

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

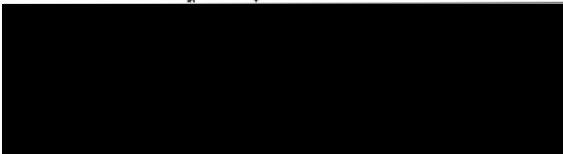


Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

Appendix I

來函檔號 Your Reference : DD109 Lot 171 S.A RP & VL
本署檔號 Our Reference : TPB/A/YL-KTN/935
電話號碼 Tel. No. : 3168 4049/ 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax R-riches Propoerty Consultants Ltd.


4 November 2024

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (d) -
the Submission of a Revised Drainage Proposal**

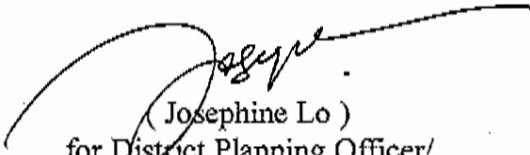
**Temporary Shop and Services (Motor-vehicle Showroom) and Public Vehicle
Park (Excluding Container Vehicle) with Ancillary Facilities for a Period
of 5 Years in "Village Type Development" Zone, Lots 171 S.A RP (Part)
and 171 S.B (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories**
(Application No. A/YL-KTN/935)

I refer to your submission received on 26.9.2024 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Mr. Terence TANG (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully, .


(Josephine Lo)
for District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

C.C.
CE/MN, DSD

(Attn.: Mr. Terence TANG)

Internal
CTP/TPB

AM/AY/jc

Appendix

Comment from the Chief Engineer/Mainland North, Drainage Services Department:

1. Please be reminded that the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the applicant/ lot owner at their own expense during the planning application period.

Our Ref. : DD109 Lot 171 S.A RP & VL
Your Ref. : TPB/A/YL-KTN/935

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

By Email

26 September 2024

Dear Sir,

Compliance with Approval Condition (d)

**Temporary Shop and Services (Motor-vehicle Showroom) and Public Vehicle Park
(Excluding Container Vehicle) with Ancillary Facilities
for a Period of 5 Years in "Village Type Development" Zone,
Lots 171 S.A RP (Part) and 171 S.B (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long, N.T**

(S.16 Planning Application No. A/YL-KTN/935)

We are writing to submit a response-to-comments table and a revised drainage proposal for compliance with approval condition (d) of the subject application, i.e. *the submission of a revised drainage proposal (Appendices I and II)*.

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Danny NG
Assistant Town Planner

Appendix I - Response-to-Comments

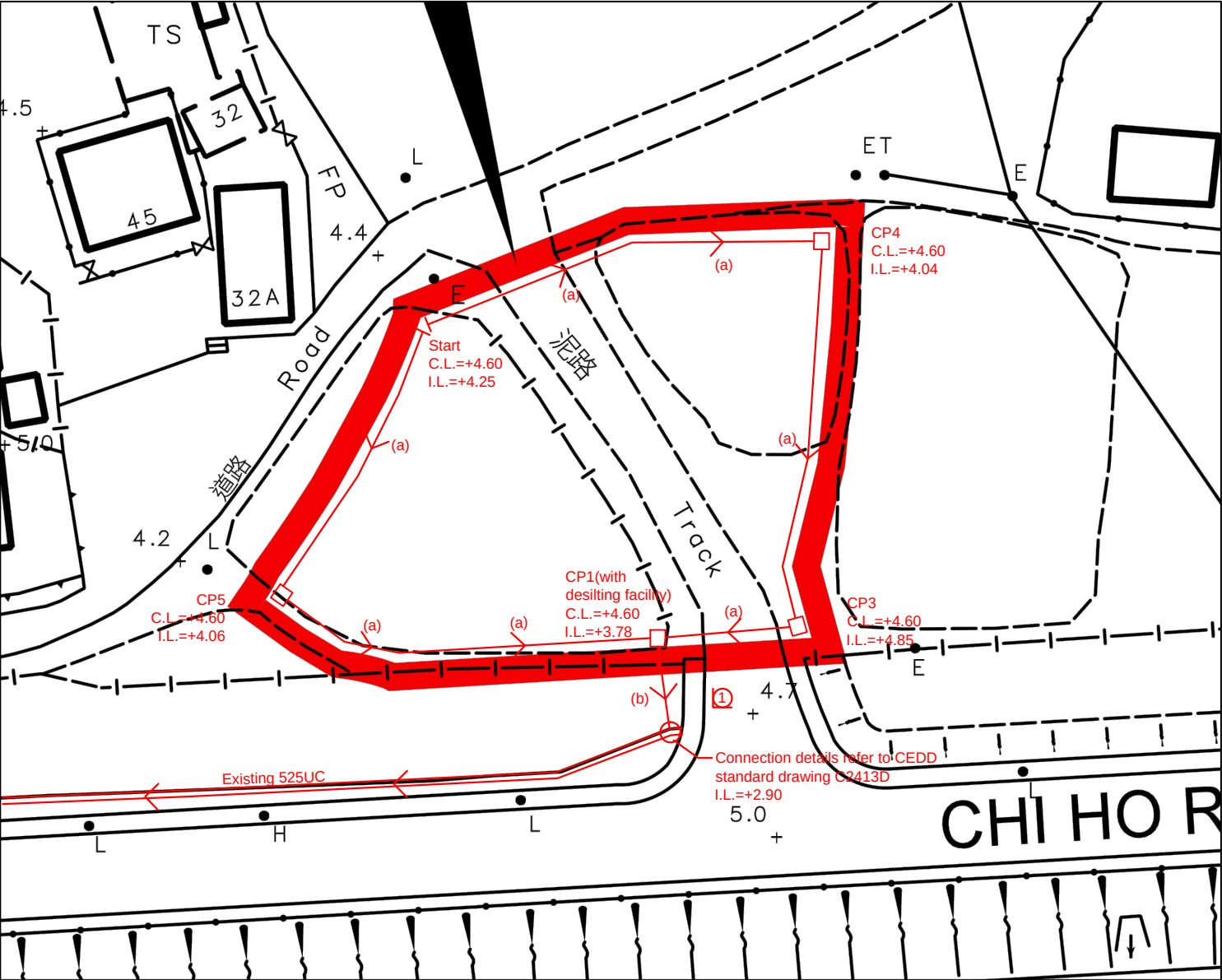
**Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle)
with Ancillary Facilities for a Period of 5 Years in "Village Type Development" Zone,
Lots 171 S.A RP (Part) and 171 S.B (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long, N.T**

(S.16 Planning Application No. A/YL-KTN/935)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Terence TANG; Tel: 2300 1257)		
(a)	Checking for stepped channel is not correct. The design chart is for u-channel so please carry out appropriate checking.	Noted. Please be confirmed that TGN27 is followed for the design of SC (Appendix II).
(b)	Please be reminded that the proposed CP2 should be provided in accordance with CEDD standard drawing (i.e. surrounding wall should be provided).	Noted. Please be confirmed that CEDD standard drawing C2413D is followed for junction between SC and UC (Appendix II).





