By Fax (2323 3662) and Post

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-MP/290

電話號碼 Tel. No. : 3168 4072

傳真機號碼 Fax No. : 3168 4074

18 March 2021

R-Riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin, New Territories
(Attn: Miss Grace WONG/Mr. Matthew NG)

Dear Sir/Madam,

Proposed Temporary Shop and Services (Electronic Goods Showroom) for a Period of 3 Years and Filling of Land in "Recreation" Zone, Lot 2972 (Part) in D.D. 104, Mai Po, Yuen Long (Planning Application No. A/YL-MP/290) Compliance with Approval Condition (e)

I refer to your submission dated 10.2.2021 regarding the submission of a drainage proposal. 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**.

Please implement the drainage proposal and maintain the implemented drainage facilities as soon as possible. Should you have any queries on the above, please contact the Chief Engineer/Mainland North of the Drainage Services Department (Contact Person: Mr. Joshua YUEN at Tel: 2300 1235).

Yours sincerely,

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

R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref.: DD104 Lot 2972 (Part)
Your ref.: TPB/A/YL-MP/290

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

By Email

10 February 2021

Dear Sir,

Compliance with Approval Condition (e)

Proposed Temporary Shop and Services (Electronic Goods Showroom)
for a Period of 3 Years and Filling of Land
in "Recreation" Zone, Lot 2972 (Part) in D.D. 104, Mai Po, Yuen Long

(S.16 Planning Application No. A/YL-MP/290)

We are writing to submit a drainage proposal (**Appendix I**) for compliance with approval condition (e) 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 (852) 5313 3221 or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Grace WONG

cc DPO/FSYLE, PlanD (Attn.: Ms. Patricia CHAN email: plhchan@pland.gov.hk)

香港新界錦田吉慶圍 236 號盈匯坊 D 座
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK
(852) 2339 0884
(852) 6197 3990
(852) 2323 3662
gracewong@r-riches.com.hk

Proposed Temporary Shop and Services (Electrical Goods Showroom) for a Period of 3 Years and Filling of Land, 2972 (Part) in D.D. 104, Mai Po, Yuen Long (Planning Application No. A/YL-MP/290)

Stormwater Drainage Proposal Report

September 2020

LI KOK KEUNG
MEng MICE MiStructE
MHKIE CEng RPE

Contents

1. Introduction

The owner of the captioned lot submitted a town planning application to the Town Planning Board (TPB) in May 2019 seeking planning permission for an application for Temporary Shop and Services (Electrical Goods Showroom) and Filling of Land at Lot 2972 (Part) in D.D. 104, Mai Po, Yuen Long for a period of 3 years under the captioned Application Number. The above mentioned application was approved by the Town Planning Board in 2020.

One of the approval conditions mentioned in the approval letter is to submit and provision of the drainage facilities to the satisfaction of the Director of Drainage Services or of the TPB. The implemented drainage facilities on the site shall be maintained at all times during the planning approval period.

This report outlines the existing drainage facilities on the proposed site and proposes the drainage facilities to be implemented on the site during the planning approved period.

2. The Existing Site

The proposed site is generally flat with site area of about 144m^2 and is presently a grass-covered land located south west of Yau Mei San Tsuen as shown in the location plan attached in **Appendix A**. A reinforced concrete ground slab of 200mm thick will be constructed on the proposed site to facilitate the construction of a single storey structure of maximum height of 3.5m.

3. Existing Drainage Facilities

The existing drainage provisions were shown in the drainage plan **D01** enclosed in **Appendix B.**

As shown in drainage plan D01,there is an existing natural stream course of general dimensions of 1000mm (wide) x 350 mm (deep) located between Yau Mei San Tsuen and the proposed site (Photo No. 1). All existing stormwater from within the proposed site and its adjacent areas is now discharging to and conveying by this natural stream. An existing 600mm UC from Yau Mei San Tsuen is also presently discharging rainwater into this natural streamcourse as indicated in Photo No. 1. The said natural stream course convey water westward to join an existing 600UC (Photo Nos. 3 & 4) coming from western portion of Yau Mei San Tsuen. The said 600UC finally discharge into an existing 2m wide reinforced concrete nullah (Photo No. 2).

