

寄件者: king king [REDACTED]  
寄件日期: 2024年11月29日星期五 9:14  
收件者:  
副本: tpbpd/PLAND  
主旨: A/YL-KTN/1042  
附件: KTN1042-ltr-06.pdf  
  
類別: Internet Email

Dear Andrea,

Please see attached response to the departmental comment. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 17 pages

Date: 29 November 2024

TPB Ref.: A/YL-KTN/1042

By Email

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

Dear Sir,

**Proposed Temporary Animal Boarding Establishment (Dog Kennel)  
for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347  
S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.**

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
(a) The applicant should demonstrate the smooth manoeuvring of vehicles to / from the site. Reverse of vehicles in local road may induce road safety hazard;	Noted. Please refer to the swept path analysis in the attachment. The proposed parking spaces have been moved into the temporary structure so that manoeuvring space is available as shown in the updated Figure 3.
(b) The applicant should note the local access between San Tam Road and the site is not managed by this Department.	Noted.

Our response to the comments of the CE/MN, DSD is found in the attachment.

Should you have any questions, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Andrea YAN) – By Email

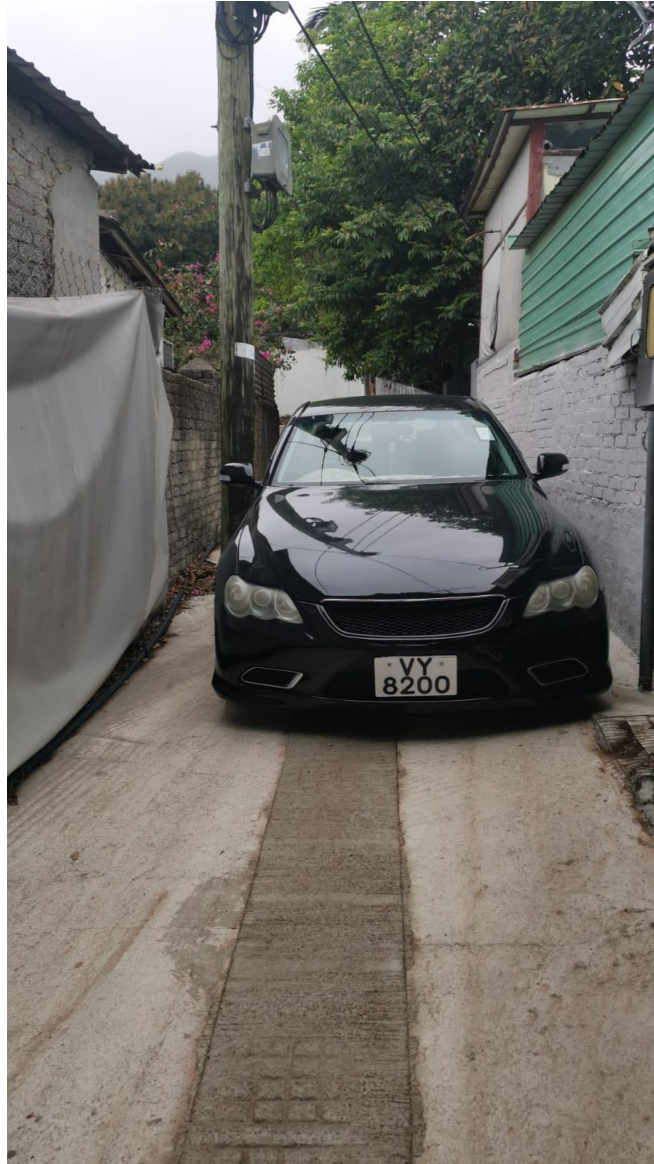
Photo 1



Photo 2



Photo 3









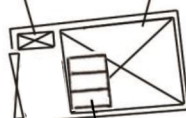
**Structure 2**

Site office and toilet  
GFA: not exceeding 20m<sup>2</sup>  
Height: Not exceeding 4.5m  
No. of storey: 1

**Structure 1**

Dog kennel  
GFA: not exceeding 180m<sup>2</sup>  
Height: Not exceeding 4.5m  
No. of storey: 1

9m wide  
Ingress/  
Egress



3 parking spaces  
of 5m x 2.5m for  
private car

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000

Date: 26 November 2024

TPB Ref.: A/YL-KTN/1042

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

By Email

Dear Sirs,

**Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.**

With reference to email dated 4 October 2024 from Mr. Terence Tang of DSD, our response to the comments is as follows:

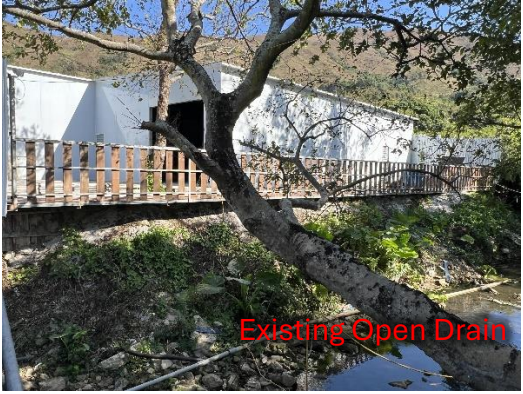
CE/MN, DSD's comments	Applicant's response
1. SDM corrigendum no. 1/2022 and 1/2024 should be considered.	Noted. <i>Intensity-Duration-Frequency Curves</i> has been updated.
2. GEO Technical Guidance Note No. 43 should be adopted for u-channel checking as Figure 8.7 of the Geotechnical Manual for Slopes (GCO, 1984) was superseded.	Noted. <i>Chart for the Rapid Design of Channels</i> has been updated.
3. Previous comment (d) has not been fully addressed. All proposed drainage facilities should be shown in cross sections.  (d) All proposed drainage facilities and walls/ hoarding should be shown in cross sections.	Noted, please refer to updated cross section.
4. Cross sections – Please also indicate the connection profile between proposed land filling and existing ground level.	Noted, please refer to updated cross section.

CE/MN, DSD’s comments	Applicant’s response
5. The applicant shall be required to place all the proposed works (including hoarding) 3m away from the top of bank of the streamcourse. Please indicate the 3m setback zone in all layout plan and cross sections	<p>Noted. A 3m setback zone has been indicated on the drainage plan in red hatch. Please also see the below site photos showing the 3m setback zone.</p>  



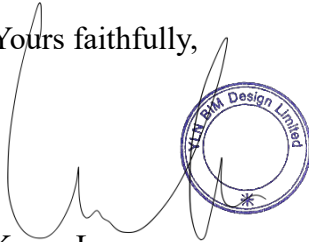
Date: 26 November 2024

TPB Ref.: A/YL-KTN/1042

CE/MN, DSD's comments	Applicant's response
<p>6. Previous comment (f) has not been addressed. Please provide site photos to show existing condition and existence of the existing drainage facilities which receive the discharge from the application site.</p> <p>(f) The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please provide site photos to show existing condition of the existing drainage facilities which receives the discharge from the application site.</p>	<p>Noted. The existing drainage facilities is the only drainage facilities adjacent to the application site for dissipation. The discharge from the application site is minimal because the land filling at the application site is minimal. The additional discharge would not affect the existing drainage facilities.</p> <p>Please refer to photo below.</p> 

Should you have any questions, please feel free to contact the undersigned at 6022 6714.

Yours faithfully,



Karen Law

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Olivia LAM) – By Email



**Proposed Temporary Animal Boarding Establishment (Dog Kennel) for  
a Period of 3 Years and Filling of Land  
at  
Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin,  
Yuen Long, N.T.**

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**Annex 1 Drainage Proposal**

**1.1 Existing Situation**

**A. Site particulars**

- 1.1.1 The application site occupied an area of about 280m<sup>2</sup>.
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by some temporary structures to the west and an approved animal boarding establishment to the north. An open drain is found to the south of the application site.

**B. Level and gradient of the subject site & proposed surface channel**

- 1.1.3 It has a very gentle gradient sloping from northwest to southeast from about +18.8mPD to +18.4mPD.

**C. Catchment area of the proposed drainage provision at the subject site**

- 1.1.4 According to **Figure 5**, it is noted that the level of the application site is comparatively higher than the adjoining land except to the north. As such, an external catchment has been identified as shown in **Figure 5**. However, an approved animal boarding establishment with planning permission No. A/YL-KTN/755 is found to the further north of the application site as shown in **Figure 5** of which drainage facilities will be provided at the said has been provided so that the external catchment stops there.

**D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site**

- 1.1.5 As shown in **Figure 5**, an open drain is found to the south of the application site.