Note:
1. Catchpits (CP1) with desilting facility shall follow CEDD standard drawing No. C2406I.
2. Catchpit, UC and SC follows Typical Details of Geotechnical Manual for Slope Fig.8.10, Fig.8.11 and Fig.8.8 respectively.
3. Junction of SC and UC follows CEDD standard drawing C2413D.

Site Area = 1365 sq.m.

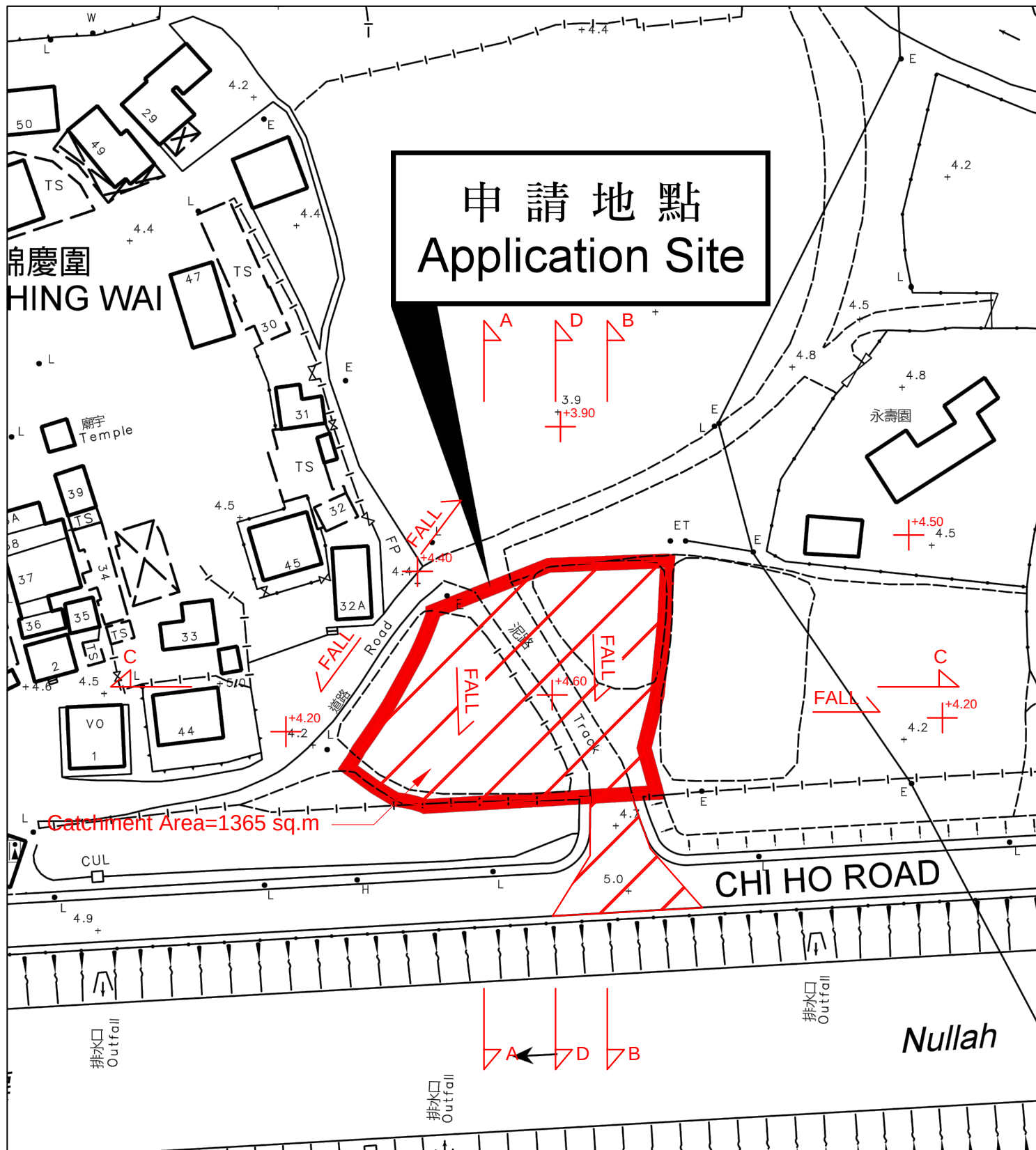
$Q = 0.278 \times 0.95 \times 250 \times \frac{1365}{1000000}$
= 0.090 m³/hr
= 5407 lit/min

Provide 300UC(1:150) or 300SC(1:25) is OK

LEGEND

- ☐ CP Proposed CatchPit
- (a) Proposed 300UC (1:150) with Cast Iron Cover
- (b) Proposed 300SC (1:150) with Cast Iron Cover
- ☒ CP Existing CatchPit
- Existing 525UC
- Photo Viewspot

正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANTS CO.	Title: Drainage Proposal		D01
	Drawn by: DM	Date: 26-9-2024	
Project: Proposed Temporary Shop and Services (motor-vehicle showroom) and Public Vehicle Park (excluding container vehicle) for a Period of 5 Years at Lots 171 S.A RP (Part) and 171 S.B (Part) in D.D.109, Kam Hing Wai, Kam Tin, Yuen Long, N.T. (Application No.:A/YL-KTN/935)	Check by: DM	Scale: ----	



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Shop and Services (motor-vehicle showroom) and Public Vehicle Park (excluding container vehicle) for a Period of 5 Years at Lots 171 S.A RP (Part) and 171 S.B (Part) in D.D.109, Kam Hing Wai, Kam Tin, Yuen Long, N.T.

(Application No.:A/YL-KTN/935)

Title:

Catchment Area Plan

D02

Drawn by:

DM

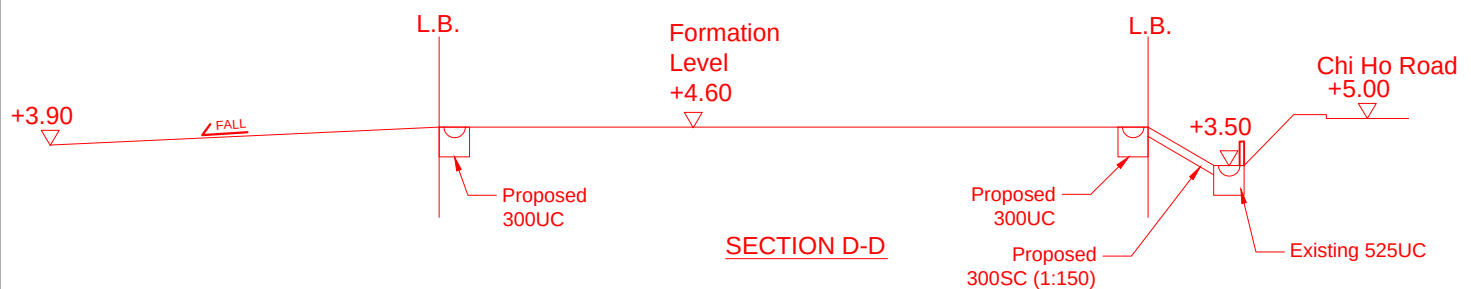
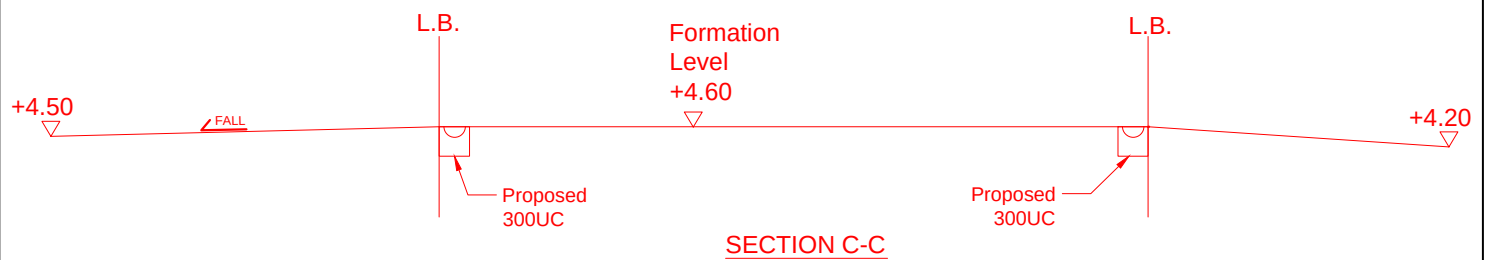
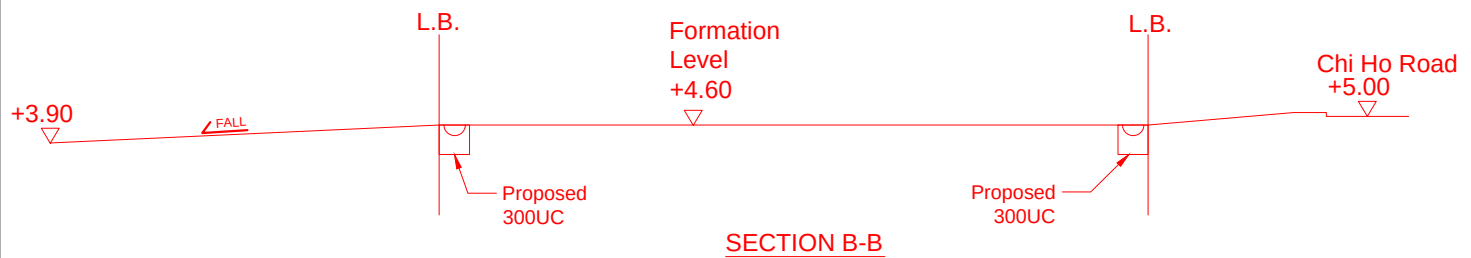
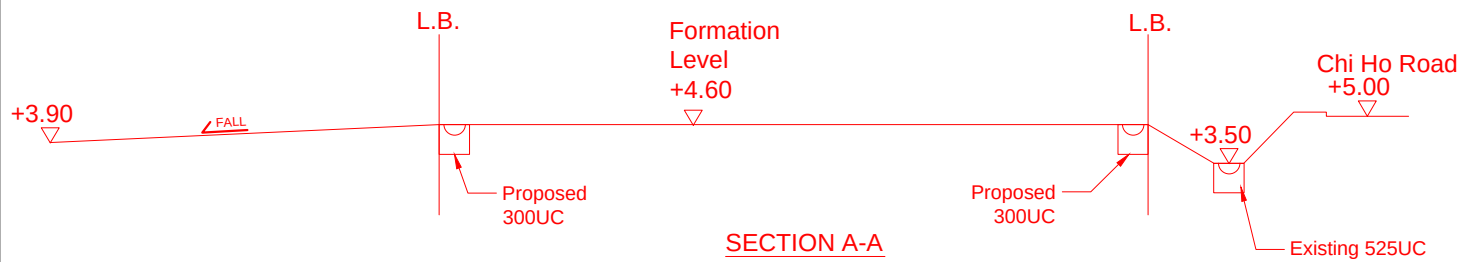
Date:

9-5-2024

Check by:

DM

Scale:



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Shop and Services (motor-vehicle showroom) and Public Vehicle Park (excluding container vehicle) for a Period of 5 Years at Lots 171 S.A RP (Part) and 171 S.B (Part) in D.D.109, Kam Hing Wai, Kam Tin, Yuen Long, N.T.

(Application No.:A/YL-KTN/935)

Title:

Sections

D03

Drawn by:

DM

Date:

26-9-2024

Check by:

DM

Scale:

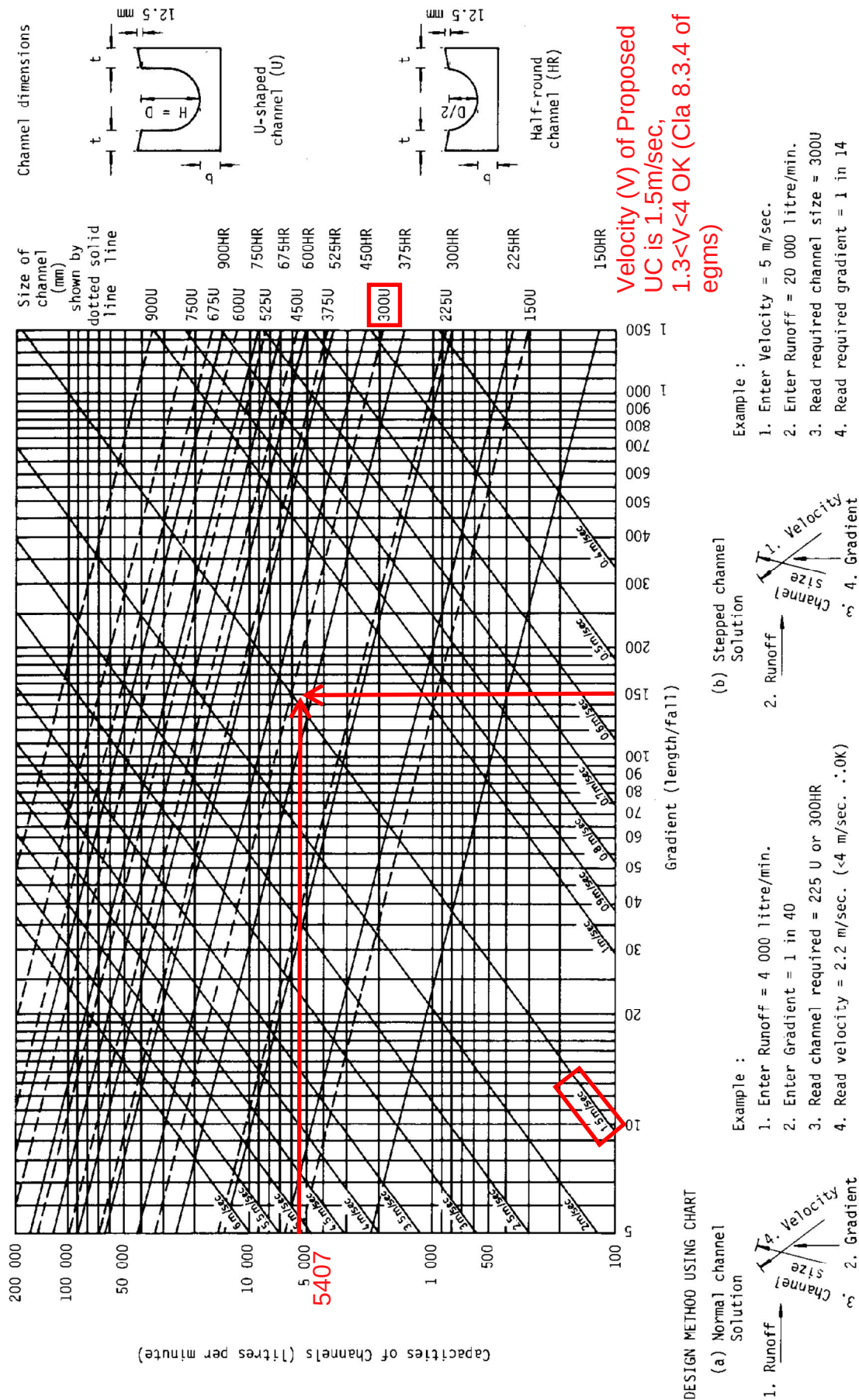
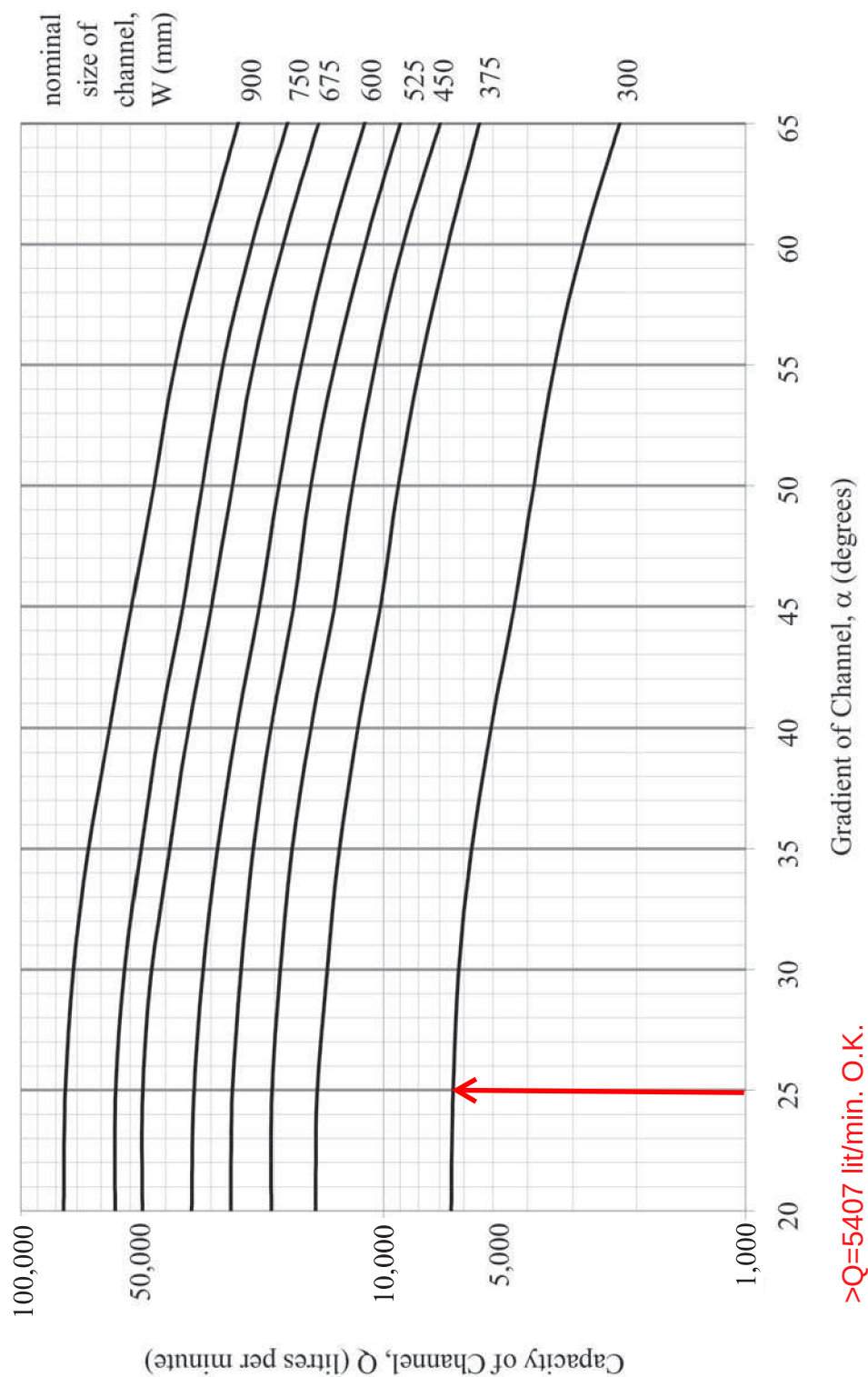