Also shown in the drainage plan is an existing 375UC located south of the proposed site (Photo No. 5). The 375UC is built next to the adjacent newly constructed cycle track and runs southward and westward along Yau Pok Road and discharge to an underground 450 dia. pipe. The invert level of the 375UC is about 0.8 – 1.0m higher than the general level of the proposed site. For this reason, all existing storm water collected from within the site will not go to this 375UC.

4. Proposed Drainage Facilities

The proposed drainage facilities for the proposed site were shown in the drainage plans **D02** enclosed in **Appendix B**. Since the rainwater collected from within the site presently flows mainly to the existing natural stream course without records of flooding during rainstorms, it was proposed to keep the existing drainage path unchanged and keep using the existing stream course adjacent to the proposed site to discharge rainwater into the existing large concrete nullah via the existing 600 UC.

Stormwater falling onto the roof of the proposed structure will first be collected to the roof gutter and convey down to the ground by downpipe into small gully and then discharged into an proposed 225 UC by underground 150 diameter uPVC pipe. All other water collected from the lot will fall toward the proposed 225UC to be constructed at the northern boundary of the site as indicated in the proposed drainage plan. All collected stormwater will finally discharge into the existing stream through a proposed 300 UC.

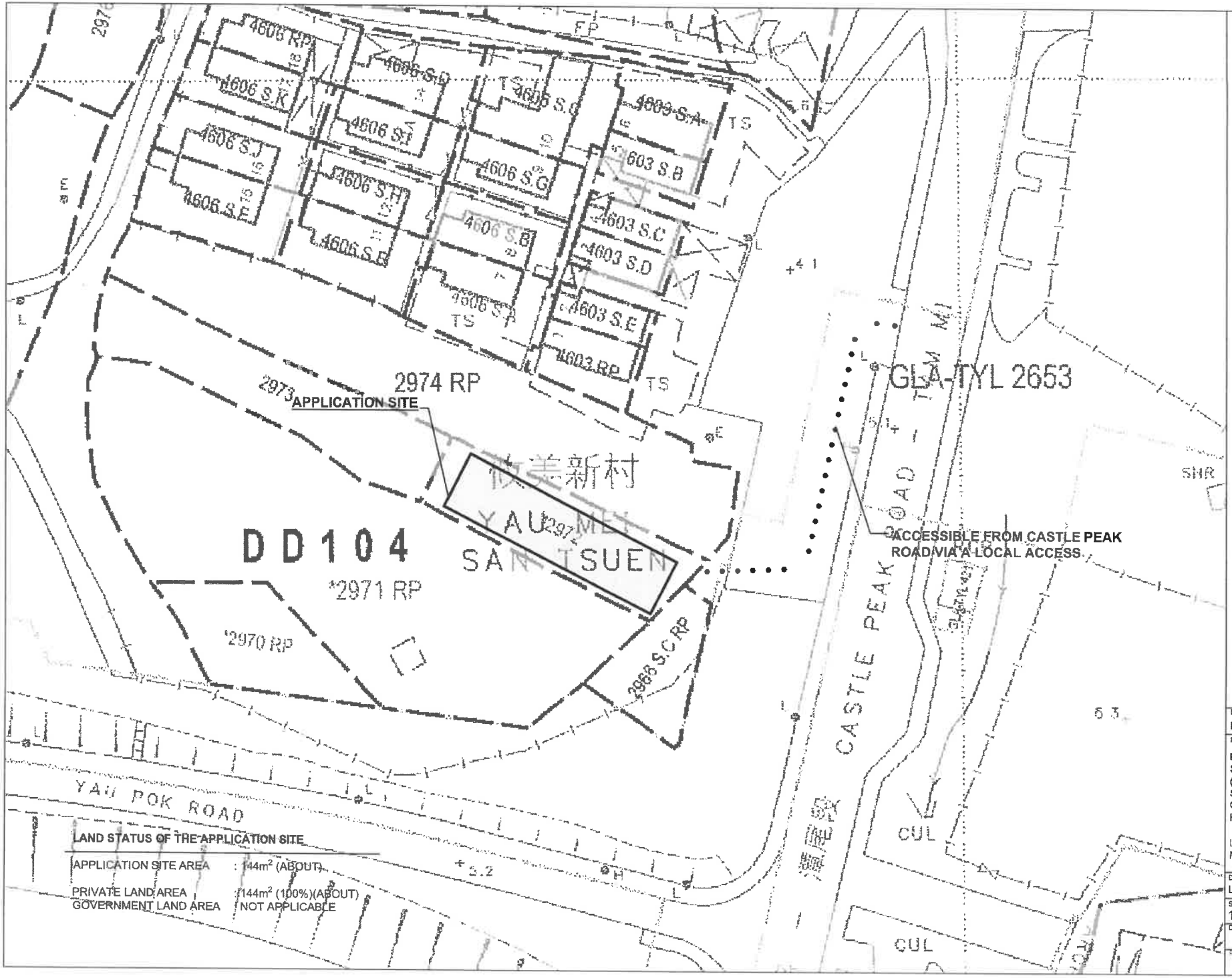
The calculation showing that the proposed 225UC and the existing natural stream were adequate to discharge the rainwater from the proposed site was enclosed in **Appendix C** of this report.

