

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 3 Years
at
Lots 2117 & 2219 (Part) in D.D. 118 & Adjoining Government Land,
Yuen Long, New Territories**

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupies an area of about 1,220m². The associated site paving has been completed for the last planning permission No. A/YL-TT/564. There will be no addition site filling at the application site. The drainage facilities including the surface channel and catchpit and terminal catchpit with sand trap have been completed and site inspection can be carried out.
- 1.1.2 The site is serviced by a vehicular access leading from Tai Shu Ha Road East. The area adjacent to the proposed development is mainly rural in nature.

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

- 1.1.3 It has a gradient sloping from southeast to northwest from about +24.2mPD to +21.8mPD. (**Figure 4**)

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

- 1.1.4 The land to the east, north and south is found lower in level than the application site. There is a river to the east of the application site. The land to the west is higher than the application site but there are a good number of structures to the west of the application site which blocks the surface runoff from the land to the further west of the application site. As such, an external catchment is identified in **Figure 4**.

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

- 1.1.5 As shown in **Figure 4**, a river is found to the east of the application site. The stormwater intercepted by the proposed surface channel at the application site will be dissipated to the said river.

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 catchment is approximately 3,780m²; (**Figure 4**)
- ii. The application site and adjacent land are zoned for 'Agriculture' and almost all of them are unpaved. It is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 26.8\text{m} - 21.8\text{m} = 5\text{m}$$

$$L = 100\text{m}$$

$$\therefore \text{Average fall} = 5\text{m in } 100\text{m} \text{ or } 1\text{m in } 20\text{m}$$

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

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

$$t_c = 0.14465 [100 / 5^{0.2} \times 3,780^{0.1}]$$

$$t_c = 4.6 \text{ minutes}$$

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 280 mm/hr

By Rational Method,

$$Q_1 = 1 \times 280 \times 3,780 / 3,600$$

$$\therefore Q_1 = 294 \text{ l/s} = 17,640 \text{ l/min} = 0.294\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:20 and 1:32 in order to follow the gradient of the application site, 375mm surface U-channel along the site periphery 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 along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.3.2 The collected stormwater will then be discharged directly to the river to the immediate east of the application site as shown in **Figure 4**.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-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 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/Yuen Long and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, is inevitably for the provision of surface channel and landscaping. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, 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. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
 - (d) 100mm gap will be provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

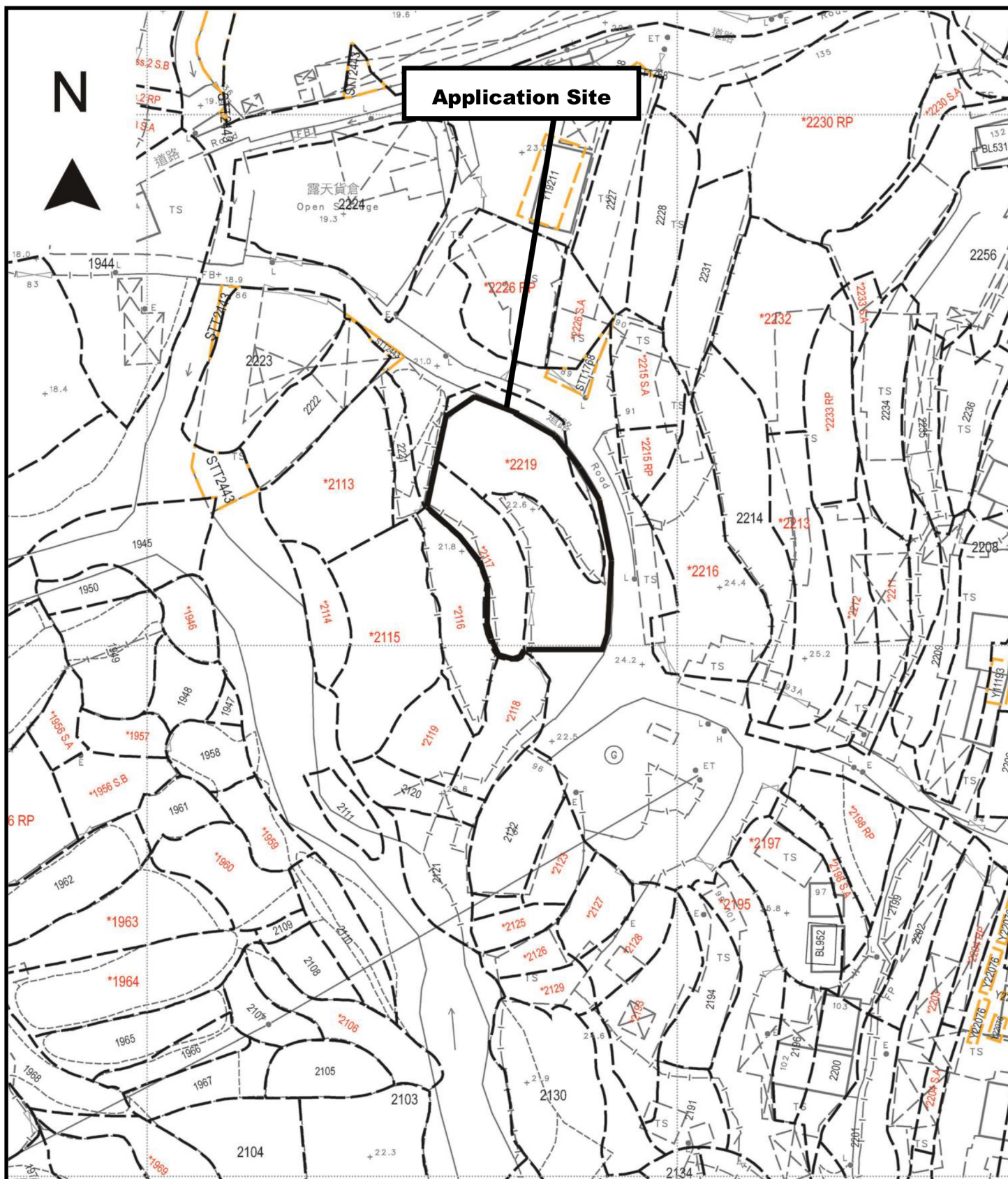
Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting Tai Shu Ha Road East. Having mentioned that the site is intended for hobby farm, traffic generated by the proposed development is not significant.
- 2.2 The proposed development would be opened to 12 customers at most. The applicant will reserve one parking space for staff so that the other 3 parking spaces proposed at the application site would be adequate for the visitors.
- 2.3 The proposed parking spaces at the application site would only be opened to visitors with prior appointment.
- 2.4 There will be 4 parking spaces of 5m x 2.5m for private cars. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private cars	0.44	0.44	4	0

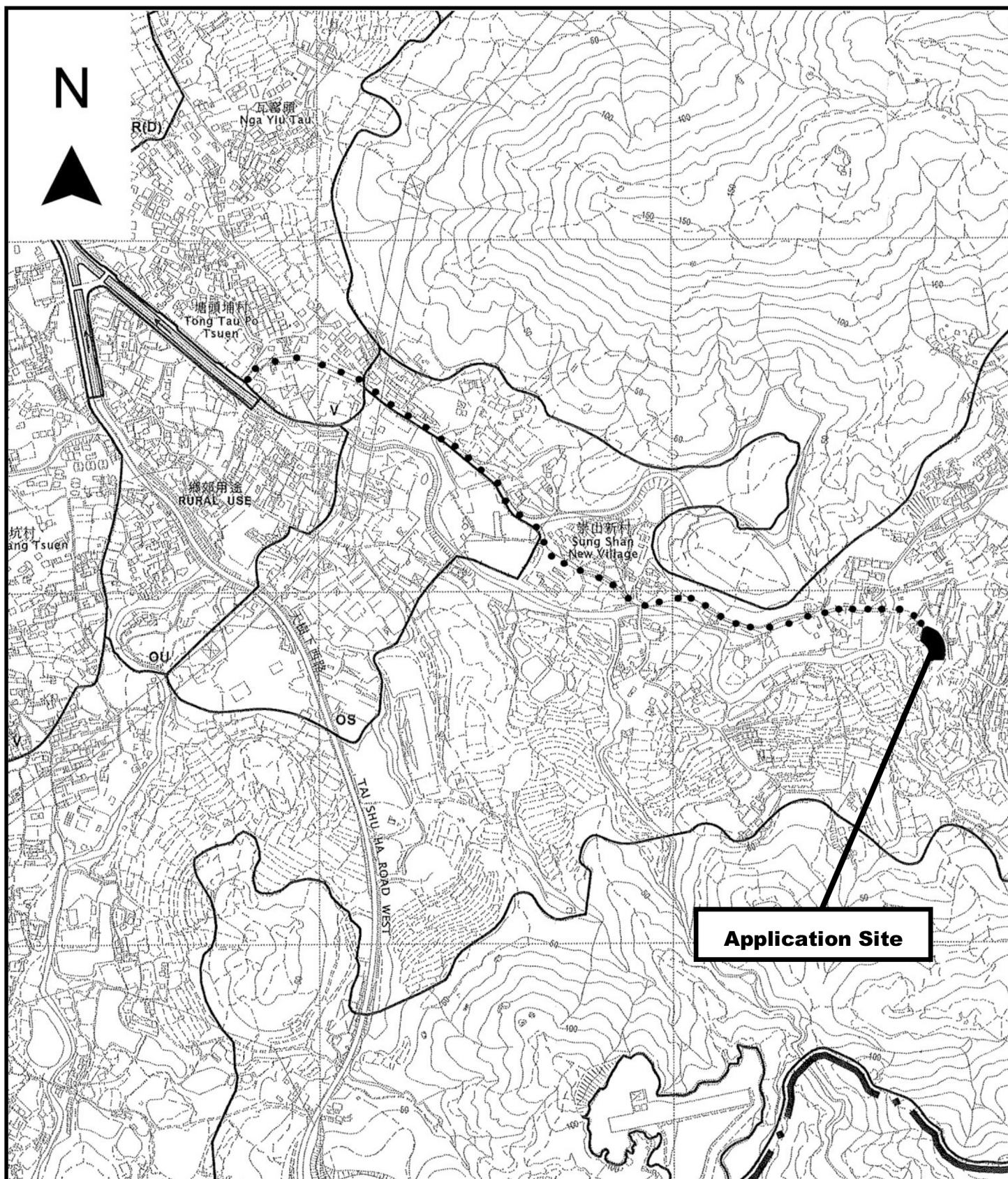
Note:

1. The operation hours of the proposed development is from 9:00a.m. to 6:00p.m. from Mondays to Sundays and public holidays;
 2. The pcu of private car are taken as 1; &
 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.
- 2.5 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

Proposed Temporary Place of



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Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

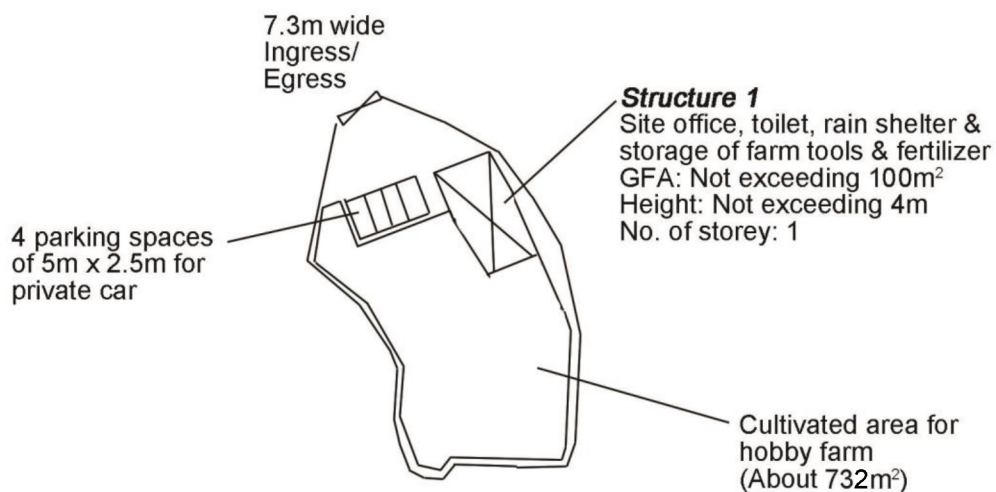
Figure 2

Remarks 備註:

● ● ● Vehicular access leading from Tai Shu Ha Road East

Scale 比例:

1:7500



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Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

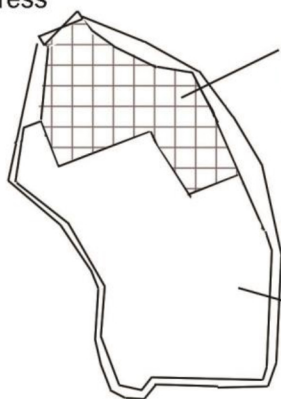
Remarks 備註:

Scale 比例:

1:1000



7.3m wide
Ingress/
Egress



Proposed concrete
paving for structure 1 &
manoeuvring and parking
of private car (About 318m²
and 0.2m deep)

Cultivated area for
hobby farm
(About 732m²)

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Territories

Drawing Title 圖目:

Proposed Site Paving Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

Scale 比例:

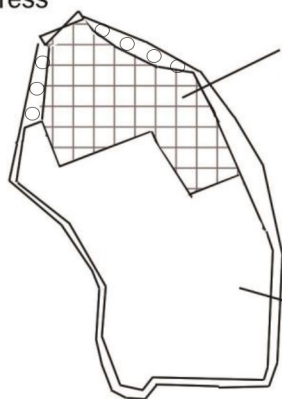
1:1000

N



Tree	Approximate Height	Spacing
○ Proposed <i>Bauhinia blakeana</i> / <i>Cassia surattensis</i>	2.75m	4m

7.3m wide
Ingress/
Egress



Regularization of the concrete
paving for structure 1 &
manoeuvring and parking
of private car (About 318m²
and 0.2m deep)

Cultivated area for
hobby farm
(About 732m²)

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Drawing Title 圖目:

Proposed Landscape Plan

Drawing No. 圖號:

Figure 6

Remarks 備註:

Scale 比例:

1:1000