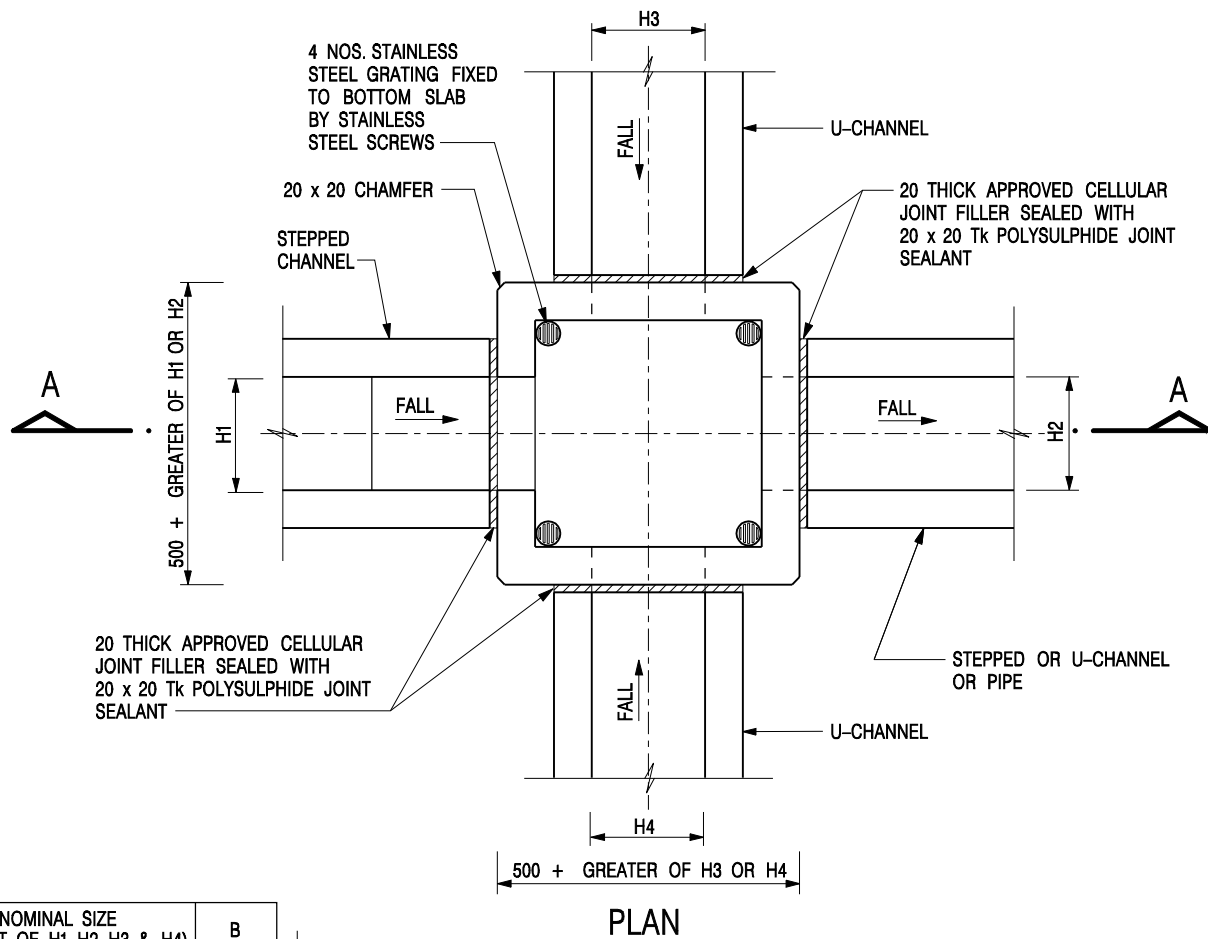
Figure 8.7 - Chart for the Rapid Design of Channels

GEO Technical Guidance Note No. 27 (TGN 27)
Hydraulic Design of Stepped Channels on Slopes

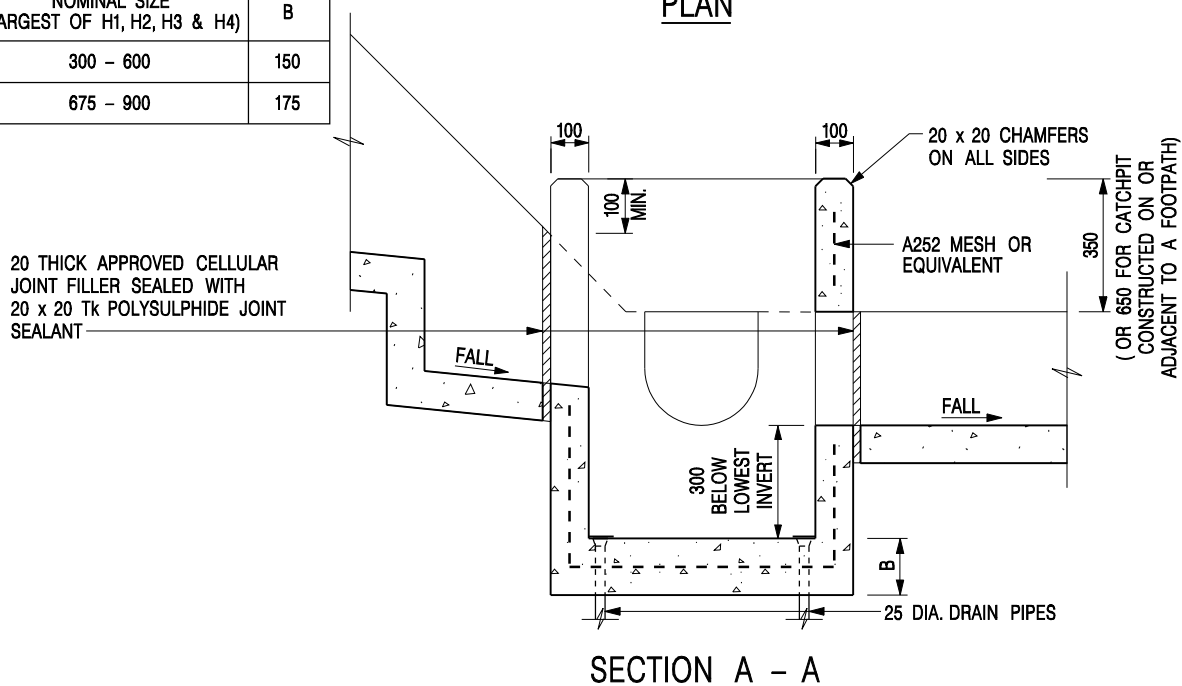
Issue No.: 1	Revision: -	Date: 3.8.2006	Page: 6 of 16
--------------	-------------	----------------	---------------

Figure 2 – Design Chart for Standard Sized Stepped Channels





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

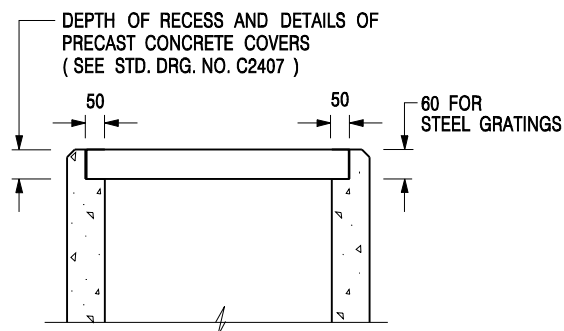


NOTES:

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

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

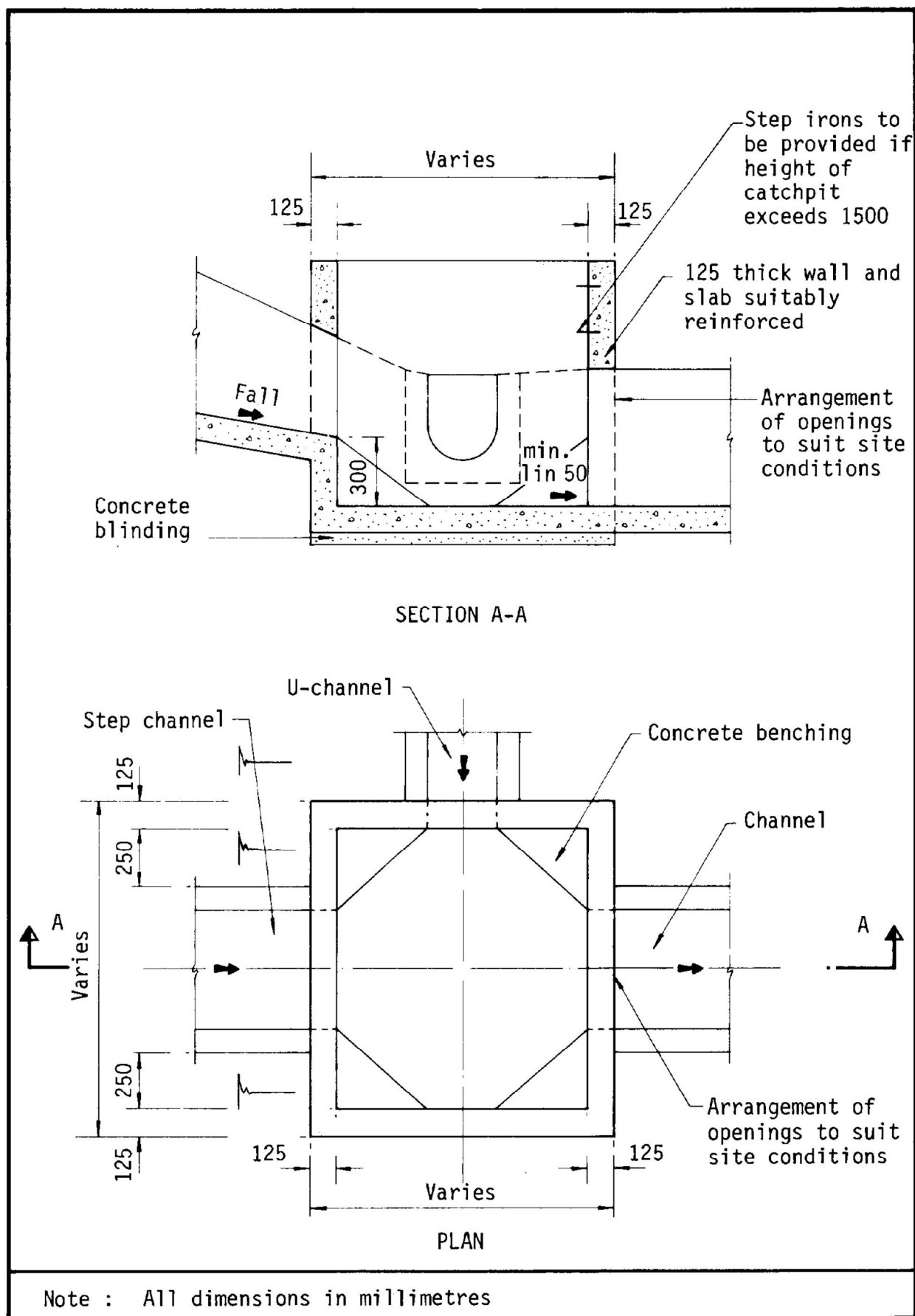
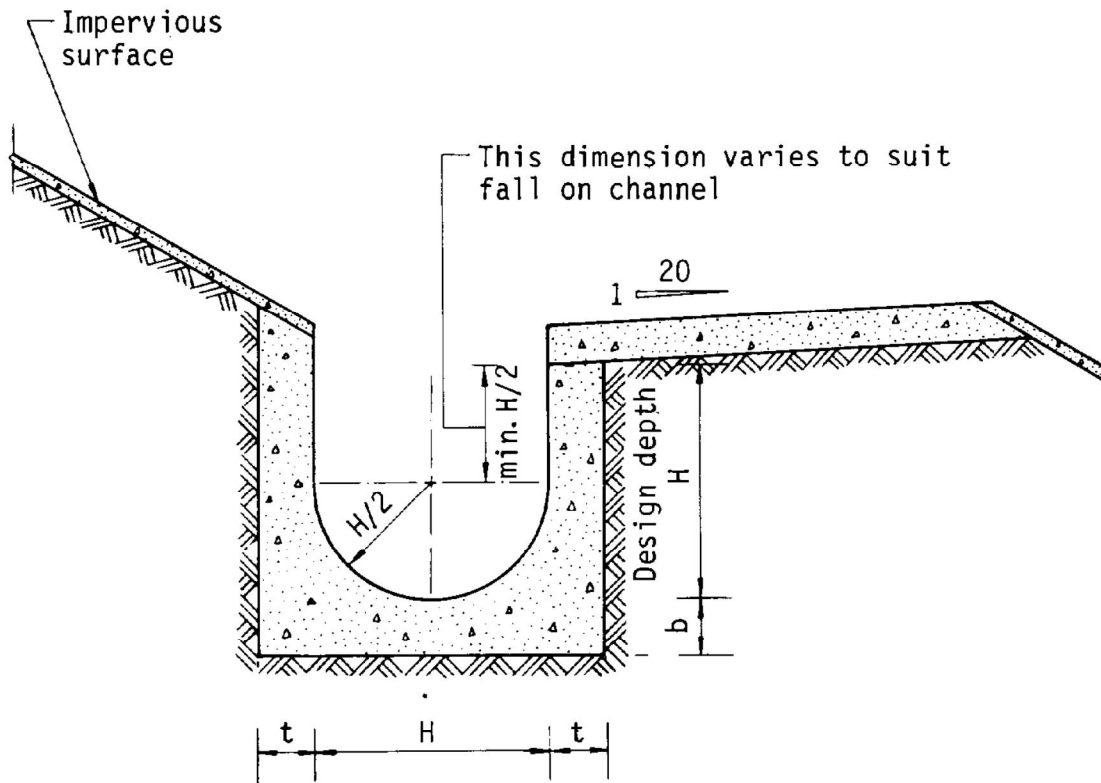