5. Conclusions

The proposed site is small and has been well draining through the existing natural streamcourse located close to the site. It is proposed to keep the existing drainage paths unchanged. Since the proposed site will only be of temporary use with a period of about three years, the proposed drainage facilities were considered sufficient and safe.

APPENDIX A

Proposed Site Location Plan



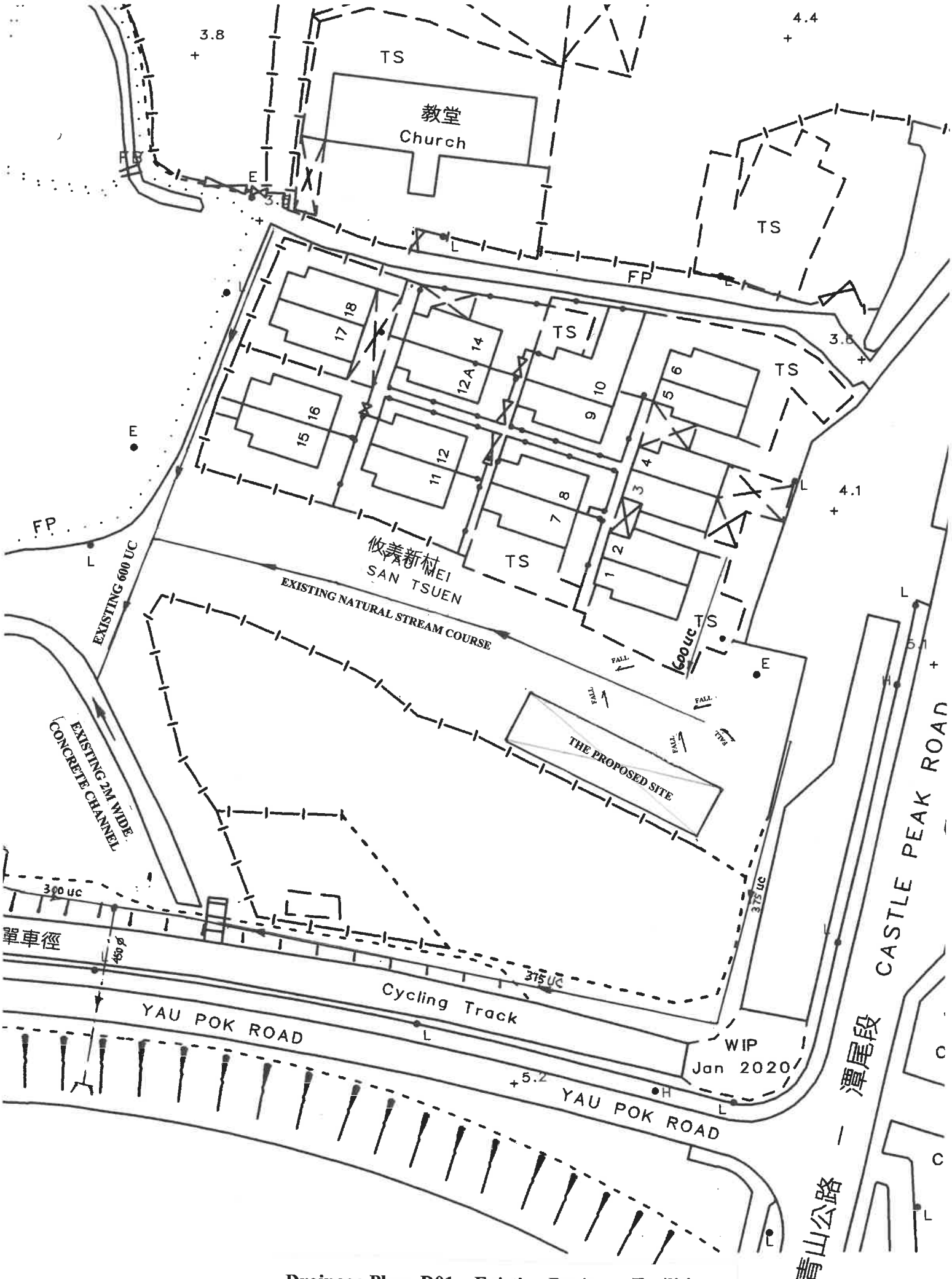
LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 144m² (ABOUT)
PRIVATE LAND AREA	: 144m² (100%)(ABOUT)
GOVERNMENT LAND AREA	: NOT APPLICABLE

