☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Ying Yeung MO/PLAND

寄件者: [redacted]
寄件日期: 2024年03月22日星期五 17:23
收件者: tpbpd/PLAND
副本: Christopher Yiu Fai PANG/PLAND; Ying Yeung MO/PLAND; [redacted]
主旨: [FI] S.16 Application No. A/YL-PH/974 - FI to address departmental comments
附件: FI3 for A_YL-PH_974 (20240322).pdf

類別: Internet Email

Dear Sir,

Attached herewith the FI to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

[redacted]
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[redacted]

R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref.: DD108 Lot 55
Your Ref.: TPB/A/YL-PH/974

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

By Email

22 March 2024

Dear Sir,

3rd Further Information

Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Residential (Group D)" Zone, Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-PH/974)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

[redacted]

cc DPO/FSYLE, PlanD (Attn.: Mr. Christopher PANG email: cyfpang@pland.gov.hk)
(Attn.: Mr. Y. Y. MO email: yymo@pland.gov.hk)

[redacted]

Responses-to-Comments

Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Residential (Group D)" Zone, Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories

(Application No. A/YL-PH/974)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Chief Engineer/Mainland, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Terence TANG; Tel: 2300 1257)		
(a)	Fig. 2: Please clarify the western and eastern side of site of area A and B to avoid confusion.	Start Point -> CP1 -> CP8 is proposed drainage system at eastern side of site collect surface runoff from area A. Start Point -> CP6 -> CP8 is proposed drainage system at western side of site collect surface runoff from area B.
(b)	Runoff coefficient for the application site 0.25 appears underestimated. The land surface appears not a grassland and it's compacted already. Please adopt a higher runoff coefficient and upgrade the drains size accordingly.	Runoff coefficient is revised to 0.4, which is heavy soil with steep grass land.
(c)	Plan 4: The 25m and 3m setback ratio is obviously not correct. Please revise.	It is revised accordingly.
(d)	Photo 13: The stock should not be placed adjacent to the existing watercourse within 3 m distance. Please retake photo for record.	Photos were retaken for your reference.
(e)	Fig. 1: The invert level should be kept in 2 decimal places only for practical purpose.	It is revised accordingly.
(f)	Please clarify indicate on offset line presenting in different colour from the watercourse in all figures/drawings. All	Scale bars are provided in figure and the drawing are on scale.

	figures/drawings should be on scale and scale bar should be provided.	
(g)	The "min. 3m" on plan was blocked by the thick red dotted line, please revise.	It is revised accordingly.

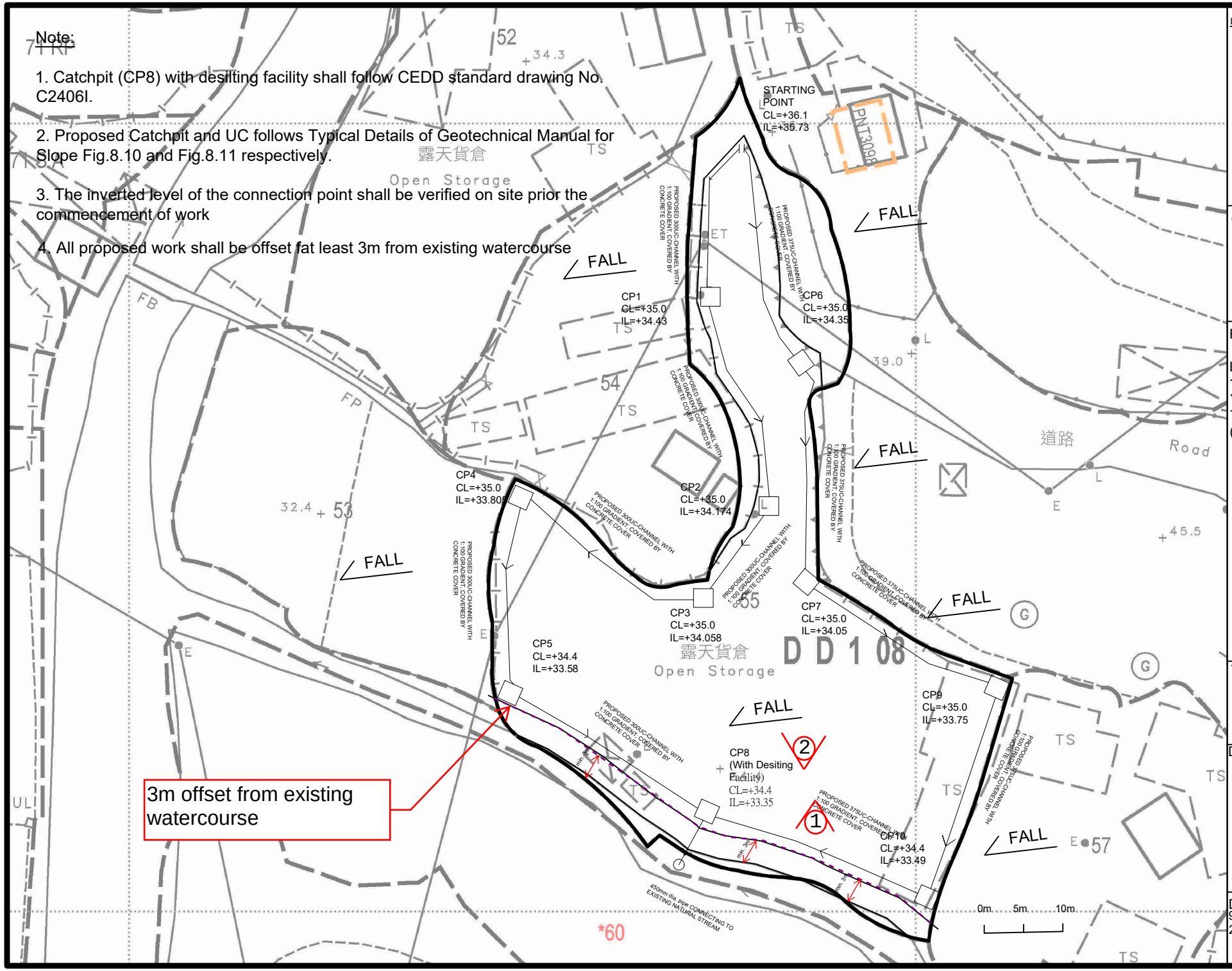
Note:

1. Catchpit (CP8) with desilting facility shall follow CEDD standard drawing No. C2406I.

2. Proposed Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

3. The inverted level of the connection point shall be verified on site prior the commencement of work

4. All proposed work shall be offset fat least 3m from existing watercourse



Legend:

- Proposed UC (Gradient) with cast iron cover
- Existing Drain
- Proposed Catchpit

Company:

Project:

LOT 55 (PART) IN D.D. 108, PAT HEUNG, YUEN LONG, NEW TERRITORIES (Drainage Proposal)

Title:

Drainage layout

Dwg No:

Fig.1

File:

Date:
9 March 2024

Annex I

PHOTO1: EXISTING WATERCOURSE CONDITION

PHOTO 2: SITE CONDITION

PHOTO3: AERIAL PHOTO of EXISTING WATERCOURSE CONDITION

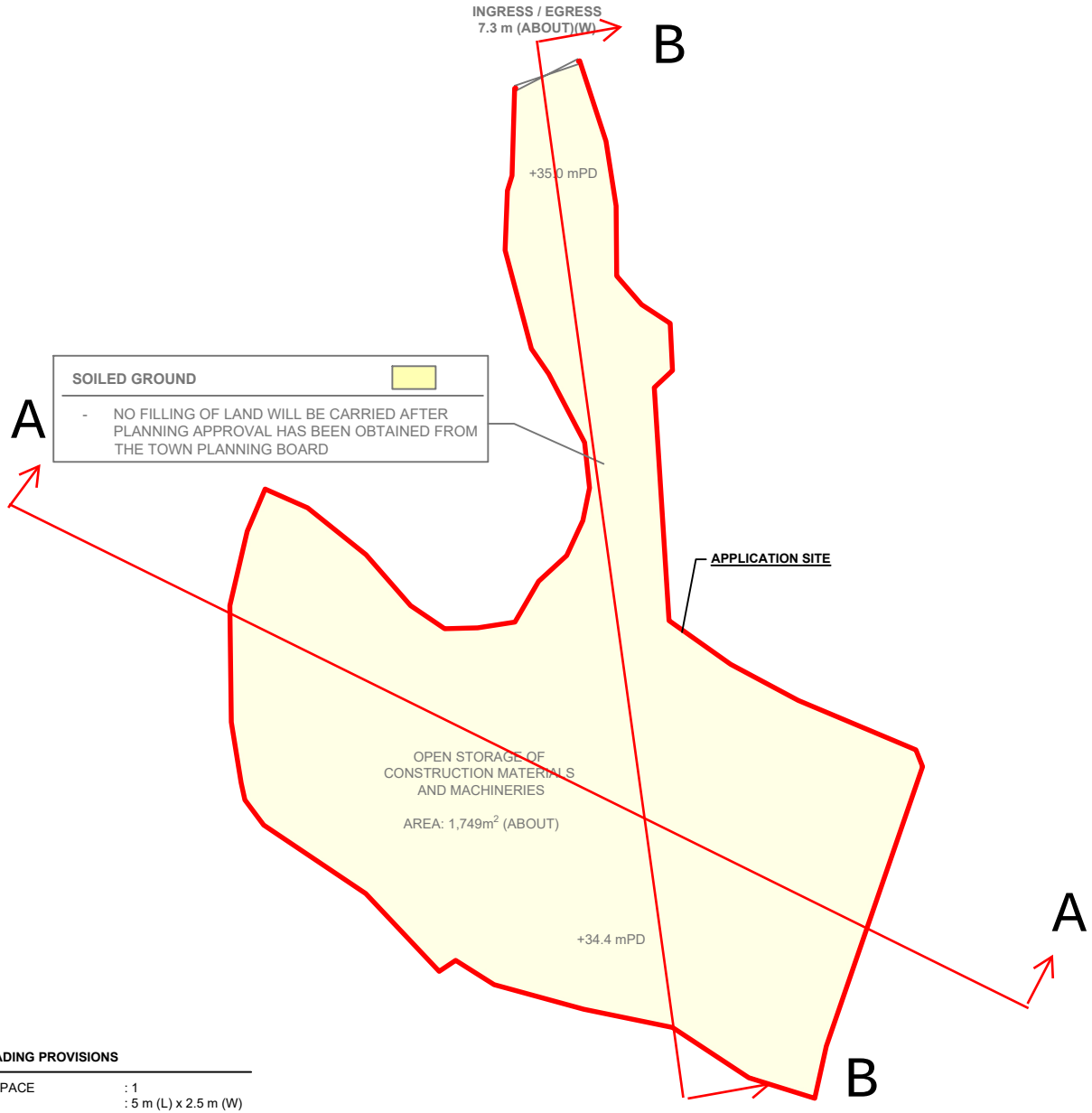
PHOTO4: Proposed site beside existing stream (offset 3m frm existing stream is clear)

PHOTO5: Proposed site beside existing stream (offset 3m frm existing stream is clear)

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,650 m^2	(ABOUT)
GROUND SURFACE	: SOILED GROUND	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE WASHROOM METER ROOM	108m^2 (ABOUT)	216m^2 (ABOUT)	7m (ABOUT)(2-STOREY)
	TOTAL	**108m^2 (ABOUT)**	**216m^2 (ABOUT)**	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

- APPLICATION SITE
- INGRESS / EGRESS

NORTH
W E
S

PLANNING CONSULTANT
R-Riches Property Consultants Ltd.

