規劃署

粉嶺、上水及元朗東規劃處 新界毫灣省山公路 388 號 中染大廈 22 樓 2202 室



P.001/002 Appendix I Planning Department

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

| 來函檔號  | Your Reference : | DD113 Lot 1023 S.A & VI |
|-------|------------------|-------------------------|
| 本著檔號  | Our Reference :  | TPB/A/YL-KTS/940        |
| 靄話號碼  | Tel. No. :       | 3168 4043/ 3168 4048    |
| 傳真機號碼 | Fax No. :        | 3168 4074/ 3168 4075    |



Dear Sir/Madam,

28 October 2024

## Submission for Compliance with Approval Condition

### (d) - The Submission of a Revised Drainage Proposal

## Proposed Temporary Animal Boarding Establishment for a Pcriod of 5 Years and Filling of Land in "Agriculture" Zonc, Lots 1023 S.A, <u>1023 RP, 1024 S.A and 1024 RP in D.D. 113, Ho Pui, Kam Tin, Yuen Long</u> (Application No. A/YL-KTS/940)

I refer to your submission for compliance dated 28.8.2024 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.
- □ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it <u>has not been fully complied with</u>. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- □ Not acceptable. The captioned condition <u>has not been complied with</u>. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Kenneth CHAN (Tcl: 2300 1259) of the Drainage Services Department directly.

Yours faithfully,

(Alexander MAK) District Planning Officer/ Fanling, Sheung Shui & Yuen Long East Planning Department - 2

#### <u>c.c.</u> CE/MN, DSD

## (Attn.: Mr. Kenneth CHAN)

Internal CTP/TPB

AM/GL/YM/ms

#### Appendix

# Comments of the Chief Engineer/Mainland North, Drainage Services Department:

The applicant is reminded to implement the drainage facilities on site in accordance with the agreed drainage proposal. The applicant is required to maintain all the drainage facilities in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.



Our Ref.: DD113 Lot 1023 S.A & VL Your Ref.: TPB/A/YL-KTS/940

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

By Email 28 August 2024

Dear Sir,

#### Compliance with Approval Condition (d)

## Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lots 1023 S.A, <u>1023 RP, 1024 S.A and 1024 RP in D.D. 113, Ho Pui, Kam Tin, Yuen Long, New Territories</u>

#### (S.16 Planning Application No. A/YL-KTS/940)

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 & 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 the Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD); and the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office (AMO)

| Comr   | Comments of CE/MN, DSD                        |  |  |  |  |  |  |  |  |
|--|---|--|--|--|--|--|--|--|--|
| (Contact Person: Mr. Kenneth CHAN; Tel: 2300 1259) |   |  |  |  |  |  |  |  |  |
| (a)  | The proposed 150mm downpipe cannot            | Noted. Please note that 300SC is adopted |  |  |  |  |  |  |  |
|  | cater for the stormwater discharged from the  | in the revised proposal (Appendix II).   |  |  |  |  |  |  |  |
|  | proposed development. Please revise.          |  |  |  |  |  |  |  |  |
|  |   |  |  |  |  |  |  |  |  |
| (b)  | The velocity of 9.336 m/s for stormwater      | Noted. Please note that 300SC is adopted |  |  |  |  |  |  |  |
|  | flow in drain pipe is not acceptable.         | in the revised proposal (Appendix II).   |  |  |  |  |  |  |  |
|  |   |  |  |  |  |  |  |  |  |
| (c)  | Please also check the velocity of the         | Noted. Please confirm that velocity      |  |  |  |  |  |  |  |
|  | proposed 300 concrete between CP4 and         | checking is provided (Appendix II).      |  |  |  |  |  |  |  |
|  | CP8 for our consideration.                    |  |  |  |  |  |  |  |  |
|  |   |  |  |  |  |  |  |  |  |
| Comments of AMO                                    |   |  |  |  |  |  |  |  |  |
| (Cont  | act Person: Ms. Kelly LAU; Tel: 2208 4462)    |  |  |  |  |  |  |  |  |
| (a)  | The applicant is required to inform AMO       | Noted.                                   |  |  |  |  |  |  |  |
|  | (Ringo NG, tel: 2208 4432 and email:          |  |  |  |  |  |  |  |  |
|  | king@amo.gov.hk) immediately when any         |  |  |  |  |  |  |  |  |
|  | antiquities or supposed antiquities under the |  |  |  |  |  |  |  |  |
|  | Antiquities and Monuments Ordinance (Cap.     |  |  |  |  |  |  |  |  |
|  | 53) are discovered in the course of works.    |  |  |  |  |  |  |  |  |
|  |   |  |  |  |  |  |  |  |  |