**1.2 Runoff Estimation**

- 1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A/3,600$$

Assuming that:

- i. The area of the entire catchment (including external catchment) is approximately 820m<sup>2</sup>;
- ii. Although the majority of the catchment is vegetated in nature, it is assumed that the value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 19.6\text{m} - 18.4\text{m} = 1.2\text{m}$$

$$L = 42\text{m}$$

$$\therefore \text{Average fall} = 1.2\text{m in } 42\text{m} \text{ or } 1\text{m in } 35\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [ L / (H^{0.2} \times A^{0.1}) ]$$

$$t_c = 0.14465 [ 42 / (2.86^{0.2} \times 820^{0.1}) ]$$

$$t_c = 2.52 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 260 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 260 \times 820 / 3,600$$

$$\therefore Q_1 = 59.22 \text{ l/s} = 3553.33 \text{ l/min} = 0.059\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:80 in order to follow the gradient of the application site, 300mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

### 1.3 **Proposed Drainage Facilities**

1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 5**).

1.3.2 Catchpit will be provided at the turning point of the surface U-channel. Sand trap or alike will be provided at the terminal catchpit.

1.3.3 The collected stormwater will then be dissipate to the open drain to the immediate south of the application site.

1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant's own expense.

- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.
- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/Yuen Long and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.
- 1.3.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
  - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
  - (c) 100mm will be reserved at the toe of the site hoarding to allow unobstructed flow of surface runoff.

