

寄件者: sun wo wong [REDACTED]
寄件日期: 2024年09月04日星期三 9:46
收件者: Andrea Wing Yin YAN/PLAND; tpbpd/PLAND
主旨: Re: A/YL-KTN/1020
附件: 消防裝置建議圖.pdf

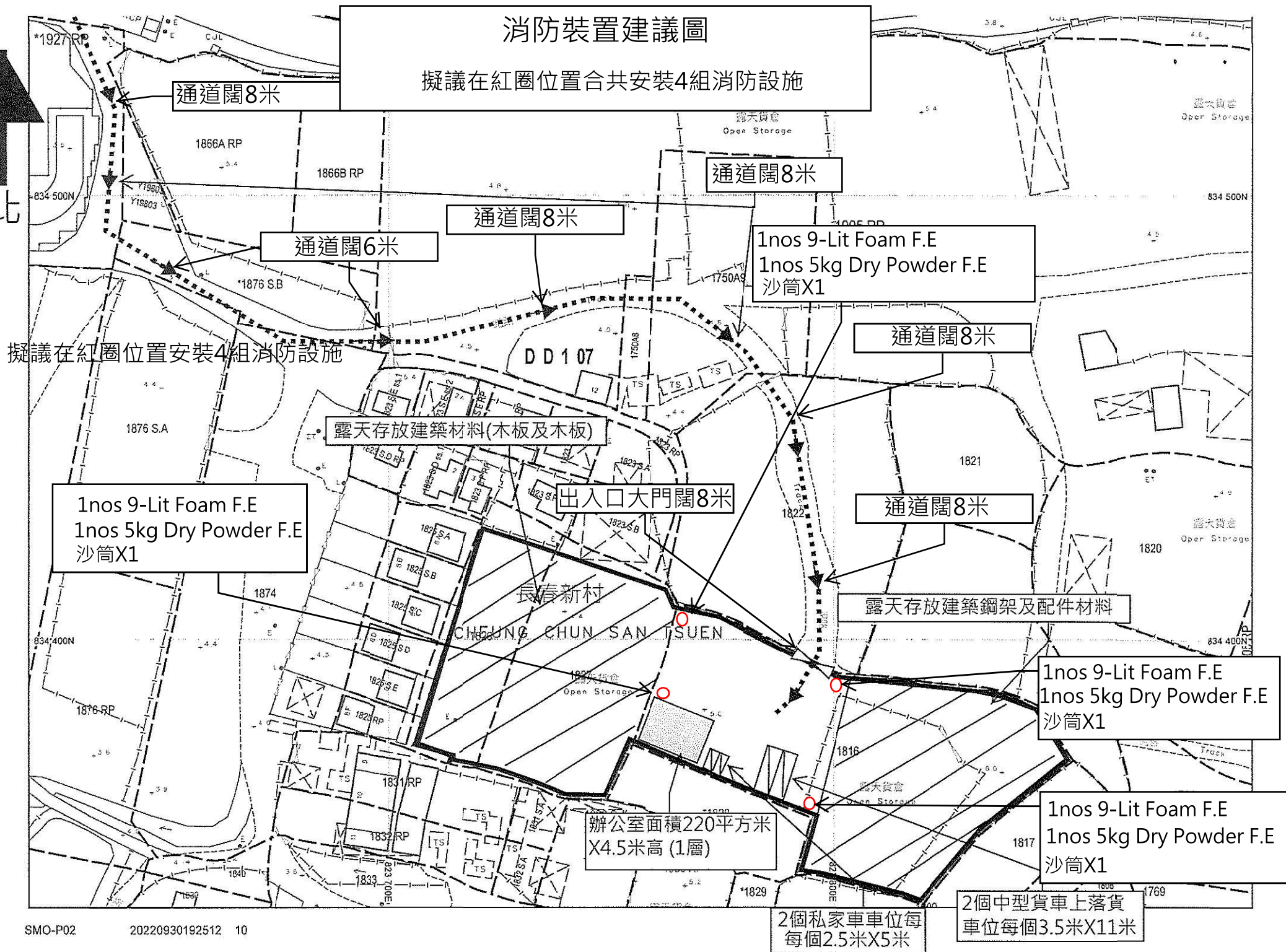
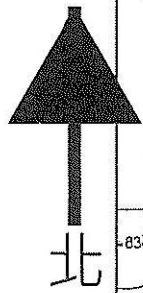
類別: Internet Email

sun wo wong [REDACTED] 於 2024 年 9 月 4 日 週三 上午 9:45 寫道：
A/YL-KTN/1020
此郵件係取代昨晚 11:21 分交付貴會的文件
回應各部門的提問

sun wo wong [REDACTED] 於 2024 年 9 月 3 日 週二 下午 11:21 寫道：
此郵件係取代 27-08-2024 交付貴會的文件