PROJECT
TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

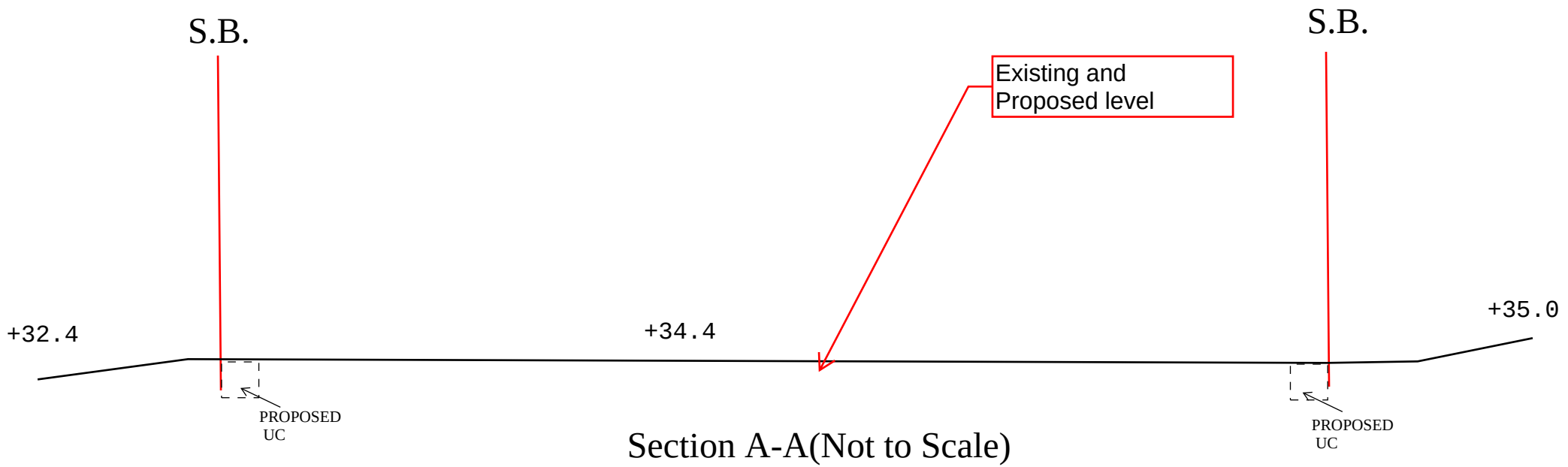
SITE LOCATION
LOT 55 (PART) IN D.D. 108, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 700 @ A4

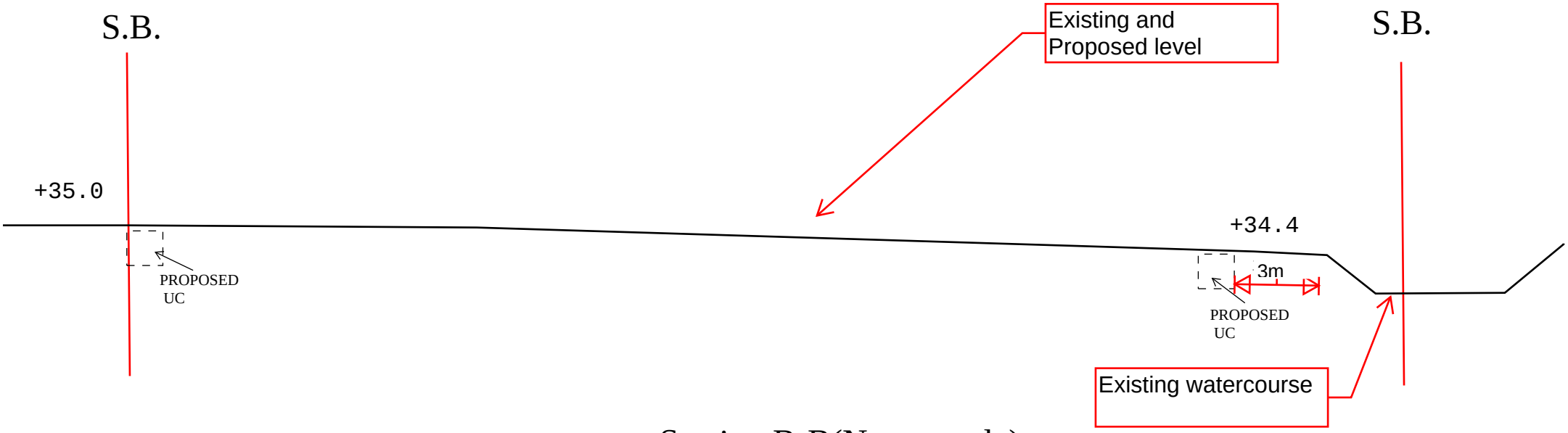
DRAWN BY	DATE
OL	15.6.2023
REVISED BY	DATE
LT	11.10.2023
APPROVED BY	DATE

DWG. TITLE
LAND STATUS OF THE SITE (2/2)

