

Total: 12 pages

Date: 11 September 2024

TPB Ref.: A/YL-KTN/1042

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Animal Boarding Establishment (Dog Kennel)  
for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347  
S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.**

This letter intends to supersede our letter dated 9.9.2024. Our response to the comments of the CE/MN, DSD is as follows:

CE/MN, DSD's comments	Applicant's response
<p>(a) Section 1.2: Please provide relevant IDF curves and chart of the rapid design of channels with your designed values indicated on curves/ chart for reference.</p> <p>(b) For Section B-B shown in the drainage plan, please provide a cross section showing the existing watercourse as well as the boundary of the proposed development.</p> <p>(c) Please provide a cross-section demonstrating how the proposed development would not affect the existing watercourse/natural stream.</p> <p>(d) All proposed drainage facilities and walls/ hoarding should be shown in cross sections.</p> <p>(e) 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. The applicant shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented.</p>	<p>Noted. Please see attached.</p> <p>Noted. Please see updated drainage plan.</p> <p>Noted. Please see updated drainage plan. Site hoarding will be provided to separate the site from the watercourse.</p> <p>Noted. Please see updated drainage plan.</p> <p>Noted. The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by CE/MN, DSD. The applicant would identify the owner of the existing drainage facilities to which the proposed connection will be made. The applicant shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented.</p>

<p>(f) 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.</p> <p>(g) 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.</p> <p>(h) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit.</p> <p>(i) Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.</p> <p>(j) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.</p> <p>(k) 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).</p>	<p>Noted. The existing drainage facilities is the only drainage facilities adjacent to the application site for dissipation. The discharge from the application site is minimal because the land filling at the application site is minimal. The additional discharge would not affect the existing drainage facilities.</p> <p>Site hoarding would be provided along the site periphery as shown on the updated drainage plan. 100mm opening would be provided at the toe of the site hoarding to allow uninterrupted flow of stormwater.</p> <p>Noted. Please see attached drawings.</p> <p>Sand trap is proposed at the terminal catchpit as shown in the updated drainage plan.</p> <p>The development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.</p> <p>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).</p>
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Our response to the comments of the DAFC is as follows:

DAFC's comments	Applicant's response
<p>There is a watercourse located to the south of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation.</p>	<p>The applicant will provide site hoarding surrounding the application site in order not to disturb the watercourse nearby during land filling and operation.</p>

Our response to the DEP is as follows:

DEP's comments	Applicant's response
The applicant shall clarify the sewerage arrangement of the proposed use. If septic tank and soakaway system would be used, whether the requirements set out in "Professional Persons Environmental Consultative Committee Practice Notes 1/23 - Drainage Plans subject to Comment by the Environmental Protection Department -Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations" will be followed.	Septic tank and soakaway system will be used. The requirements set out in "Professional Persons Environmental Consultative Committee Practice Notes 1/23 - Drainage Plans subject to Comment by the Environmental Protection Department -Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations" will be followed.

Should you have any questions, please feel free to contact the undersigned at

Yours faithfully,



The stamp is circular with a purple border. The text inside the stamp is in Chinese and English. The Chinese text reads '都市規劃及發展顧問有限公司' (Metro Planning & Development Company Limited). The English text reads 'METRO PLANNING & DEVELOPMENT COMPANY LIMITED'.

Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Olivia LAM) – By Email

**Proposed Temporary Animal Boarding Establishment (Dog Kennel) for  
a Period of 3 Years and Filling of Land  
at  
Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin,  
Yuen Long, N.T.**

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**Annex 1 Drainage Proposal**

**1.1 Existing Situation**

**A. Site particulars**

- 1.1.1 The application site occupied an area of about 280m<sup>2</sup>.
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by some temporary structures to the west and an approved animal boarding establishment to the north. An open drain is found to the south of the application site.

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

- 1.1.3 It has a very gentle gradient sloping from northwest to southeast from about +18.8mPD to +18.4mPD.

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

- 1.1.4 According to **Figure 5**, it is noted that the level of the application site is comparatively higher than the adjoining land except to the north. As such, an external catchment has been identified as shown in **Figure 5**. However, an approved animal boarding establishment with planning permission No. A/YL-KTN/755 is found to the further north of the application site as shown in **Figure 5** of which drainage facilities will be provided at the said has been provided so that the external catchment stops there.

