

Your Ref.: A/YL-KTN/1010

Our Ref.: P22089/TL24341

2 July 2024

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**S.16 Application for
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary
Office for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Lot Nos. 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110,
Yuen Long, New Territories**

We would like to submit further information to respond to the comments from the
Drainage Services Department dated 10.5.2024.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

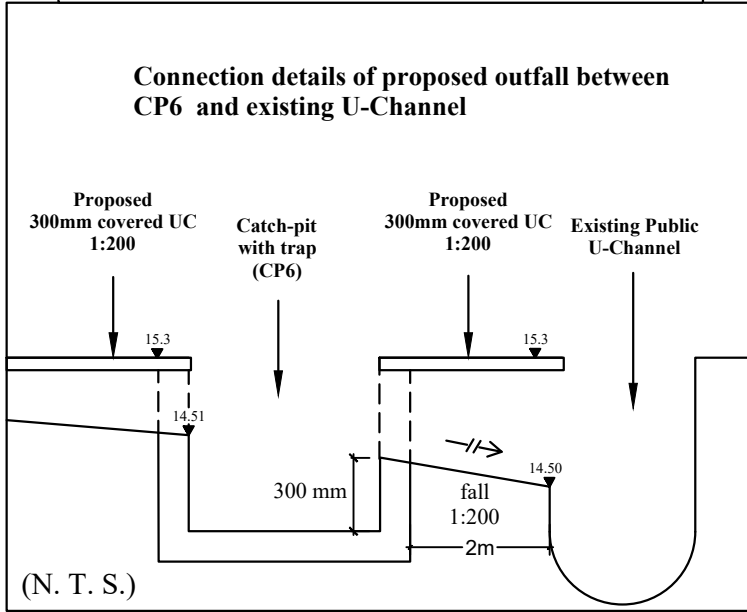
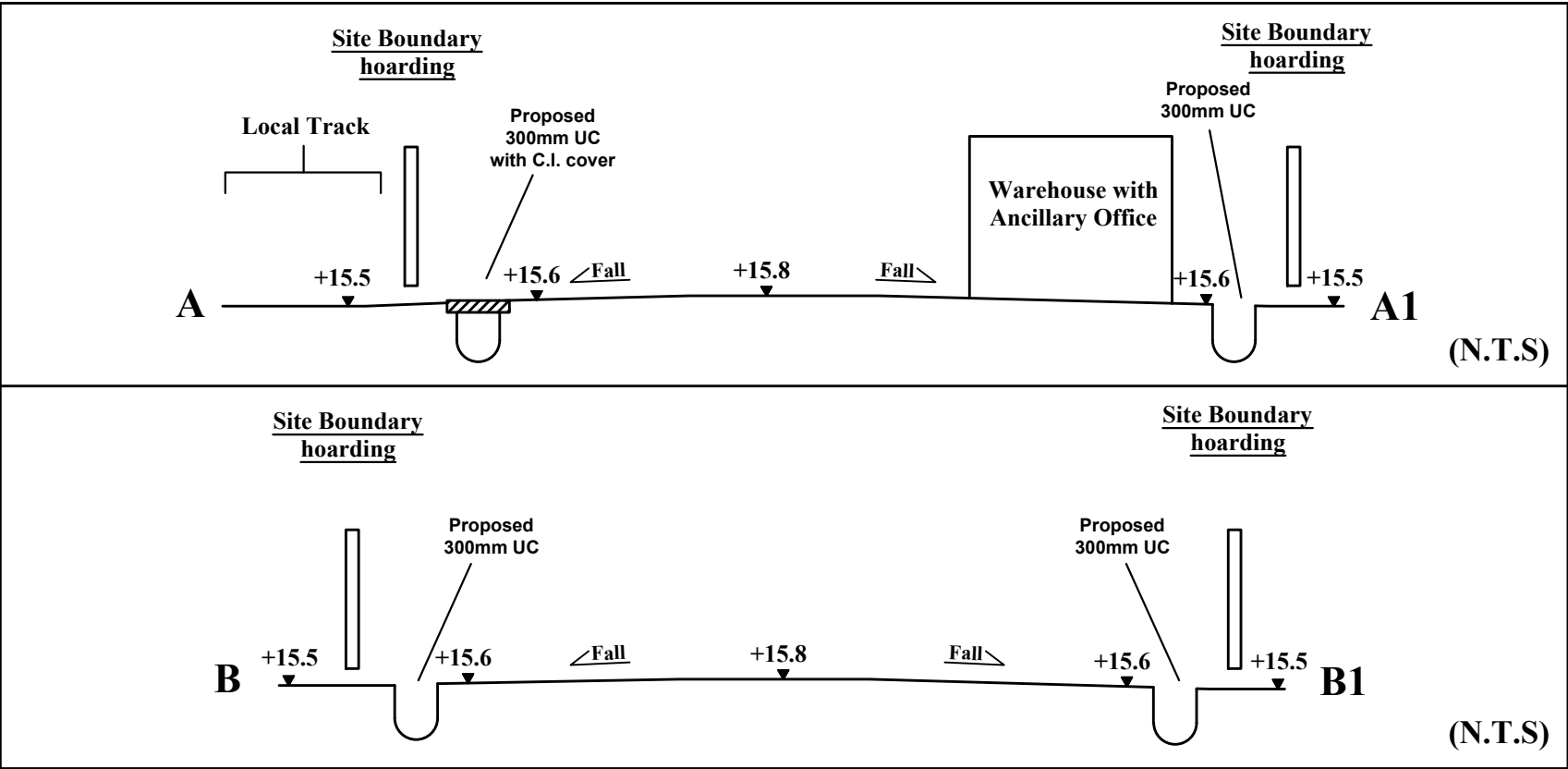
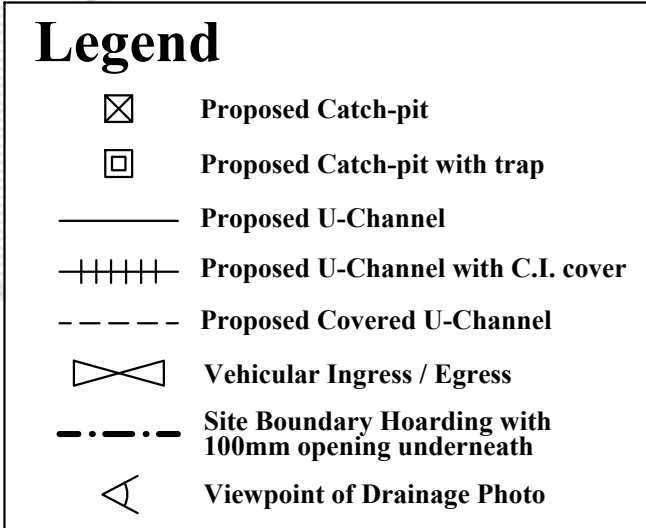
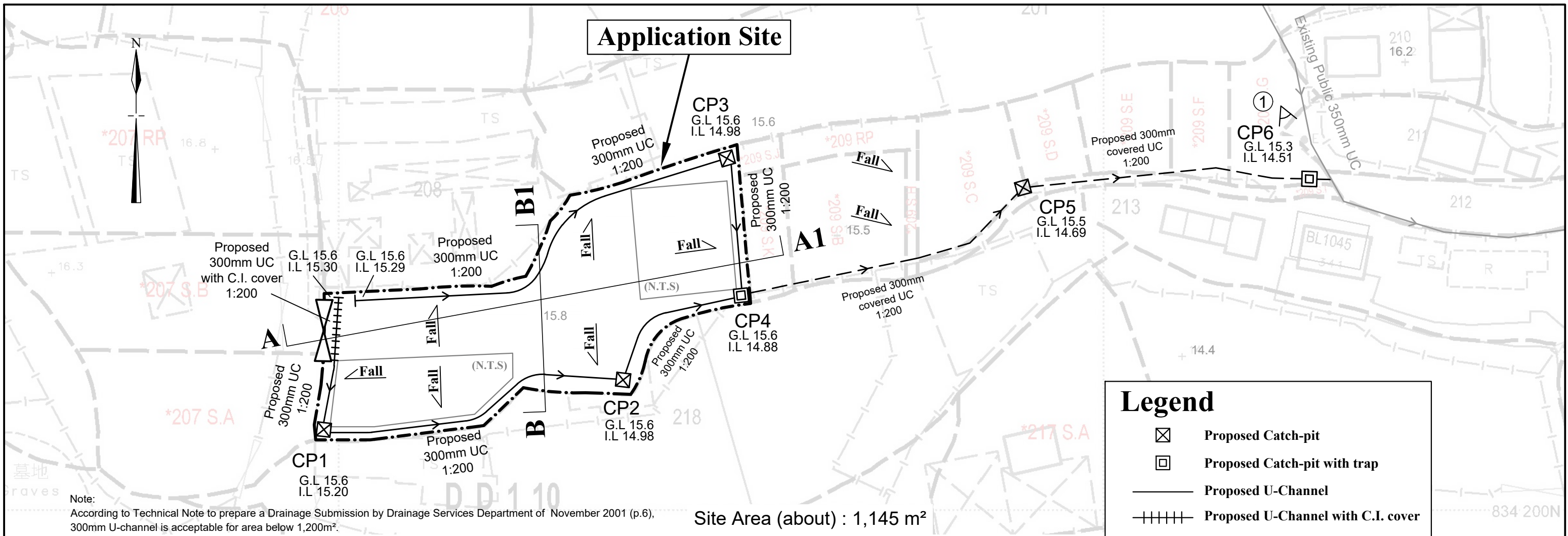
Encl.

Comments from Drainage Services Department dated 10.5.2024

Contact Person: Mr. Phil Cai; Tel.: 2399 2421

	Comments	Responses
(i)	The gradients of the proposed u-channel should be shown on the drainage plan.	The gradients of the proposed u-channel are indicated on the drainage proposal (Plan 8.1).
(ii)	Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.	No site formation/ land filling works will be carried out under this application.
(iii)	The invert levels of the start points of proposed u-channels should be shown on the drainage plan.	The invert levels of the start points of proposed u-channels are indicated on the drainage proposal (Plan 8.1).
(iv)	The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel.	The flow directions within the site are indicated on the drainage proposal (Plan 8.1 and Plan 8.2).
(v)	Please indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).	Full alignment of the discharge path from the application site all the way down to the ultimate discharge point is indicated on the drainage proposal (Plan 8.1).
(vi)	The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please provide site photos to show existing condition of the existing drainage facilities which receives the discharge from the application site, and demonstrate the existing drainage facilities.	Noted. Site photo of the public u-channel which receives the discharge from the application site is attached. The proposed drainage facilities will be constructed when the proposal is accepted.
(vii)	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Existing hoardings with 100mm openings underneath are erected at the site boundary.

	Comments	Responses
(viii)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	No site formation/ land filling works will be carried out under this application. Cross sections are indicated on the drainage proposal (Plan 8.1).
(ix)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(x)	The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).”	Noted.



1:500 (A3)

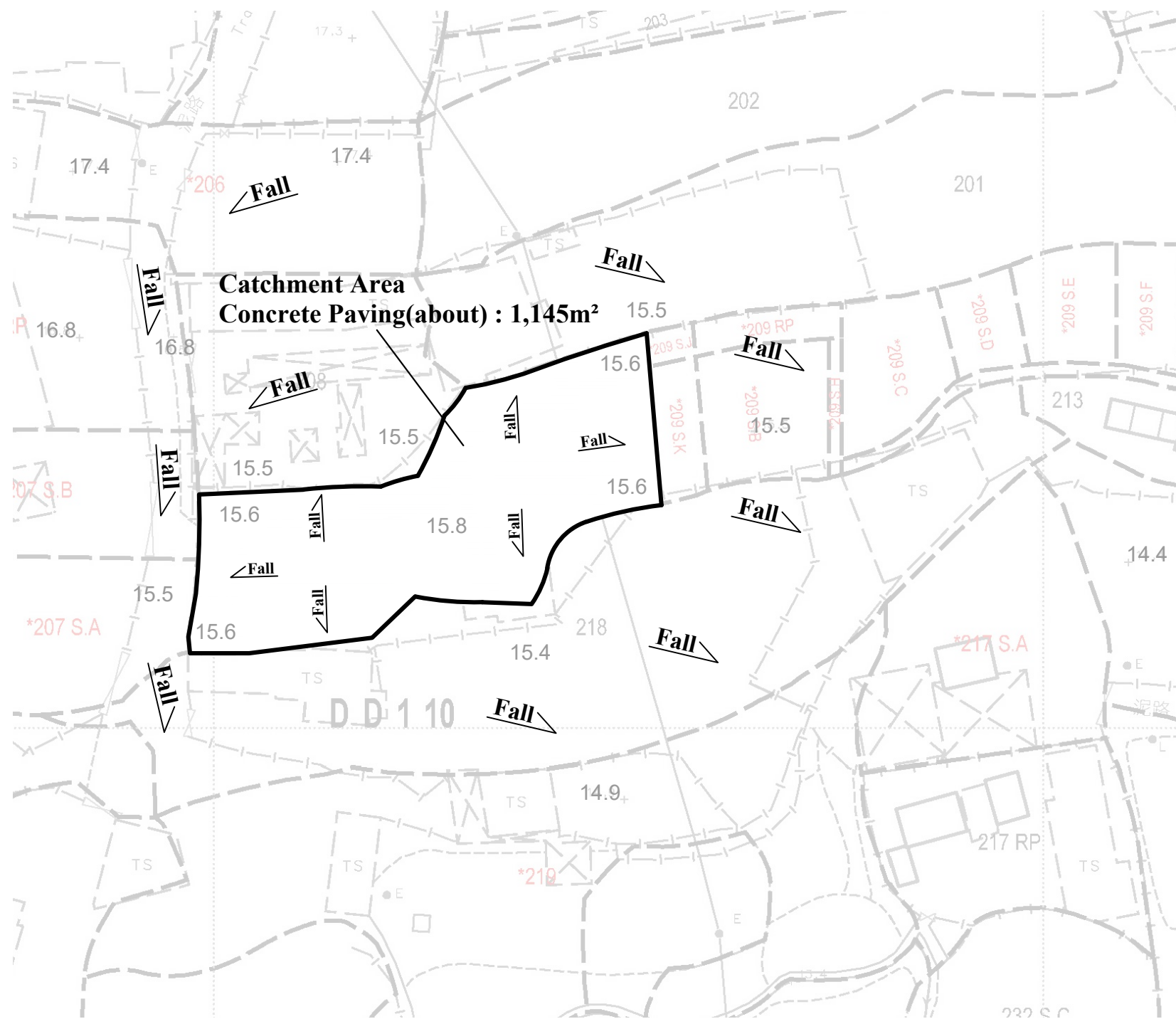
June 2024

Drainage Proposal

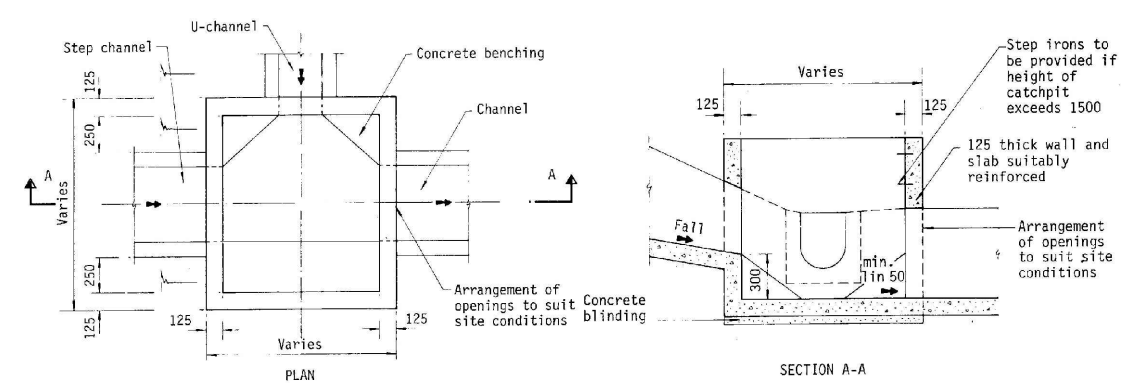
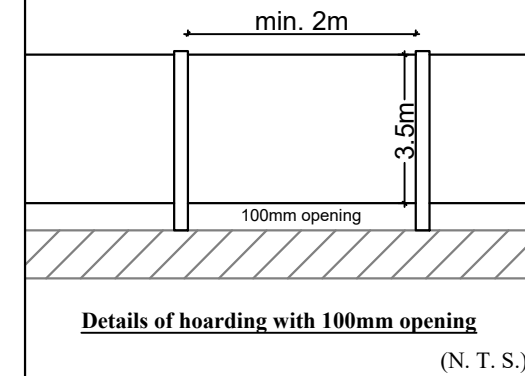
Lots 209 S.A ss1, 209 S.A ss2, and 209 S.A RP in D.D.110

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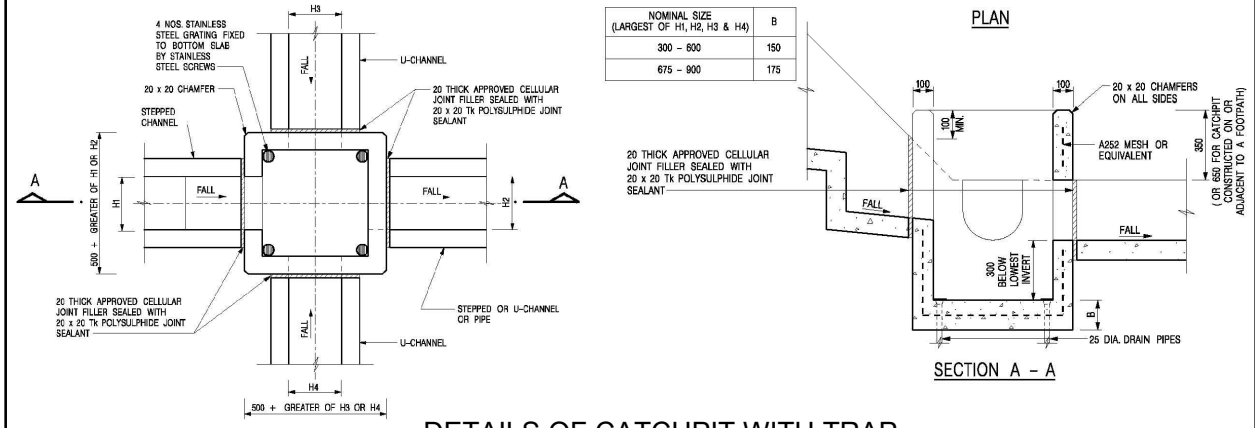
Plan 8.1 (P 22089)



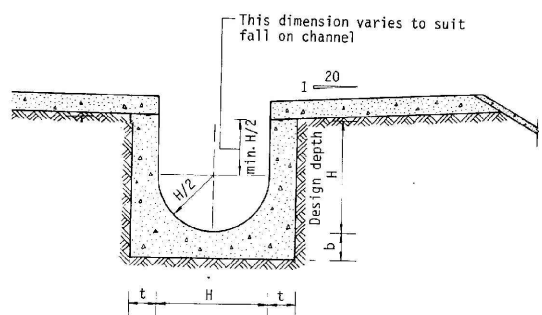
**AREA OF CATCHMENT
(N.T.S)**



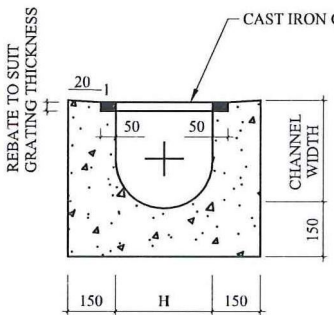
TYPICAL DETAILS OF CATCHPIT



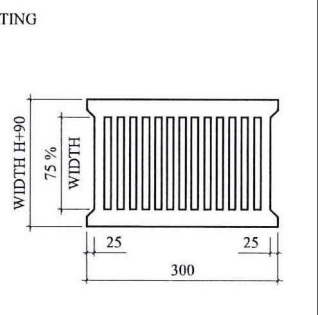
**DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1)**



TYPICAL DETAILS OF U CHANNEL



**TYPICAL SECTION OF U-CHANNEL WITH COVER
(N.T.S.)**



**CAST IRON CRATING
(HEAVY DUTY)**

N.T.S

June 2024

Drainage Proposal
Lots 209 S.A ss1, 209 S.A ss2,
and 209 S.A RP in D.D.110

**Goldrich Planners &
Surveyors Ltd.**

**Plan 8.2
(P 22089)**

Viewpoint 1

