Aikon Development Consultancy Ltd.
毅 勤 發 展 顧 問 有 限 公 司
[redacted]
Web 網址：www.aikon.hk

Date : 19th May, 2025
Our Ref. : ADCL/PLG-10307/L005

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office for a Period of 3 Years at Lot Nos. 401 (Part), 404 (Part), 405 RP (Part), 406 RP, 408 RP (Part), 409 and 410 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories (Planning Application No. A/YL-KTS/1061)

We refer to the departmental comments received from the Transport Department, Environmental Protection Department, Drainage Services Department and Lands Department regarding the subject application and would like to provide a *Responses-to-Comments Table and a Drainage Proposal* to address the abovementioned departmental comments and facilitate considerations by the Board.

In addition, we would like to clarify on the following points:

- The proposed use serves to provide a temporary private vehicle park for freezer vehicles only, hence, no leakage of pollutants or contamination of water is envisaged. The Applicant will strictly follow the latest "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" issued by Environmental Protection Department and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.

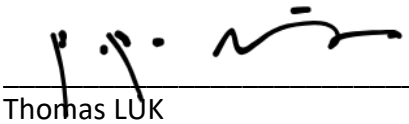
- The surroundings of the application site are characterized by a mix of open storage uses for construction materials, machinery, and vehicles, as well as temporary structures and warehouses. The proposed use is compatible with these nearby activities and the rural landscape, while generating minimal nuisance compared to these operations. Given its nature as a temporary private vehicle park, the proposed use will serve as an additional buffer to the southwestern residential clusters and is anticipated to improve the area while supporting the local communities. In addition, the proposed use provides a designated vehicle park to accommodate vehicles in a suitable location, further optimizing the use of available land resources in the area. The proposed use is considered aligned with the planning intention of "OU (Rural Use)".

- The proposed private vehicle park will only serve vehicles registered under the applicant and its associated operators or sub-tenants. No parking of public vehicles is allowed.

[redacted]

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at [redacted].

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited



Thomas LUK

Further Information

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Response-to-Comments

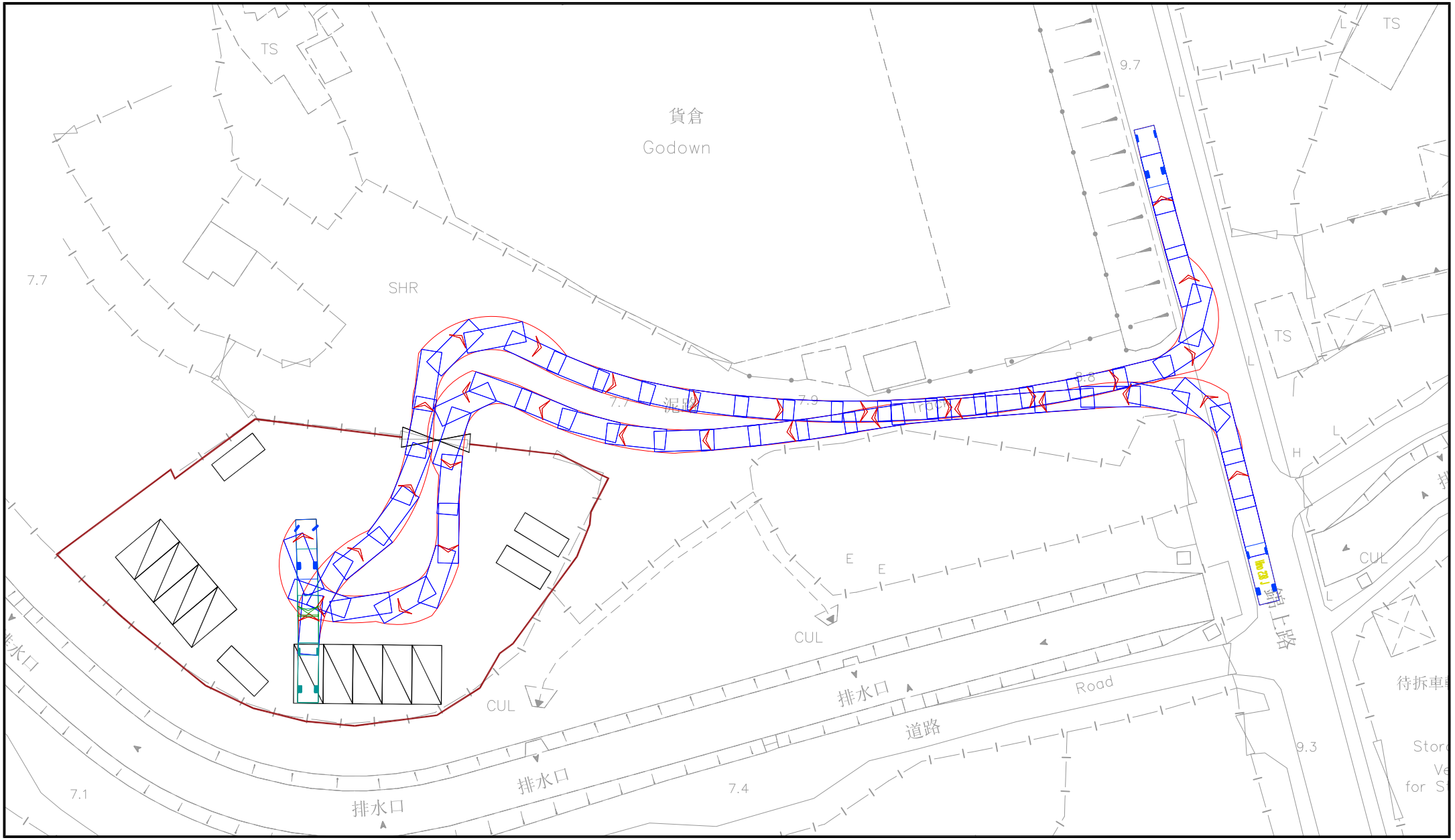
Department	Date	Comments	Responses to Departmental Comments
Transport Department	20.3.2025	a) The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Sheung Road, along the local access and within the site;	Sufficient space is provided to ensure smooth maneuvering of vehicles to / from Kam Sheung Road, along the local access and within the application site. Please refer to the attached swept path analysis.
		b) The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department.	Noted.
Environmental Protection Department	4.3.2025	a) Please ask the applicant to supplement the gross vehicle weight of the freezer vehicles.	The gross vehicle weight of the freezer vehicles is about 45 tonnes (i.e. 5 tonnes for each freezer vehicle).
Drainage Services Department	4.3.2025	a) The application site is in the vicinity of an existing streamcourse. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction.	Noted, all proposed development has been setback 3m to ensure sufficient buffer is retained for future maintenance of the existing stream course. Layout have been revised.
		b) No land filling works will be carried out under this application is noted.	Noted.
		c) Please show the C.L. and I.L. of the starting points of the drainage channels.	The C.L. and I.L. of the starting points of the channels are added in drawing WAC/24294/C/DRA/003.
		d) Please show the connection details at discharge point and indicate all C.L., L.L. and catchpit/watercourse bottom level in the drawing.	Please refer cross section C in WAC/24294/C/DRA/004 for the connection details of pipe with existing culvert at discharge point. The C.L., I.L. and bottom level are indicated in drawing WAC/24294/C/DRA/001.