Figure 8.10 - Typical Details of Catchpits



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

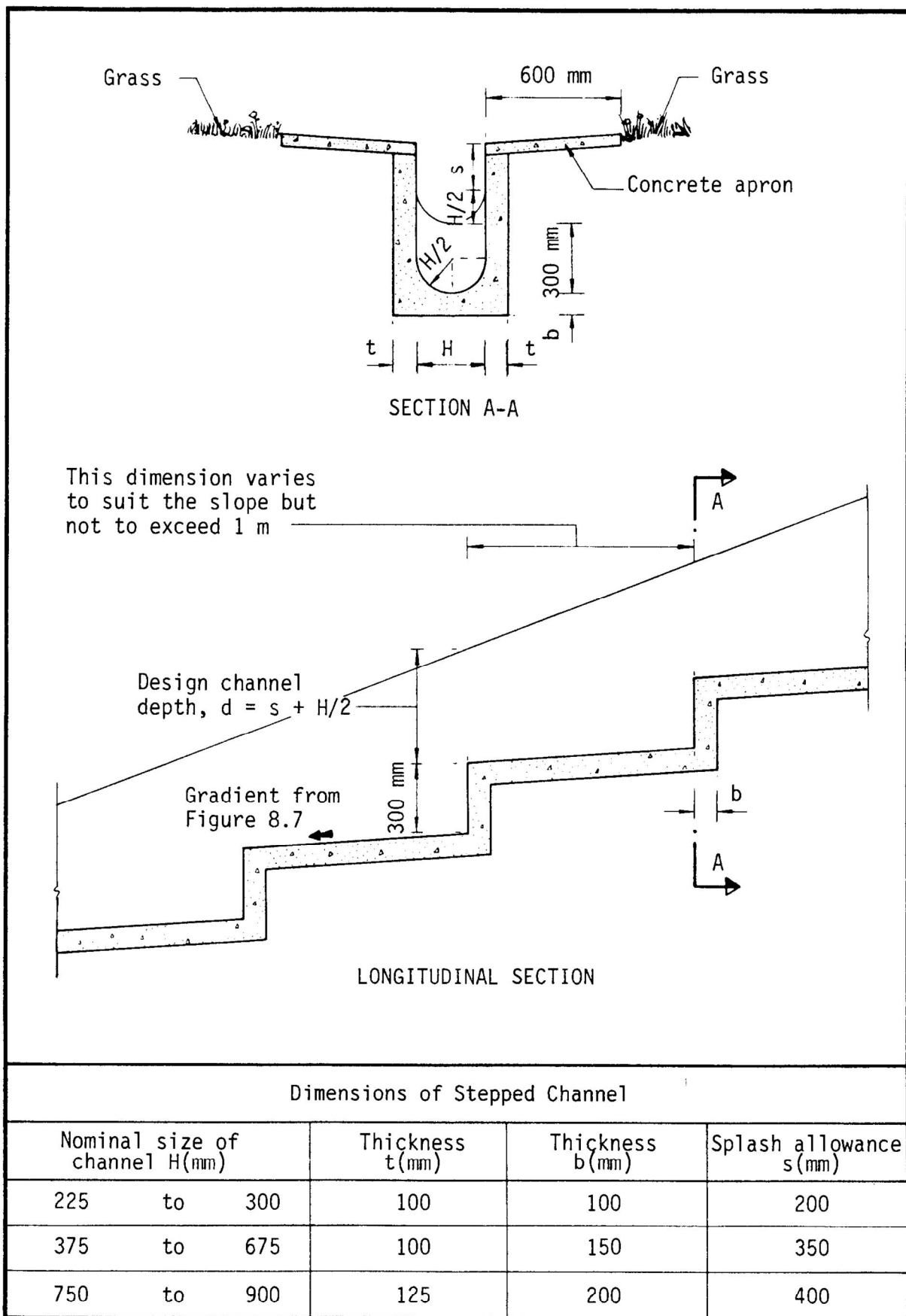
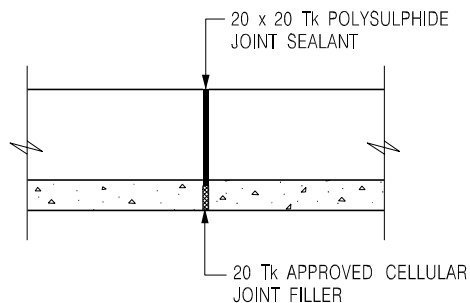
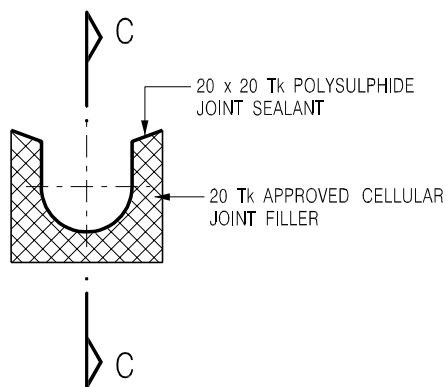


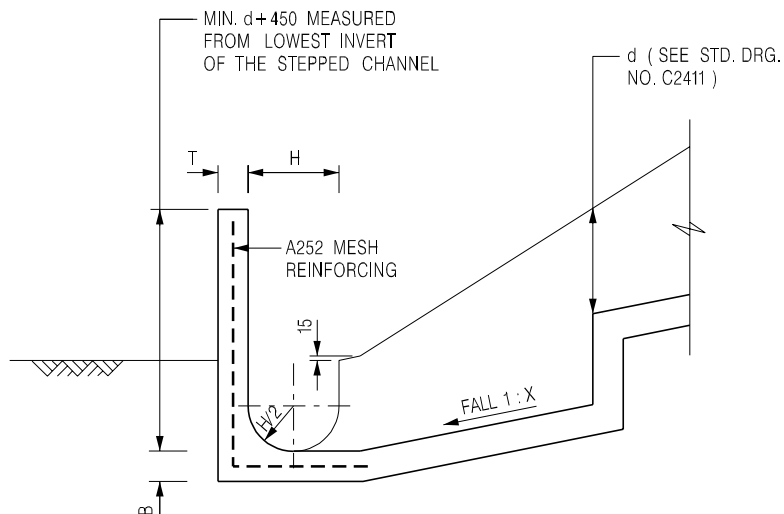
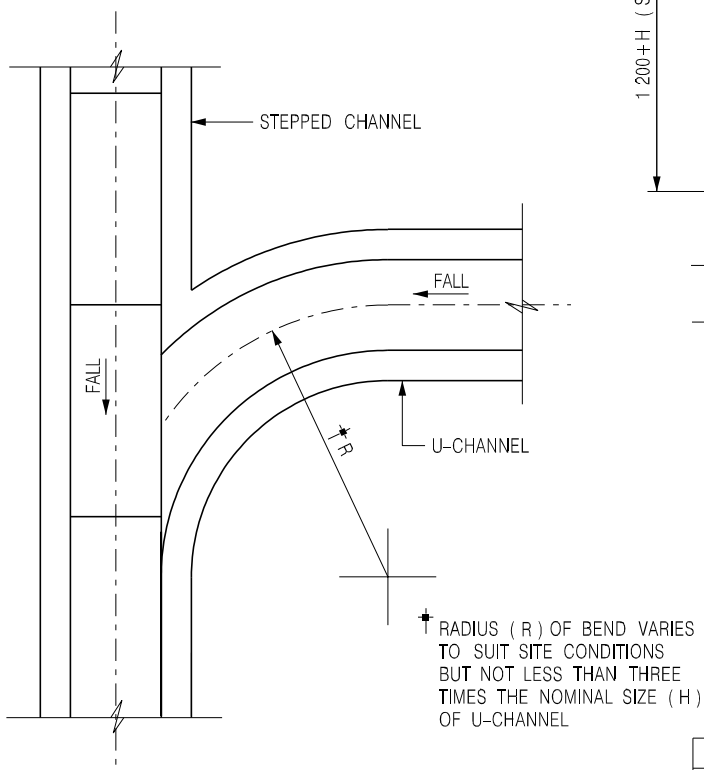
Figure 8.8 - Typical Details of Stepped Channel