Drawing No. P01	Ver. 01
Project: PROPOSED TEMPORARY SHOP AND SERVICES (ELECTRONIC GOODS SHOWROOM) FOR A PERIOD OF 3 YEARS AND LAND FILLING LOT 2972 (PART) IN D.D. 104, MAI PO, YUEN LONG, N.T.	
Drawing Title: LOCATION PLAN	
Scale of A4: 1 : 500	
Drawn	Date: 27.11.2019
Revised	Date

APPENDIX B

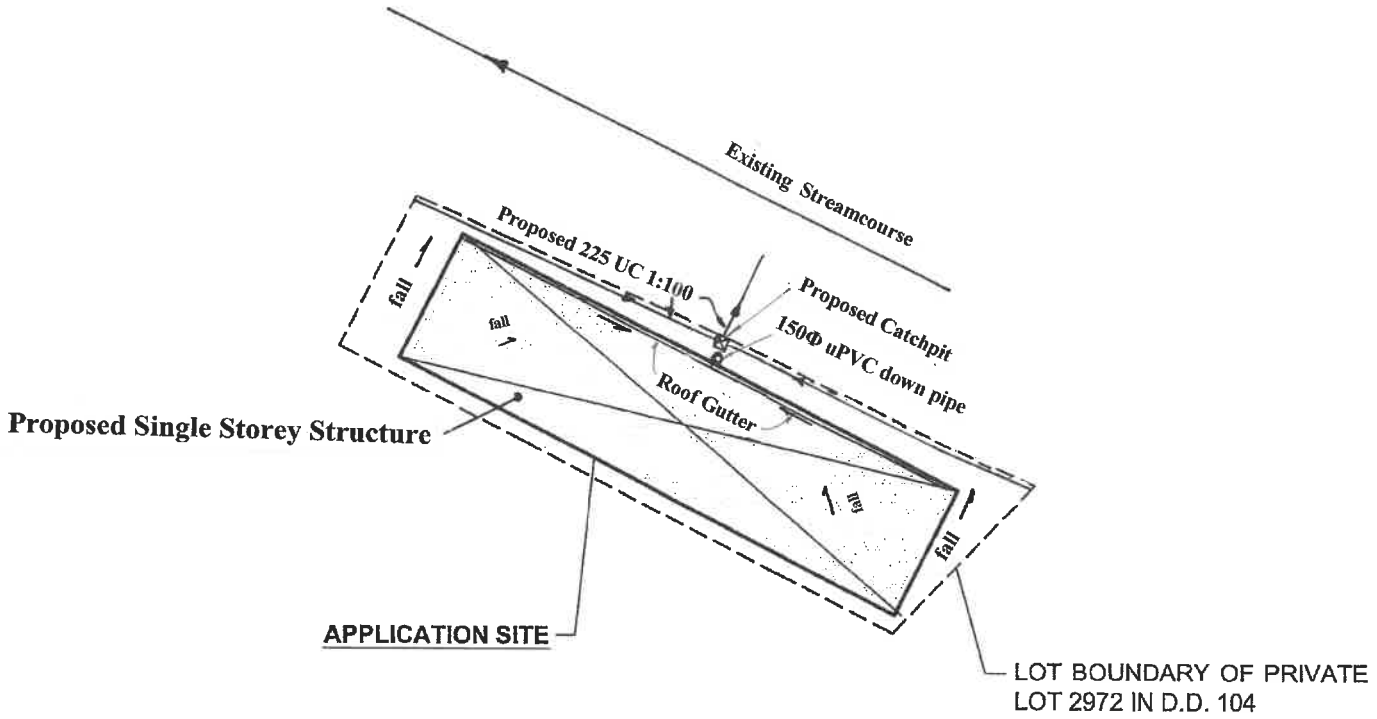
Drainage Plans D01 and D02



Drainage Plans D01 – Existing Drainage Facilities

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 144m^2 (ABOUT)
COVERED AREA	: 144m^2 (ABOUT)
UNCOVERED AREA	: NOT APPLICABLE
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 144m^2 (ABOUT)
BUILDING HEIGHT	: 3.5m (ABOUT)
NO. OF STOREY	: 1



NORTH
W E
S

Drawing No.	Ver.
P02	01

Project

PROPOSED TEMPORARY SHOP AND SERVICES (ELECTRONIC GOODS SHOWROOM) FOR A PERIOD OF 3 YEARS AND LAND FILLING

LOT 2972 (PART) IN D.D. 104, MAI PO, YUEN LONG, N.T.

Drawing Title
LAYOUT PLAN

Scale of A4
1 : 300

Drawn	Date
	27.11.2019
Revised	Date

LEGEND

APPLICATION SITE

STRUCTURE

申請編號 Application No. : A/YL-MP/290

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

DRAINAGE PLAN D02 - PROPOSED DRAINAGE ARRANGEMENT