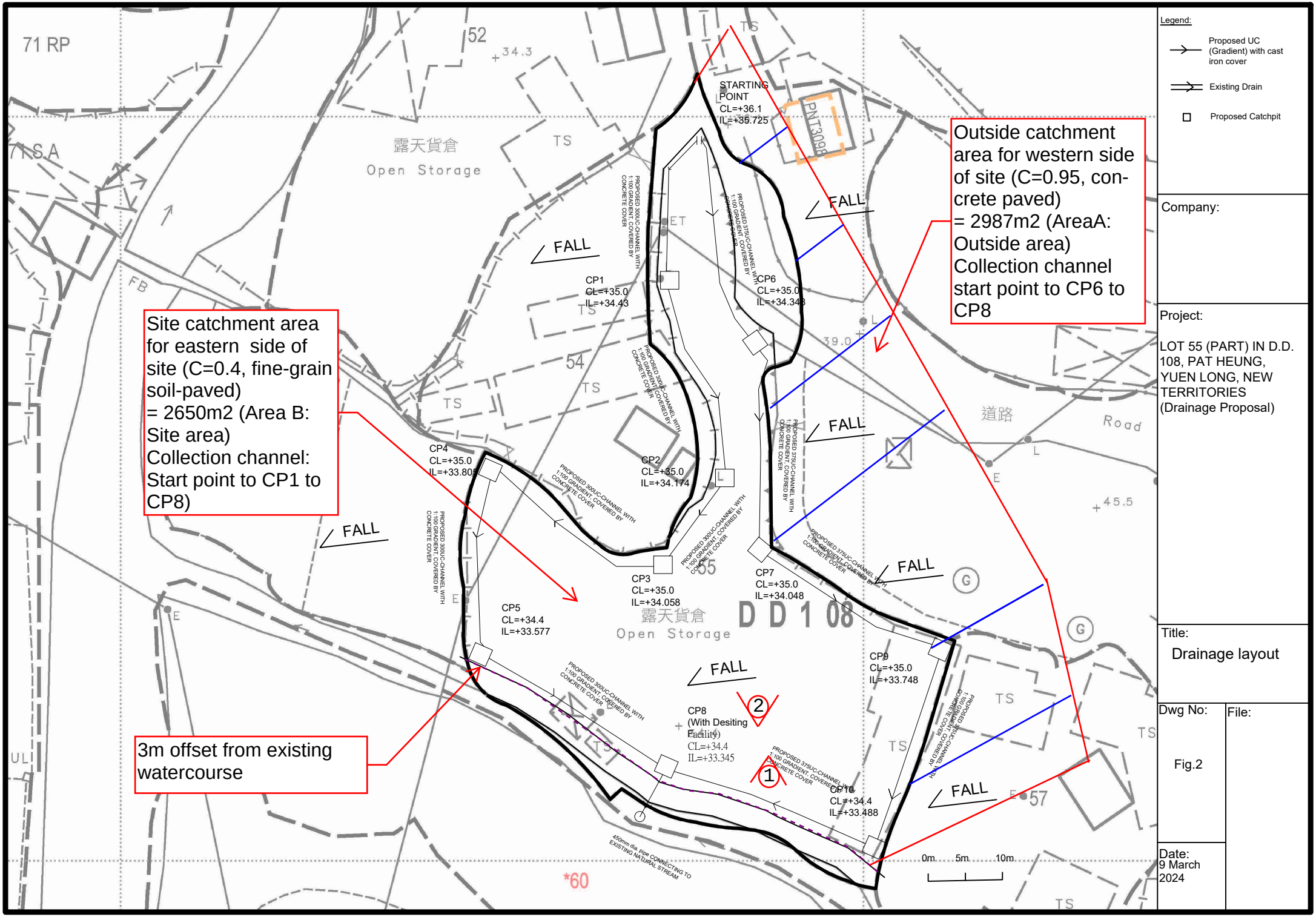
DWG NO.	VER.
PLAN 1	001



Section A-A(Not to Scale)



Section B-B(Not to scale)


Site catchment area for eastern side of site (C=0.4, fine-grain soil-paved)
= 2650m2 (Area B: Site area)
Collection channel: Start point to CP1 to CP8)
Outside catchment area for western side of site (C=0.95, concrete paved)
= 2987m2 (AreaA: Outside area)
Collection channel start point to CP6 to CP8
3m offset from existing watercourse
STARTING POINT
CL=+36.1
IL=+35.725
CP1
CL=+35.0
IL=+34.43
CP2
CL=+35.0
IL=+34.174
CP3
CL=+35.0
IL=+34.058
CP4
CL=+35.0
IL=+33.805
CP5
CL=+34.4
IL=+33.577
CP6
CL=+35.0
IL=+34.348
CP7
CL=+35.0
IL=+34.048
CP8
(With Desiting Facility)
CL=+34.4
IL=+33.345
CP9
CL=+35.0
IL=+33.748
CP10
CL=+34.4
IL=+33.488
FALL
露天貨倉
Open Storage
道路
Road
D D 1 08
0m 5m 10m
Legend:
Proposed UC (Gradient) with cast iron cover
Existing Drain
Proposed Catchpit
Company:
Project:
LOT 55 (PART) IN D.D. 108, PAT HEUNG, YUEN LONG, NEW TERRITORIES (Drainage Proposal)
Title:
Drainage layout
Dwg No:
Fig.2
File:
Date:
9 March 2024

Company:
Project :

Date:

Calculation for channels:

Catchment Area of site

Area A	=	2987	m^2							
	=	0.002987	km^2							
Peak runoff in m^3/s	=	0.278	x	0.95	x	250	mm/hr	x	0.002987	km^2
	=	0.197217	m^3/s							
	=	11833	liter/min							
Area B	=	2650	m^2							
	=	0.00265	km^2							
Peak runoff in m^3/s	=	0.278	x	0.40	x	250	mm/hr	x	0.00265	km^2
	=	0.0737	m^3/s							
	=	4420.2	liter/min							

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 375UC will be suitable for the site at the western site.
For gradient 1:100, 300UC will be suitable for the site at eastern side.

Total Peak Runoff of site area	=	0.271	m^3/s
	=	16255	liter/min

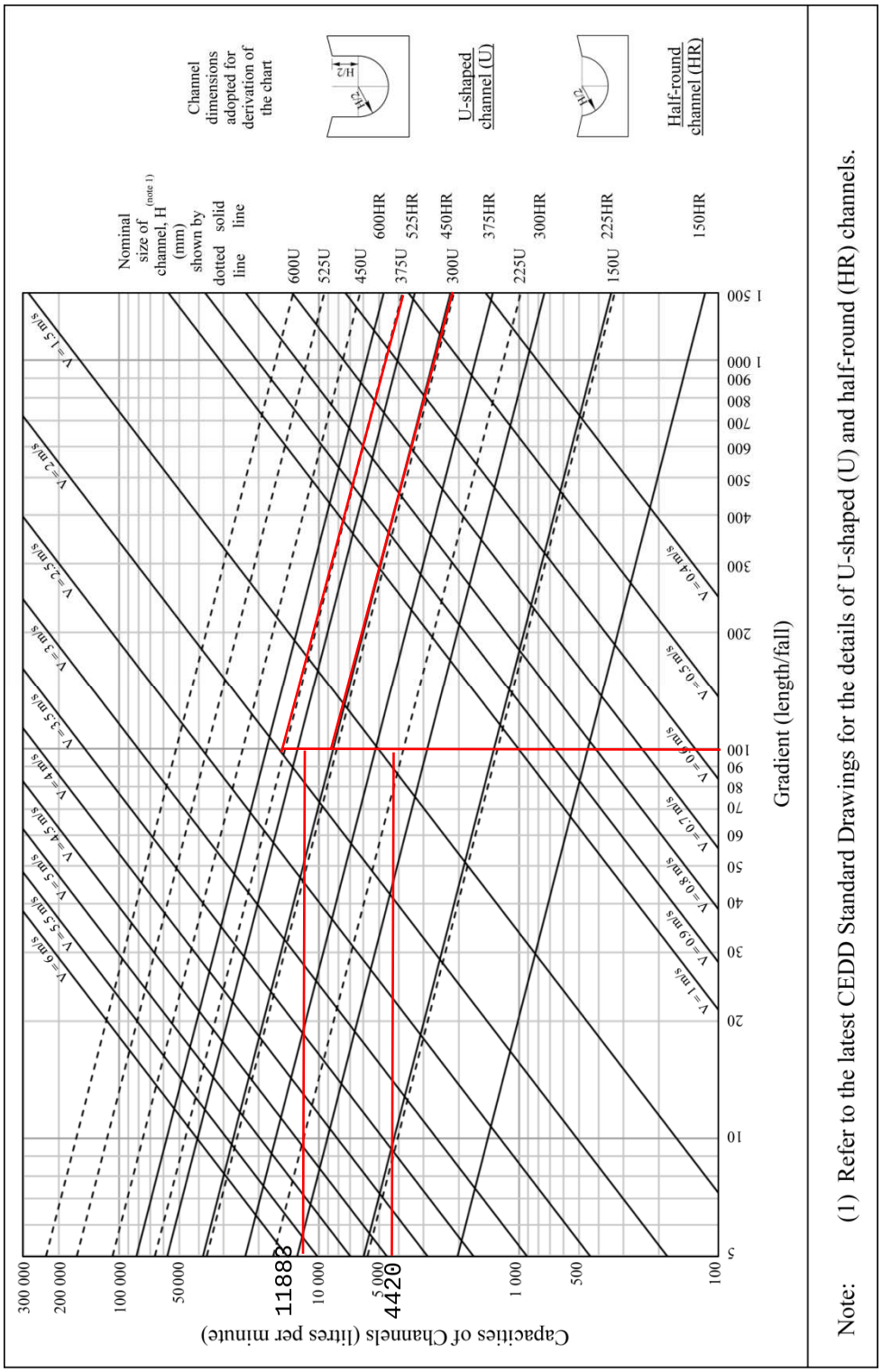
Check 450mm dia. Pipe by Colebrook-White Equation

$$V = -\sqrt{(8gDs)}\log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

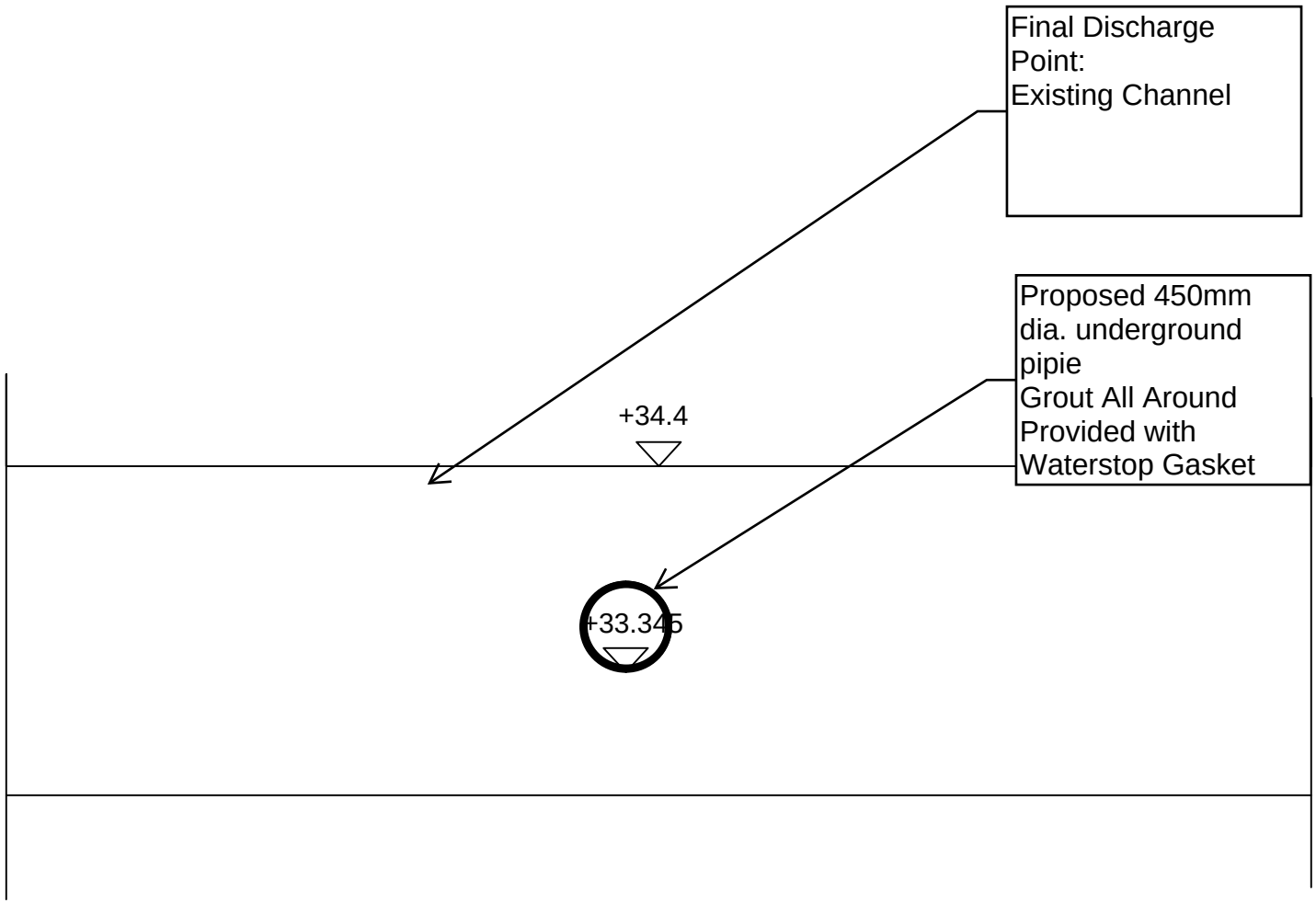
V	=			mean velocity (m/s)
g	=	9.81	m/s2	gravitational acceleration (m/s2)
D	=	0.45	m	internal pipe diameter (m)
ks	=	0.000003	m	hydraulic pipeline roughness (m) (Table 5, from DSD Sewerage Manual, uPVC)
v	=	1.14E-06	m2/s	kinematic viscosity of fluid (m2/s)
s	=	0.01		hydraulic gradient

Therefore, design V of pipe capacity	=	2.7541	m/s	>	Design velocity from catchment area	= 0.271 m3/s / 1.703 m/s			0.45^2 * pi/4	==>O.K.

