

**Rezoning from “Residential (Group D)” to “Residential (Group C) 1” Zone
For a Proposed Residential Development
at Various Lots in D.D. 104 and the Adjoining Government Land
in Yuen Long, N.T.
- S12A Amendment of Plan Application -
(Planning Application No: Y/YL-MP/10)**

Further Information No. 1

Appendix VI

Revised Pages of the Drainage Impact Assessment

- 6.1.4 Stormwater temporary stored in the detention tank would be discharged to NTMDC by pump with flowrate not more than $0.32\text{m}^3/\text{s}$ after each storm event, which is the peak flow discharge to NTMDC as shown in **Appendix 2**. For the designed 1 in 50-year storm, the discharge cycle to empty the proposed detention tank requires approximately 9 hours.
- 6.1.5 The additional runoff induced by the proposed development will be stored in the detention tank and discharged to NTMDC after the storm event. No adverse impact on the existing NTMDC under the design rainfall events is anticipated.

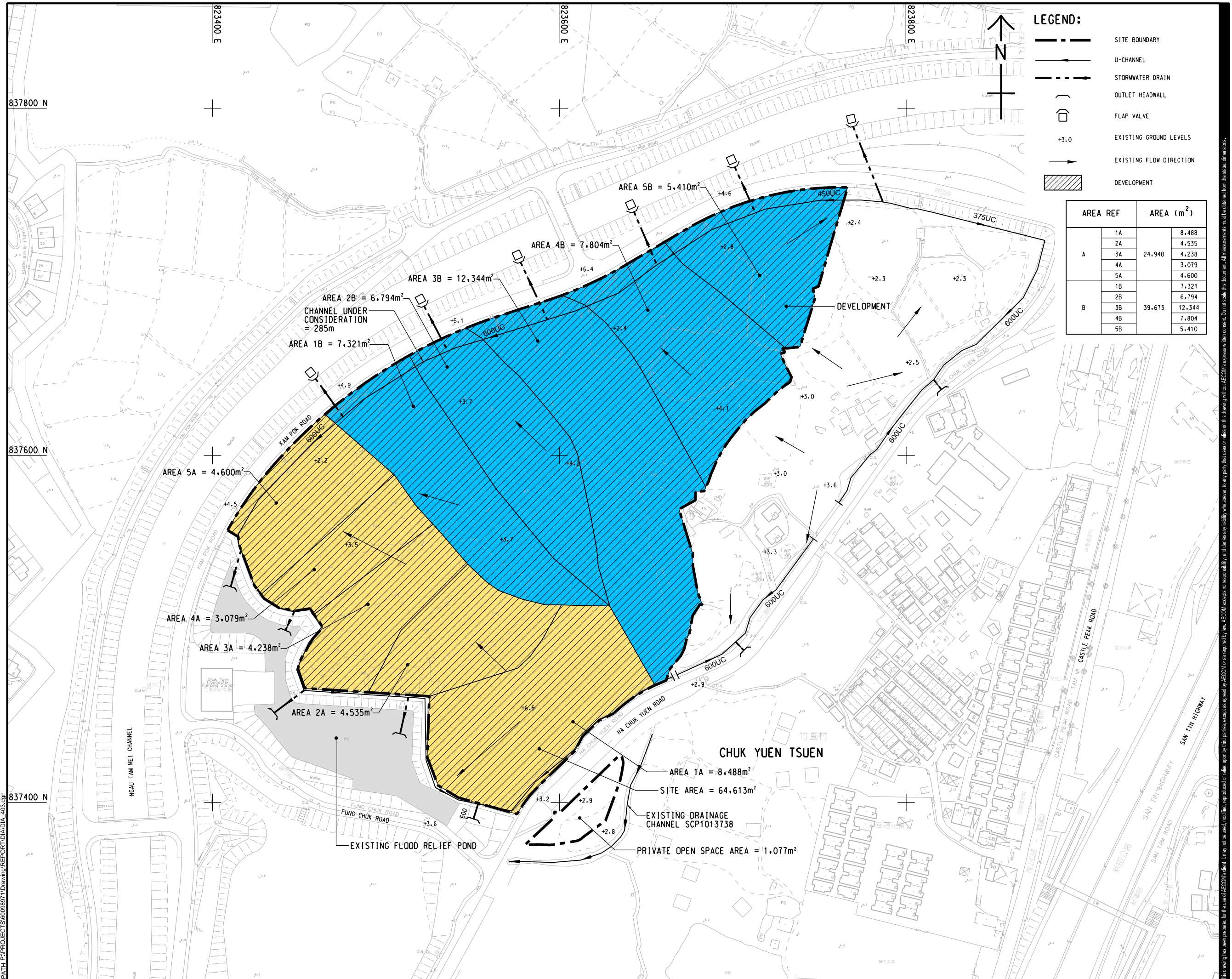
7. MAINTENANCE RESPONSIBILITY

- 7.1.1 The general operation and maintenance requirements will be referenced to Practice Note No. 1/2024 for "Design Checklists on Operation & Maintenance Requirements".
- 7.1.2 The Applicant will be responsible for the construction of all necessary stormwater network within site and carry out connection works to the public drainage system.
- 7.1.3 The Applicant will maintain the terminal manholes and all upstream stormwater **and downstream** network within the site.
- 7.1.4 The Applicant will maintain the slope toe half-round channels and U-channels within the site boundary. The drainage pipes, channels and catchpits outside the site boundary will be maintained by relevant Government departments.
- 7.1.5 As requested by DSD, Cross Sections Drawings and Maintenance Plan are shown in **Appendix 4** for vetting.

8. CONCLUSION

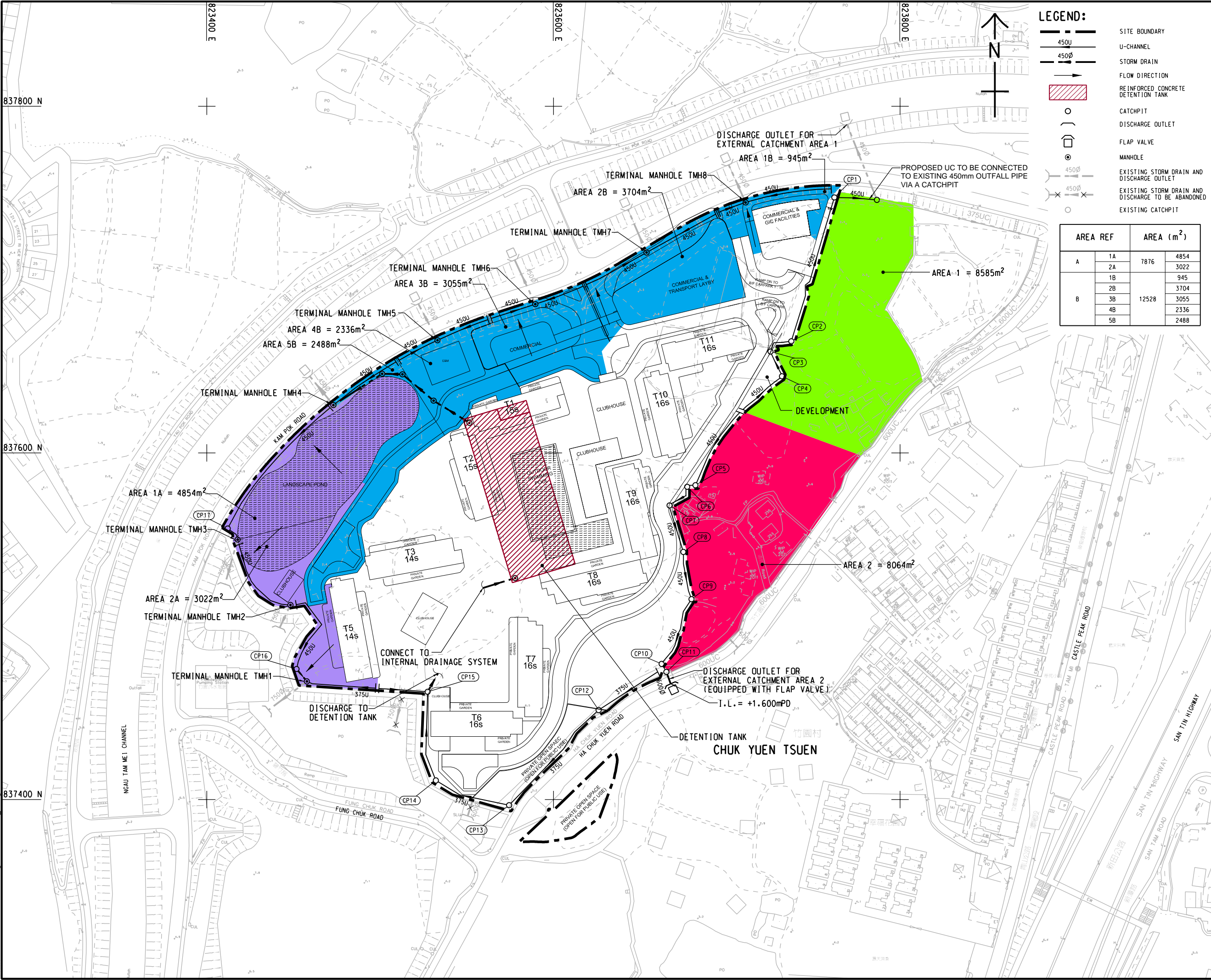
- 8.1.1 The current S.12A planning application aims to better utilise the land resource/development potential of the site to increase flat supply by proposing a medium-rise residential development.
- 8.1.2 Based on the assessment, surface runoff at a rate not larger than that of pre-development scenario would be discharged into the flooding relief pond and NTMDC in the 1 in 50 year storm event via the proposed drainage pipes.
- 8.1.3 The additional runoff due to the increase in paved area induced by the proposed development would be stored in the detention tank. It would be discharged to NTMDC after each rainfall event within 9 hours with a rate of $0.32\text{m}^3/\text{s}$ by pumping.
- 8.1.4 Proper internal and peripheral drainage system will be provided within the site to ensure no adverse drainage impact arising from the proposed residential development. Hence, it could be concluded that no adverse drainage impact on the existing drainage system due to the project is envisaged.

End of Report



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PROJECT
S.12A PLANNING APPLICATION
ON THE DRAFT MAI PO &
FAIRVIEW PARK OZP
NO. S/YL-MP/7
REZONING FROM "RESIDENTIAL
(GROUP D)" TO "RESIDENTIAL
(GROUP C) 1" ZONE FOR A
PROPOSED RESIDENTIAL
DEVELOPMENT AT VARIOUS
LOTS IN D.D. 104 AND THE
ADJOINING GOVERNMENT LAND
IN YUEN LONG, N.T.

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I/R	DATE	DESCRIPTION	CHK.
01	10/10/2024	Issue for Approval	HA
02	10/10/2024	Issue for Approval	HA
03	10/10/2024	Issue for Approval	HA
04	10/10/2024	Issue for Approval	HA
05	10/10/2024	Issue for Approval	HA
06	10/10/2024	Issue for Approval	HA
07	10/10/2024	Issue for Approval	HA
08	10/10/2024	Issue for Approval	HA
09	10/10/2024	Issue for Approval	HA
10	10/10/2024	Issue for Approval	HA

STATUS
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SCALE
比例
A3 1:2000

DIMENSION UNIT
尺寸單位
METRES

KEY PLAN
索引圖

PROJECT NO.
項目編號
60098971

AGREEMENT NO.
協議編號

SHEET TITLE
圖紙名稱

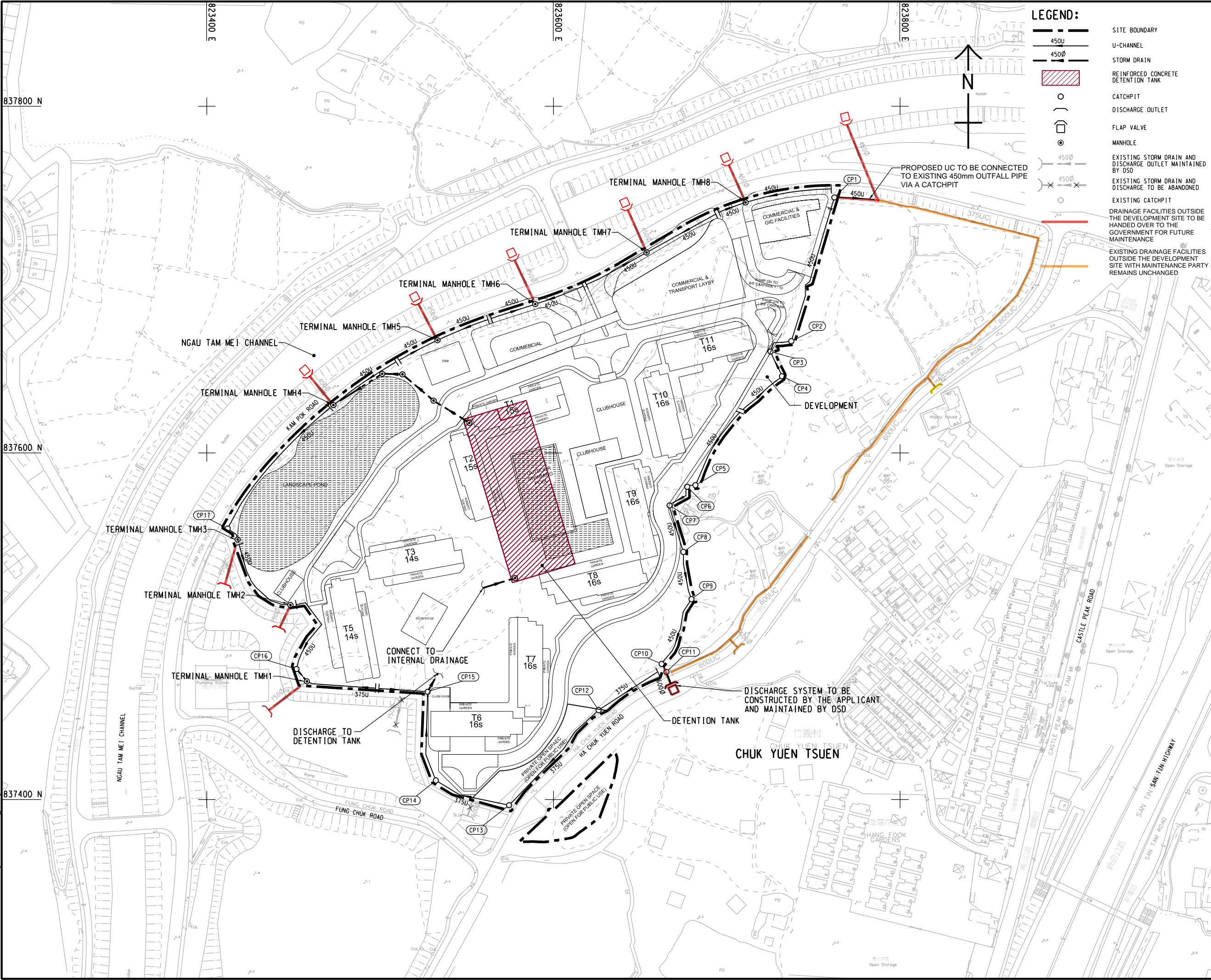
PERIPHERAL DRAINAGE SYSTEM
AND ITS CORRESPONDING
CATCHMENT

SHEET NUMBER
圖紙編號

60098971/DIA/FIGURE 4

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Designer:
Project Management Initials:

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LEGEND:

- SITE BOUNDARY
- 450U U-CHANNEL
- 450Ø STORM DRAIN
- REINFORCED CONCRETE DETENTION TANK
- CATCHPIT
- DISCHARGE OUTLET
- FLAP VALVE
- MANHOLE
- EXISTING STORM DRAIN AND DISCHARGE OUTLET MAINTAINED BY DSD
- EXISTING STORM DRAIN AND DISCHARGE TO BE ABANDONED
- EXISTING CATCHPIT
- DRAINAGE FACILITIES OUTSIDE THE DEVELOPMENT SITE TO BE HANDLED OVER TO THE GOVERNMENT FOR FUTURE MAINTENANCE
- EXISTING DRAINAGE FACILITIES OUTSIDE THE DEVELOPMENT SITE WITH MAINTENANCE PARTY REMAINS UNCHANGED

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PROJECT
S.12A PLANNING APPLICATION ON THE DRAFT MAI PO & FAIRVIEW PARK OZP NO. S/YL-MP/7
REZONING FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP C) 1" ZONE FOR A PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 104 AND THE ADJOINING GOVERNMENT LAND IN YUEN LONG, N.T.

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I/R	DATE	DESCRIPTION	CHK.
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STATUS
10/12

SCALE
比例
A3 1:2000

KEY PLAN
小图

DIMENSION UNIT
尺寸单位
METRES

PROJECT NO.
设计项目编号
60098971

AGREEMENT NO.
协议编号

SHEET TITLE
图名
MAINTENANCE PLAN

SHEET NUMBER
图幅编号
60098971/DIA/FIGURE 6

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