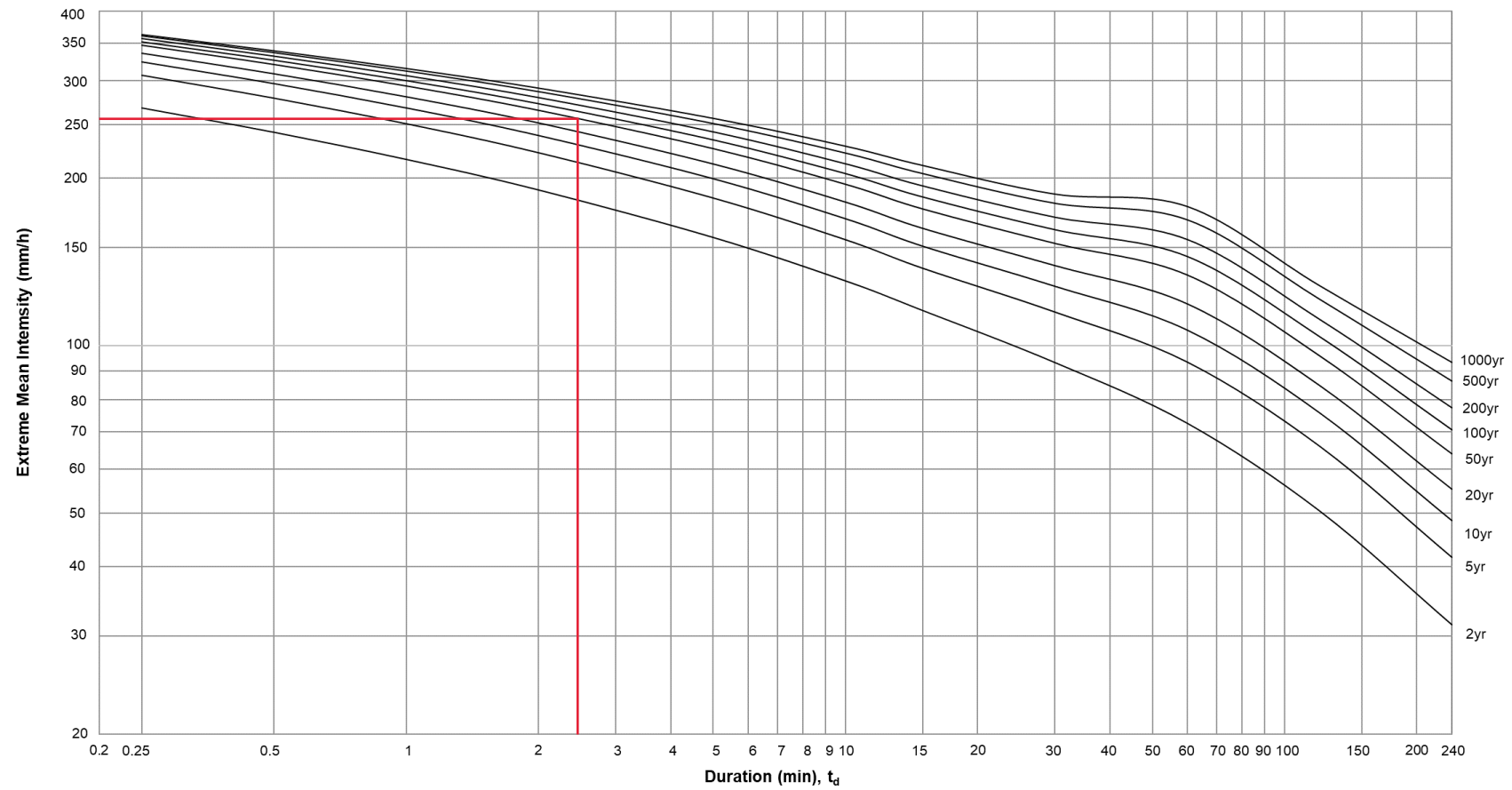
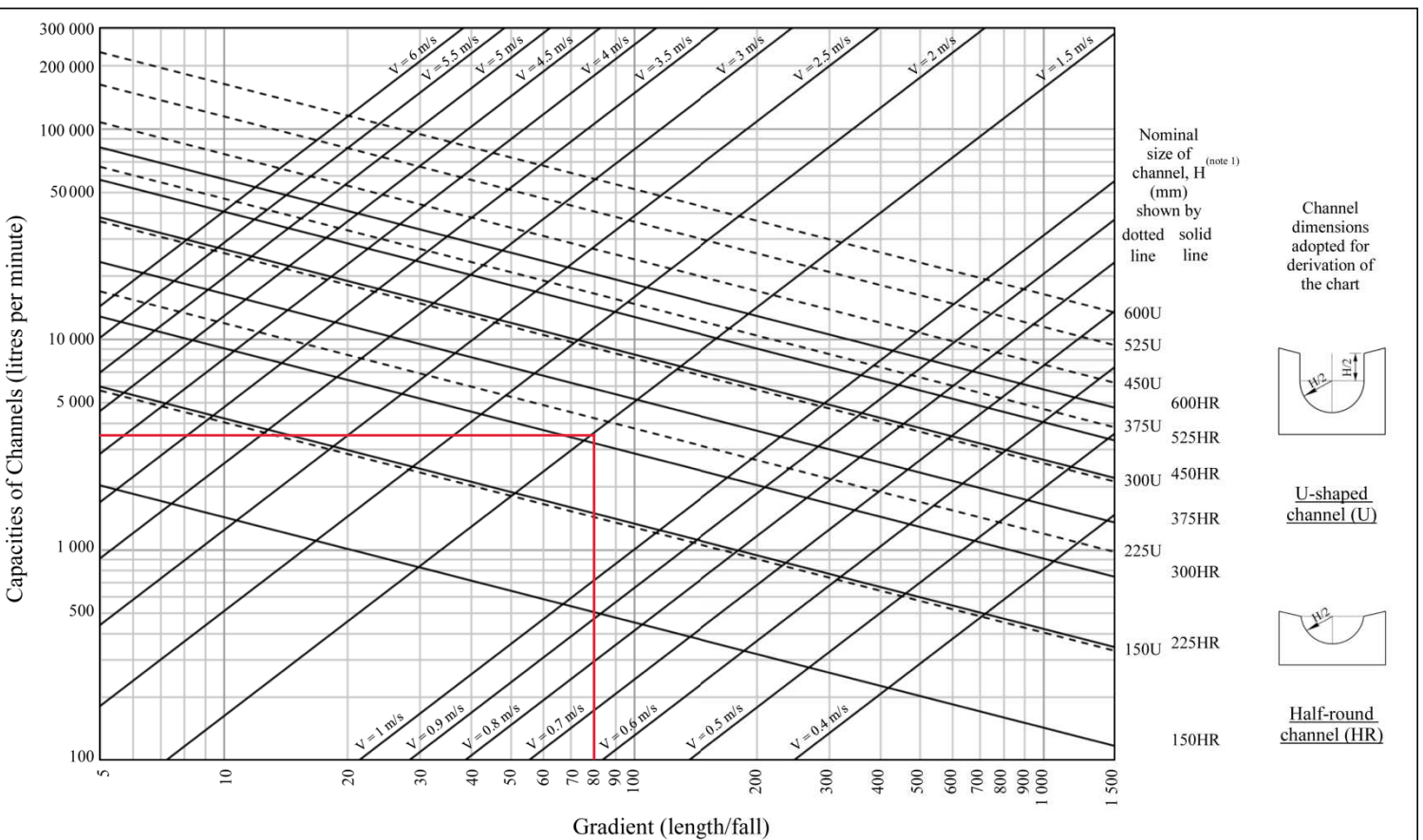


Figure 4a – Intensity-Duration-Frequency Curves of HKO Headquarters  
(for durations not exceeding 4 hours)