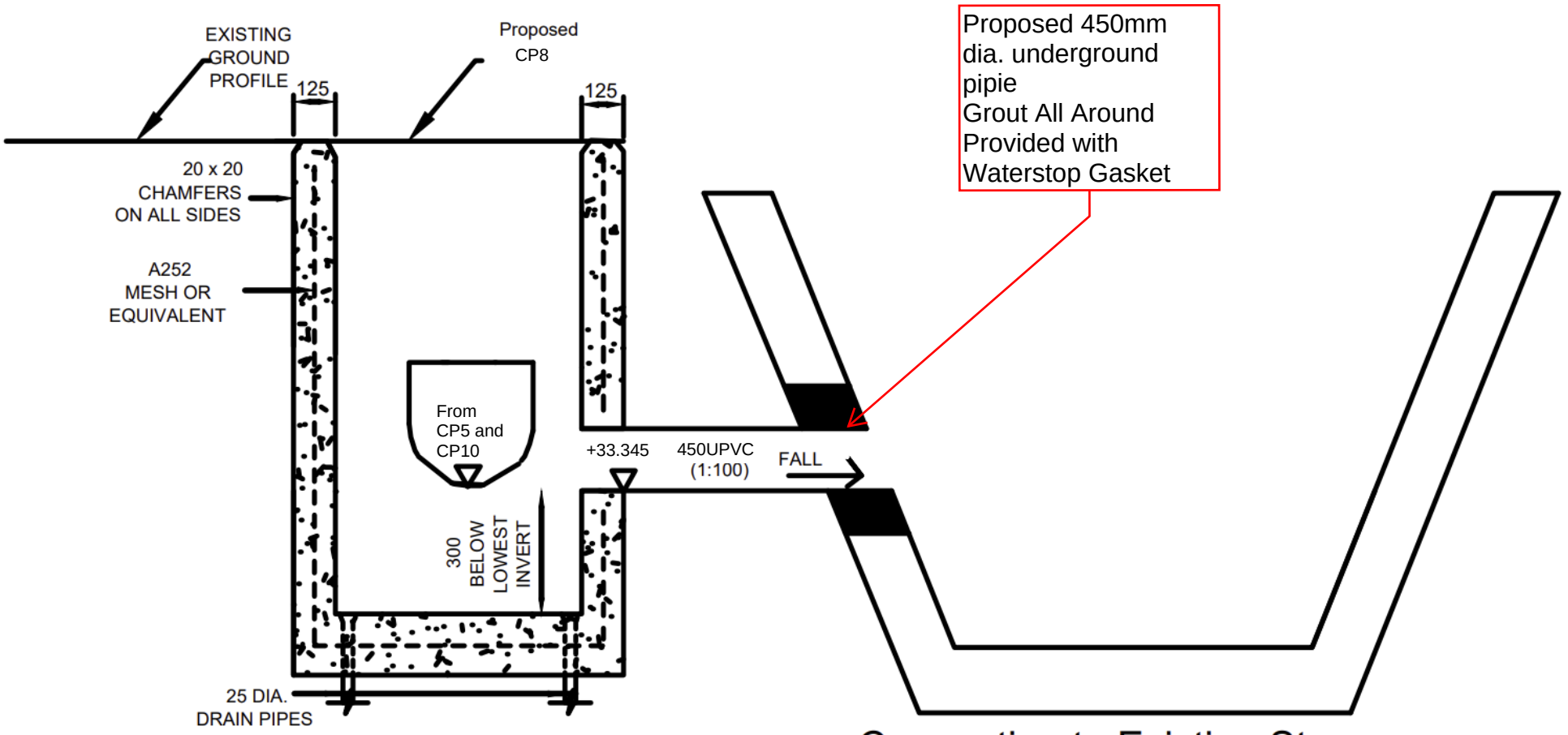


Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm

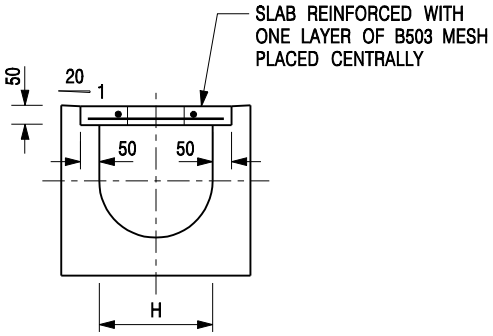


Connection Detail of Existing channel

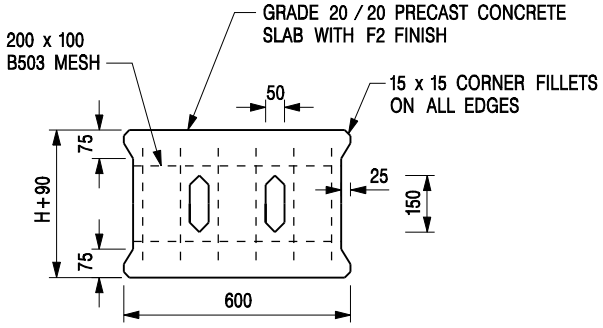


Catchpit With desilting facility

Connection to Existing Stream



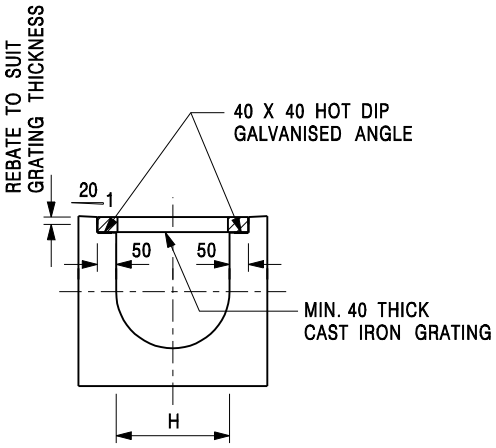
TYPICAL SECTION



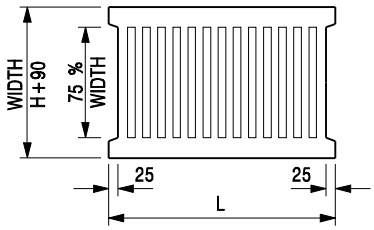
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H = NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

REF.	REVISION	SIGNATURE	DATE
E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002