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

- 1.1.5 As shown in **Figure 5**, an open drain is found to the south 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 (including external catchment) is approximately 820m<sup>2</sup>;
- ii. Although the majority of the catchment is vegetated in nature, it is assumed that the value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 19.6\text{m} - 18.4\text{m} = 1.2\text{m}$$

$$L = 42\text{m}$$

$$\therefore \text{Average fall} = 1.2\text{m in } 42\text{m} \text{ or } 1\text{m in } 35\text{m}$$

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

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

$$t_c = 0.14465 [ 42 / (2.86^{0.2} \times 820^{0.1}) ]$$

$$t_c = 2.52 \text{ minutes}$$

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 325 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 325 \times 820 / 3,600$$

$$\therefore Q_1 = 74.02 \text{ l/s} = 4,441.67 \text{ l/min} = 0.074\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:80 in order to follow the gradient of the application site, 300mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

### **1.3 Proposed Drainage Facilities**

1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 5**).

1.3.2 Catchpit will be provided at the turning point of the surface U-channel. Sand trap or alike will be provided at the terminal catchpit.

1.3.3 The collected stormwater will then be dissipate to the open drain to the immediate south of the application site.

1.3.4 All the proposed drainage facilities will be provided and maintained at the

applicant's own expense.

- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.
- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/Yuen Long and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.
- 1.3.7 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) 100mm will be reserved at the toe of the site hoarding to allow unobstructed flow of surface runoff.