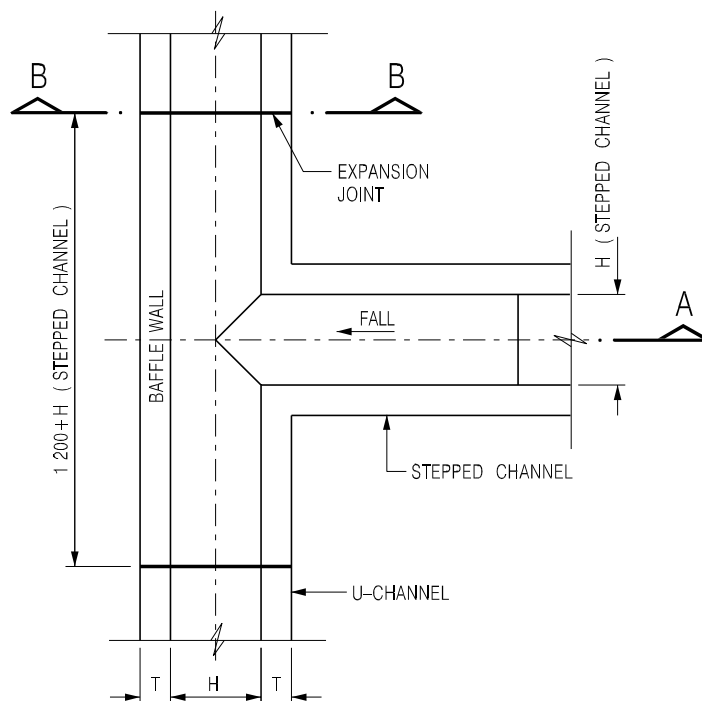
SECTION C - C



SECTION B - B
(DETAILS OF EXPANSION JOINT)



SECTION A - A



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM INTERVAL OF 10 METRES.
3. CONCRETE SURFACE SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DIMENSIONS B, T, H AND d, REFER TO RELEVANT CHANNEL DETAIL DRAWINGS.
5. $20 \leq X \leq 50$ UNLESS OTHERWISE SPECIFIED.
6. CONCRETE TO BE COLOURED AS SPECIFIED.

D	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
C	MINOR AMENDMENT.	Original Signed	08.2001
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	11.92
REF.	REVISION	SIGNATURE	DATE

JUNCTION OF STEPPED AND U-CHANNELS



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 25

DATE JAN 1991

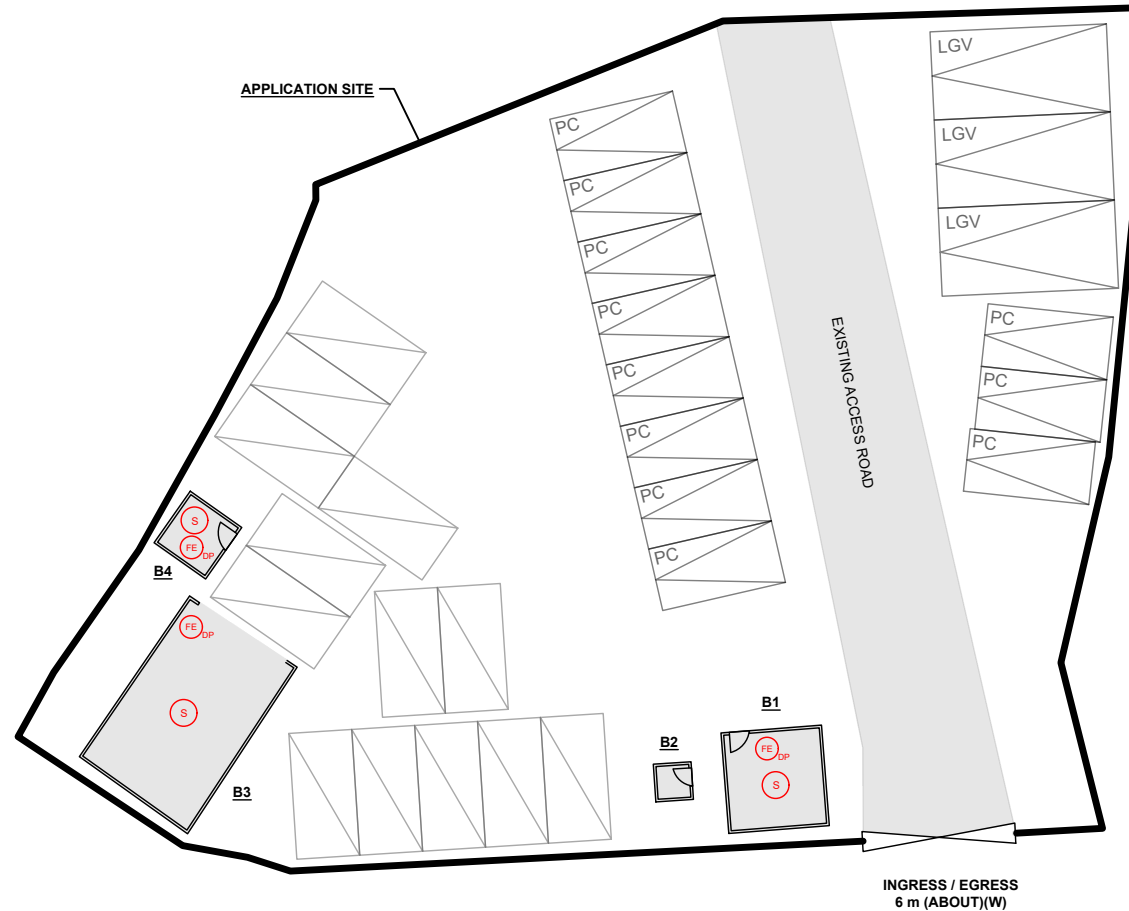
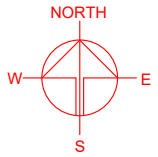
DRAWING NO.
C2413D



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,176 m ²	(ABOUT)
COVERED AREA	: 65 m ²	(ABOUT)
UNCOVERED AREA	: 1,111 m ²	(ABOUT)
PLOT RATIO	: 0.06	(ABOUT)
SITE COVERAGE	: 6 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 65 m ²	(ABOUT)
TOTAL GFA	: 65 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES AND STORAGE OF GOODS	16 m ² (ABOUT)	16 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	PORTABLE TOILET	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES WITH ANCILLARY WORKSHOP	41 m ² (ABOUT)	41 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	SITE OFFICE	6 m ² (ABOUT)	6 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		65 m ² (ABOUT)	65 m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

- STAND-ALONE FIRE DETECTOR
- 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- VEHICLE DISPLAYING AREA
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	28.5.2026
REVISED BY	DATE
LT	30.6.2026
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO.	VER.
APPENDIX II	001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY