

寄件者: Christian Chim [REDACTED]
寄件日期: 2025年06月11日星期三 17:27
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Kevin Lam; Grace Wong
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1107 - Further Information
附件: FI3 for A_YL-KTN_1107 (20250611).pdf
類別: Internet Email

Dear Sir,

Enclosed herewith the further information in response to departmental comments on the captioned application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

Our Ref.: DD 107 Lot 1058 RP & VL
Your Ref.: TPB/A/YL-KTN/1107

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

By E-mail

11 June 2025

Dear Sir,

3rd Further Information

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1107)

We write to submit further information in response to departmental comments on the subject application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] 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/FSYLE, Pland

(Attn.: Mr. David CHENG

email: dcccheng@pland.gov.hk)



Response-to-Comment

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1107)

(i) The applicant provides the following information:

- a revised drainage proposal; and
- a location plan showing a revised access.

(ii) A RtC table:

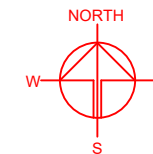
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	GEO Technical Guidance Note No. 43 should be adopted for u-channel checking as Figure 8.7 of the Geotechnical Manual for Slopes (GCO, 1984) was superseded.	TGN 43 is adopted.
(b)	Calculation – For rainfall intensity, please review the a, b and c values according to the latest SDM Corrigendum.	Table 3a, 50 years return period under corrigendum 2024 is adopted.
(c)	Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.	Minor filling will be carried out for leveling the application site to facilitate the proposed development.

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 912 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM MEI FUNG ROAD VIA A FOOTPATH