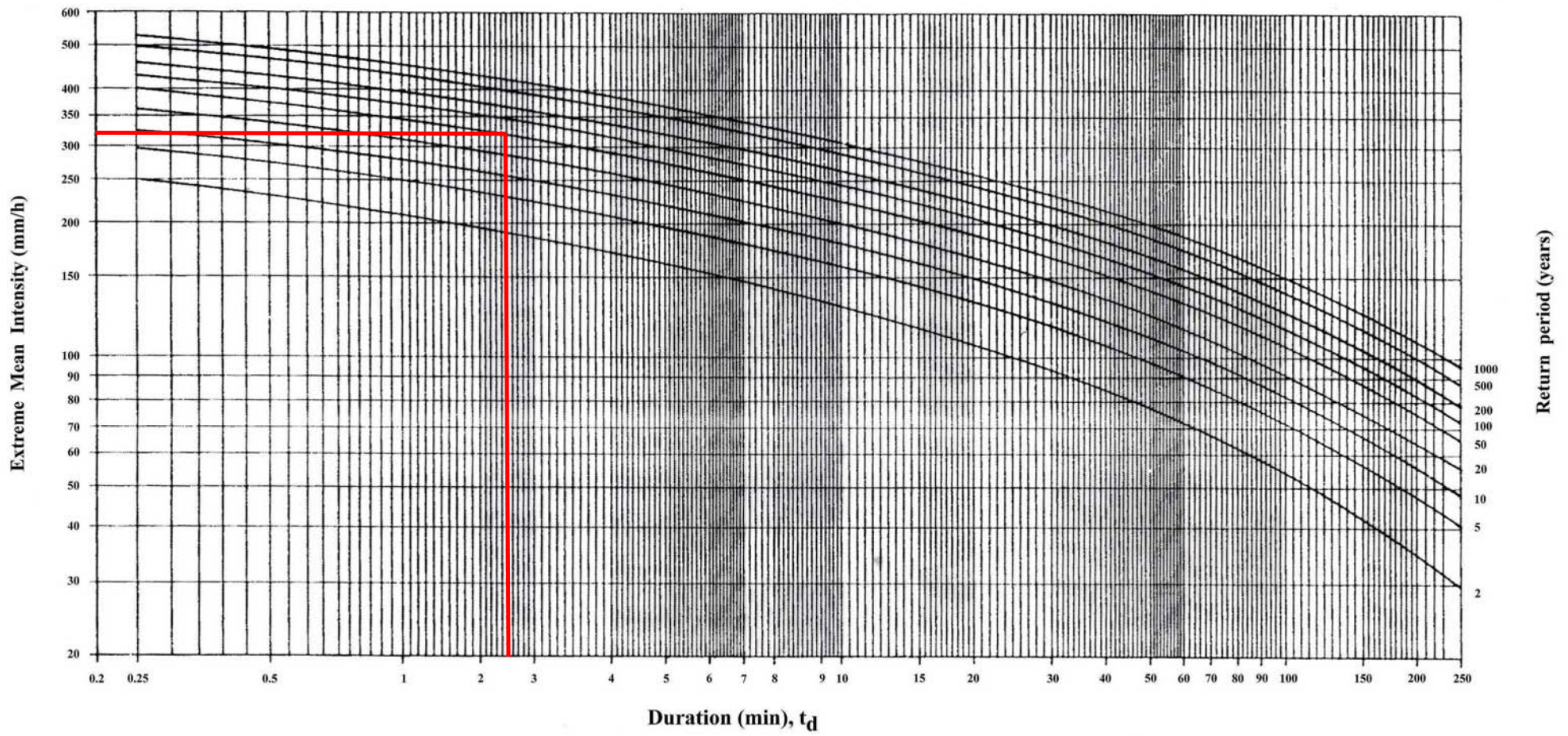


Figure 4. Intensity – Duration – Frequency Curves  
(for durations not exceeding 4 hours)

