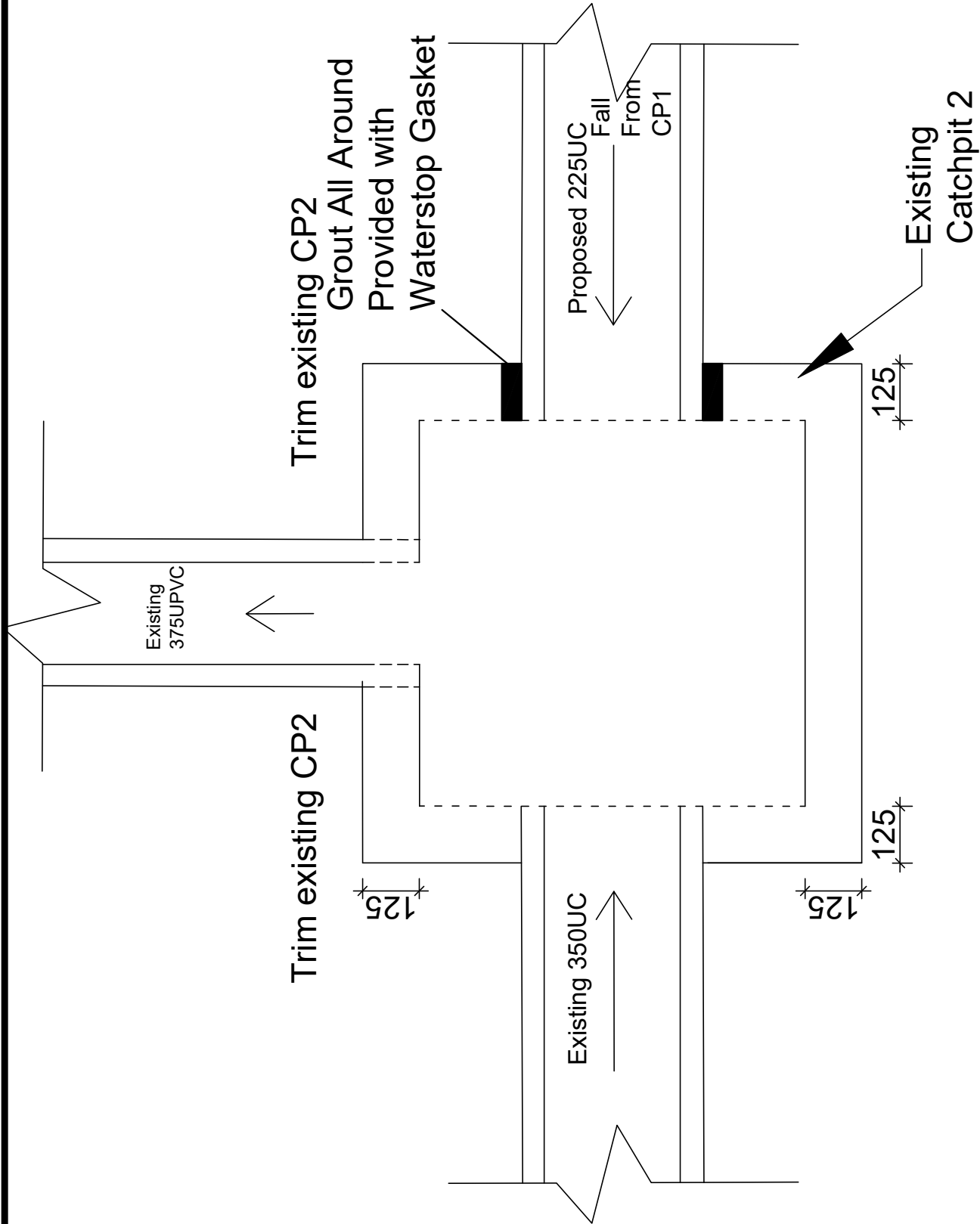
Dwg No:

Fig.3

File:

Date:

22 Sep 2020



# Connection Details- CP2

**Company:** Handship Engineering Company Limited  
**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:** 4-五月-20

**Calculation for Design of Channels:**

All Catchment Area  
 Area = 714 m<sup>2</sup>  
 = 0.00071 km<sup>2</sup>  
 Peak runoff in m<sup>3</sup>/s = 0.278 x 0.95 x 250 mm/hr x 0.000714 km<sup>2</sup>  
 = 0.04714 m<sup>3</sup>/s  
 = 2829 liter/min