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY
MN

DATE
11.6.2025

REVISED BY
DATE

APPROVED BY
DATE

DWG. TITLE
LOCATION PLAN

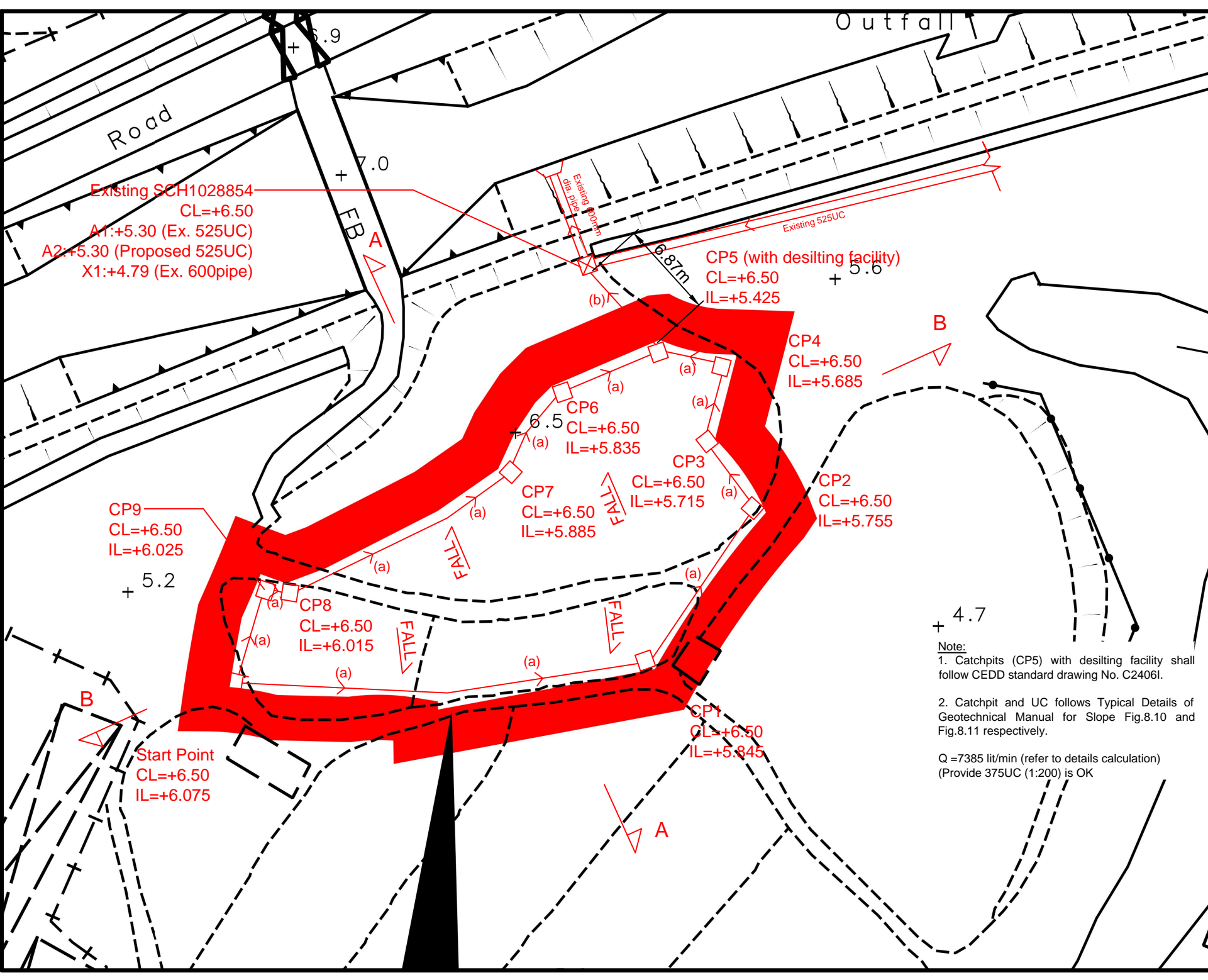
DWG. NO.
PLAN 1

VER.
001

LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.



LEGEND

(a)

→

Proposed 375UC
(1:200) with
Cast Iron cover

(b)

→

Proposed 375
underground pipe
(1:55)

□

Proposed Catchpit

—

Existing Drain

⊠

Existing Catchpit

Company:

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

PROJECT:

A/YL-KTN/1107

TITLE:

Drainage Proposal

File:

DWG NO.

Scale:

KTN1107-
D01

Date:

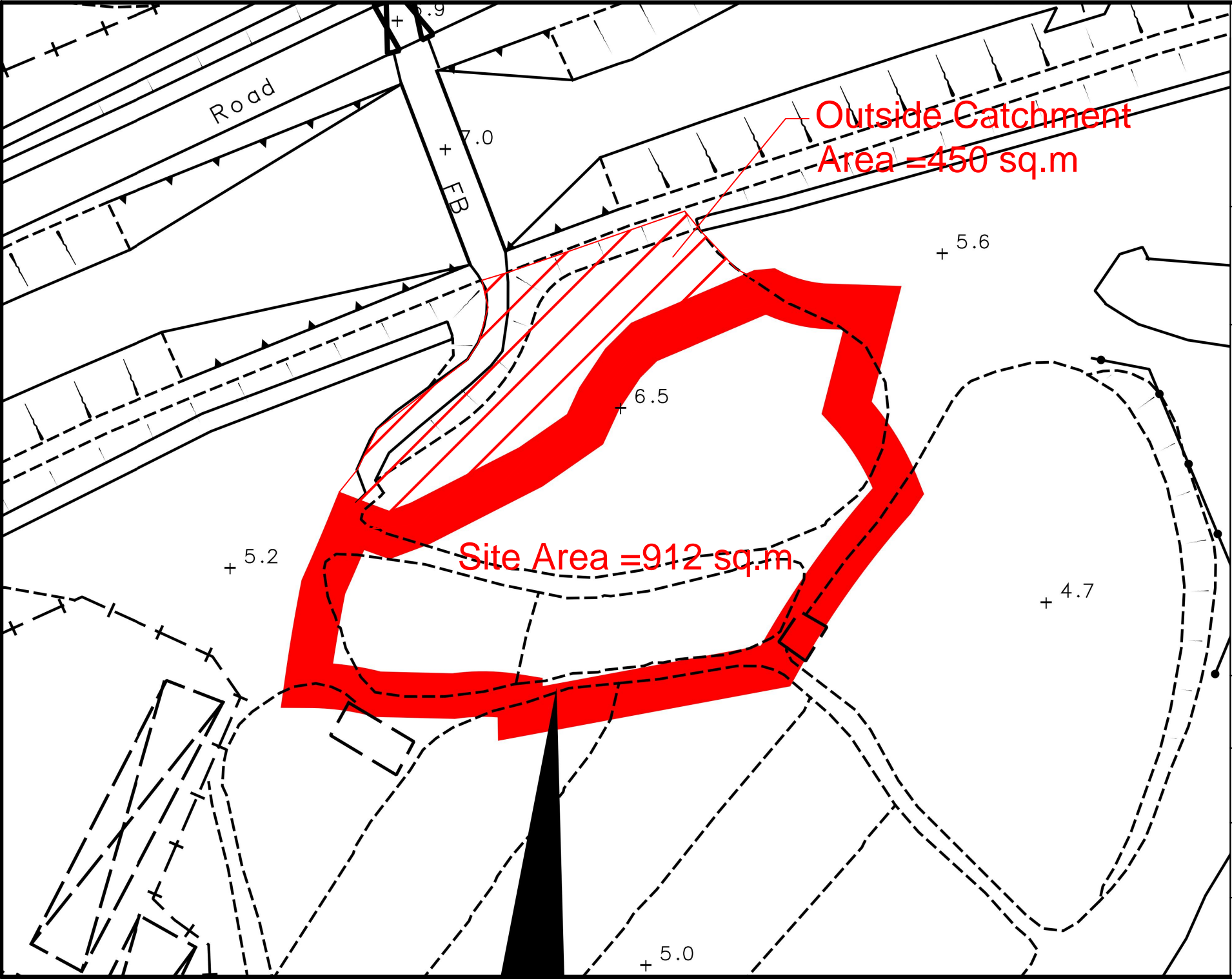
6-6-2025






Note:

1. Catchpits (CP5) 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.

Q =7385 lit/min (refer to details calculation)
(Provide 375UC (1:200) is OK



LEGEND	
	Proposed 375UC (1:200) with Cast Iron cover
	Proposed 375 underground pipe (1:55)
	Proposed Catchpit
	Existing Drain
	Existing Catchpit
Company: 正宏工程顧問公司 Ching Wan Engineering Consultants Company	
PROJECT: A/YL-KTN/1107	
TITLE: Drainage Proposal (Catchment Plan)	
File:	DWG NO. KTN1107-D02
Scale:	
Date: 30-9-2024	

Calculation of Runoff from the Proposed Development,

The site will be hard praved

$$Q = 0.278 C i A$$

$$C = 0.95$$

$$A = 1362 \text{ m}^2$$

$$= 0.001362 \text{ km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 10 / 1^{0.2} * 1362^{0.1}$$

$$= 0.703 \text{ min}$$

$$i = a / (t + b)^c$$

$$= 505.5 / (0.703 + 3.29)^{0.355}$$

$$= 309 \text{ mm/hr}$$

(Values of a, b and c are from Table 3a of
Corrigendum 2024, SDM with 50yrs return period)

Therefore,

$$Q = 0.278 * 0.95 * 309 * 0.001362 * 1.16 \text{ (16% for rainfall increase due to climate change)}$$

$$= 0.1290 \text{ m}^3/\text{sec}$$

$$= 7741 \text{ lit/min}$$

Check 375mm dia. Pipes by Colebrook-White Equation

Gradient of Proposed 375mm dia. pipe: (5.425-5.3)/6.87, i.e. 1:55

$$V = -\sqrt{(8gs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gs)}}\right)$$

where :

V	=			mean velocity (m/s)
g	=	9.81	m/s ²	gravitational acceleration (m/s ²)
D	=	0.375	m	internal pipe diameter (m)
ks	=	0.0006	m	hydraulic pipeline roughness (m)
v	=	1.14E-06	m ² /s	kinematic viscosity of fluid (m ² /s)
s	=	0.018182		hydraulic gradient