消防裝置建議圖

擬議在紅圈位置合共安裝4組消防設施



寄件者: sun wo wong [REDACTED]
寄件日期: 2024年09月04日星期三 9:45
收件者: Andrea Wing Yin YAN/PLAND; tpbpd/PLAND
主旨: Re: A/YL-KTN/1020
附件: 回應規劃署的提問.pdf; 現場相片.pdf; 回應運輸署的提問.pdf; 車輛
流量評估報告.pdf; 布局圖.pdf; 雨水排放建議圖.pdf; 雨水渠大樣
圖.pdf; 現場相片 (渠道).pdf; 回應渠務署的提問..pdf; 橫切面圖1.pdf

類別: Internet Email

A/YL-KTN/1020

此郵件係取代昨晚 11:21 分交付貴會的文件
回應各部們的提問

sun wo wong [REDACTED] 於 2024 年 9 月 3 日 週二 下午 11:21 寫道：
此郵件係取代 27-08-2024 交付貴會的文件

A/YL-KTN/1020
回應規劃署的提問

1. Viewing that the application site is in close proximity to residential dwellings, the applicant shall provide details of relevant mitigation measures to minimise the potential environmental nuisance in particular to the impacts of dust and noise to the surrounding environment;

有關申請地點西北面的住宅大部份閒置多時，主要為地產商多年前已購入大部份業權，之後一直空置，因上述地段為綜合發展區(1)等待日後發展，因此發展商沒有將上址出租，現場現時為十室九空的，(請看附圖相片 1)，我等會在西北面加設圍板及現時場地與村屋之間已有大樹分隔，因此對環境的影響非常輕微。(請看附圖相片 2)
2. The applicant shall provide details on types/substances of the 'wooden boards/metal frames/accessory materials' to be stored as well as the maximum height of any stacked-up materials at the application site; and

我等存放的物料為木板，木板，鋼通樑，及貨櫃箱改裝的臨時辦公室和儲物室，存放高度約為 5 米高(請看附圖相片 3)
3. The applicant shall clarify whether any workshop activities or operation of machineries will be carried out at the application site.

申請場地不會進行車間工作，機械操作事宜，純屬臨時存放建築材料用途。場內只有兩部石油氣推動的剷車(操作時不會產生噪音)協助運輸車輛進行裝卸建築材料到用途。

(附圖相片 1)