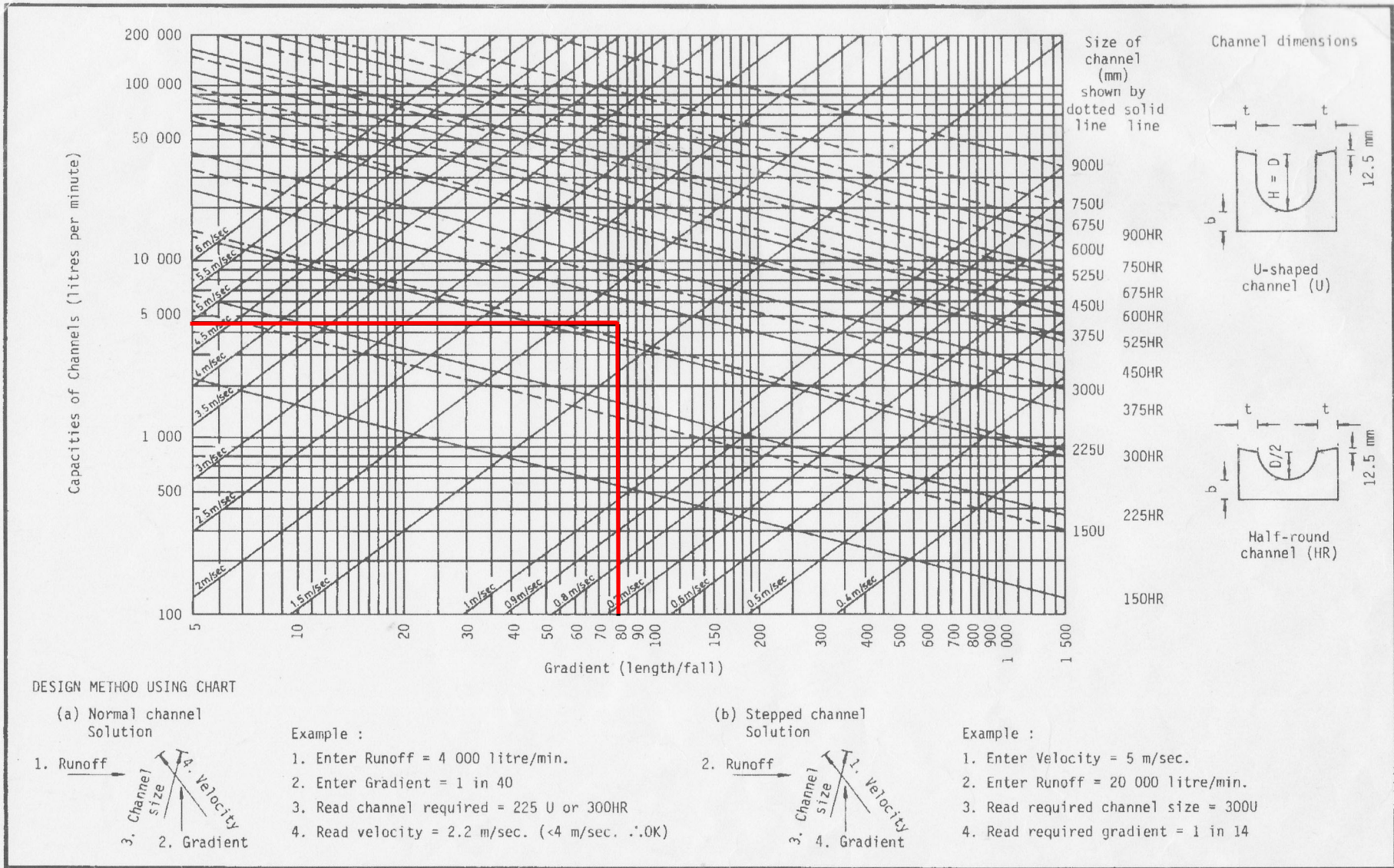
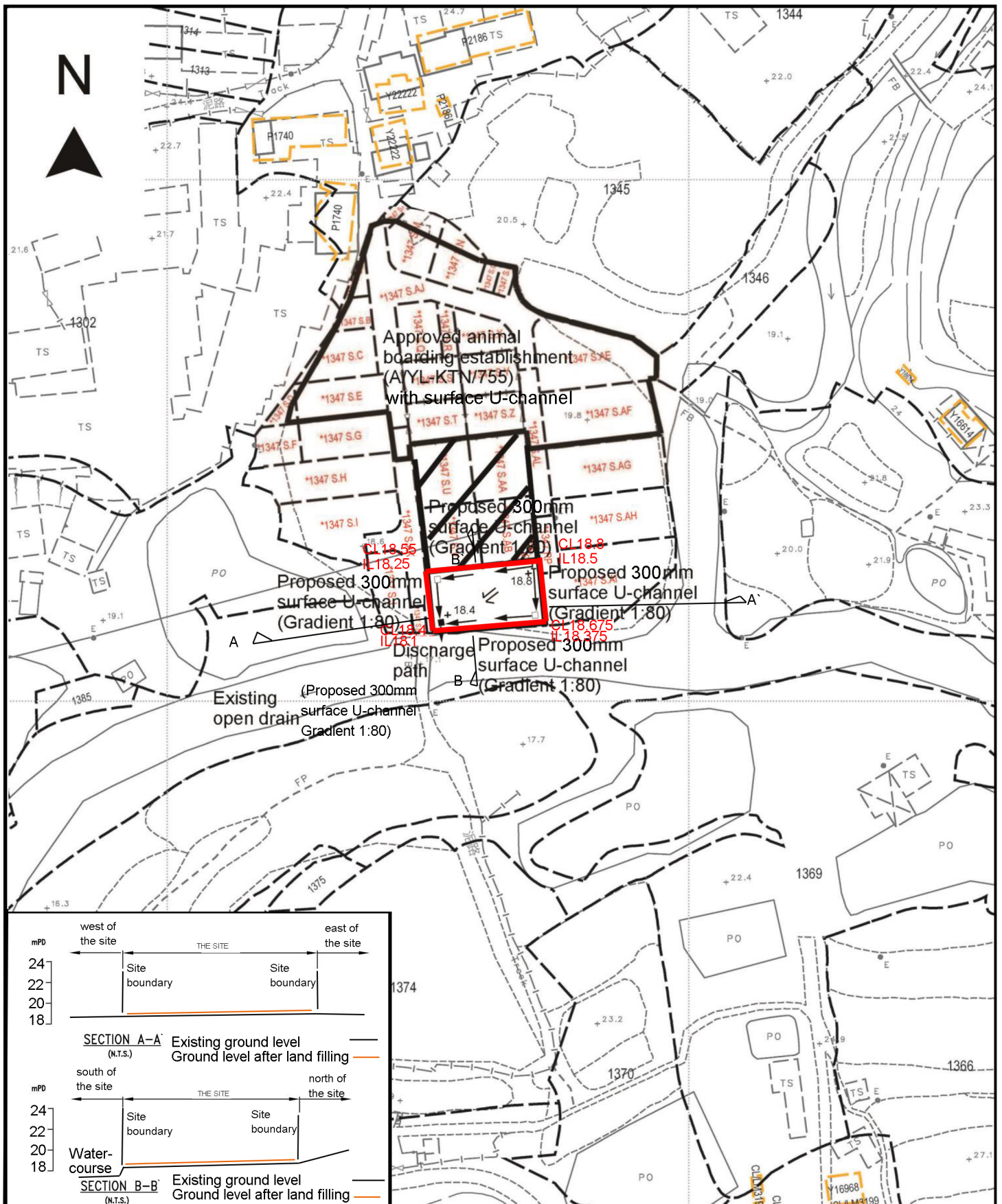


