

Proposed Temporary Shop & Services (Motor-vehicle Showroom) for a Period of 5 Years and Filling and Excavation of Land at Lots 1285 RP, 1286 RP & 1290 (Part) in D.D. 114, Shek Kong, Yuen Long, N.T.

Annex 1 DRAINAGE PROPOSAL

1.1 Existing Situation

A. Site particulars

1.1.1 The application site had been paved and occupied an area of about 2,050m².

1.1.2 The application site will be occupied for a motor-vehicle showroom.

B. Level and gradient of the application site & proposed surface channel

1.1.3 The lowest point of the site is at the southeastern part which is about +32.7mPD. The highest point of the site is at the northwestern part which is about +32.3mPD.

C. Catchment area of the proposed drainage provision at the application site

1.1.4 According to **Figure 3**, it is noted that the land to surrounding the application site commands a lower level or about the same level as the application site. Also, the site is surrounded by New Territories Exempted Houses to the north and to the east and it is believed that they have been equipped with drainage facilities. As such, no external catchment is identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

1.1.5 As shown in **Figure 3**, an existing open drain is found to the west of the application site.

1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 2,050m²; (**Figure 3**)
- ii. Though the catchment is predominant rural in character, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 32.7\text{m} - 32.3\text{m} = 0.4\text{m}$$

$$L = 93\text{m}$$

$$\therefore \text{Average fall} = 0.4\text{m in } 93\text{m} \text{ or } 1\text{m in } 232.5\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [93 / (0.43^{0.2} \times 2,050^{0.1})]$$

$$t_c = 7.43 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 300mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 250 \times 2,050 / 3,600$$

$$\therefore Q_1 = 142.36 \text{ l/s} = 8,541.67 \text{ l/min} = 0.14\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, 375mm surface U-channel at 1:230 gradient is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 375mm concrete surface U-channel at gradient of about 1:230 along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 3**).
- 1.3.2 The collected stormwater will then be discharged to the existing open drain to the surface U-channel outside the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense. Also, surface channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 Sand trap or alike will be provided at the terminal catchpit to avoid the addition of load into public drainage.
- 1.3.5 All the proposed drainage facilities will be constructed and maintained at the

expense of the applicant.

- 1.3.6 For the drainage works outside the jurisdiction of the applicant, the applicant will seek the consent of land owners or District Lands Office/Yuen Long for works outside application site prior to the commencement of works.
- 1.3.7 The development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- 1.3.8 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) Adequate gap, say 100mm, will be reserved at the toe of the site hoarding to allow free flowing of surface runoff to and from the application site.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting Kam Sheung Road. In view of that the proposed development is target for the nearby residents and villagers, 5 parking spaces of 5m x 2.5m sufficient for the parking of private car are proposed for the proposed development. The use of the parking spaces at the application site requires pre-booking so that the applicant could control the occupation of the parking spaces at the application site.
- 2.2 The motor-vehicle to be shown at the application site including new vehicle and second-hand vehicle. All the vehicles available for sale will be housed within the 2 proposed showrooms as shown in the proposed layout plan (**Figure 2**).
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

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)
Private car	0.5	0.5	2	2

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. at all days including Sundays and public holidays.

Note 2: The pcu of private car are taken as 1.

Note 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.

- 2.4 In association with the intended purpose, adequate space for manoeuvring of vehicle is available within the application site and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Kam Sheung Road and nearby road networks.