附圖相片 2



附圖相片 3





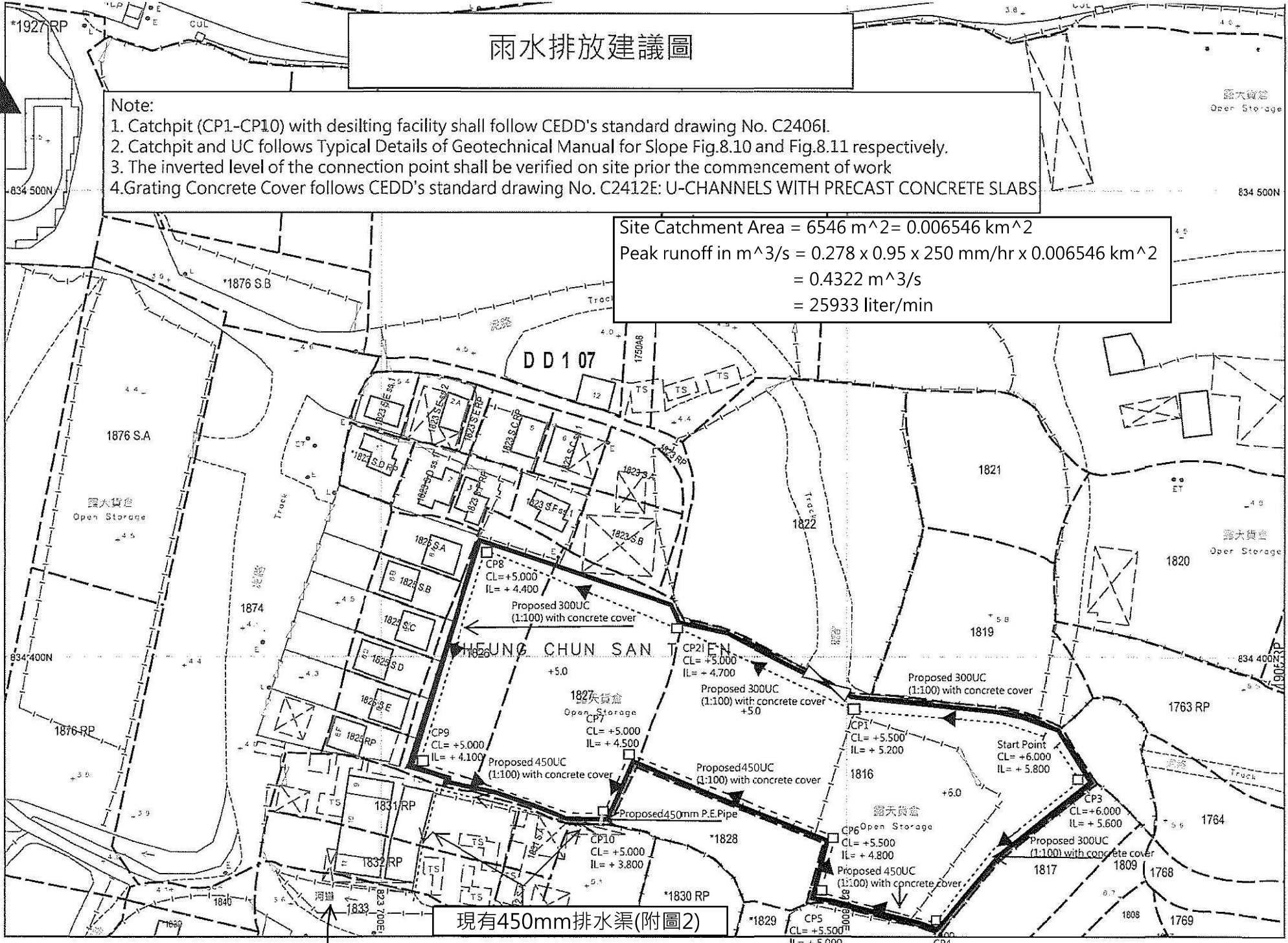
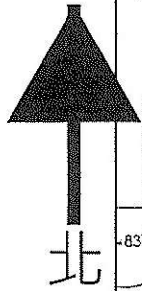
- (a) Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected. 我等場地不會進行平整地盤及填土工程
- (b) Please demonstrate with hydraulic calculations, with catchment plan, that all proposed/ existing drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. 我等附上新一份排水建議圖內詳列有關計算及排水方案給貴署審議。
- (c) Please submit calculation demonstrating the downstream drainage system receiving the discharge from the development has adequate spare capacity to accommodate the runoff. 我等附上新一份排水建議圖內詳列有關計算及排水方案給貴署審議。
- (d) The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel. 我等附上新一份排水建議圖內詳列有關計算及排水方案給貴署審議。
- (e) 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). 我等提供附件1及附件2相片說明場外渠道的走向至天然排洪渠
- (f) The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented. 我等已和鄰近渠道的地主及使用人取得認可，在有關渠道須要維修時，我等會共同承擔有關費用，而我等場地早前已運作多年，有關雨水一直排放至上述渠道和河道，多年以來並沒有發生水浸的情況
- (g) 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. 而我等場地早前已運作多年，有關雨水一直排放至上述渠道和河道，多年以來並沒有發生水浸的情況
我等提供附件1及附件2相片說明場外渠道的走向至天然排洪渠