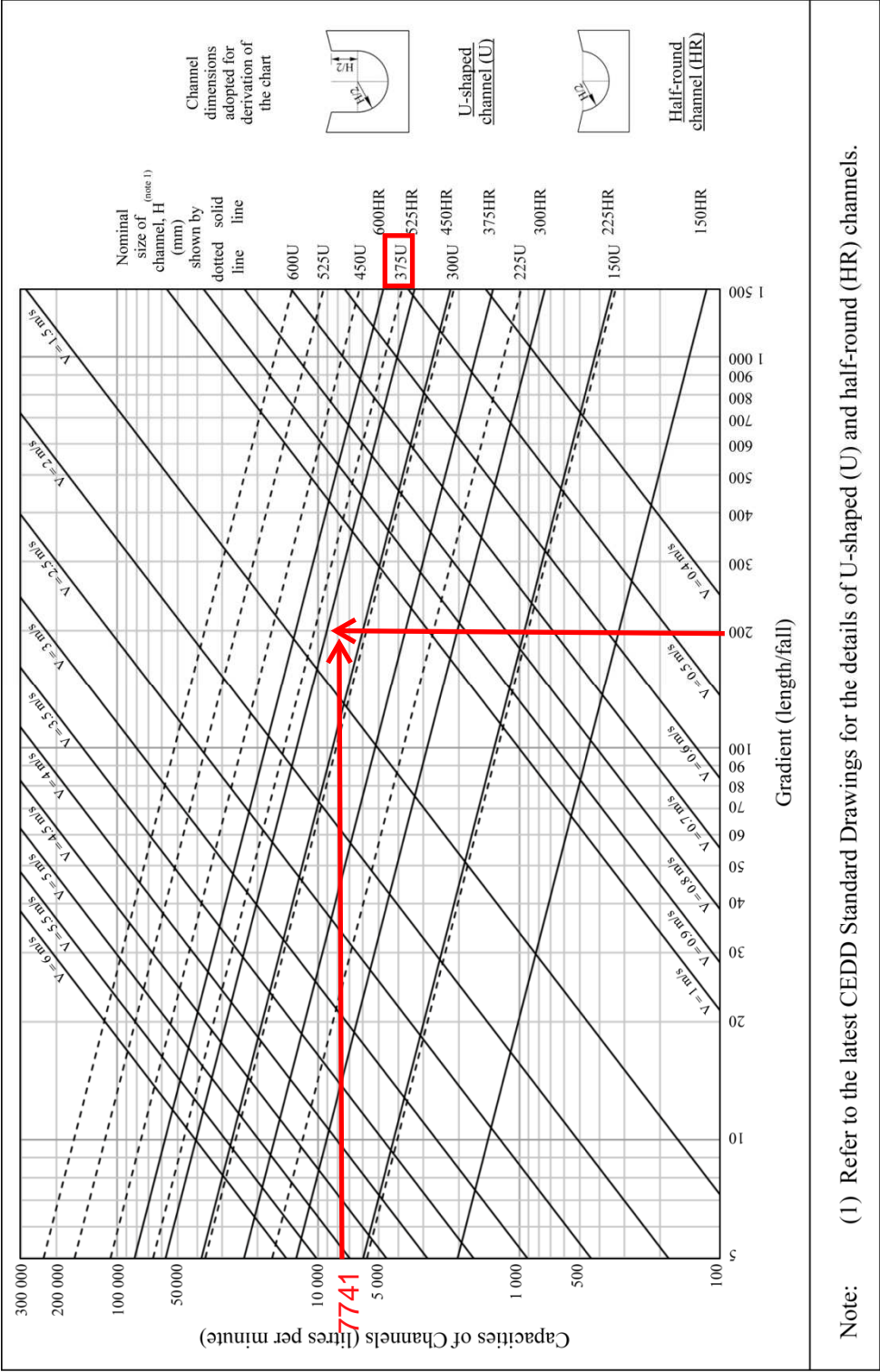
(Table 14 from SDM 2018, concrete pipe)