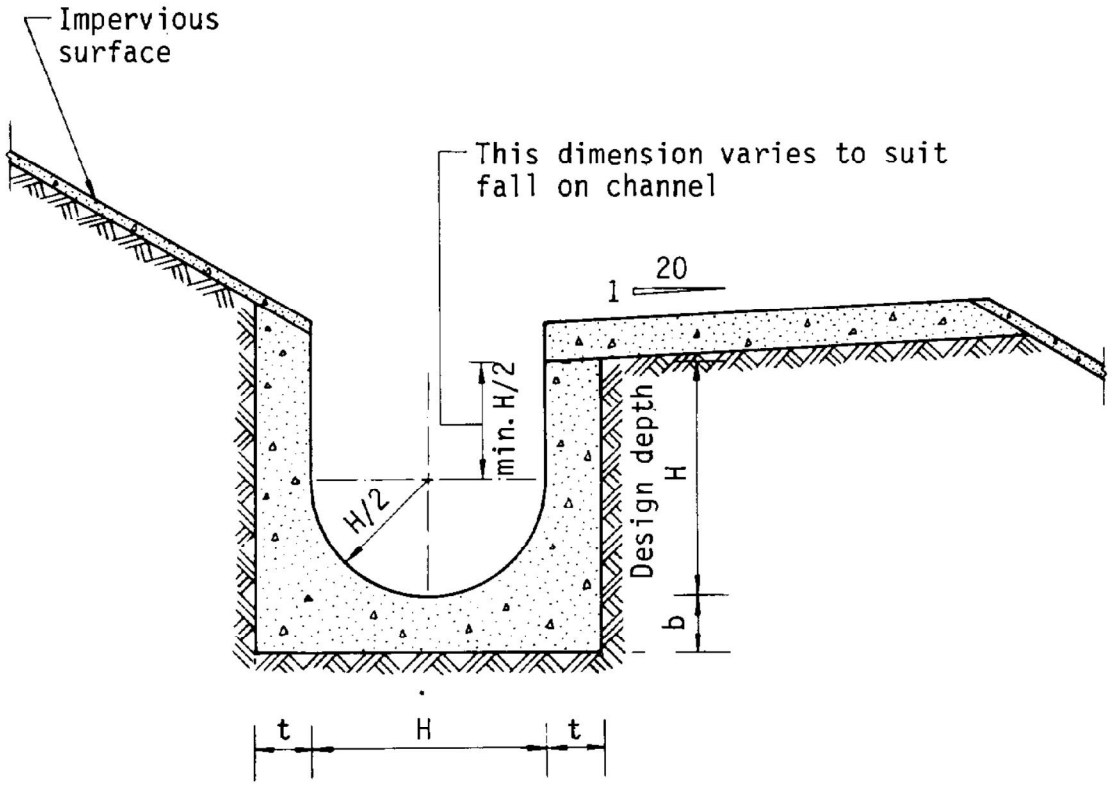
COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

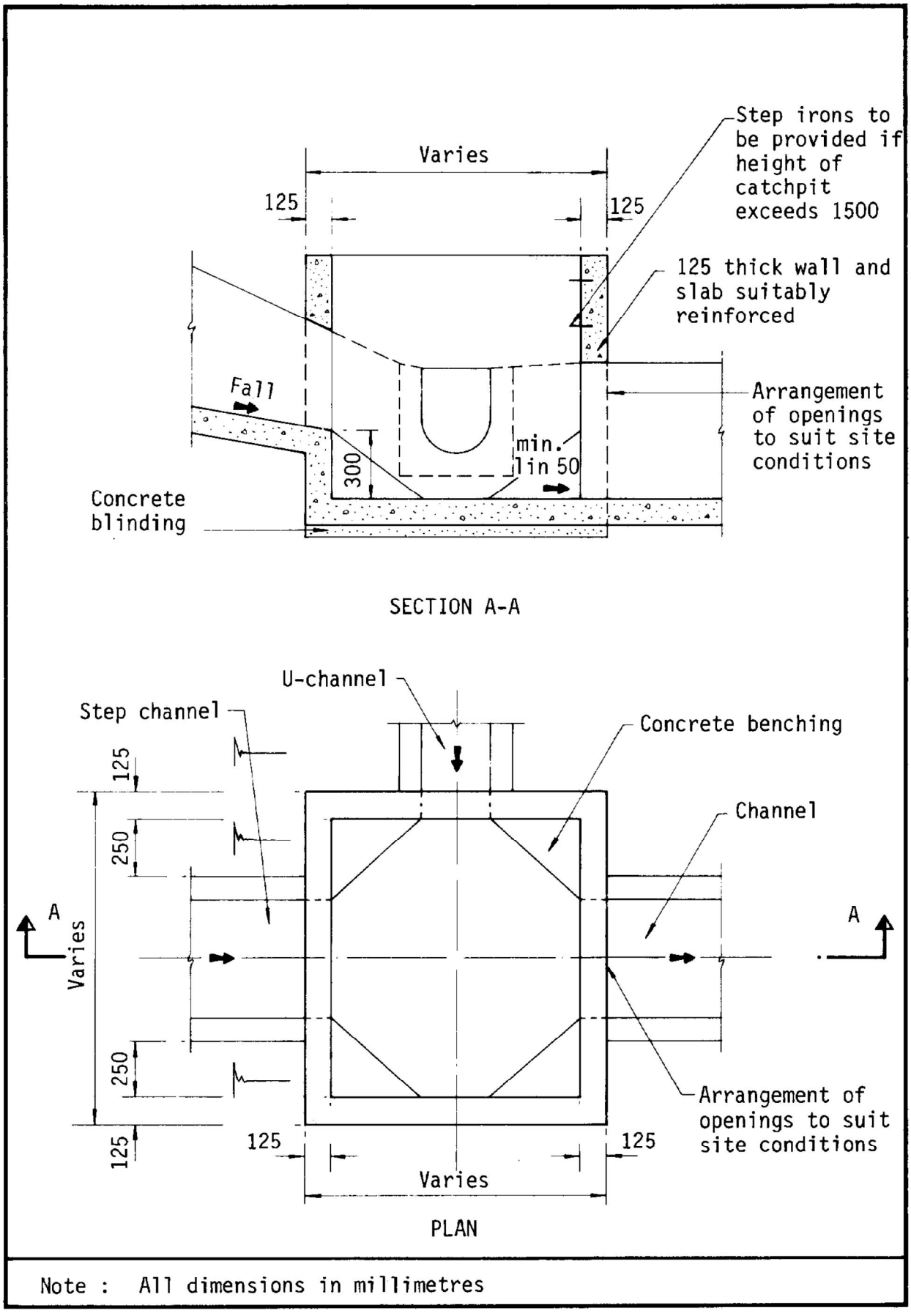
DATE JAN 1991

DRAWING NO. C2412E



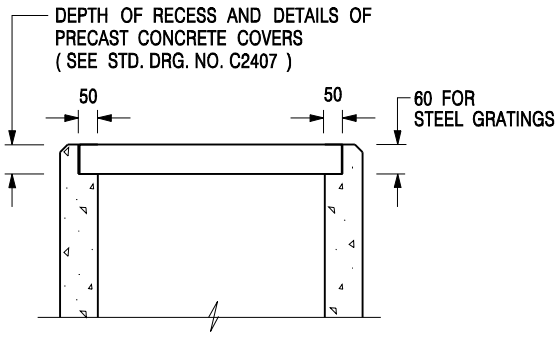
Dimensions of U - channel		
Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details