- (h) 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. 我等圍板全部離地設有開口方便雨水流動。
- (i) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given. 我等會連同此函一並附上橫切面圖給貴署參考
- (j) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit. 我等附上新一份排水建議圖內詳列有關計算及排水方案給貴署審議。
- (k) Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities. 我等設計的沙井全部設有沙坑。
- (l) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. 我等在場內四周全部設有渠道可以全部接收場內的雨水包括鄰近地方流經我等場地的雨水。
- (m) 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). 我等已和鄰近渠道的地主及使用人取得認可，在有關渠道須要維修時，我等會共同承擔有關費用，而我等場地早前已運作多年，有關雨水一直排放至上述渠道和河道，多年以來並沒有發生水浸的情況如須使用政府土地進行渠務工程前我等便定取得地政處的許可後才會作行有關工程。

雨水排放建議圖

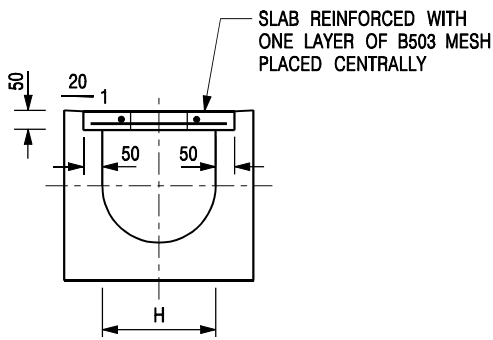
Note:

1. Catchpit (CP1-CP10) with desilting facility shall follow CEDD's standard drawing No. C2406I.
2. 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. Grating Concrete Cover follows CEDD's standard drawing No. C2412E: U-CHANNELS WITH PRECAST CONCRETE SLABS

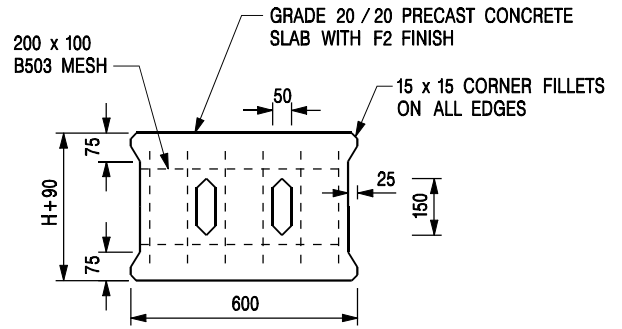
Site Catchment Area = 6546 m² = 0.006546 km²
 Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.006546 km²
 = 0.4322 m³/s
 = 25933 liter/min