APPENDIX C

Design Checking of Capacities of Existing and Proposed Drainage Facilities

Drainage Design Calculation

The proposed site was generally flat with site area of about 144m2.

Catchment Area = 144m2
Runoff coefficient k = 1.0
Rainstorm return period = 1 in 50 year
Assume time of concentration = 3 minute,

Checking of Capacity of Proposed 225mm UC:-

From Figure 8.2, I = 295 mm/hr

Q = kAi/3600 = 1 x 144 x 295 / 3600 = 11.8 l/s = 708 l / min.

For 225 UC of gradient of 1 : 100,

From Figure 8.7,

Q = 3,200 l/min. > 708 l/min. O.K.
Flow velocity = 1.50 m/s > 1.3 m/s O.K.

Checking of Capacity of Existing Streamcourse:-

The existing streamcourse is trapezoidal in shape with top and bottom widths of about 1.2m and 0.3m respectively. The stream is about 0.4m deep and with gradient of about 1: 150

Gradient of pipe = 1/150 = 0.007

Roughness factor , n = 0.04

R = A/P = 0.5 x (1.2+0.3) x 0.40 /(2 x 0.602 + 0.3) = 0.1984

$Q = (1/n)AR^{0.67} S^{0.5}$ $= (1/0.04) \times 0.30 \times (0.1984)^{0.67} \times (0.007)^{0.5}$
$= 0.056$ m3/s
$= 56$/s = 3,360 l/min >> 708 l/min O.K.