Figure 8.7 - Chart for the Rapid Design of Channels





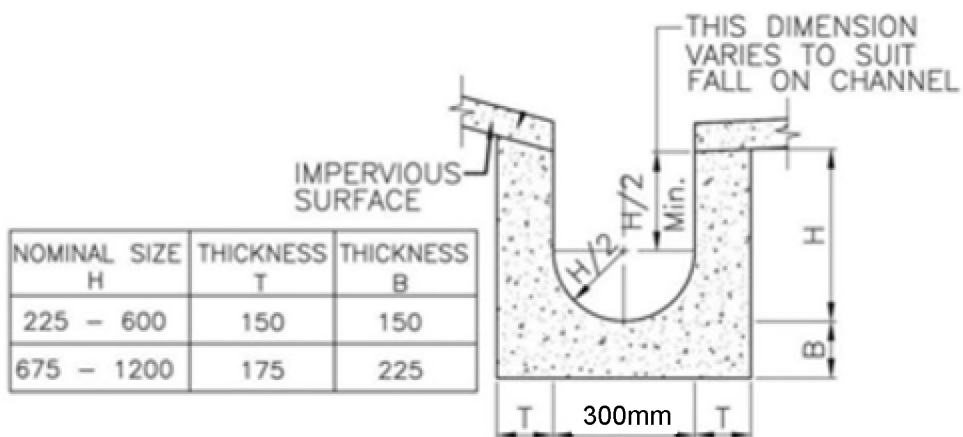
Project 項目名稱:  
**Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.**

Drawing Title 圖目:  
**Proposed Drainage Plan**

Drawing No. 圖號:  
**Figure 5**

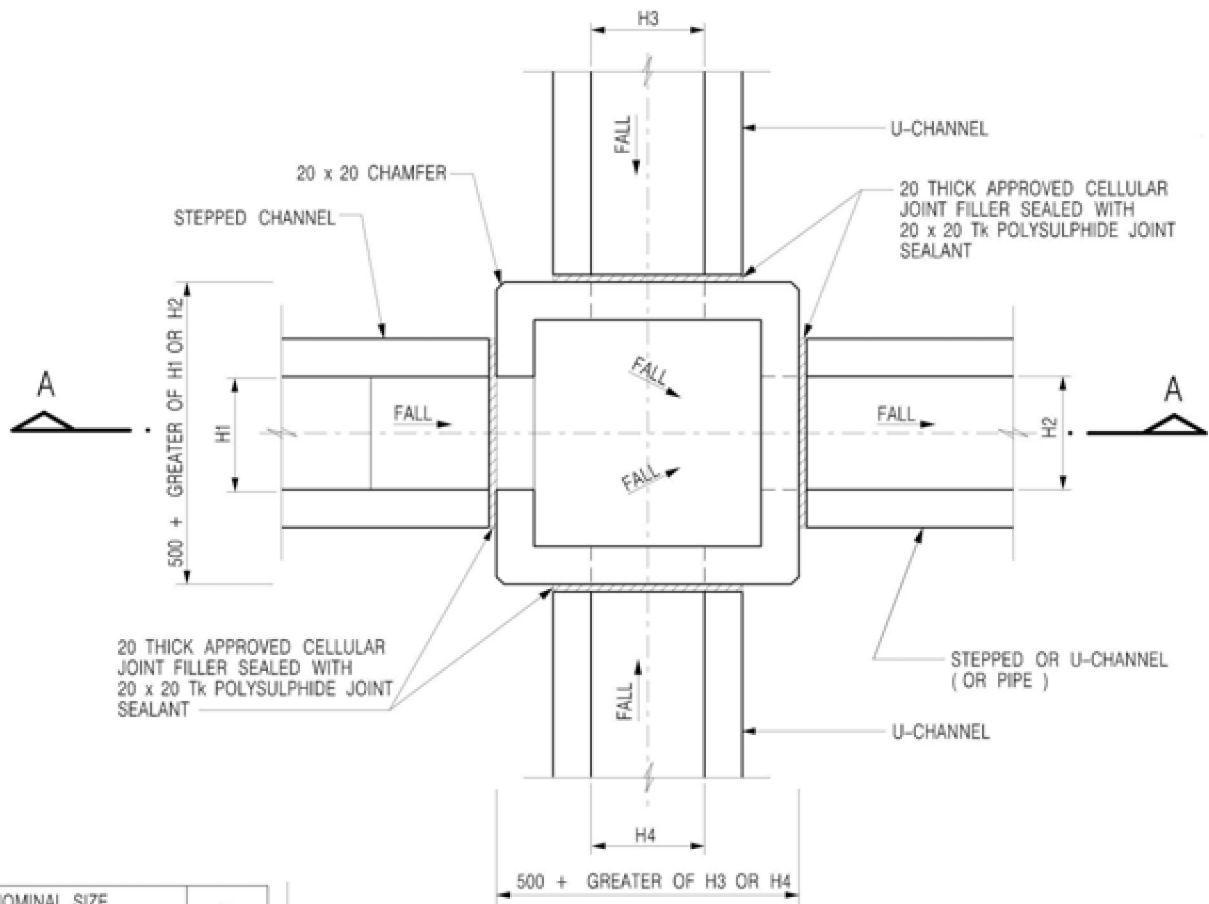
Remarks 備註:  
**+18.4 Proposed Site hoarding Level (in mPD)**  
 □ Proposed catchpit  
 ■ Proposed catchpit with sand trap  
 ⇐ Flow of surface runoff