現有2500mm天然河道(附圖1)



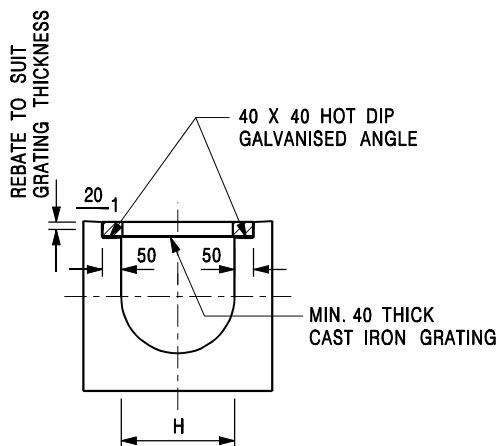
TYPICAL SECTION



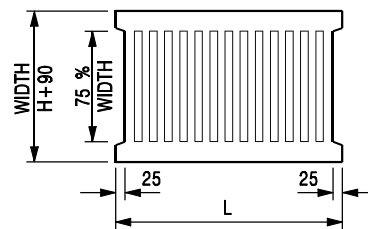
PLAN OF SLAB

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.

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
REF.	REVISION	SIGNATURE	DATE

**COVER SLAB AND CAST IRON
GRATING FOR CHANNELS**

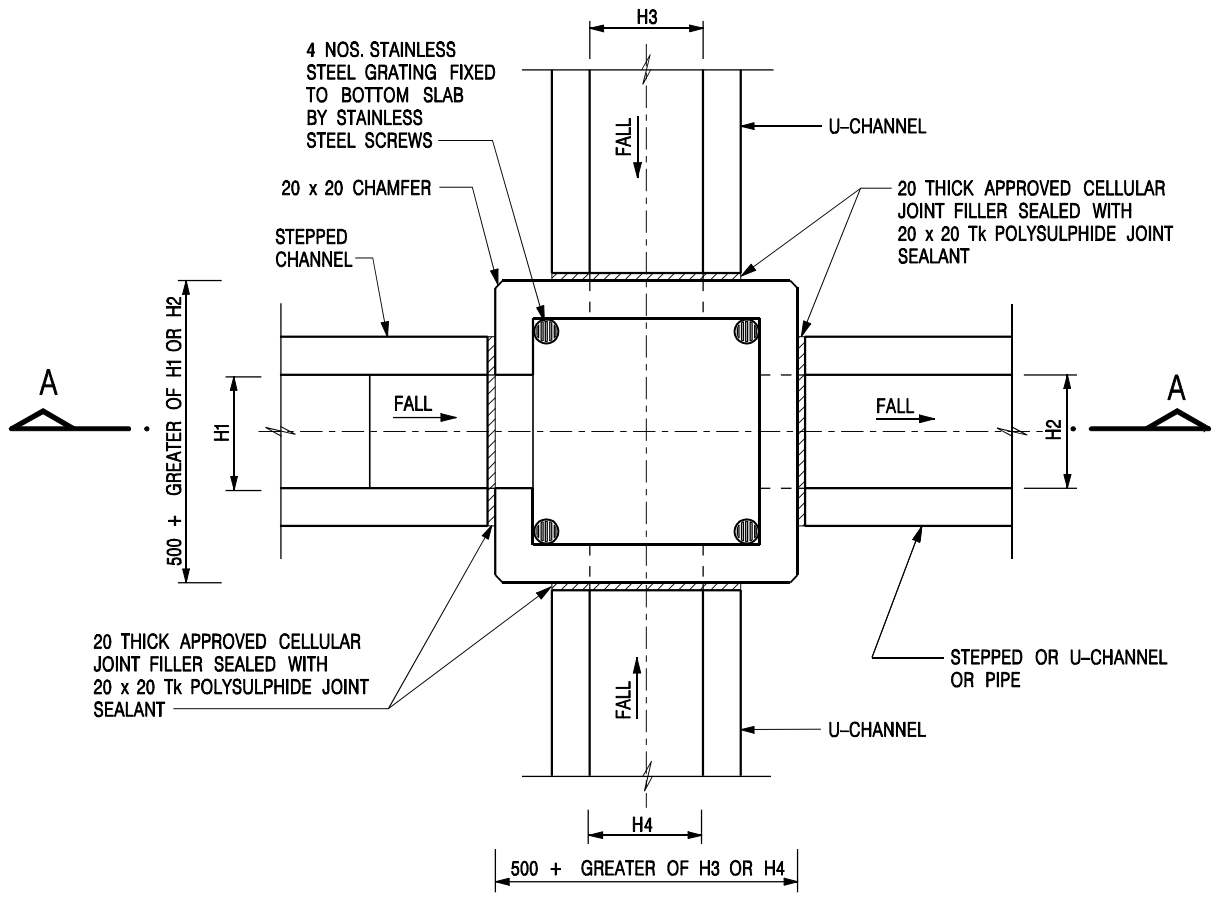


**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

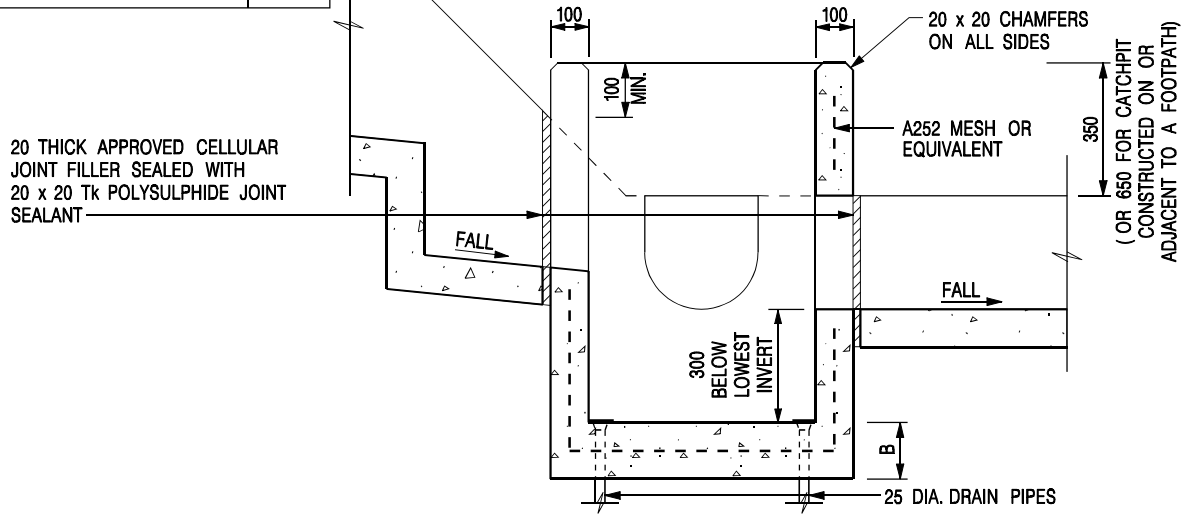
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2412E



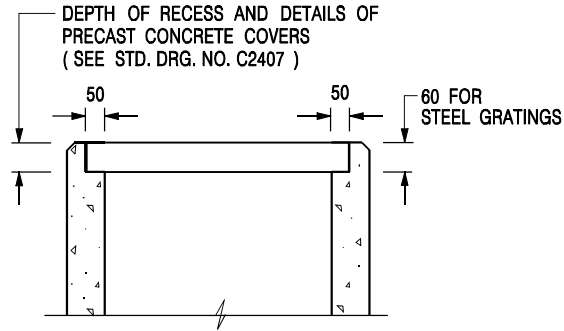
NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20	
		DATE JAN 1991	
		DRAWING NO. C2406 /1	



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.

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	
SCALE 1 : 20	DRAWING NO.
DATE JAN 1991	C2406 /2