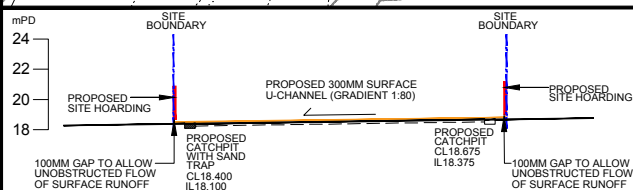
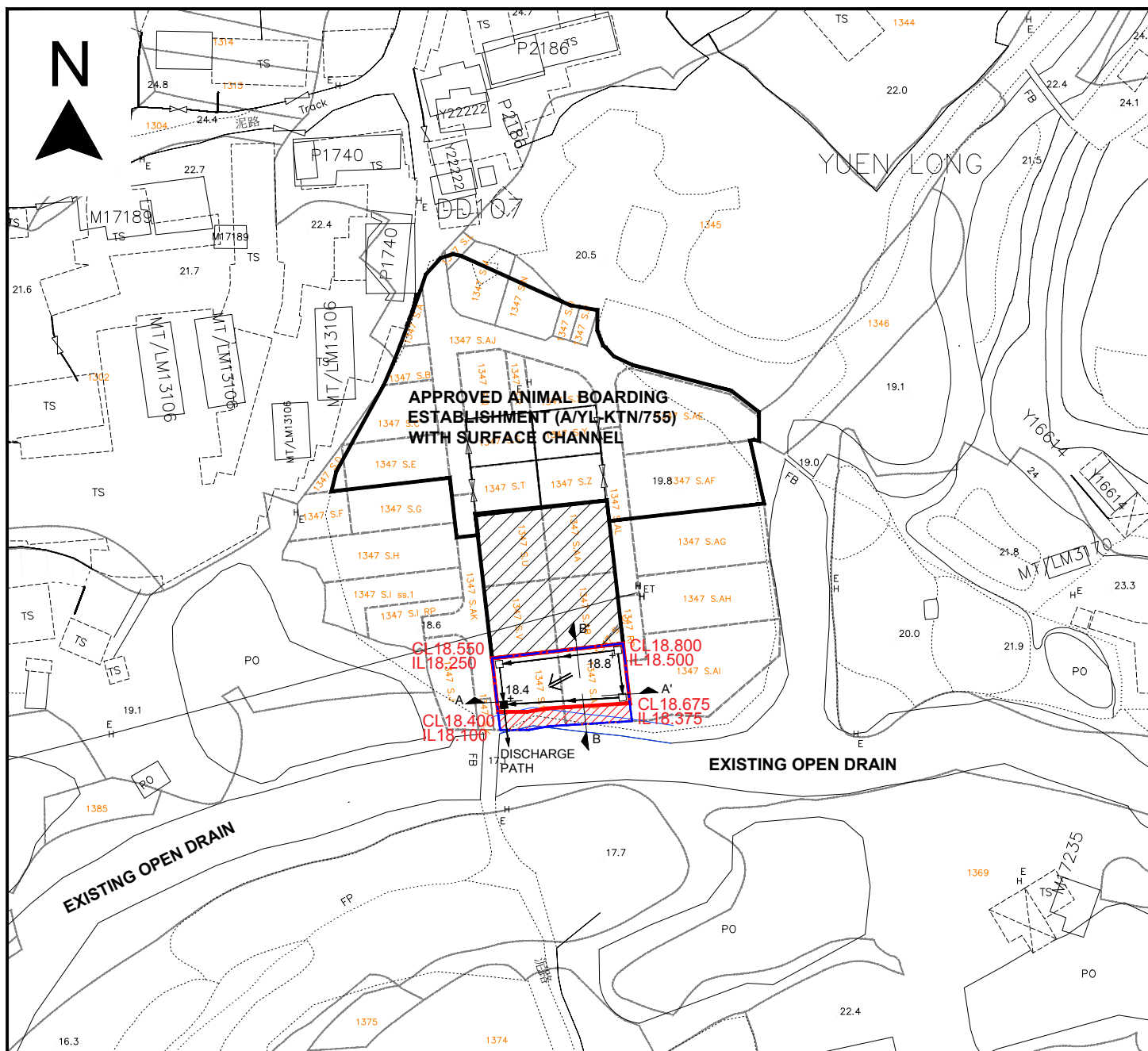
# GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 | Revision: - | Date: 05.06.2014 | Page: 3 of 3

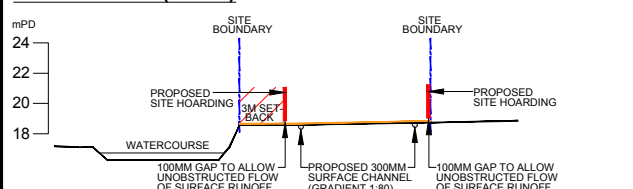


Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.





SECTION A-A' (N.T.S.)



SECTION B-B' (N.T.S.)

#### DRAINAGE PLAN LEGEND

- SITE BOUNDARY
- PROPOSED SITE HOARDING
- ▨ PROPOSED 3M SETBACK ZONE FROM TOP OF STREAM COURSE
- ▨ EXTERNAL CATCHMENT
- PROPOSED 300MM SURFACE U-CHANNEL (GRADIENT 1:80)
- PROPOSED CATCHPIT
- PROPOSED CATCHPIT WITH SAND TRAP
- ← FLOW OF SURFACE RUNOFF
- +18.4 LEVEL (IN mPD)

#### SECTION LEGEND

- SITE BOUNDARY
- PROPOSED SITE HOARDING
- ▨ PROPOSED 3M SETBACK ZONE FROM TOP OF STREAM COURSE
- EXISTING GROUND LEVEL
- GROUND LEVEL AFTER LAND FILLING
- PROPOSED CATCHPIT
- ▨ PROPOSED CATCHPIT WITH SAND TRAP
- PROPOSED 300MM SURFACE U-CHANNEL (GRADIENT 1:80)

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W. & 1347 S.A.D in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

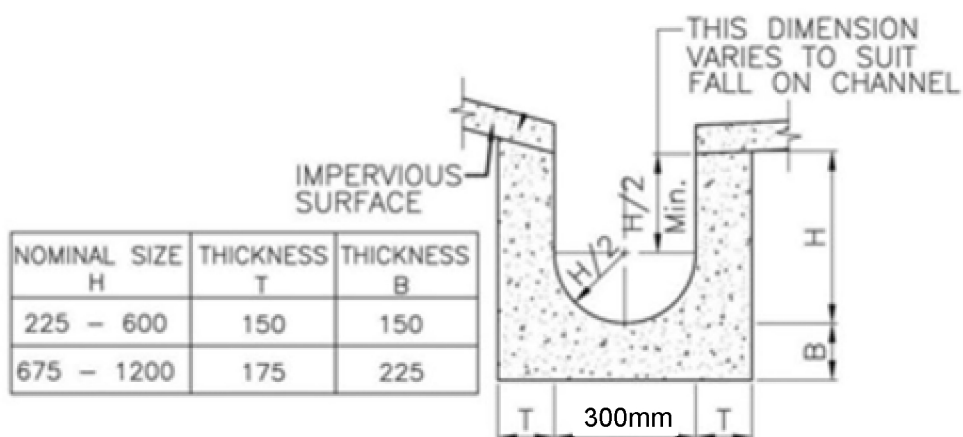
Drawing No. 圖號:

Figure 5

Remarks 備註:

Scale 比例:

1:1000



**DETAILS OF U-CHANNEL**  
 (REFERENCE : FIG. 8.11 OF  
 GEOTECHNICAL MANUAL FOR SLOPES)  
 (N.T.S.)

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Details of Proposed Surface U-channel

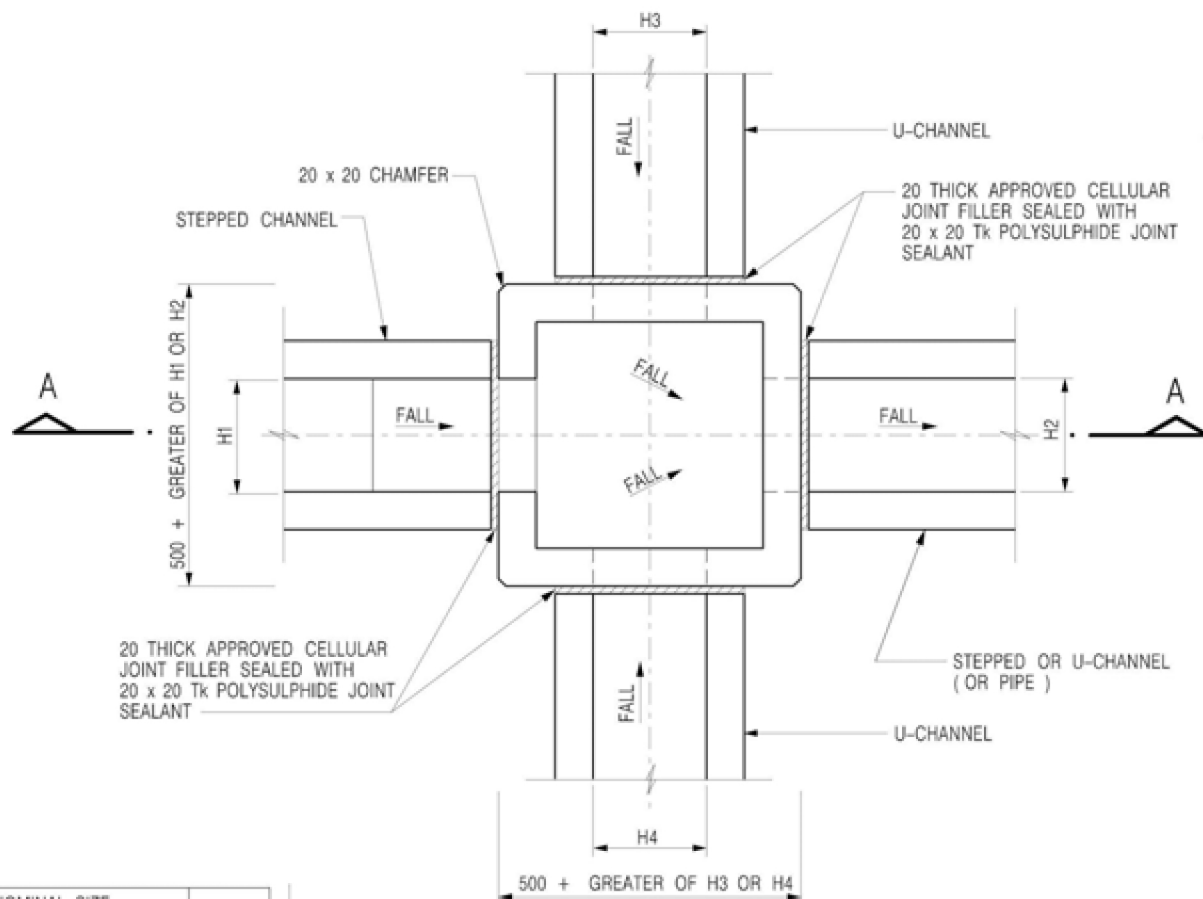
Remarks 備註:

Drawing No. 圖號:

Figure 6

Scale 比例:

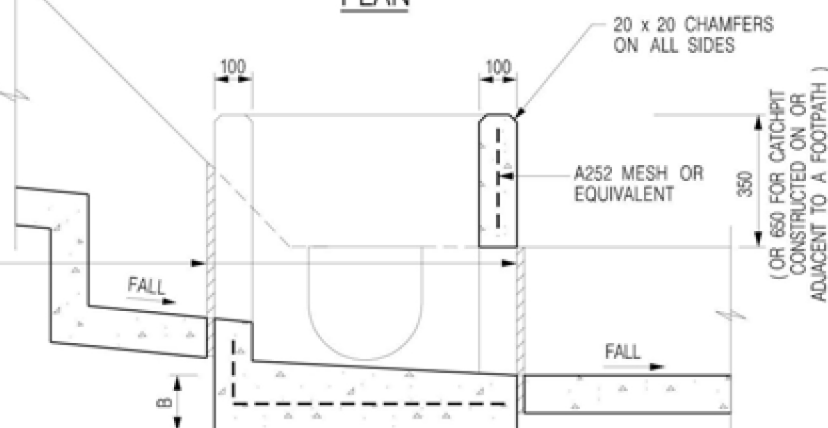
Not to scale



PLAN

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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

