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| 寄件日期: | 2025年05月14日星期三 16:21 |
| 收件者: | tpbpd/PLAND |
| 副本: | Andrea Wing Yin YAN/PLAND |
| 主旨: | Planning Application No. A/YL-KTN/1112 - Submission of Further Information |
| 附件: | A_YL-KTN_1112_FI1_Annex 1_Drainage Proposal_20250514.pdf; A_YL-KTN_1112_FI1_Annex 2_FSI Proposal_20250514.pdf |
| 類別: | Internet Email |

Dear Sir/Madam,

Planning Application No. A/YL-KTN/1112 Temporary Open Storage of Vehicles and Construction Materials for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories Submission of Further Information

I refer to the captioned planning application No. A/YL-KTN/1112. Further to our email dated 29.4.2025, we are pleased to submit herewith the further information as per requested. Please find the attached documents as follows for your further processing:

Annex 1 – Drainage Proposal Annex 2 – Fire Service Installations Proposal

Should you have any questions, please do not hesitate to contact the undersigned at the state of the state of

Yours faithfully, Charlie TSUI

Maxtop Sky Limited

Annex 1 Drainage Proposal

1. The Site

Site particulars

- 1.1 The subject site possesses an area of about 7,229m². The surface of the site is hard paved. A public drain is found to the west of the application site.
- 1.2 The application site is serving by a vehicular track leading from San Tam Road.
- **1.3** The adjoining land of the application site is at present mostly occupied for open storage and port back-up uses and temporary shop and services uses.

Level and gradient of the subject site & proposed surface channel

- 1.4 The subject site is hard paved and occupied an area of approximately 7,229m². It has a gentle gradient sloping from northeast to southeast from about +5.98mPD to +3.74mPD.
- 1.5 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in paragraph 3 hereunder, 525mm surface U-channel will be capable to drain all surface runoff accrued at the application site.

Catchment area of the proposed drainage provision at the subject site

1.6 With reference to the latest survey record and site inspection, the site commands a lower level than the adjoining land to the north and east, and a higher level than the land to the south and west. Referring to the spot levels shown in **Appendix A**, for the warehouses situated to the north of the application site, while they are situated at higher spot levels, independent drainage facilities were found along their site boundary. Likewise, for the land to the east of the application site, despite having higher spot levels, there are independent drainage facilities. Similarly, the spot levels of the land located to the west of application site is also much lower than that of the application site. Furthermore, the surface runoff generates at the land to the south of the application site generally flows to the south, and discharge to the public drainage along Sha Po Tsuen Road eventually. As such,

no external catchment is identified.

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

1.7 According to recent site inspection, there is a public drain located at the west of the application site. An 800mm underground pipe connecting to the public drain is proposed at the northwest of the application site. All surface runoff will be collected to this underground pipe and dissipate to the public drain at the west of the application site eventually.

2. Runoff Estimation & Proposed Drainage Facilities

Proposed drainage facilities

- 2.1 Subject to the calculation in paragraph 3.1 below, it is determined that 525mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Appendix B**).
- 2.2 The collected surface runoff will be conveyed to the public drain via the proposed 800mm underground pipe at the northwest of application site and drain all the storm water to the public drain eventually.
- 2.3 The provision of the proposed surface channel will follow the gradient of the application site which is about 1:100.
- 2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the natural drain, will be provided and maintained at the application's own expense. Also, channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 2.5 Prior to the commencement of drainage works, the applicant will inform registered land owners and District Lands Office/Yuen Long (DLO/YL) for drainage works outside the application site.
- 2.6 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of 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. 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 U-channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.

(c) The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.

(d) Some holes will be provided at the toe of site of site hoarding so as to allow unobstructed flow of surface runoff from adjacent area.

3. Drainage Calculation for the Application Site

3.1 Rational method is adopted for estimated the designed run-off $Q = k \times i \times A/3,600$

Assuming that:

i. The area of the entire catchment is approximately 7,229m²;

ii. The application site will be hard paved. It is assumed that the value of run-off co-efficient (k) is taken as 1.

Difference in Land Datum = 5.98m - 3.74m = 2.24mL = 135m \therefore Average fall = 3.3m in 200m or 1m in 60m

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

Time of Concentration (t_c) = 0.14465 [L/(H^{0.2} × A^{0.1})] t_c = 0.14465 [135/(0.01667^{0.2} × 7,229^{0.1})] t_c = 1.82 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 245mm/hr.

By Rational Method, Q = 1 × 245 × 7,229 / 3,600 ∴ Q = 491.97 l/s = 29,518 l/min = 0.49 m³/s

In accordance with the Chart for the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of 1:100, 525mm surface U-channel proposed by the applicant is considered adequate to dissipate all the storm water generated at the application site.

Appendix A

Site Level Plan



Appendix B

Proposed Drainage Plan



| STRUCTURE | USE | COVERE AREA | ED GF | A | BUIL | DING HEIGHT | |
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| ENTRANCE / EXIT | Г | | | PARKING SP PRIVATE CA 2.5 m (W) X 5 m | FOR | |
| | | | | L/UL SPACE FOR M/ HGV 3.5 m (W) X 11 | m (L) | |
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