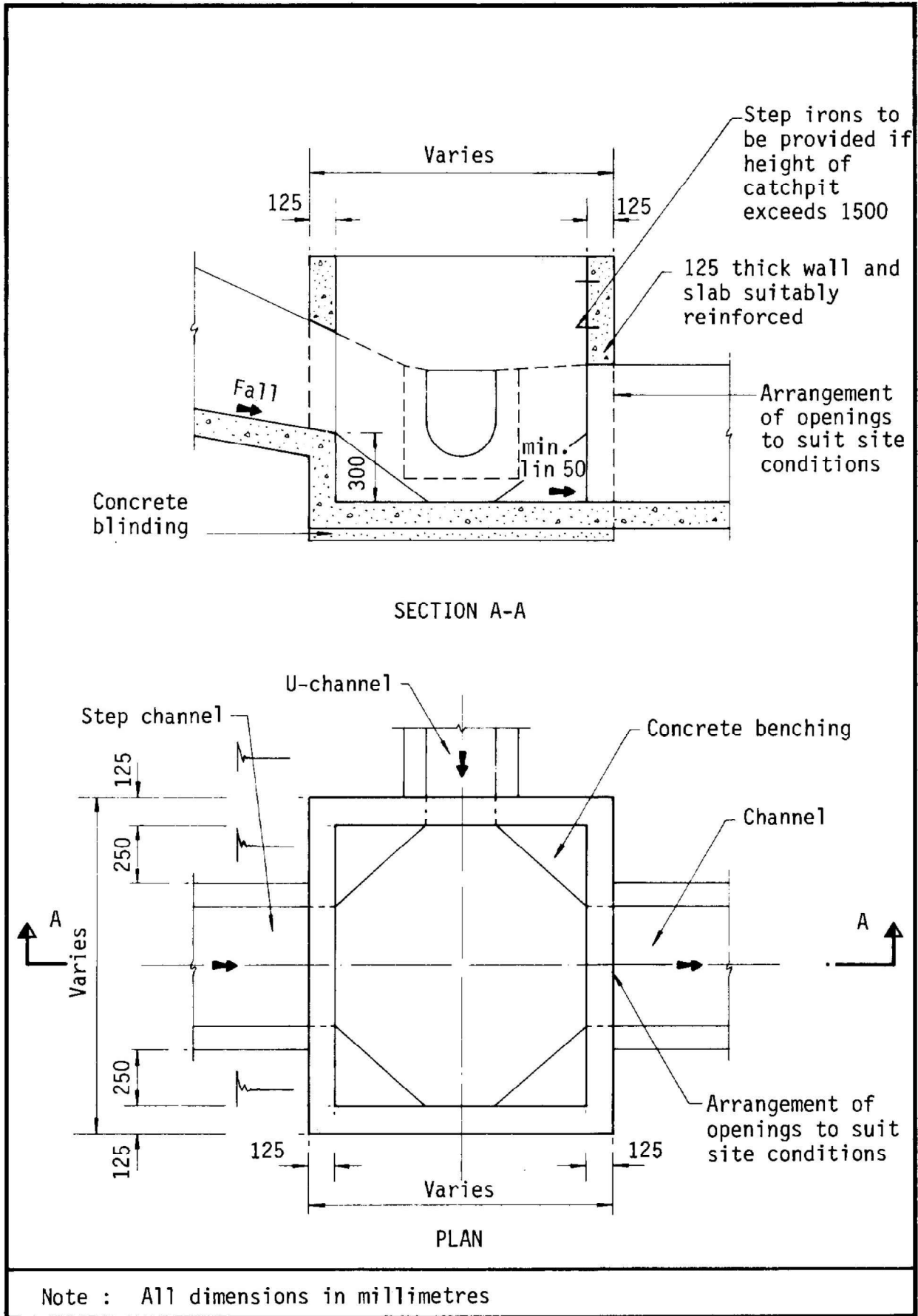
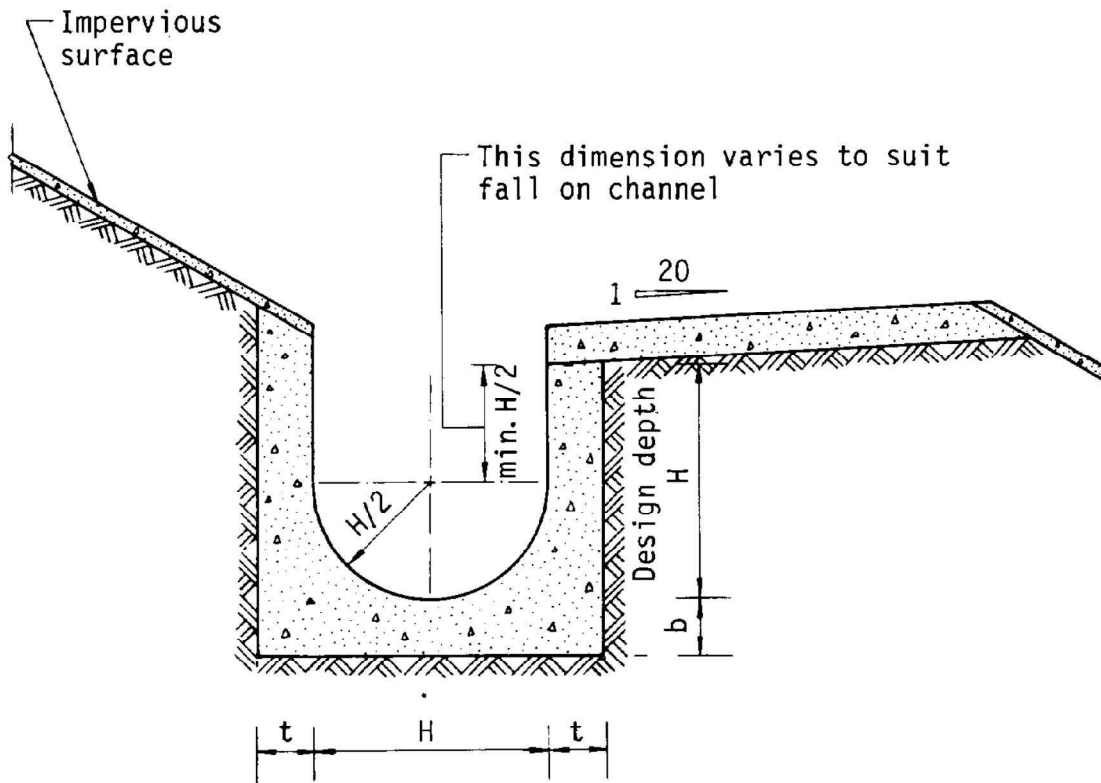