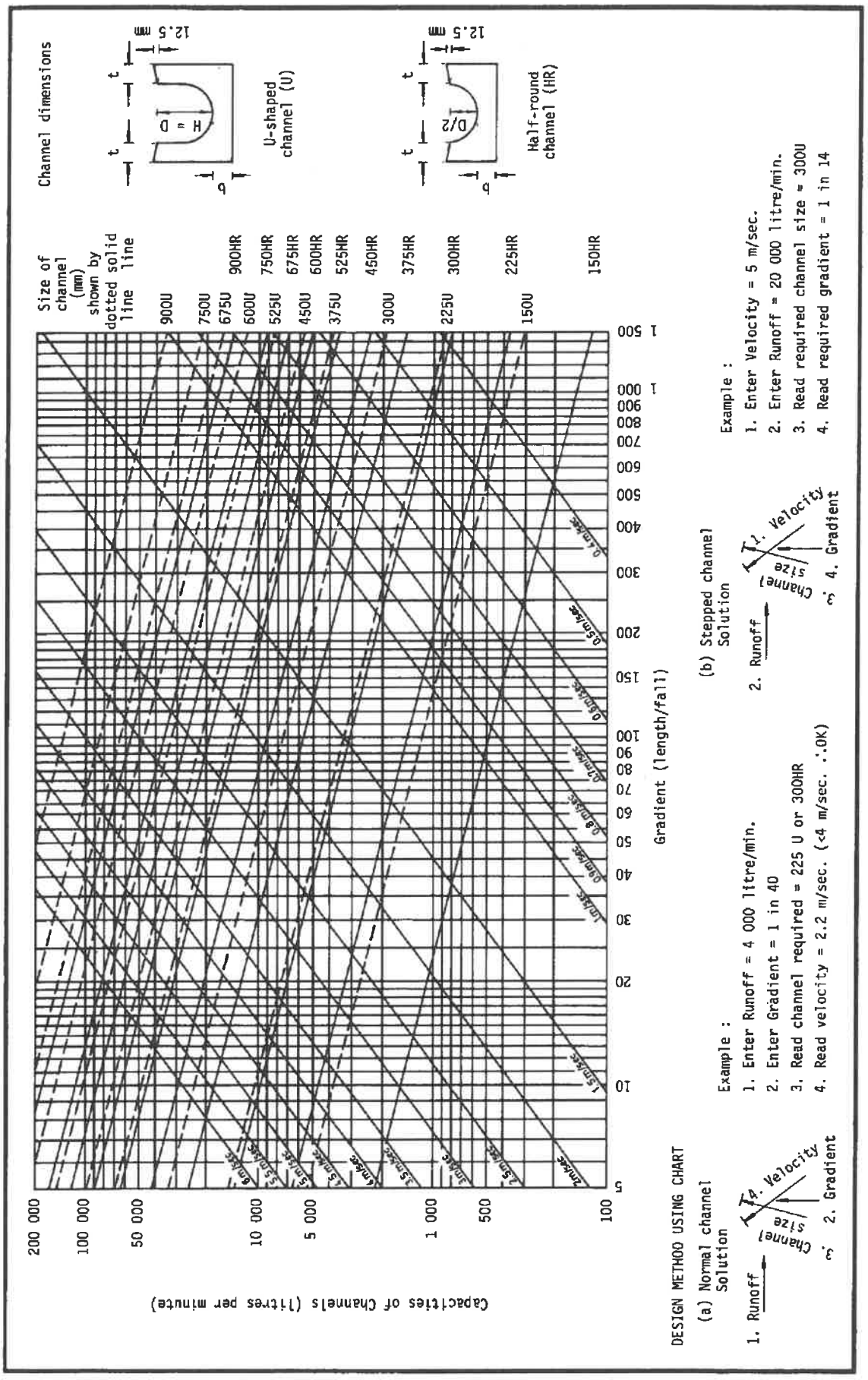


Figure 8.7 - Chart for the Rapid Design of Channels

APPENDIX D

Site Photos

PHOTO NO. 1 - EXISTING DRAINAGE

PHOTO NO. 2 -