Note : All dimensions in millimetres

Figure 8.10 - Typical Details of Catchpits



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

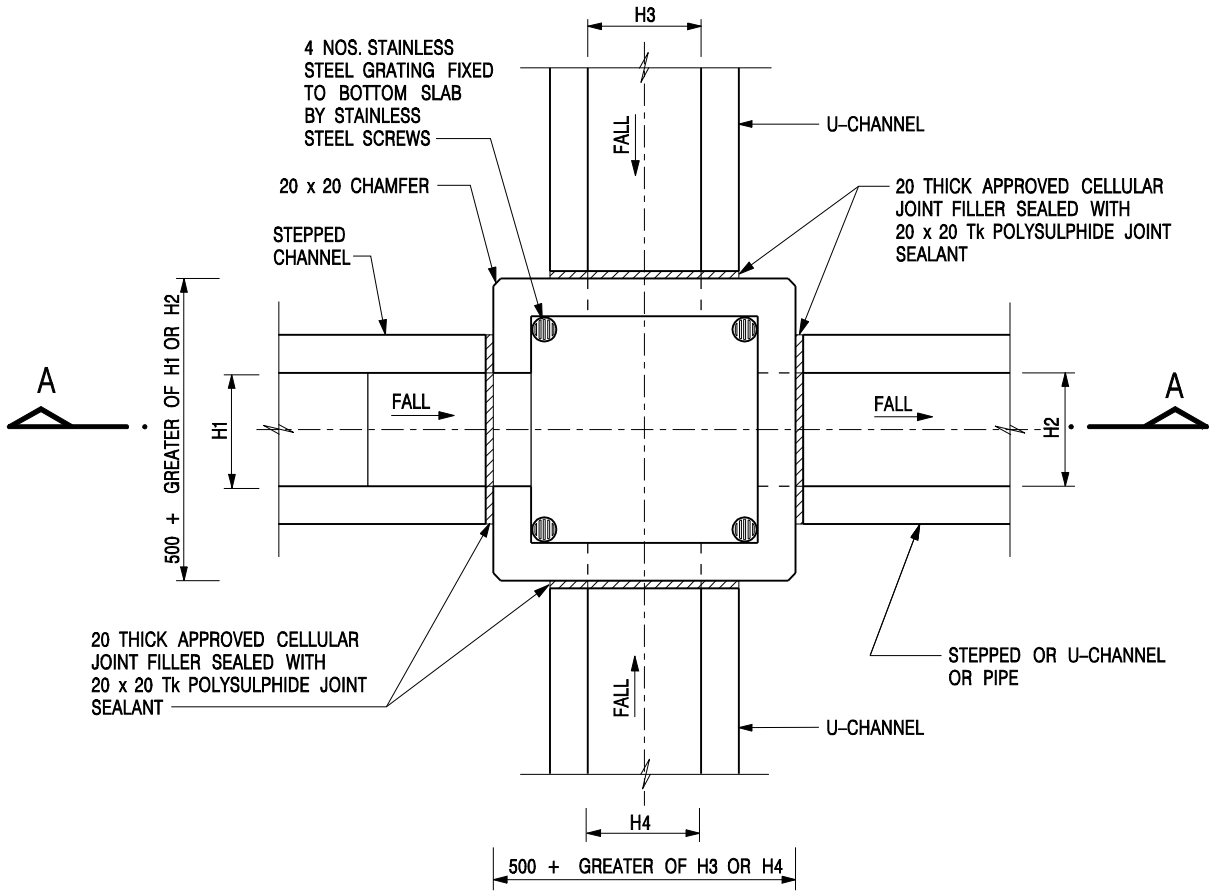
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED 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.

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

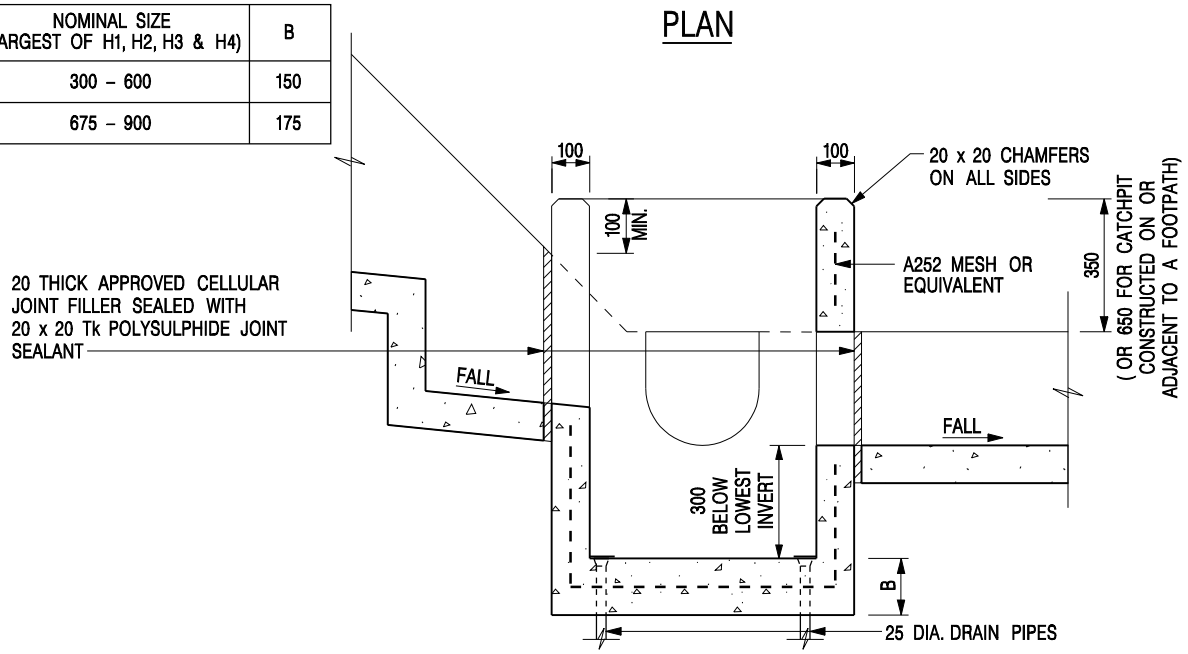
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20	DRAWING NO. C2406 /2
DATE JAN 1991	



PLAN

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



SECTION A – A

NOTES:

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

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

CATCHPIT WITH TRAP

(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1