Figure 8.10 - Typical Details of Catchpits



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

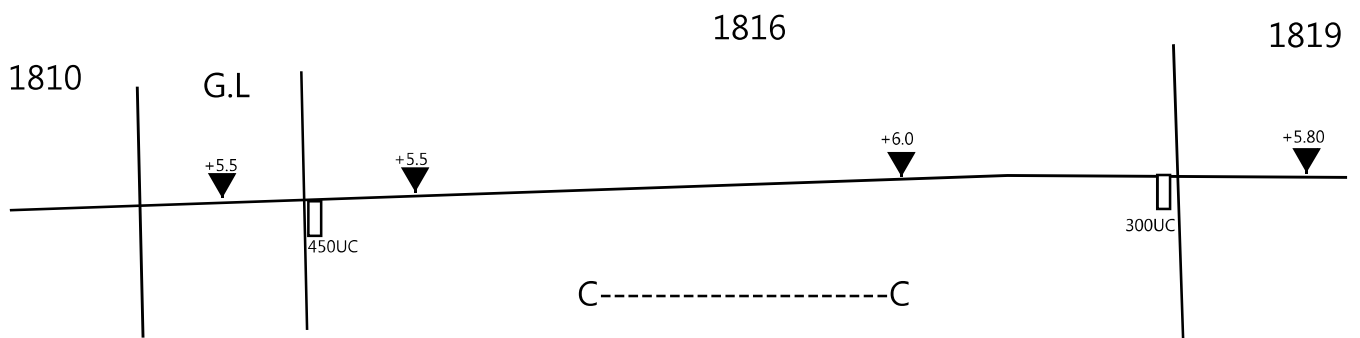
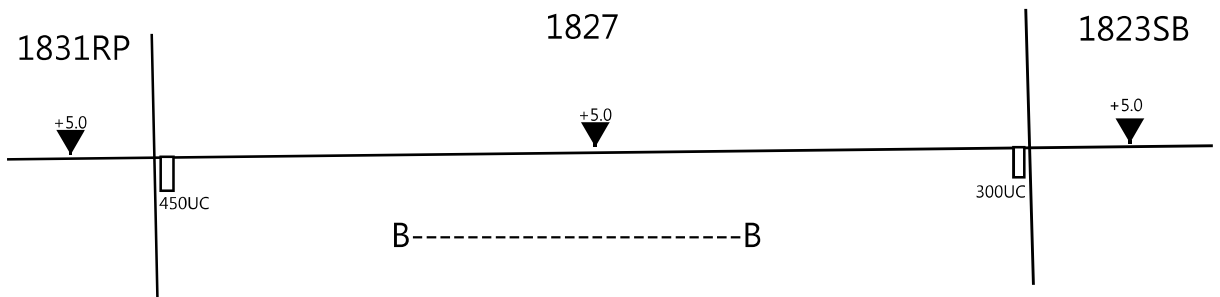
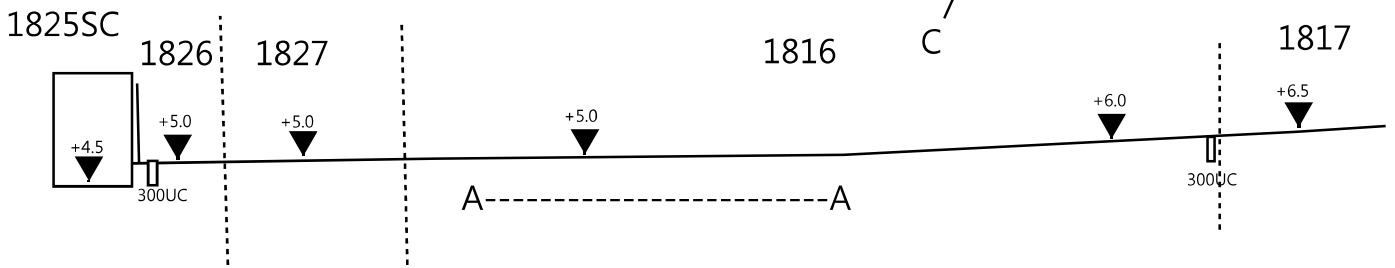
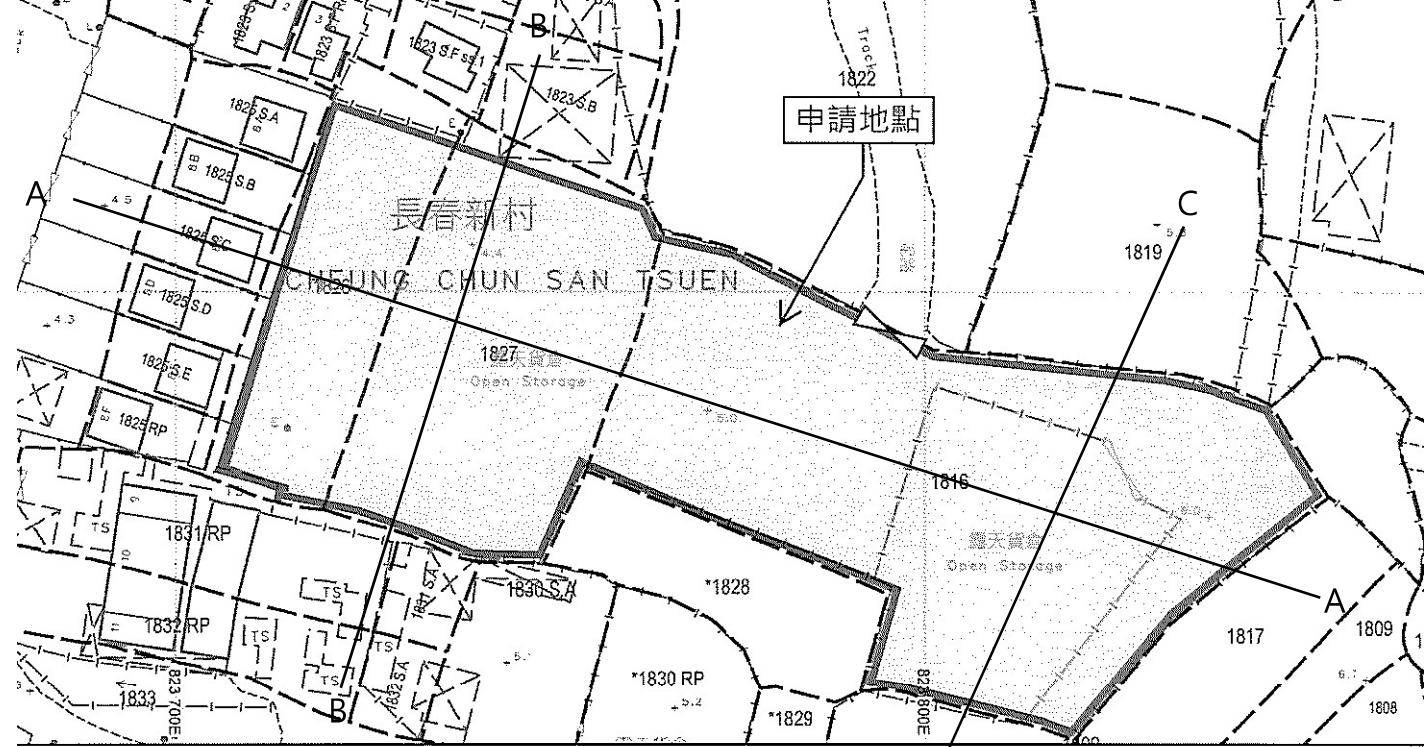
Figure 8.11 - Typical U-channel Details