Scale 比例:  
**1:1000**



**DETAILS OF U-CHANNEL**  
 (REFERENCE : FIG. 8.11 OF  
 GEOTECHNICAL MANUAL FOR SLOPES)  
 (N.T.S.)

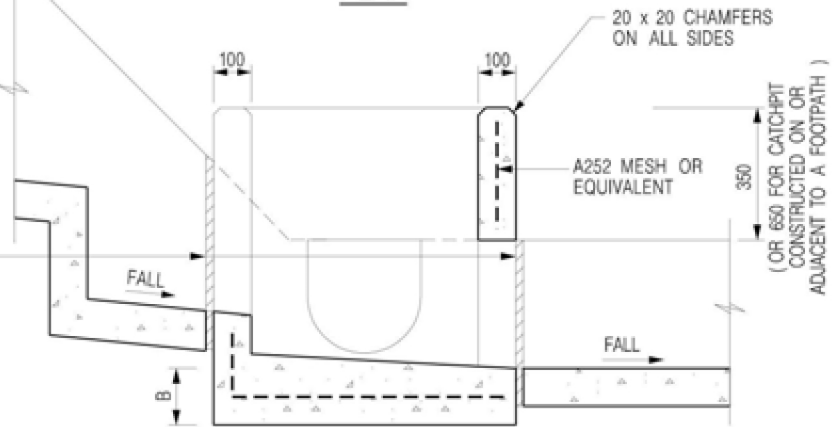
Project 項目名稱: Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.	Drawing Title 圖目: Details of Proposed Surface U-channel	Remarks 備註:
	Drawing No. 圖號: Figure 6	Scale 比例: Not to scale



PLAN

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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT

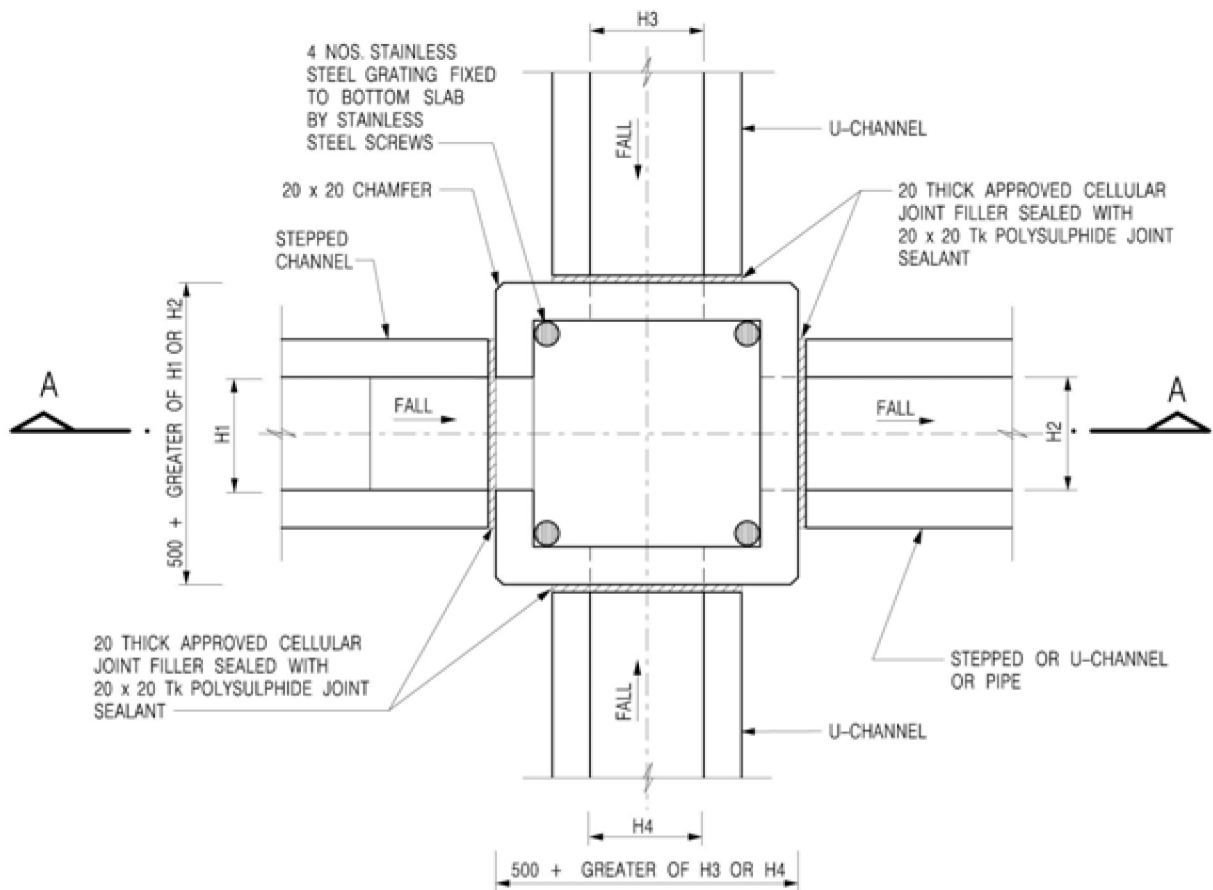


SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

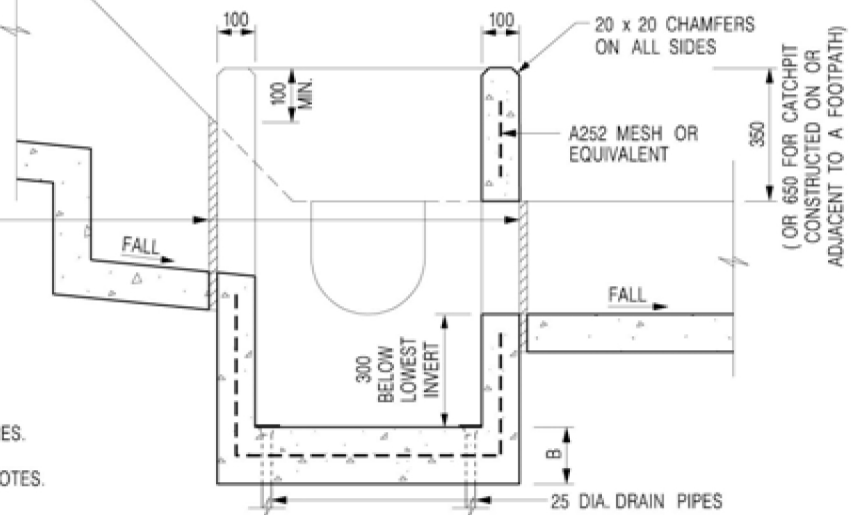
Project 項目名稱: Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.	Drawing Title 圖目: <b>The Details of the Proposed Catchpit</b>	Remarks 備註:
	Drawing No. 圖號: <b>Figure 7</b>	Scale 比例: <b>Not to scale</b>



PLAN

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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

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

Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land at Lots 1347 S.W & 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖名:

The Details of Catchpit with Desilting Function

Remarks 備註:

Drawing No. 圖號:

Figure 8

Scale 比例:

Not to scale