The Details of the Proposed Catchpit

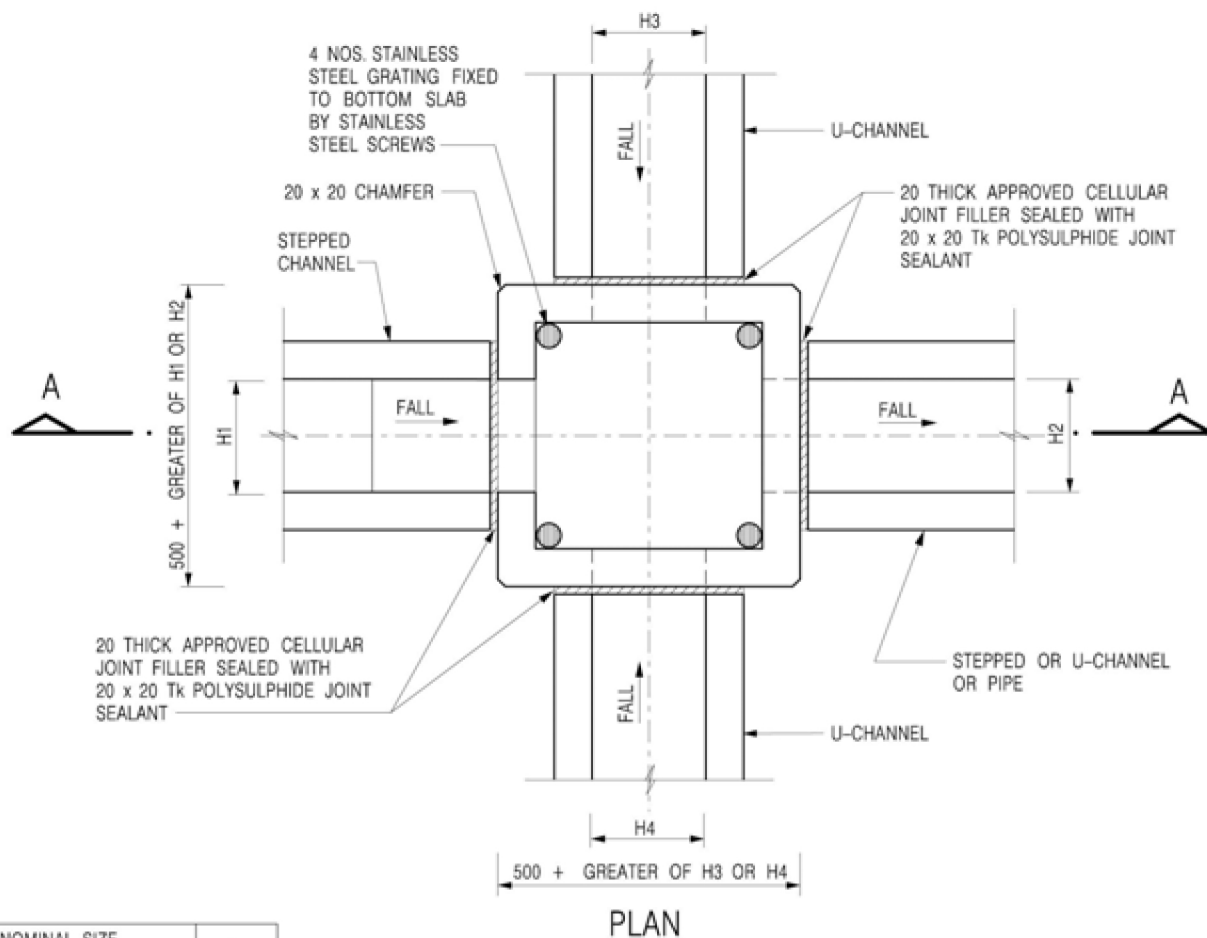
Remarks 備註:

Drawing No. 圖號:

Figure 7

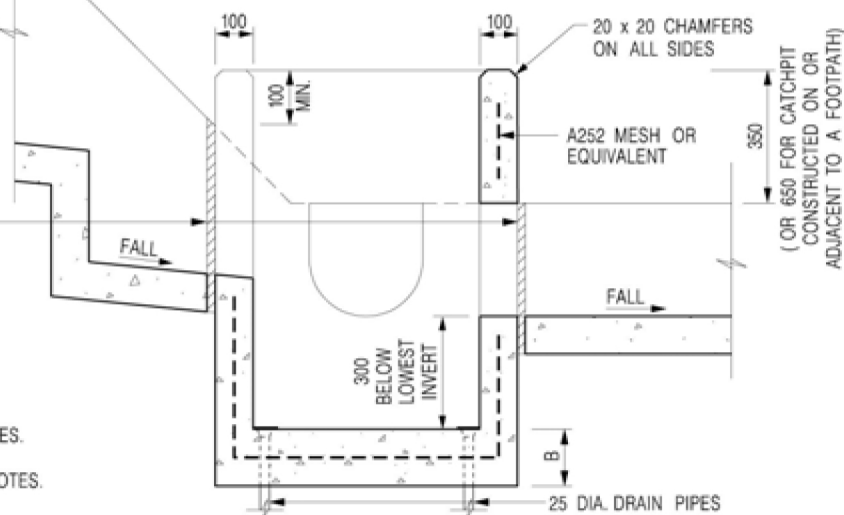
Scale 比例:

Not to scale



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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



#### NOTES:

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

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖名:

The Details of Catchpit with Desilting Function

Drawing No. 圖號:

Figure 8

Remarks 備註:

Scale 比例:

Not to scale