Department	Date	Comments	Responses to Departmental Comments
		e) Colour photos to indicate the current conditions of the existing drainage facilities at proposed discharge point should be included in the submission. The photos taken locations and angles should be shown on the layout plan.	The photos depicting the current conditions of the existing drainage facilities at the proposed discharge point have been updated in the layout included in this submission. The locations and angles from which the photos were taken have also been revised on the layout plan.
		f) Where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted. Where walls or hoarding are erected along the site boundary, adequate openings will be provided to intercept the existing overland flow passing through the site.
		g) Cross sections A, B and C showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas are missing from the submission.	Cross sections A, B and C can be found in drawing no. WAC/24294/C/DRA/003.
		h) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.	Standard details of proposed u-channel and the catchpit/sand trap can be found in drawing no. WAC/24294/C/DRA/001.
		i) The existing natural stream, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. In the case that it is a local village drains, DO/YL should be consulted.	Noted. The owner of the existing drainage facilities shall be identified and consulted prior to the proposed works.
		j) The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/ channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the applicant site.	Noted. LandsD's permission shall be sought before the commencement of any drainage works in other private lots or on Government land outside the applicant site.

Department	Date	Comments	Responses to Departmental Comments
Lands Department	10.3.2025	Unauthorized structure(s) within the said private lot(s) covered by the planning application LandsD has reservation on the planning application since there is/are unauthorized structure(s) on Lot Nos. 405 RP, 406 RP, 408 RP, 409 and 410 all in D.D. 106 which are subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/a apply for regularization the lease breaches as demand by LandsD. If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Wavier (STW) to permit the structure(s) erected within the said private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	The Applicant is committed to removing the unauthorized structure(s) within the application site or applying to the Lands Department for a Short-Term Waiver to permit the structure(s) erected within the private lots upon approval of the current application.

Enclosure | 1

Swept Path Analysis



Project:
Section 16 Planning Application for Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office for a Period of 3 Years at Lot Nos. 401 (Part), 404 (Part), 405 RP (Part), 406 RP, 408 RP (Part), 409 and 410 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories

Title:
Swept Path Analysis
for 7m Vehicle

Ref.: ADCL/PLG-10307-R001/F004

Figure:
4 -SP1

Scale:
Not to Scale

Date:
Jan 2025

AIKON DEVELOPMENT CONSULTANCY LTD.

Enclosure | 2

Drainage Proposal

Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office in Lots 401(Part), 404(Part), 405 RP(Part), 406 RP, 408 RP (Part), 409 and 410(Part) in D.D. 106, Pat Heung, Yuen Long, New Territories

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Drainage Proposal

Revision 1

MAK KA YEUNG
MHKIE RPE (CVL.)

[redacted]

March 2025

CONTENTS

APPENDICE

1. INTRODUCTION

1.1 A temporary private vehicle park (Freezer Vehicles Only) with ancillary site office in Lots 401(Part), 404(Part), 405 RP(Part), 406 RP, 408 RP (Part), 409 and 410(Part) in D.D. 106 at Yuen Long Pat Heung is under application and comments from different parties have been received. Relative documents refer to Appendix A

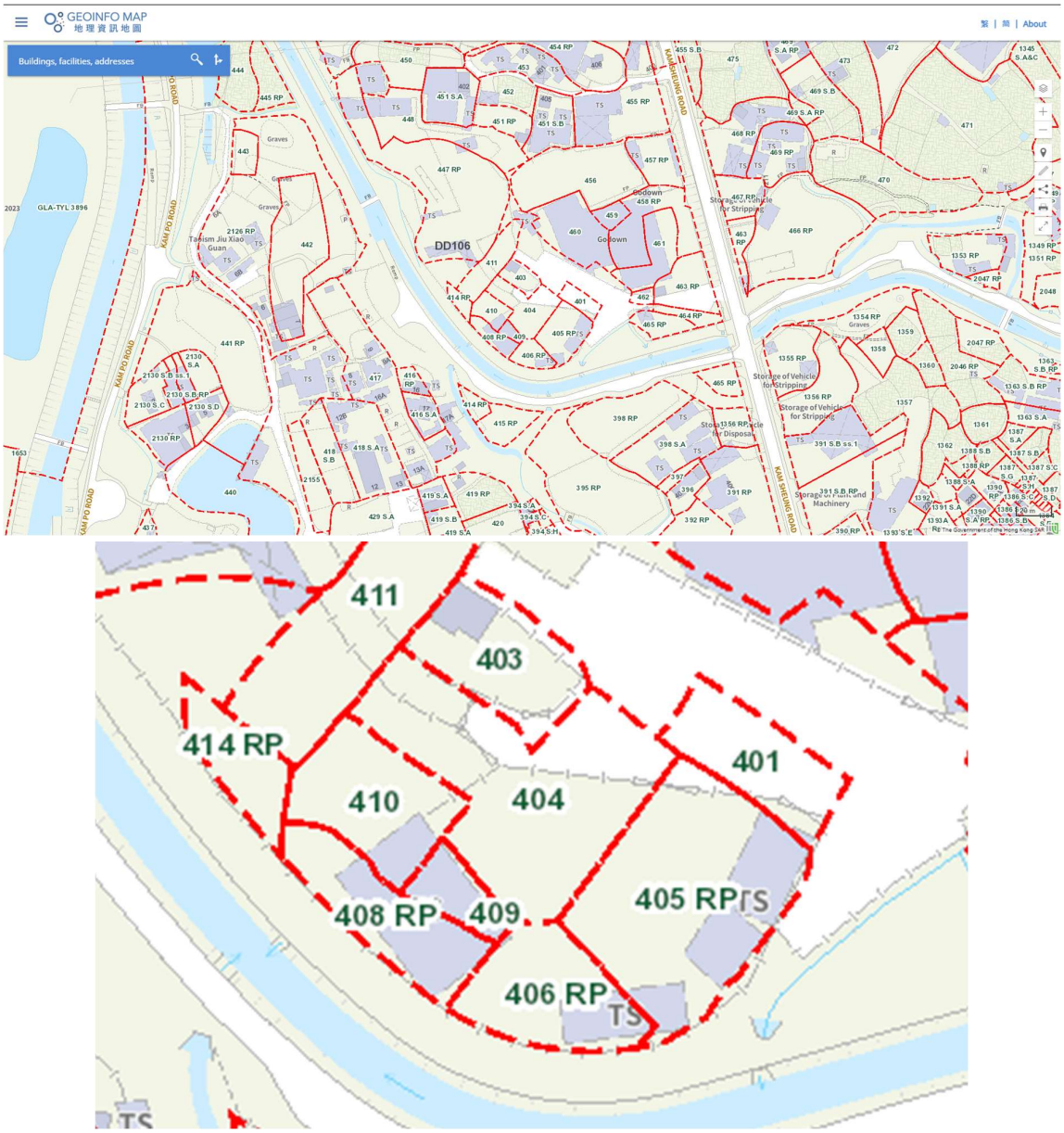
1.2 This report presents the planning and calculation for the proposed drainage system for the property at the private lot.

1.3 In light of the departmental comments received recently from DSD on the submitted drainage proposal, this report has been revised to address those comments. Please also refer to Appendix D for the list of responses to the comments.

2. SITE DESCRIPTION

2.1 The site is located at Yuen Long Pat Heung.

Figure 1: Aerial Photo of the subject site location



Figures 2 & 3: Lot information of the subject site location

2.2 The combined parts of lot covers an area of about 1590m^2. It is currently enclosed by chain link fence and gates.

3. DRAINAGE SYSTEM OF THE SITE FOR STORMWATER DISCHARGE

3.1 Referring to the information and the existing ground level, the anticipated catchment areas of runoff which are not affecting the subject site have been indicated.

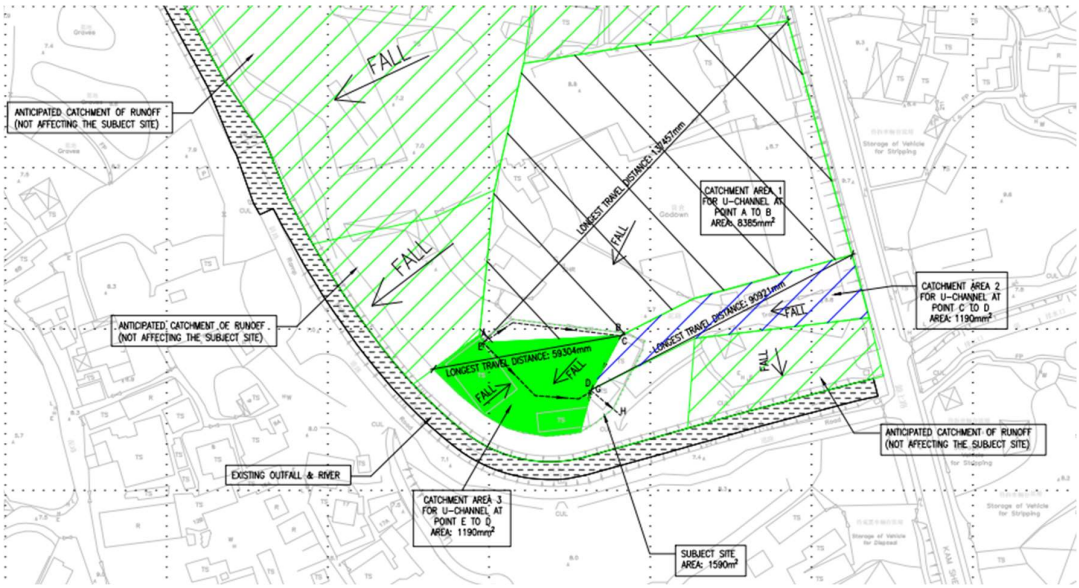


Figure 4: Drainage System and Catchment Area (Details in Appendix)

3.2 Three catchment areas have been identified for collecting stormwater for the area related to the subject location. A drainage system has been proposed to discharge stormwater with sufficient size of U-Channel and Catchpits according to the design manual.

3.3 The collected stormwater will be diverted to an existing culvert by a drainpipe.

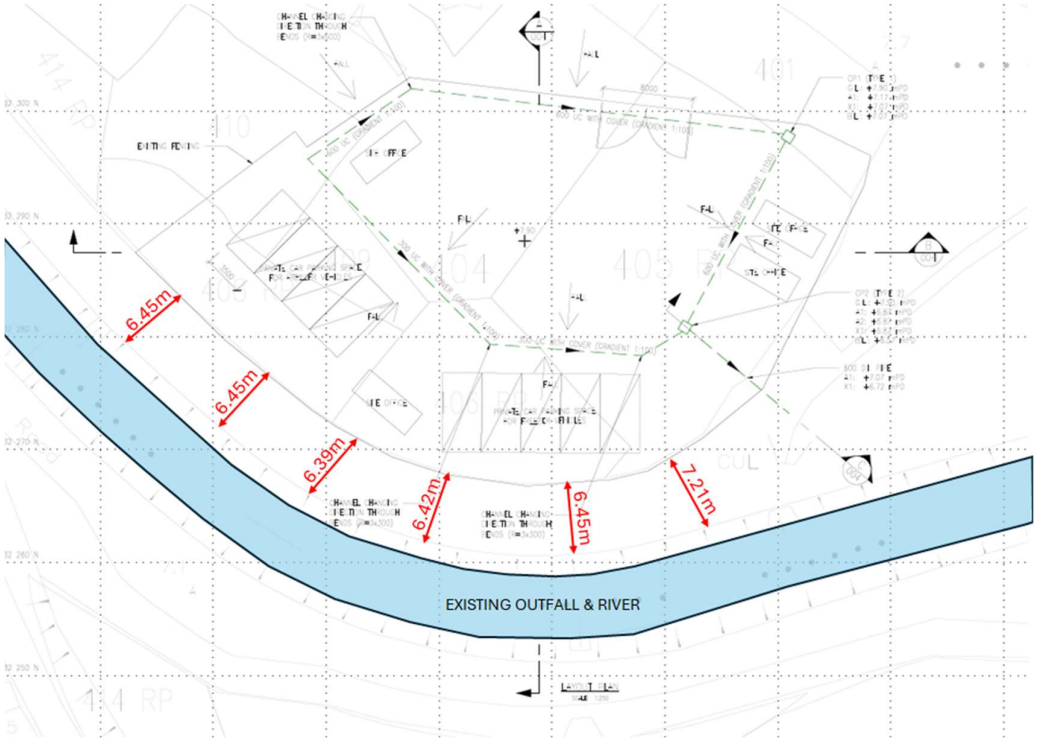


Figure 5: Drainage System Site Plan

3.4 As the subject lot boundary is situated at more than 6 meters away the bank of the existing stream-course, no adverse impact to the existing stream-course will be expected.

3.5 No development is proposed within 3 meters of the bank of the existing stream-course.

4. CONCLUSIONS

4.1 The development will not cause drainage impact to the area in vicinity of the site.

4.2 No existing drainage system in this lot area.

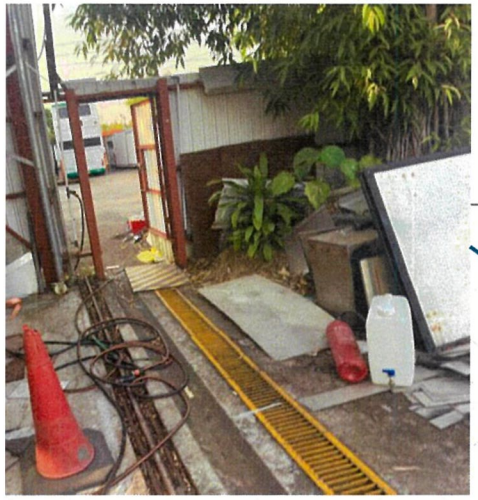
4.3 The proposed drainage system is sufficient for the expected stormwater runoff from the lot area.

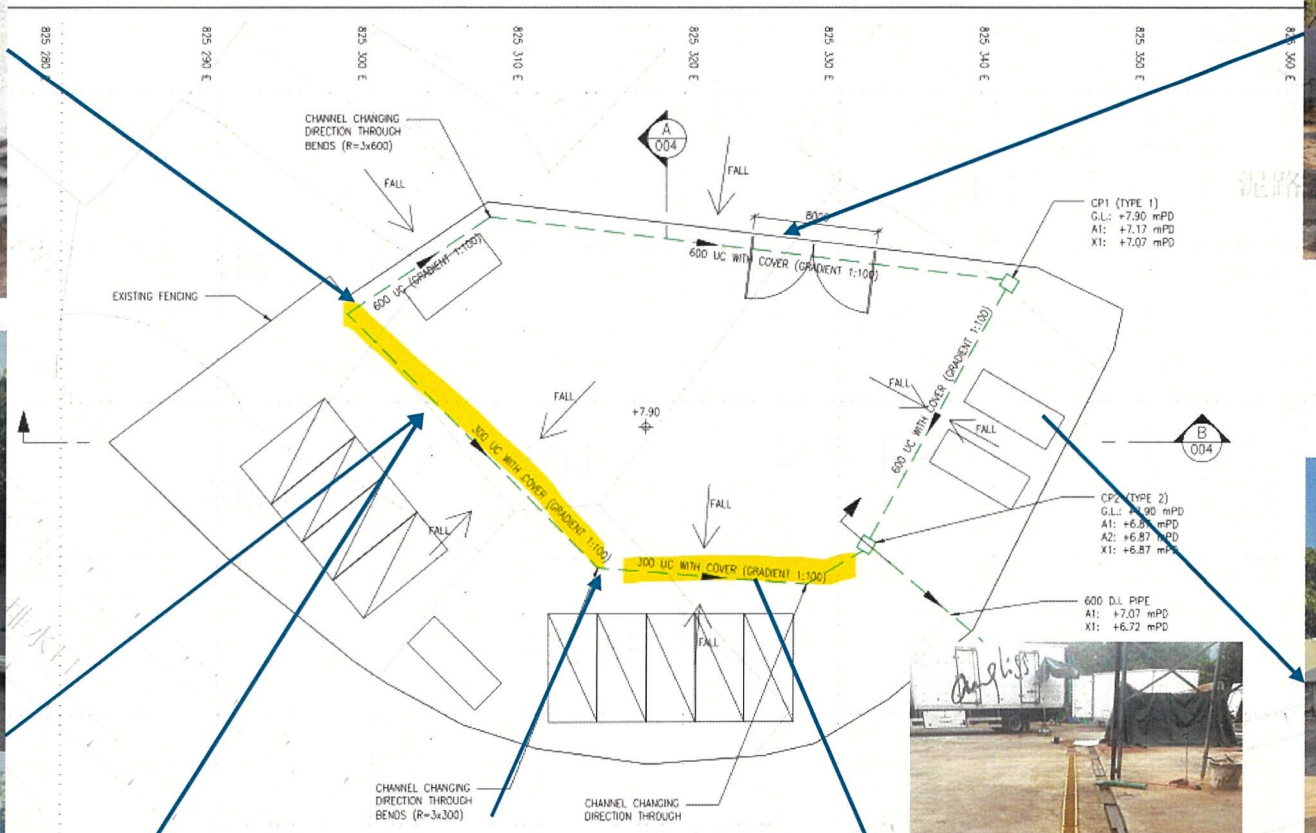
4.4 Regular maintenance such as routine desilting will be carried out by the development owner for the drainage system (i.e. surface u-channel, catchpits and the drainpipe) surrounding the site to avoid blockage and deterioration.

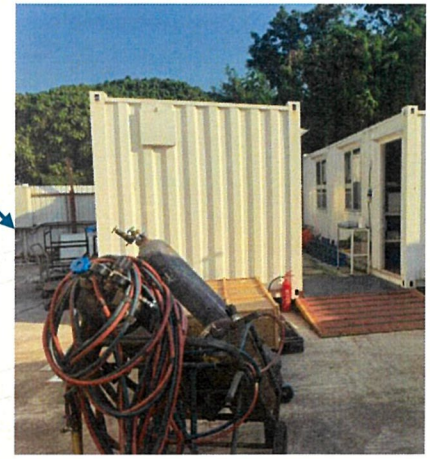
END OF TEXT

APPENDIX A

Site Photos




825 280 E
825 290 E
825 300 E
825 310 E
825 320 E
825 330 E
825 340 E
825 350 E
825 360 E
CHANNEL CHANGING DIRECTION THROUGH BENDS (R=3x600)
A 004
FALL
600 UC WITH COVER (GRADIENT 1:100)
CP1 (TYPE 1)
G.L.: +7.90 mPD
A1: +7.17 mPD
X1: +7.07 mPD
EXISTING FENCING
300 UC WITH COVER (GRADIENT 1:100)
+7.90
B 004
CP2 (TYPE 2)
A1: +6.87 mPD
A2: +6.87 mPD
X1: +6.87 mPD
600 DIA PIPE
A1: +7.07 mPD
X1: +6.72 mPD
CHANNEL CHANGING DIRECTION THROUGH BENDS (R=3x300)
CHANNEL CHANGING DIRECTION THROUGH



APPENDIX B

Drainage Design Calculation

Project : **Supporting Works for Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office in Lots 401(Part), 404(Part), 405 RP(Part), 406 RP, 408 RP (Part), 409 and 410(Part) in D.D. 106, Pat Heung, Yuen Long, New Territories**

Catchment Area : **1 (for U-channel at Point A to B)**

Determination of Time of Concentration and Designed Mean Rainfall Intensity

A =	area of catchment (m^2)	=	8365.0	m^2
H =	average fall (per 100m) from the summit of catchment to the point of design	=	1.0	m
L =	length which water takes the longest time to reach the design section	=	137.5	m

Time of concentration, $t = 0.14456 \times (L / (H^{0.2} \times A^{0.1}))$ = 8.06 min say 8.06 min

From Figure 8.2 of GMS, assuming storm return period is 1 in 50 years,

i =	designed mean intensity of rainfall (mm/hr)	=	239.8	mm/hr

Determination of Run-off

i =	designed mean intensity of rainfall (mm/hr), from Figure 8.2 of GMS	=	239.8	mm/hr
A =	area of catchment (m^2)	=	8365.0	m^2
K2 =	run-off coefficient (Concrete)	=	1.00	

Run-off, $Q = K \times i \times A / 60$ = 33433 litres / min say **33,433** litres / min

Project : **Supporting Works for Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office in Lots 401(Part), 404(Part), 405 RP(Part), 406 RP, 408 RP (Part), 409 and 410(Part) in D.D. 106, Pat Heung, Yuen Long, New Territories**

Catchment Area : **2 (for U-channel at Point C to D)**

Determination of Time of Concentration and Designed Mean Rainfall Intensity

A =	area of catchment (m^2)	=	1190.0	m^2
H =	average fall (per 100m) from the summit of catchment to the point of design	=	1.0	m
L =	length which water takes the longest time to reach the design section	=	90.0	m

Time of concentration, $t = 0.14456 \times (L / (H^{0.2} \times A^{0.1}))$ = 6.41 min say 6.41 min

From Figure 8.2 of GMS, assuming storm return period is 1 in 50 years,

i =	designed mean intensity of rainfall (mm/hr)	=	254.8	mm/hr

Determination of Run-off

i =	designed mean intensity of rainfall (mm/hr), from Figure 8.2 of GMS	=	254.8	mm/hr
A =	area of catchment (m^2)	=	1190.0	m^2
K2 =	run-off coefficient (Concrete)	=	1.00	

Run-off, $Q = K \times i \times A / 60$ = 5053 litres / min say **5,053** litres / min

Project : **Supporting Works for Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office in Lots 401(Part), 404(Part), 405 RP(Part), 406 RP, 408 RP (Part), 409 and 410(Part) in D.D. 106, Pat Heung, Yuen Long, New Territories**

Catchment Area : **3 (for U-channel at Point E to F)**

Determination of Time of Concentration and Designed Mean Rainfall Intensity

A =	area of catchment (m^2)	=	1190.0	m^2
H =	average fall (per 100m) from the summit of catchment to the point of design	=	1.0	m
L =	length which water takes the longest time to reach the design section	=	59.5	m

Time of concentration, $t = 0.14456 \times (L / (H^{0.2} \times A^{0.1}))$ = 4.24 min say 4.24 min

From Figure 8.2 of GMS, assuming storm return period is 1 in 50 years,

i =	designed mean intensity of rainfall (mm/hr)	=	280.5	mm/hr

Determination of Run-off

i =	designed mean intensity of rainfall (mm/hr), from Figure 8.2 of GMS	=	280.5	mm/hr
A =	area of catchment (m^2)	=	1190.0	m^2
K2 =	run-off coefficient (Concrete)	=	1.00	

Run-off, $Q = K \times i \times A / 60$ = 5564 litres / min say **5,564** litres / min

Design Calculation of U-Channel and Underground Pipe 04/14/2025

Our Ref: **P24294**
Project Title : **Supporting Works for Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office in Lots 401(Part), 404(Part), 405 RP(Part), 406 RP, 408 RP (Part), 409 and 410(Part) in D.D. 106, Pat Heung, Yuen Long, New Territories**

Assumption: Rainfall Intensity
Runoff Coefficient for concrete 1.0

USCP	Upstream Catchpit	RAINFALL INTENSITY	Rainfall Intensity, mm/hr
DSCP	Downstream Catchpit	RUNOFF COEF.	Runoff Coefficient
USGL	Upstream Ground Level, mPD	CATCHMENT	Catchment Area, m^2
USIL	Upstream Invert Level, mPD	EFF. AREA	Effective Area, m^2
DSIL	Downstream Invert Level, mPD	CUM. AREA	Cumulative Effective Area, m^2
INVERT DIFF.	INVERT DIFFERENCE, m	DESIGN FLOW	Design Flow m^3/s
LENGTH	Channel Length, m	SIZE	Channel Size, mm
SLOPE	Channel Gradient, 1 in	UC TYPE	Channel Type
t_c	Time of Concentration, minute	VEL.	Velocity of Channel by Manning's Equation where n = 0.013
		FLOW CAP.	Fullbore Capacity m^3/s
		SPARE CAP.	Spare Capacity m^3/s

Cathcment	USCP	DSCP	USGL	DSGL	USIL	DSIL	AVG. DEPTH	INVERT DIFF.	LENGTH	GRADIENT	RAINFALL INTENSITY	RUNOFF COEF.	CATCH MENT	EFF. AREA	DESIGN FLOW	CUM. DESIGN FLOW	SIZE	UC TYPE	VEL	ALLOWANCE (REDUCTION %)	FLOW CAP.	SPARE CAP.	UTILISATION	RESULT	A	P	R
			mPD	mPD	mPD	mPD	m	m	m	1 in	mm/hr		m^2	m^2	m^3/s	m^3/s	mm		m/s		m^3/s	m^3/s	%		(m^2)	(m)	(m)
Catchment 1	Pt. A	Pt. B	7.9	7.9	7.30	7.07	0.83	0.23	45.0	196	240	1	8365	8365	0.56	0.56	600	UC	1.9	10	0.794	0.236	70.27	OK	0.413	2.002	0.206
Catchment 2	Pt. C	Pt. D	8.8	7.9	7.07	6.87	1.03	0.20	19.0	95	255	1	1190	1190	0.08	0.64	600	UC	2.9	10	1.486	0.844	43.22	OK	0.521	2.402	0.217
Catchment 3	Pt. E	Pt. F	7.9	7.9	7.50	6.87	1.03	0.63	40.7	65	281	1	1190	1190	0.09	0.09	300	UC	2.3	10	0.630	0.537	14.73	OK	0.269	2.231	0.121
	Pt. G	Pt. H	7.9	7.9	6.870	6.720	-	0.15	11.5	77	300	1	0	0	0.00	0.74	600	PIPE	3.0	10	0.768	0.033	95.75	OK	0.254	1.885	0.135
Total Catchment for Site =													10745														

APPENDIX C

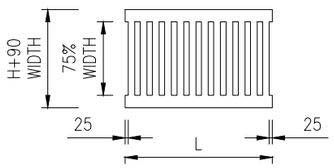
Construction Drawing

GENERAL NOTES:

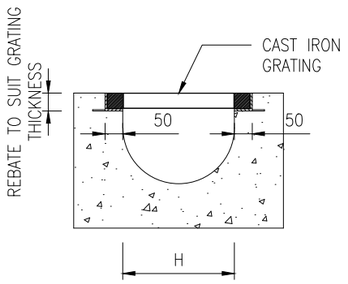
1. GRADE 40D CONCRETE SHALL BE USED UNLESS OTHERWISE STATED.
2. THE PROPOSED DRAINAGE WORKS, WHETHER WITHIN OR OUTSIDE THE LOT BOUNDARY, SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AT HIS OWN EXPENSE. FOR WORKS TO BE UNDERTAKEN OUTSIDE THE LOT BOUNDARY, PRIOR CONSENT FROM DLO AND/OR RELEVANT PRIVATE LOT OWNERS SHALL BE SOUGHT.

SCHEDULE OF CATCHPIT

CATCHPIT NO.	TYPE	COVER LEVEL (mPD)	BTM. LEVEL (mPD)	INLET LEVEL (mPD)	OUTLET LEVEL (mPD)
CP1	1	+7.90	+7.07	+7.17	+7.07
CP2	2	+7.90	+6.57	+6.87	+6.87

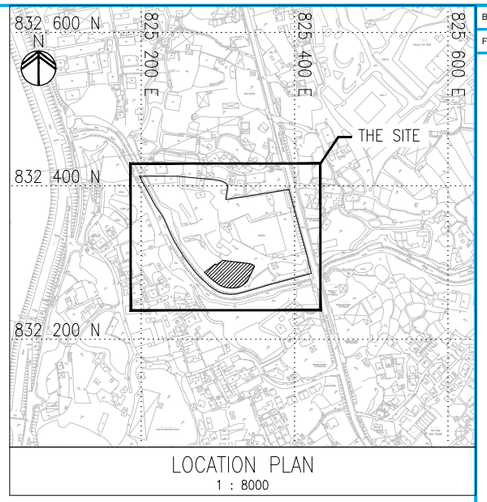


L = 600mm FOR H < 375mm
L = 400mm FOR H > 375mm

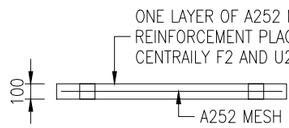


CAST IRON GRATING FOR U-CHANNELS

(REFERENCE : CEDD DWG. NO. C2412D)
N.T.S.

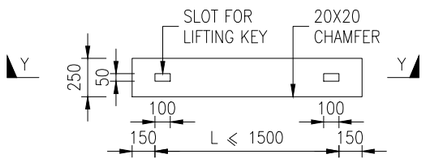


LOCATION PLAN
1 : 8000

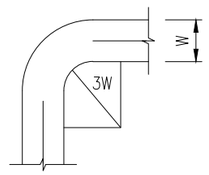


SECTION Y-Y
PRECAST CONCRETE COVERS FOR SAND TRAP AND CATCHPIT

(REFERENCE : CEDD DWG. NO. C2407B)
N.T.S.

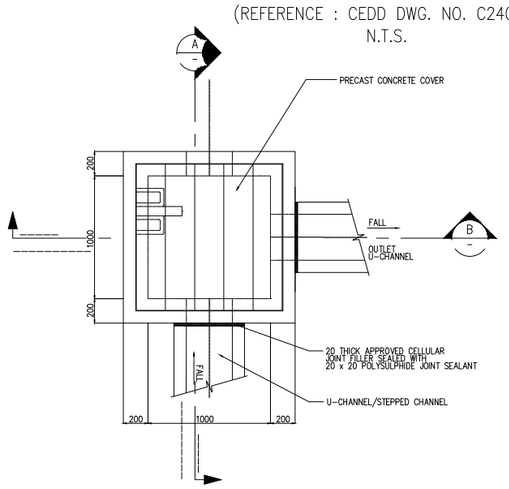


PLAN

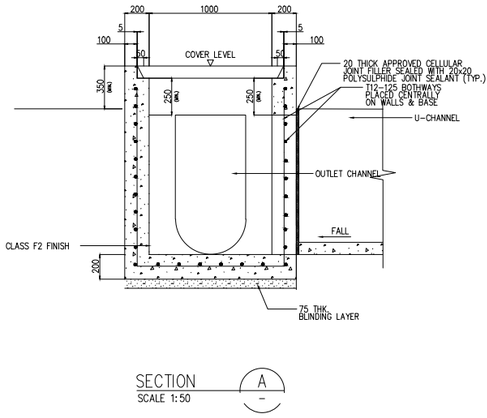


CHANNEL CHANGING DIRECTION THROUGH BENDS

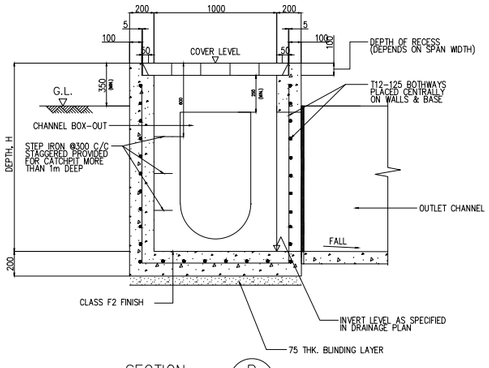
(REFERENCE : PAGE 100 GEOTECHNICAL MANUAL FOR SLOPES)
N.T.S.



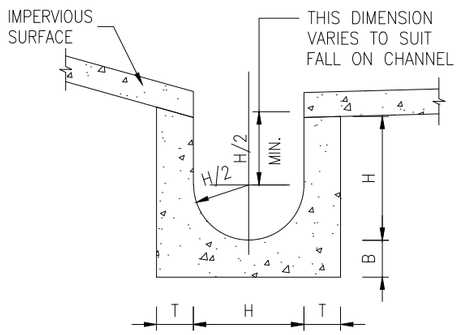
PLAN
CATCHPIT (TYPE 1)
N.T.S.



SECTION A
SCALE 1:50



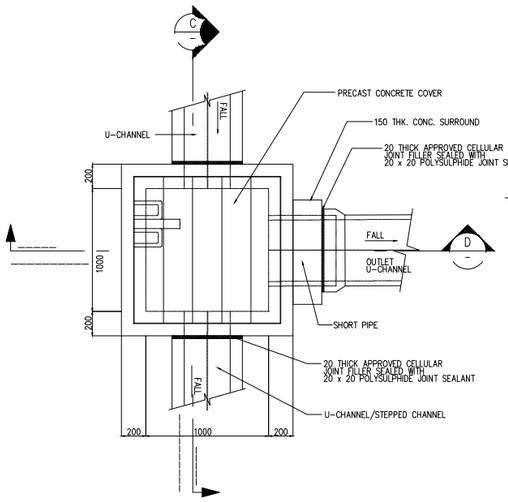
SECTION B
SCALE 1:50



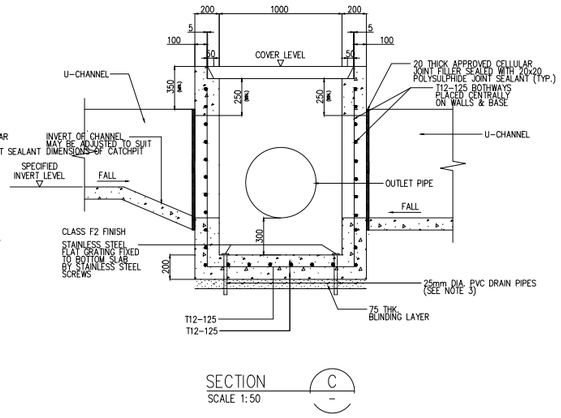
NOMINAL SIZE H	THICKNESS T	THICKNESS B
150	100	100
225-600	175	225
675-1200	175	225

DETAILS OF U-CHANNEL

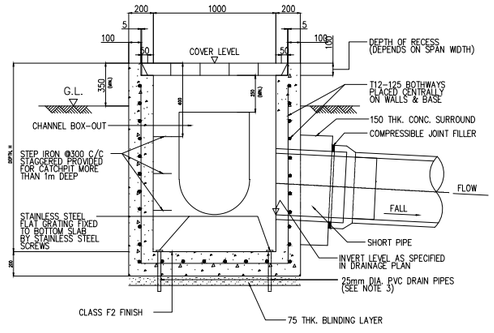
(REFERENCE : FIG. 8.11 OF GEOTECHNICAL MANUAL FOR SLOPES)
N.T.S.



PLAN
CATCHPIT (TYPE 2)
N.T.S.



SECTION C
SCALE 1:50



SECTION D
SCALE 1:50

B.D. REF.	
F.S.D. REF.	

REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED

SIGNATURE FOR SUBMISSION/ CONSTRUCTION

PROJECT NO:	24294		
DRAWN BY:	DC		04/25
DESIGNED BY:	SC		04/25
CHECKED BY:	RM		04/25
APPROVED BY:	VT		04/25
SCALE:	AS SHOWN (A3)		
CAD FILE:	WAC_23230_001_20230912_ray		

PROJECT:
DRAINAGE CONSULTANCY SERVICES FOR PLANNING APPLICATION NO. A_YL-KTS_1061

DRAWING TITLE:
DRAINAGE WORKS – GENERAL NOTES, DETAILS

DRAWING NO:	REV:
WAC/24294/C/DRA/001	–

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PLAN

SCALE 1:1000

B.D. REF.	
F.S.D. REF.	

REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED

SIGNATURE FOR SUBMISSION/ CONSTRUCTION

PROJECT NO:	24294		
DRAWN BY:	DC		04/25
DESIGNED BY:	SC		04/25
CHECKED BY:	RM		04/25
APPROVED BY:	VT		04/25
SCALE:	1:1000 (A3)		
CAD FILE:	WAC_23230_002_20231117		

PROJECT:

DRAINAGE CONSULTANCY SERVICES FOR PLANNING APPLICATION NO. A_YL-KTS_1061

DRAWING TITLE:

PROPOSED CATCHMENT AREA

DRAWING NO:	REV:
WAC/24294/C/DRA/002	–

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N

825 280 E | 825 290 E | 825 300 E | 825 310 E | 825 320 E | 825 330 E | 825 340 E | 825 350 E | 825 360 E

832 310 N | 832 300 N | 832 290 N | 832 280 N | 832 270 N | 832 260 N | 832 250 N

CHANNEL CHANGING DIRECTION THROUGH BENDS (R=3x600)

A 004

FALL

8000

600 UC WITH COVER (GRADIENT 1:100)

CP1 (TYPE 1)
G.L.: +7.90 mPD
A1: +7.17 mPD
X1: +7.07 mPD
B.L.: +7.07 mPD

600 UC (GRADIENT 1:100)

EXISTING FENCING

SITE OFFICE

300 UC WITH COVER (GRADIENT 1:100)

+7.90

3500

PRIVATE CAR PARKING SPACE FOR FREEZER VEHICLES

600 UC WITH COVER (GRADIENT 1:100)

SITE OFFICE

SITE OFFICE

B 004

CP2 (TYPE 2)
G.L.: +7.90 mPD
A1: +6.87 mPD
A2: +6.87 mPD
X1: +6.87 mPD
B.L.: +6.57 mPD

300 UC WITH COVER (GRADIENT 1:100)

600 D.I. PIPE
A1: +7.07 mPD
X1: +6.72 mPD

SITE OFFICE

PRIVATE CAR PARKING SPACE FOR FREEZER VEHICLES

C 004

CHANNEL CHANGING DIRECTION THROUGH BENDS (R=3x300)

CHANNEL CHANGING DIRECTION THROUGH BENDS (R=3x300)

LAYOUT PLAN
SCALE 1:250

B.D. REF.
F.S.D. REF.

LEGEND

- U-CHANNEL (GRADIENT 1 IN 100)
- CATCHPIT
- PRIVATE CAR PARKING SPACE FOR FREEZER VEHICLES
- SITE OFFICE

REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED

SIGNATURE FOR SUBMISSION/ CONSTRUCTION

PROJECT NO:	24294		
DRAWN BY:	DC		04/25
DESIGNED BY:	SC		04/25
CHECKED BY:	RM		04/25
APPROVED BY:	VT		04/25
SCALE:	1:250 (A3)		
CAD FILE:	WAC_23230_003_20250317		

PROJECT:
DRAINAGE CONSULTANCY SERVICES FOR PLANNING APPLICATION NO. A_YL-KTS_1061

DRAWING TITLE:
LAYOUT PLAN COMBINED WITH DRAINAGE PLAN

DRAWING NO: WAC/24294/C/DRA/003

REV: –

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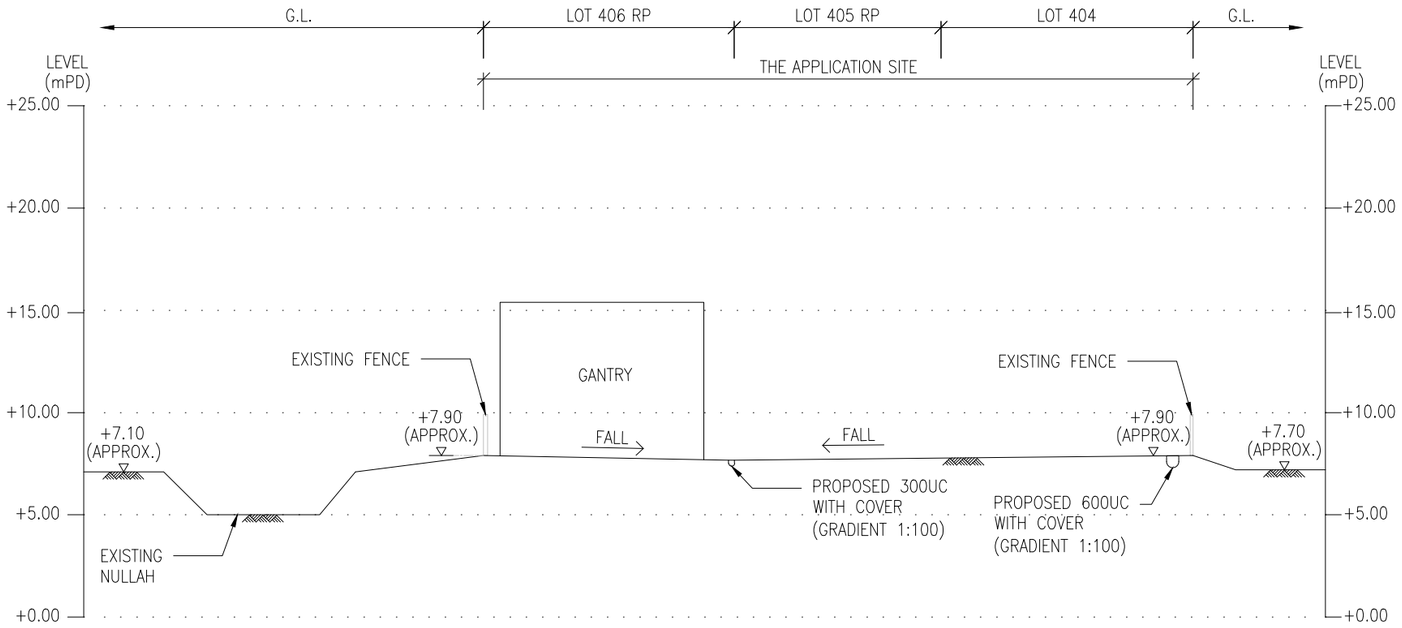
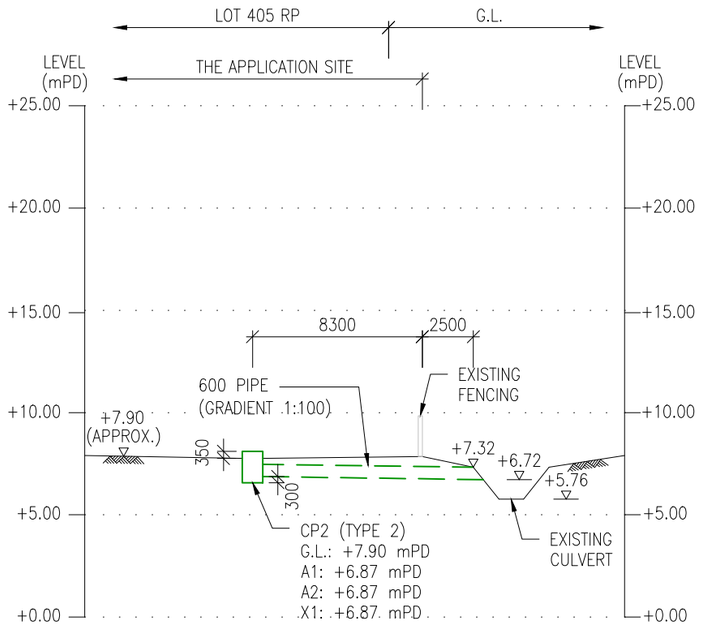
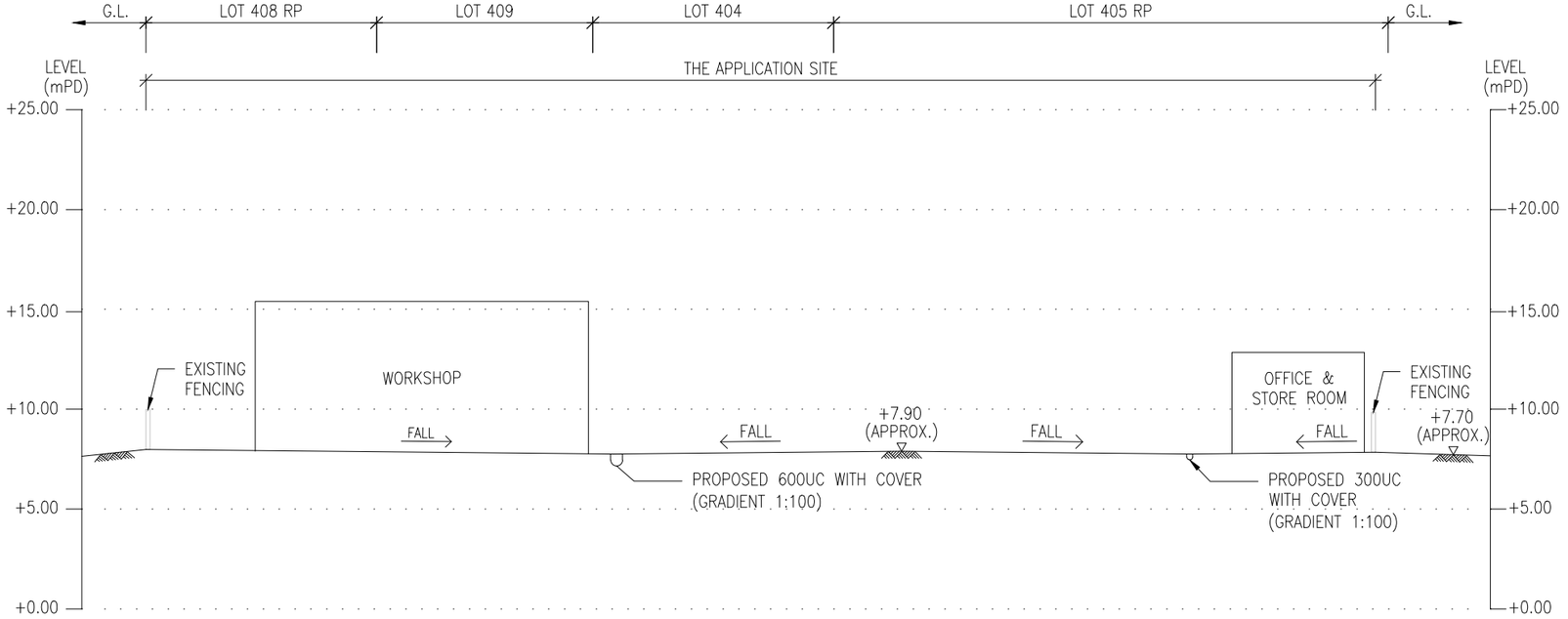


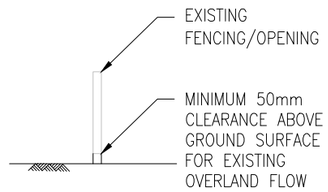
SECTION A–A
SCALE 1:300



SECTION C–C
SCALE 1:300



SECTION B–B
SCALE 1:300



TYPICAL DETAIL OF FENCING
N.T.S.

B.D. REF.	
F.S.D. REF.	

REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED

SIGNATURE FOR SUBMISSION/ CONSTRUCTION

PROJECT NO:	24294		
DRAWN BY:	DC		04/25
DESIGNED BY:	SC		04/25
CHECKED BY:	RM		04/25
APPROVED BY:	VT		04/25
SCALE:	1:300 (A3)		
CAD FILE:	WAC_23230_004_20230912_ray		

PROJECT:
DRAINAGE CONSULTANCY SERVICES FOR PLANNING APPLICATION NO. A_YL–KTS_1061

DRAWING TITLE:
SECTIONS

DRAWING NO: WAC/24294/C/DRA/004
REV: –

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APPENDIX D

Reply to Comment

Summary of Comments and Responses

Project:	Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Office for a Period of 3 Years in "Other Specified Uses" annotated "Rural Use" Zone, Lots 401 (Part), 404 (Part), 405RP (Part), 406RP, 408RP (Part), 409 and 410 (Part) in D.D. 106, Pat Heung, Yeun Long, New Territories	Contract No.:	P24294 (Our Ref)

Submission Reviewed:	Comments on the Detail Design Report	Date: 13 March 2025

Item and reference	Comments	Wing's Response
a.	The application site is in the vicinity of an existing streamcourse. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction.	Noted, all proposed development has been setback 3m to ensure suffcient buffer is retained for future maintenance of the existing stream course. Layout have been revised
b.	No land filling works will be carried out under this application is noted.	Noted.
c.	Please show the C.L. and I.L. of the starting points of the drainage channels.	The C.L. and I.L. of the starting points of the channels are added in drawing WAC/24294/C/DRA/003.
d.	Please show the connection details at discharge point and indicate all C.L., L.L. and catchpit/watercourse bottom level in the drawing.	Please refer cross section C in WAC/24294/C/DRA/004 for the connection details of pipe with existing culvert at discharge point. The C.L., I.L. and bottom level are indicated in drawing WAC/24294/C/DRA/001.
e.	Colour photos to indicate the current conditions of the existing drainage facilities at proposed discharge point should be included in the submission. The photos taken locations and angles should be shown on the layout plan.	The photos depicting the current conditions of the existing drainage facilities at the proposed discharge point have been updated in the layout included in this submission. The locations and angles from which the photos were taken have also been revised on the layout plan.

Item and reference	Comments	Wing's Response
f.	Where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted. Where walls or hoarding are erected along the site boundary, adequate openings will be provided to intercept the existing overland flow passing through the site.
g.	Cross sections A, B and C showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas are missing from the submission.	Cross sections A, B and C can be found in drawing no. WAC/24294/C/DRA/003.
h.	Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.	Standard details of proposed u-channel and the catchpit/sand trap can be found in drawing no. WAC/24294/C/DRA/001.
i.	The existing natural stream, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. In the case that it is a local village drains, DO/YL should be consulted.	Noted. The owner of the existing drainage facilities shall be identified and consulted prior to the proposed works.
j.	The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/ channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the applicant site.	Noted. LandsD's permission shall be sought before the commencement of any drainage works in other private lots or on Government land outside the applicant site.