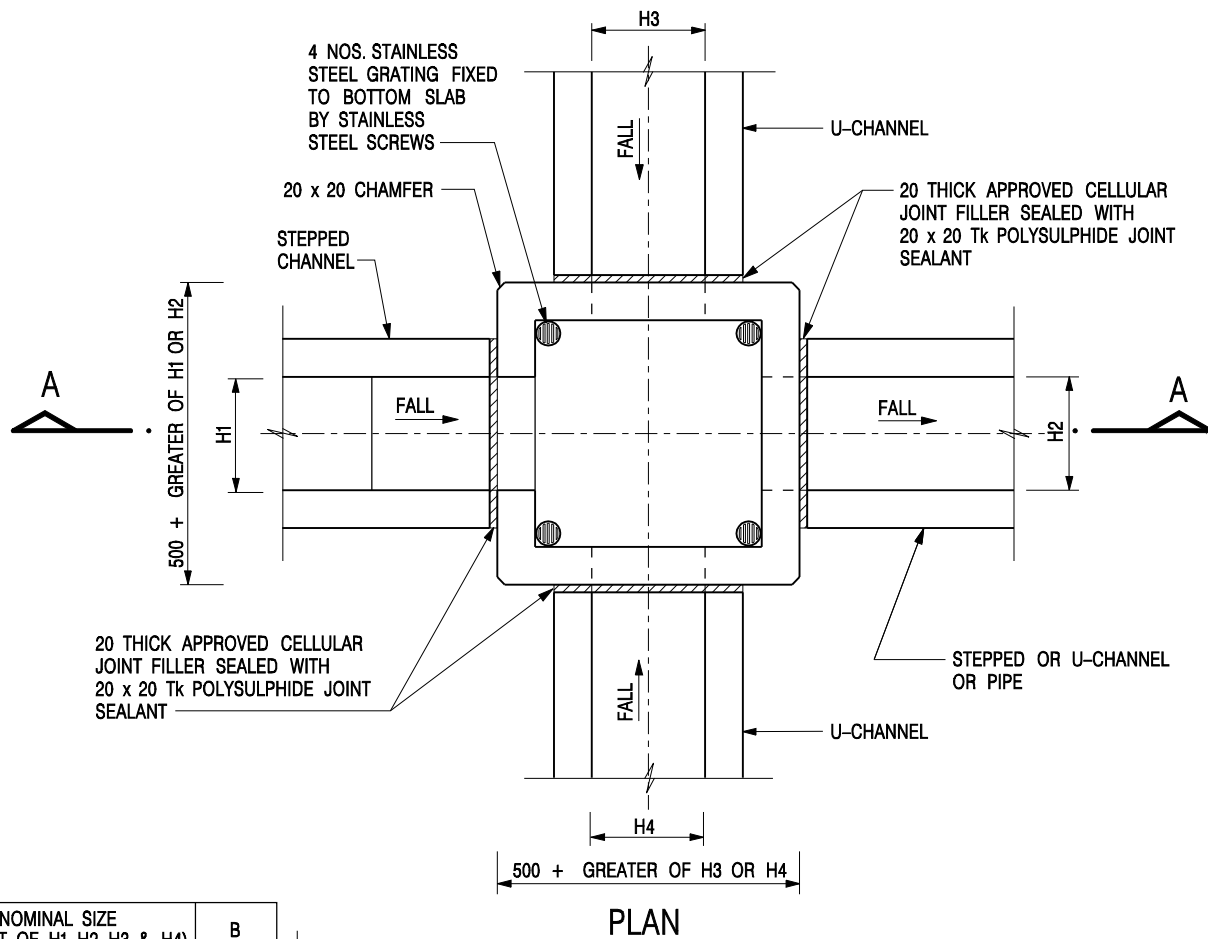
Therefore, design V of pipe capacity	=	2.4459	m/s	<	3	m/s	
Capacity of pipe	=	VA	=	3.14*0.175*0.175*2.6646			
	=	0.173	m ³ /s				
Apply 0.9 factor for sedimentation	=	9336	lit/min	>	7385	lit/min	OK

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

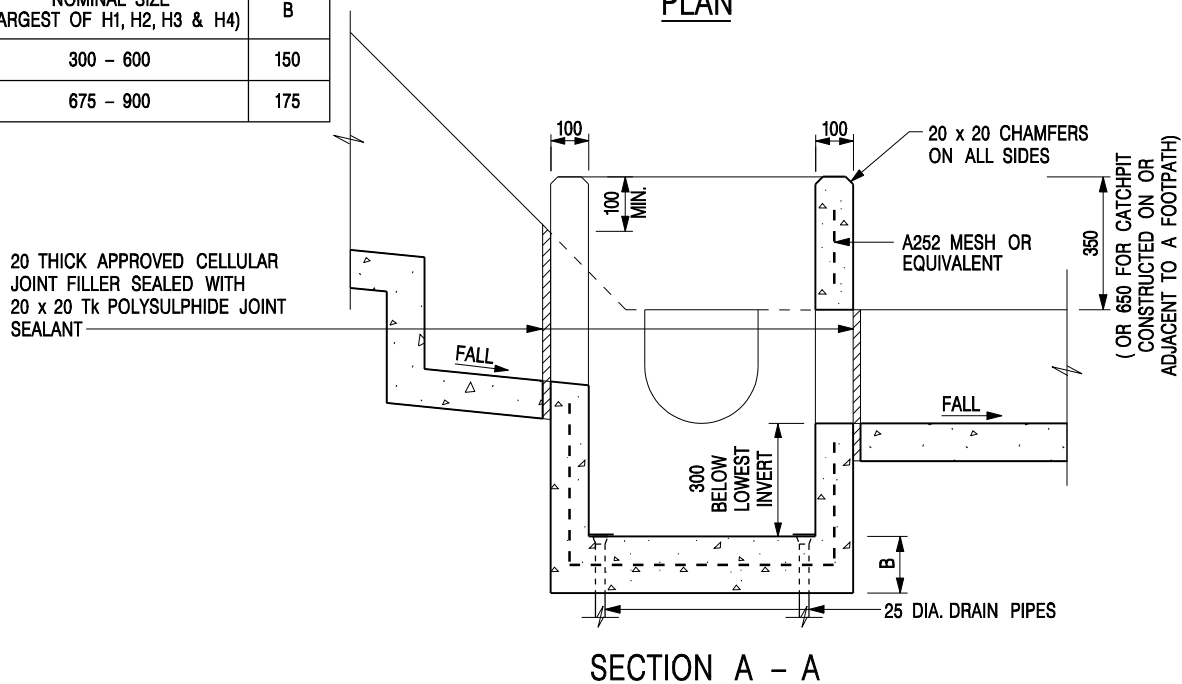
Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm






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

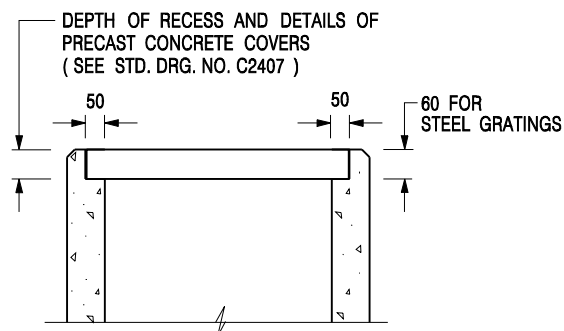


NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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

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

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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

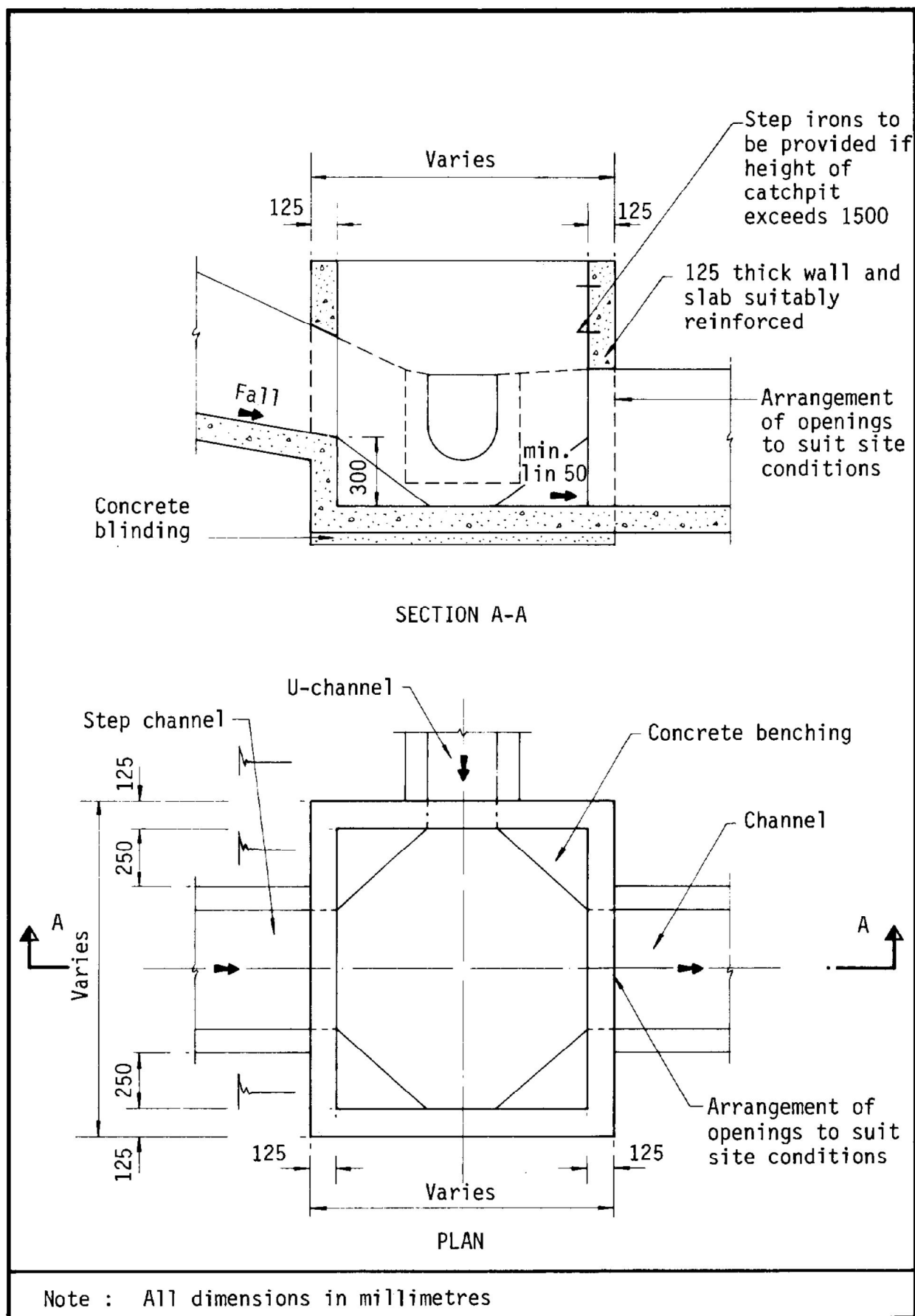
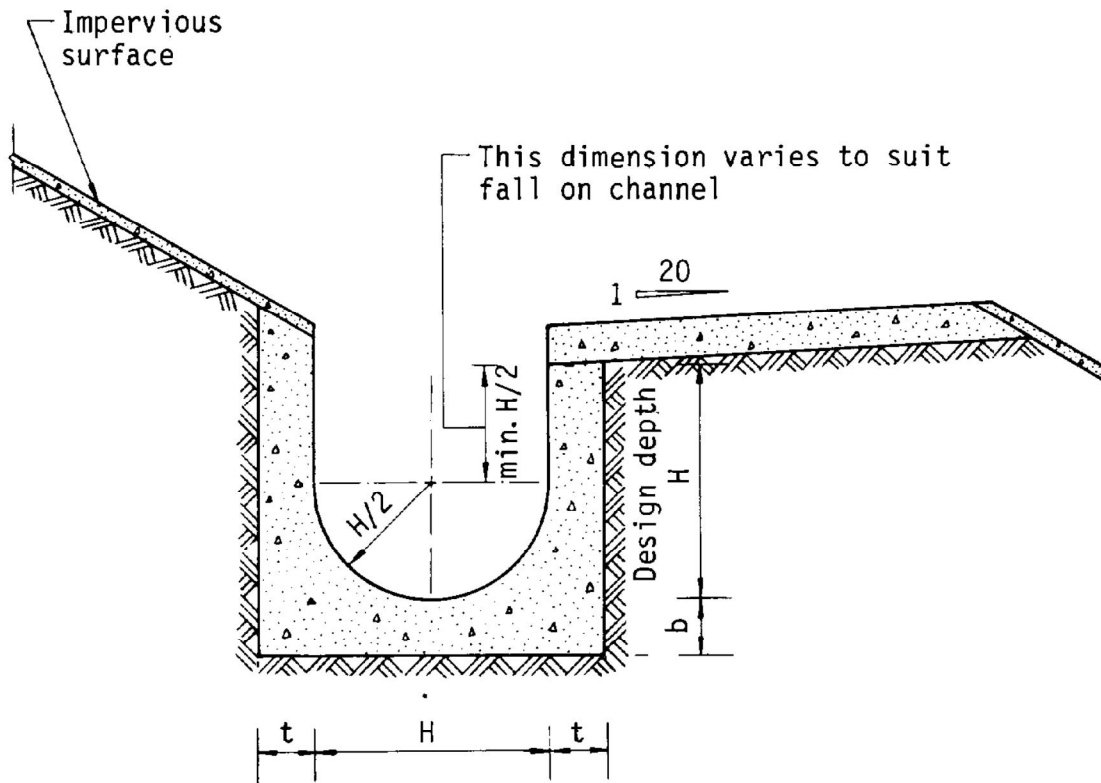


Figure 8.10 - Typical Details of Catchpits



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