

Total: 12 pages

Date: 8 May 2025

TPB Ref.: A/YL-KTS/1062

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 Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories

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

Transport Department's comments	Applicant's response
1. Please provide the trip generation and attraction due to the development and assess the traffic impact to Kam Tin Road and the local access;	Noted. Please see the trip generation and attraction in Annex 1. In view of that the increase of traffic due to the operation of the proposed development is minimal especially that the proposed development is not significant in size, the impact to Kam Tin Road and the local access would be minimal.
2. Please demonstrate the smooth manoeuvring of vehicles to / from Kam Tin Road , along the local access and within the site;	Noted. Please see attached swept path analysis.

Our response to the comments of the Agriculture, Fisheries and Conservation Department is as follows:

Agriculture, Fisheries and Conservation Department's comments	Applicant's response
There is a watercourse located to the south of the subject site. Please clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling	Sand bags would be placed along the southern site boundary to avoid disturbance to the watercourse nearby during land filling.

Our response to the comments of the CE/MN, DSD is as follows:

CE/MN, DSD's comments	Applicant's response
<ol style="list-style-type: none"> 1. the Site is in the vicinity of an existing channel/streamcourse. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the channel/streamcourse. All the proposed works in the vicinity of the channel/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 his satisfaction; 2. land filling works will be carried out under the application. The applicant is advised to ensure that the overland flow and drains from the adjacent lands should not be affected; 3. please show the proposed drainage facilities, including gradients, C.L., I.L. and the dimension details etc., on the drainage plan; 4. please show the connection details at discharge point and indicate all C.L., I.L. and catchpit/watercourse bottom level in the drawing; 5. colour photos to indicate the current conditions of the existing drainage facilities should be included in the submission. The photos taken locations and angles should be shown on the layout plan; 6. 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; 7. cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given; 8. standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap; 	<p>The applicant would place all the proposed works 3m away from the top of the bank of the channel/streamcourse. All the proposed works in the vicinity of the channel/streamcourse would 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 his satisfaction</p> <p>Noted.</p> <p>Noted. Please see the updated drainage plan.</p> <p>Noted. Please see the drawing in the attachment.</p> <p>Noted. Please see the Annex 2 in the attachment. The photo viewpoint is shown in the updated drainage plan.</p> <p>100mm opening will be provided at the toe of the site hoarding which is corrugated metal sheets.</p> <p>Noted. Please see the updated drainage plan in the attachment.</p> <p>Please see attached drawing.</p>

9. the natural stream of the proposed discharge point is not maintained by his Department, consent from the concerned departments/maintenance parties/owners should be obtained for the proposed connections to their drainage system; and	Noted.
10. the applicant shall resolve any conflict/disagreement with the 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 Site;	Noted.

Should you have any questions, please feel free to contact the undersigned at 5114 9258.

Yours faithfully,



Patrick Tsui

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

Annex 1 Estimated Trip Generation and Attraction of the Proposed Development

- 1.1 There will be 3 loading/unloading bay for light goods vehicle. No medium goods vehicle, heavy goods vehicle, container trailer/tractor will access the site. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Light goods vehicle	0.45	0.45	3	1.5

Note:

1. The operation hours of the proposed development is from 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be carried out on Sundays and public holidays.
2. The pcu of light goods vehicle is taken as 1.5; &
3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

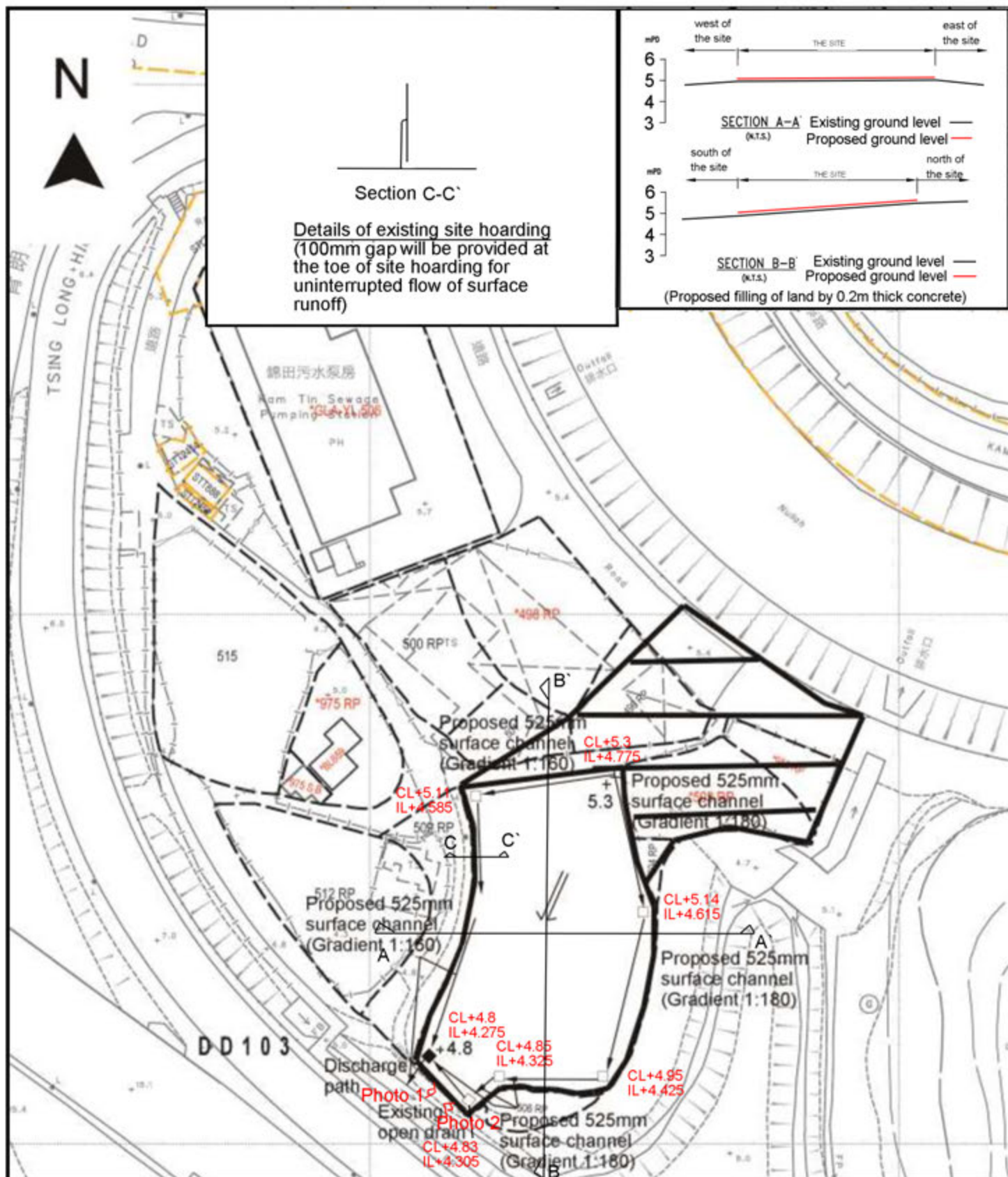
Annex 2 Colour photo of current conditions of the existing drainage facilities to the south of the Application Site

Photo 1



Photo 2





Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land at Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

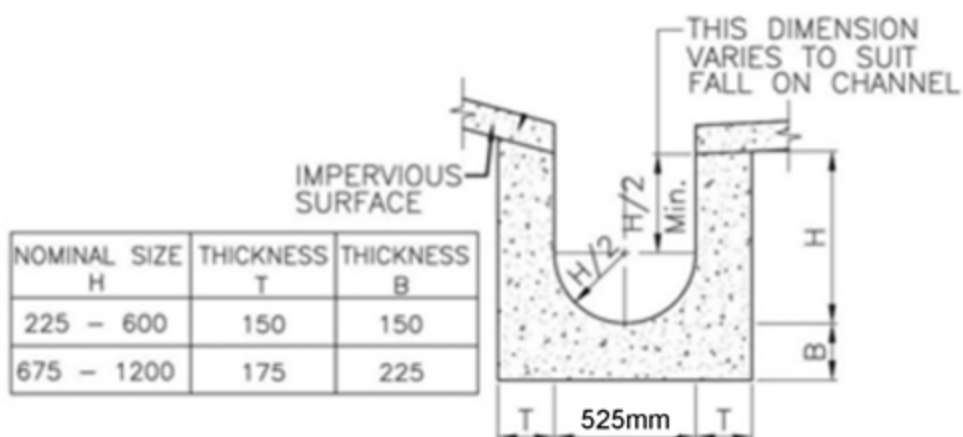
Figure 4

Remarks 備註:

- Proposed catchpit
- Proposed catchpit with Sand trap
- ⇐ Flow of surface runoff
- +5.3 Level (in mPD)
- External catchment

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 Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land at Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories

Drawing Title 圖目:

Details of Proposed Surface U-channel

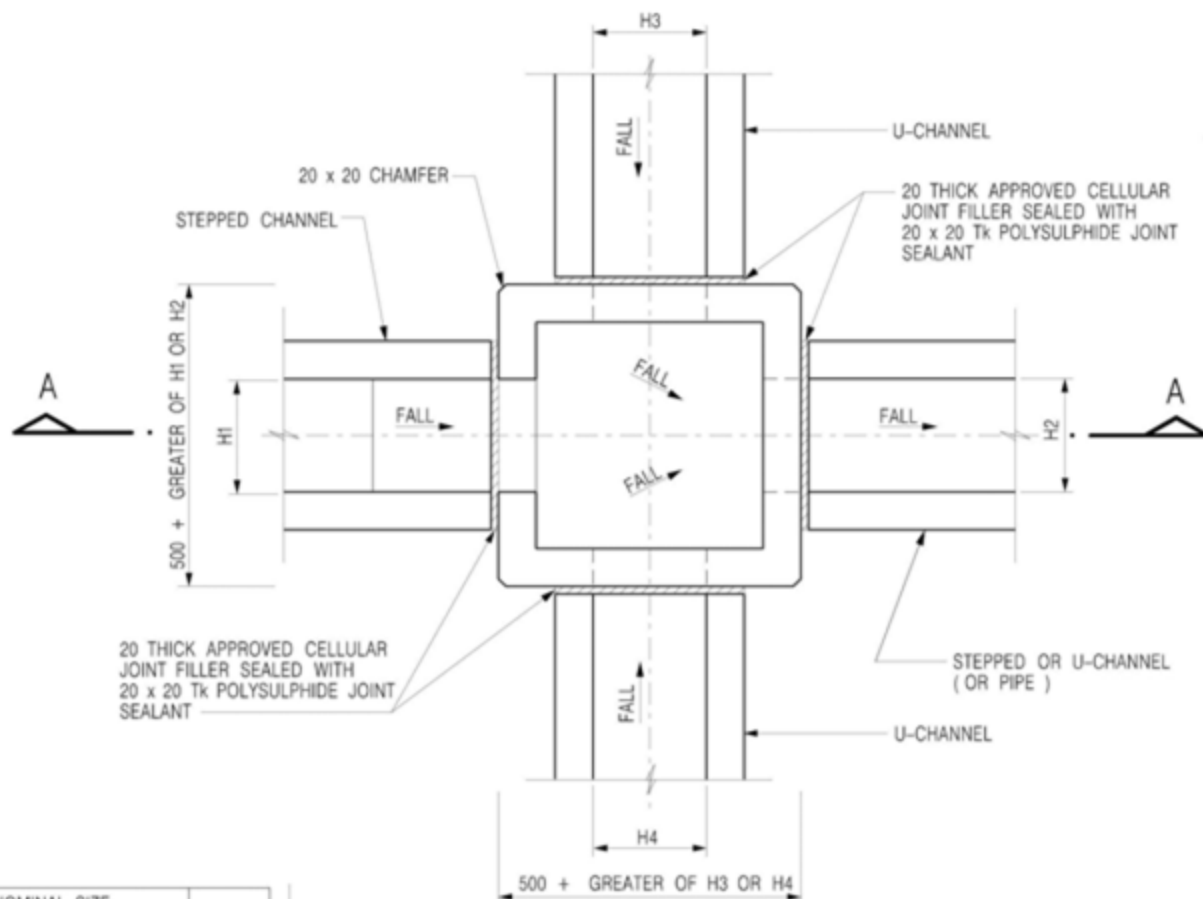
Drawing No. 圖號:

Figure 5

Remarks 備註:

Scale 比例:

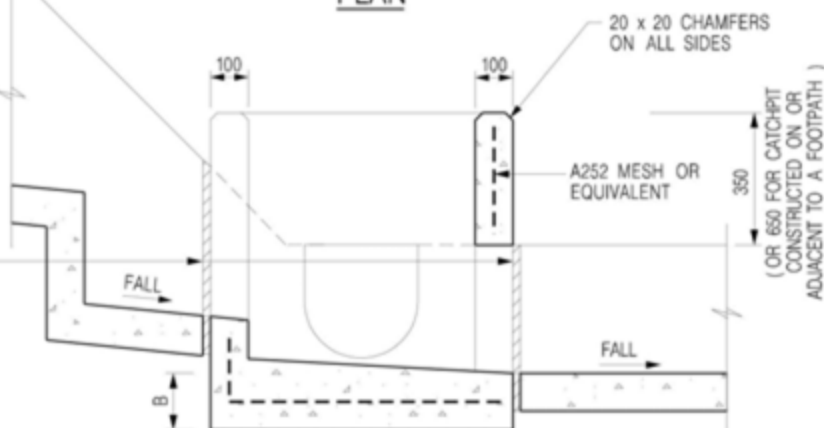
Not to scale



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 Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land at Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories

Drawing Title 圖目:

The Details of the Proposed Catchpit

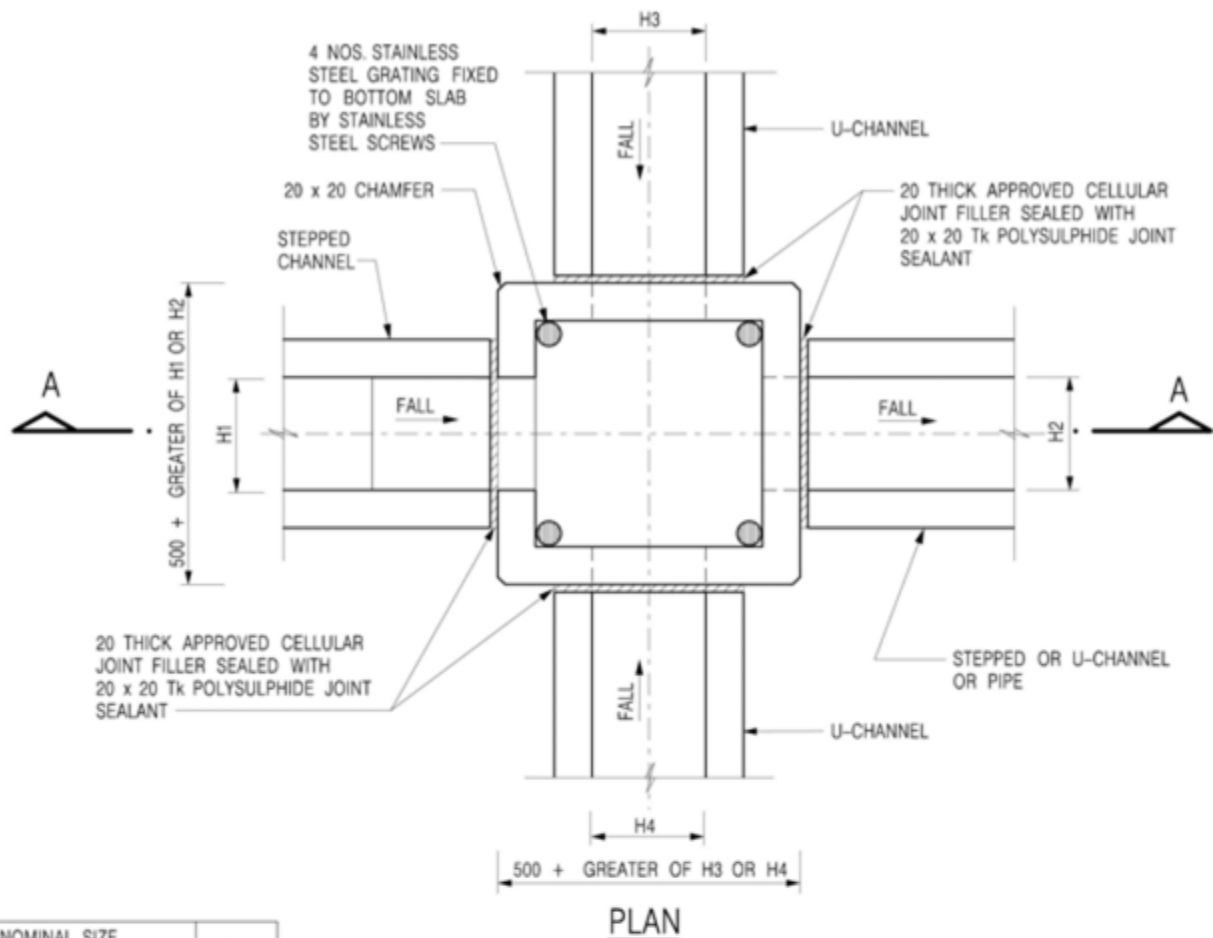
Remarks 備註:

Drawing No. 圖號:

Figure 6

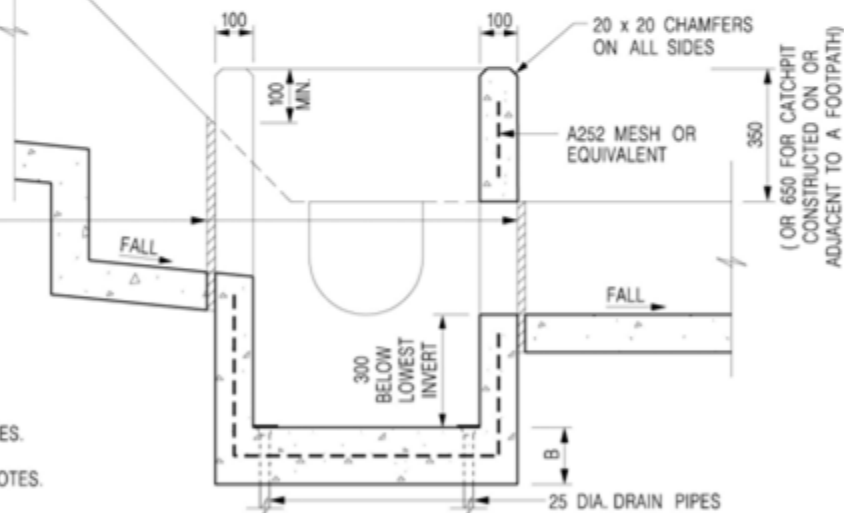
Scale 比例:

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.

SECTION A - A

Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land at Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories

Drawing Title 圖名:

The Details of Catchpit with Desilting Function

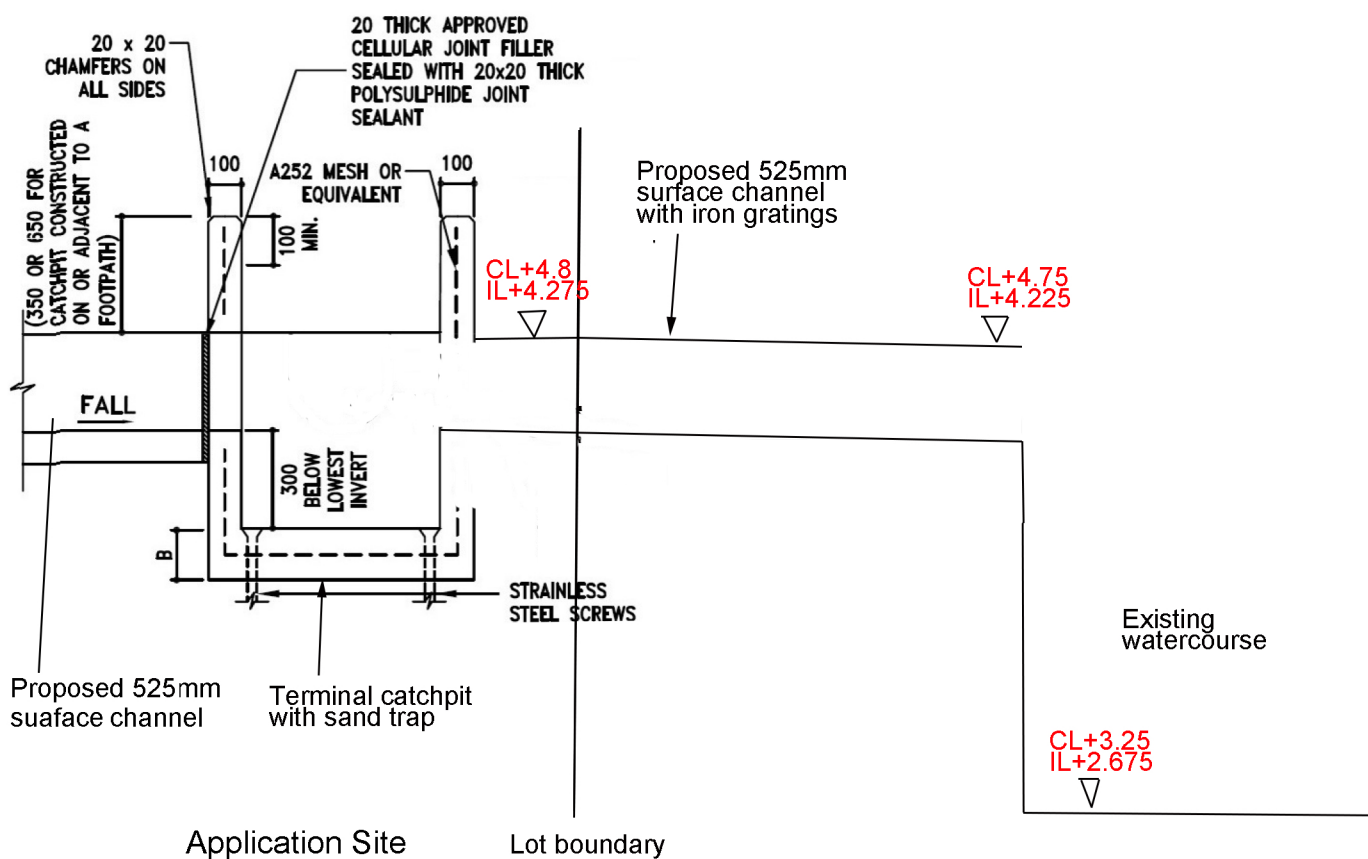
Drawing No. 圖號:

Figure 7

Remarks 備註:

Scale 比例:

Not to scale



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land at Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories

Drawing Title 圖目:

Connection Details of Proposed 525mm Surface Channel to Existing Watercourse

Drawing No. 圖號:

Figure 10

Remarks 備註:

Scale 比例:

Not to scale