LEGEND Proposed 300UC (1:75) with (a) Start Point Ramp Cast Iron cover CL=+18.50 IL=+18.15 S -Photo Proposed 300SC Existing 600UC showing (c) Proposed 300(1:60) existine concrete pipe 600UC П Proposed Catchpit Z CP6 +18.50 Proposed Formation Level CP8 CL=+18.50 CL=+18.50 13.0 +18.20 Existing Ground Level + IL=+16.85 || = +17.90llah Company: **⊕**+18.40 CP7 正宏工程顧問公司 ПЬ **約昭** CL=+18.50 CP5< Ching Wan Engineering IL=+17.96 CL=+18.50 ア **Consultants Company** \_20m (a) =+17.88 + 18.2 + +<sup>+18.20</sup> CP4(with (a) PROJECT: 17.3 Proposed Temporary desilting facility) CL=+18.50 Animial Boarding (a) L=+17.20 Establishment for a Period of 5 Years and CP Filling of Land at Lots (a) ·CP9 (refer CL=+18.50 CL=+18.50 1023 S.A., 1023 RP, **+**+18.50 connectior 7.40 IL=+17.55 1024 S.A. and 1024 (a) details) RP in D.D.113, Ho Pui, CL=+14.65 Kam Tin, Yuen Long IL=+14.30 (A/YL-KTS/940) CP<sub>2</sub> + 14.5 CL=+18.50 CP11 **⊕**+14.50 IL=+17.60 CL=+18.50 ~ 露天貨倉 IL=+17.60 Open Storage (a) FALL TITLE: **Drainage** Proposal NOTE: 1. Existing 600UC shall be made by removal of + 18.2 File: DWG NO. debris and vegetation upon completion of the **⊕**+18.20 drainage system up to DSD's satisfactory. +18.50 2. Catchpit (CP4) with desilting facility shall 7.95 Proposed 300SC follow CEDD standard drawing No. C2406I, Trim existing 600UC Trim existing 600UC Scale: which act as silt trap. oposed Connection Catchpit Catchpit and UC follows Typical Details of KTS940-D01 Grout All Around Provided Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively. Stepped channel shall follow Typical Details of Geotechnical Manual Start Point Existing 600UC Existing 600UC CL=+18.50 Date: 28-8-2024 IL=+18.15 for Slope Fig.8.8. 4. All UCs are covered by cast iron CONNECTION DETAILS **+**+18.60

Appendix I





| Site Area        |                |         | =      | 1608      | m2      | С                   | =         | 0.95        | (P.42 of Stormwater Drainage |
|------------------|----------------|---------|--------|-----------|---------|---------------------|-----------|-------------|------------------------------|
| Outside Catchm   | nent Area      |         | =      | 480       | m2      | С                   | =         | 0.25        | Manual)                      |
| Calculation of H | Runoff from th | ne Prop | osed I | Developme | nt,     |                     |           |             |                              |
|                  |                | Q       | =      | 0.278 C i | А       |                     |           |             |                              |
| Site Area        |                |         | =      | 0.001608  |         | km <sup>2</sup>     |           |             |                              |
| Outside Catchm   | ient Area      |         | =      | 0.00048   |         | km <sup>2</sup>     |           |             |                              |
|                  | take           | i       | =      | 250       |         | mm/hr               |           |             |                              |
|                  | Therefore,     | Q       | =      | 0.278*0.9 | 5*250*0 | .001608+0.278       | *0.25*250 | )*0.00048   |                              |
|                  |                |         | =      | 0.115     |         | m <sup>3</sup> /sec |           |             |                              |
|                  |                |         | =      | 6870      |         | lit/min             | (for unde | erground p  | ipe design)                  |
| For UC design    | x1.1           |         | =      | 7634      | _       | lit/min             | (10% rec  | luction all | owance Section 9.3 SDM2018)  |





| Check 300mm dia. Pipes by Colebrook-White Equation |  |   |
|--|--|---|
| $V = -\sqrt{(8gDs)}$                               | $\log(\frac{ks}{3.7D} + \frac{2.5}{D\sqrt{2}})$  | $\frac{1}{gDs}$ )   |
| where :<br>V<br>g<br>D<br>ks<br>v<br>s             | =mean velocity (m/s)=9.81m/s2gravitational accelerati=0.3minternal pipe diameter=0.00015mhydraulic pipeline roug=1.14E-06m2/skinematic viscosity of=0.01hydraulic gradient | on (m/s2)<br>(m)<br>ghness (m) (Table 5, from DSD Sewerage Manual, concrete pipe)<br>fluid (m2/s) |
| Therefore, design V of pipe capacity               | = 1.8236 m/s <3  | OK  |
| 0.9*VA   | = 0.9*1.8236*3.14*0.15*.15<br>= 0.116014 m3/s<br>= 6960.835 lit/min<br>> 6870 lit/min  | (0.9 factor is adopted for sedimentation)<br>OK   |



圖像拍攝日期:2023年8月 © 2024 Google







# 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.
- 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 ¢ 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. R         | EVISION SIGNATURE DATE                          |  |  |  |  |
| CATCHPIT WITH TRAP | CI<br>CEDD DEV | CIVIL ENGINEERING AND<br>DEVELOPMENT DEPARTMENT |  |  |  |  |
| (SHEET 2 OF 2)     | SCALE 1:20     | DRAWING NO.                                     |  |  |  |  |
|                    | DATE JAN 19    | 91 02400 / 2                                    |  |  |  |  |
| 卓越工程 建設香港          | We Enginee     | r Hong Kong's Development                       |  |  |  |  |



Figure 8.10 - Typical Details of Catchpits



Figure 8.11 - Typical U-channel Details



Figure 8.8 - Typical Details of Stepped Channel



Photo 1