附圖2



附圖1





A/YL-TKN/1020橫切面圖

A/YL-KTN/1020

回應運輸署的提問

Comments from Transport Department

(a) The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Castle Peak Road - Tam Mi and the local access;

a 我等連同此函一並附上交通流量評估報告書給貴署審議

(b) The applicant should demonstrate the smooth manoeuvring of vehicles to / from Castle Peak Road - Tam Mi, along the local access and within the site;

b 我等已在布局圖內列明水尾路至場地內行車通道的闊 6-8 米而場地至水尾路口起至青山公路潭尾段的行車通道須然是單線雙程行車，全程約 412 米其中設有 5 個避車處平均 80 米便有一個，因此絕對不會影響車輛通行而我等場地每日出行次數不會超過 12 架次，因此對交通流量影響十分輕微。

(c) The applicant should indicate the clear width of the vehicular ingress / egress on the layout plan;

c 已在布局圖內加上出入口的闊度說明。

(d) The applicant should note the local access between Castle Peak Road - Tam Mi and the site is not managed by this Department

d 我等清楚知道有關道路並非貴署管理，如有須要時我等會連同村長和其他使用者共同處理上述路段的問題。

03-09-2024

布局圖



通道闊8米

通道闊8米

通道闊6米

通道闊8米

通道闊8米

露天存放建築材料(木板及木板)

出入口大門闊8米

通道闊8米

露天存放建築鋼架及配件材料

辦公室面積220平方米
X4.5米高(1層)

2個私家車車位每
每個2.5米X5米

2個中型貨車上落貨
車位每個3.5米X11米

車輛流量評估
A/YL-KTN/1020

至：城市規劃委員會

本場地共有 2 個私家車位及 2 個中型貨車上落貨位，我等預計經常停泊及出入中心車輛流量。

進入場地預計流量 (私家車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 6 時
1 至 6	車輛架次	預計有 2 架次	預計有 1 架次

(中型貨車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 4 時
1 至 6	車輛架次	預計有 2 架次	預計每小時有 2 架次

離開場地預計流量 (私家車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 6 時
1 至 6	車輛架次	預計有 0 架次	預計有 3 架次

(中型貨車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 4 時
1 至 6	車輛架次	預計有 2 架次	預計每小時有 2 架次

以上為我等場地預計車輛流量評估

我等上述行車安排絕對不會影響青山公路潭尾段的交通流量，懇請貴署同意我等的安排

獲授權代理人 黃新和

02-09-2024