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



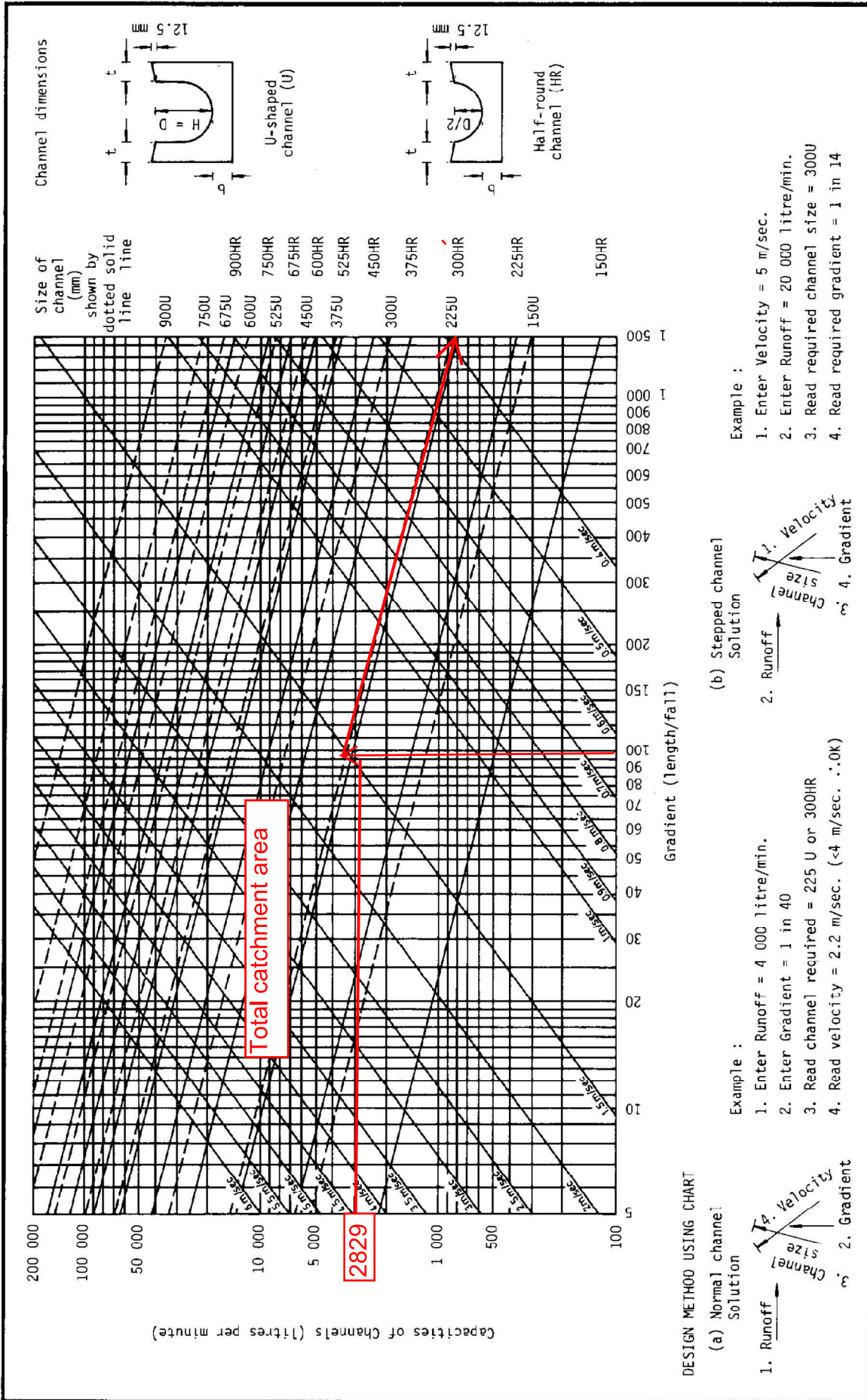
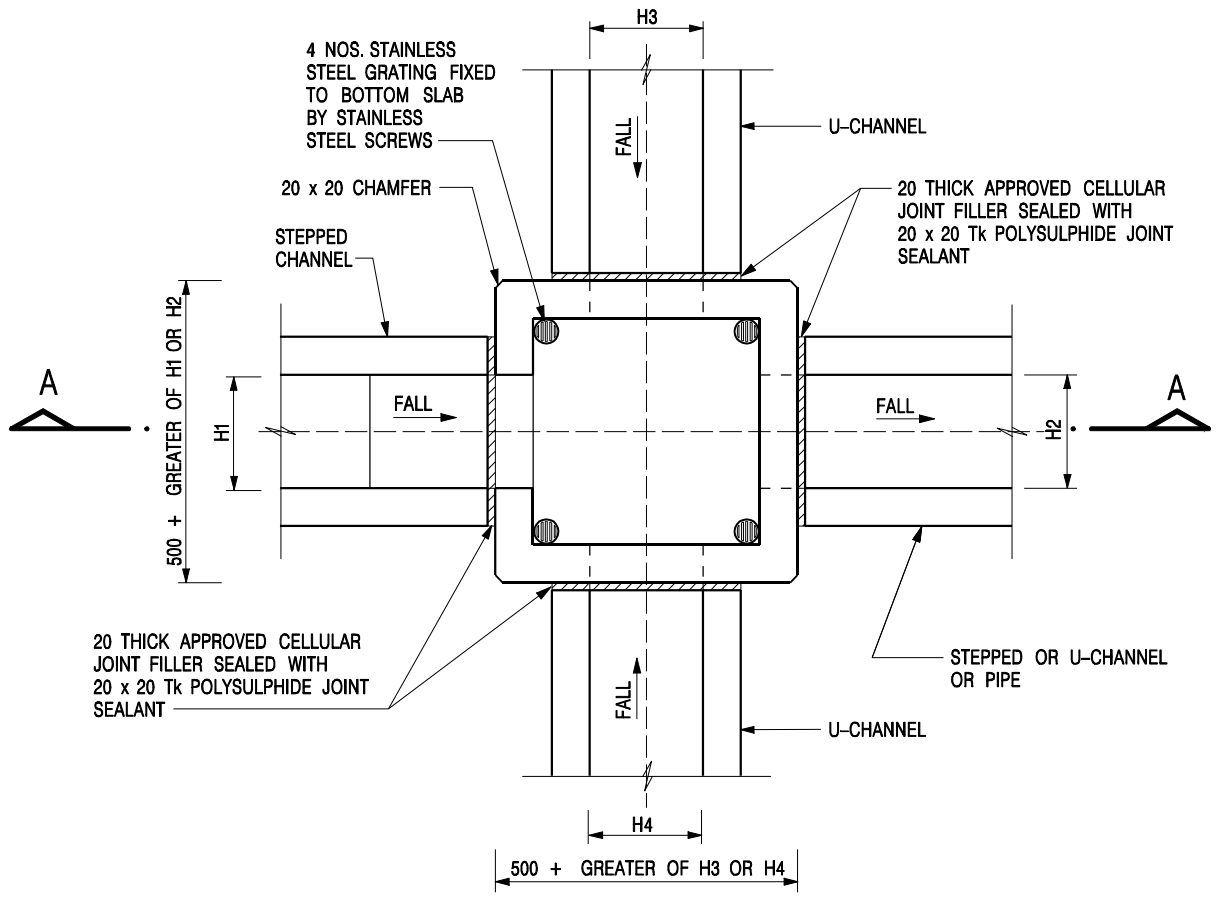
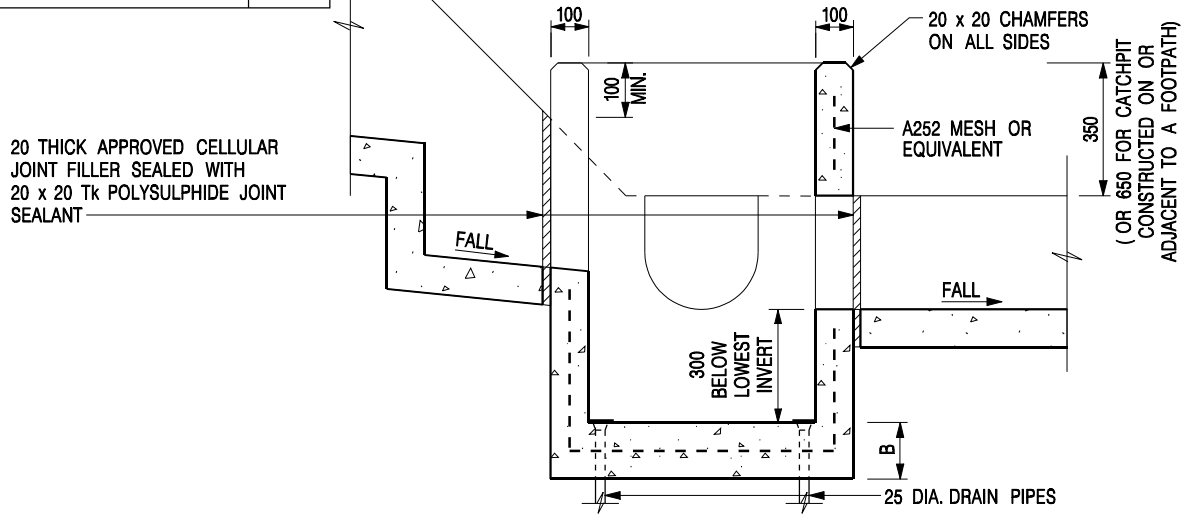


Figure 8.7 - Chart for the Rapid Design of Channels



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.

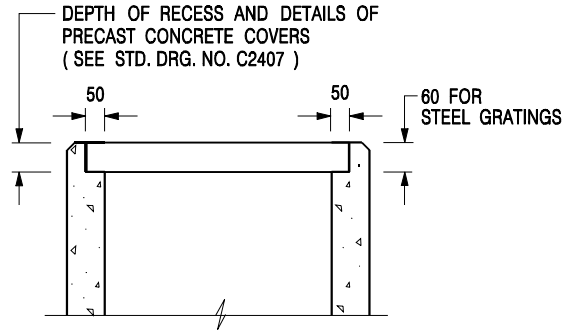
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

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

**CEDD** CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

**SCALE** 1 : 20      **DRAWING NO.** C2406 /1

**DATE** JAN 1991




**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)**

 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>	
<b>SCALE</b> 1 : 20	<b>DRAWING NO.</b>
<b>DATE</b> JAN 1991	<b>C2406 /2</b>

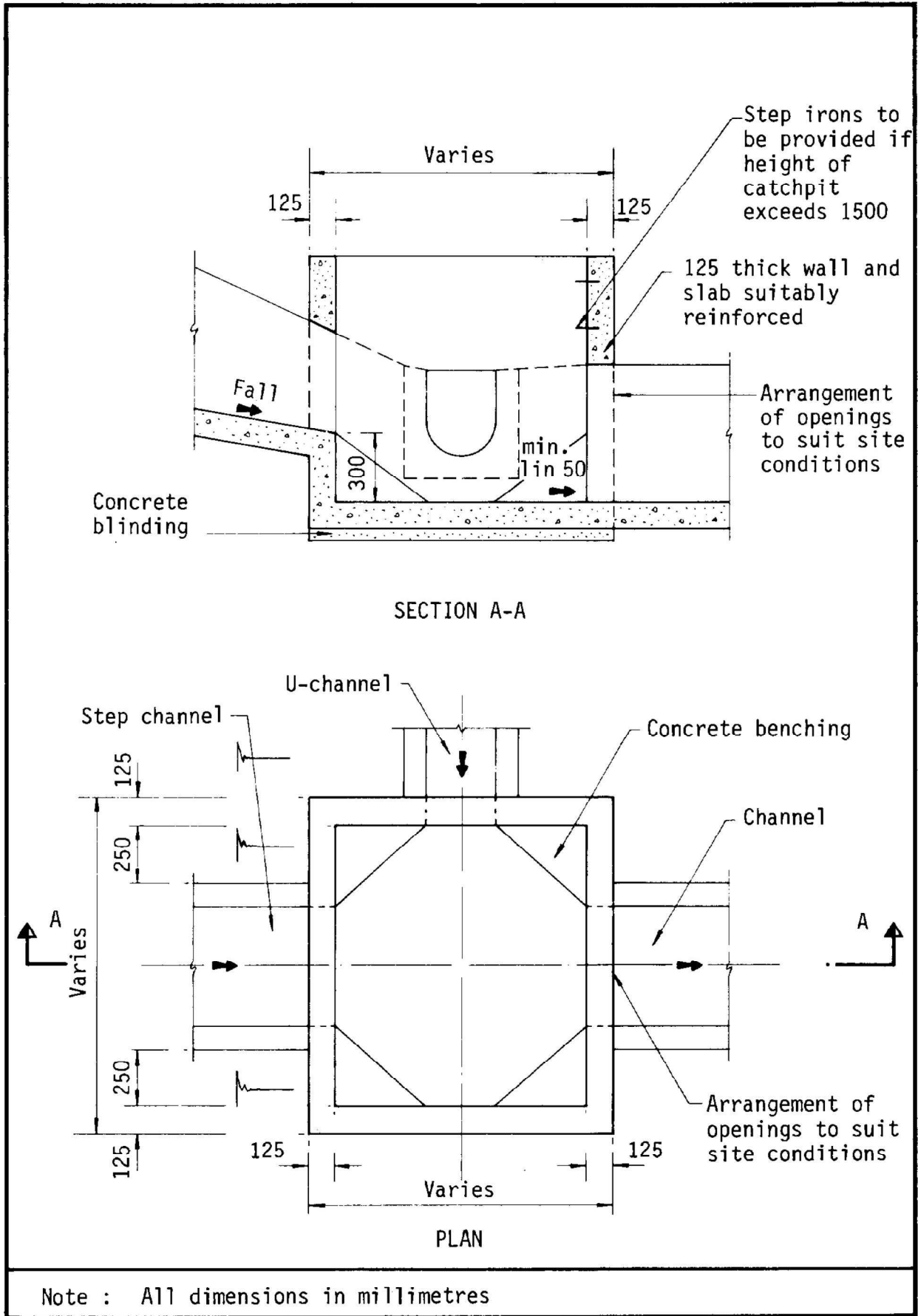
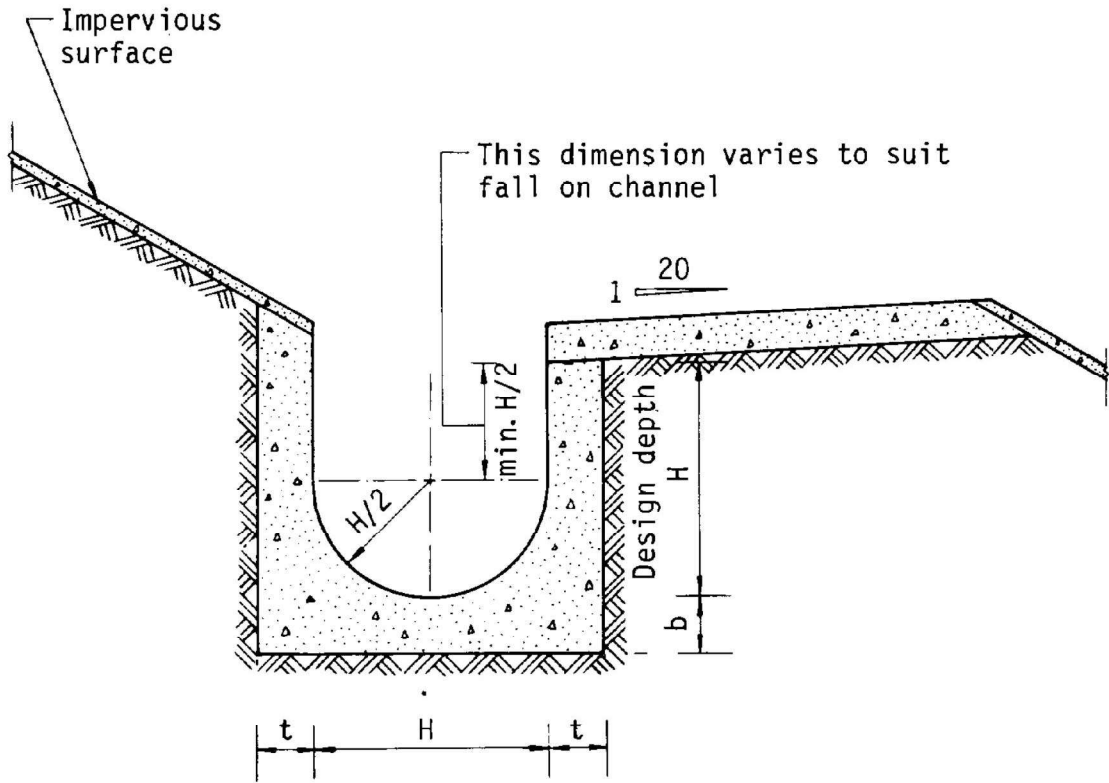


Figure 8.10 - Typical Details of Catchpits



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