EXISTING CONCRETE
NULLAH

PHOTO NO. 3 - EXISTING 600 UC

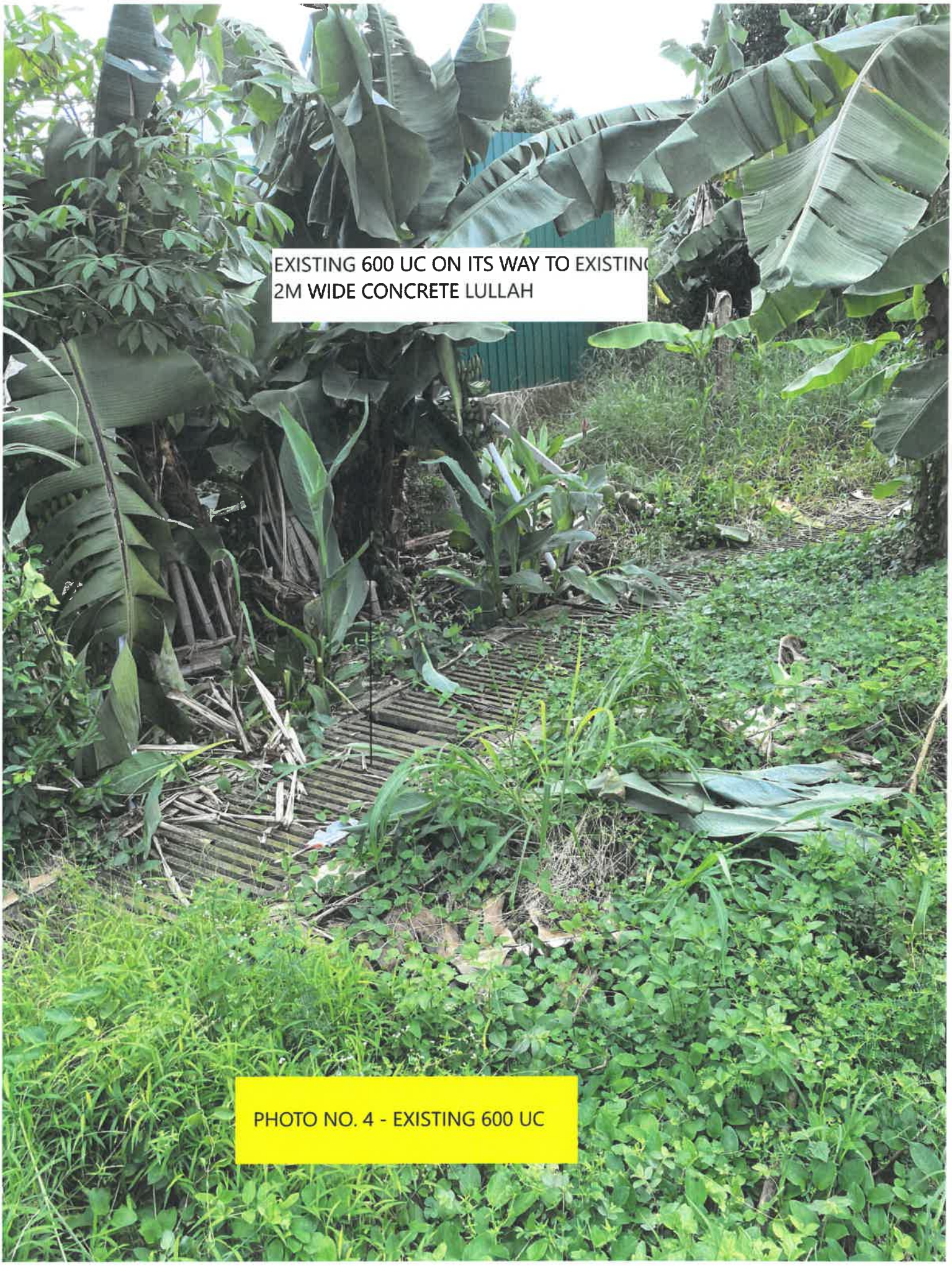


PHOTO NO. 4 - EXISTING 600 UC


The Site
Photo NO.5 - EXISTING 375 UC