

Our Ref. : DD107 Lot 1434 Your Ref. : TPB/A/YL-KTN/979

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



By Email 22 March 2024

Dear Sir,

#### 1<sup>st</sup> Further Information

## Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories

#### (S.16 Planning Application No. A/YL-KTN/979)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of R-riches Property Consultants Limited

**Louis TSE** Town Planner

#### Responses-to-Comments

## Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories

#### (Application No. A/YL-KTN/979)

#### (i) A RtoC Table:

	Departmental Comments	Applicant's Responses
1. (	Comments of the Chief Engineer/Mainland N	orth, Drainage Services Department (CE/MN,
1	DSD)	
(	(Contact Person: Mr. Terence TANG; Tel.: 230	00 1257)
(a)	I have reservation on the subject development as there as proposed pond and land filling works and appears covering the whole application site but there is no substantiation show how the overland flow from adjacent areas would not be interrupted by the proposed works.	A drainage proposal, with provision of peripheral u-channel and catchpits is provided to mitigate potential drainage impact generated by the proposed development ( <b>Annex I</b> ). The applicant will implement the proposed drainage facilities at the application site (the Site) once the drainage proposal is accepted by CE/MN, DSD / Town Planning Board.
2.	Comments of the Director of Agriculture, Fish (Contact Person: Ms. WONG Cheuk-ling; Tel:	neries and Conservation (DAFC) 2150 6933)
(a)	The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.	Please be noted that the Site is currently vacant and there is no active agricultural use within the Site. The Site is also surrounded by temporary structures for warehouse use and vacant land. As the proposed development is intended to support the warehousing and storage industry, approval of the application on a temporary basis of 3 years would not frustrate the long term planning intention of the "Agriculture" zone and better utilize deserted agricultural land. The applicant will reinstate the Site to a state that is suitable for agricultural use after the planning approval period.
(b)	Pond filling is generally not recommended from a fisheries viewpoint. Although the fish pond is currently of unknown status, it	Please be informed that the fish pond is dried for decades. The applicant submitted a drainage proposal in accordance with



has the potential to be used for fish culture	requirements from DSD, including the
operations in the future. As such, the	provision of peripheral u-channels and
application is not supported from a	catchpits to mitigate the potential adverse
fisheries viewpoint."	drainage impact generated by the proposed
	development. Therefore, direct impact to the
	fish pond should not be anticipated.



Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Drainage Appraisal

March 2024

## **Table of Content**

1.	Intro	oduction	1
	1.1	Background	1
	1.2	The Site	1
2.	Dev	elopment Proposal	2
	2.1	The Proposed Development	2
3.	Asse	essment Criteria	2
4.	Prop	posed Drainage System	5
5.	Con	clusion	5

### List of Table

Table 1 - Key Development Parameters	2
Table 2– Design Return Periods under SDM	2

## **List of Figure**

- Figure 1 Site Location Plan
- Figure 2 Existing Drainage Plan
- Figure 3 Proposed Drainage System

## List of Appendix

- Appendix A Design Calculation
- Appendix B Development Layout Plan
- Appendix C Reference Drawings for UChannel, Catchpit and Manhole

## **1.Introduction**

## 1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond' (Proposed Development).
- 1.1.2 This Drainage Proposal is to support the planning application for the proposed use.

## 1.2 The Site

- 1.2.1 The Application Site area is about 498m<sup>2</sup>, and it situates beside local tracks at the west, south and east. Those local track connect the site to Shui Mei Road in the South of the Proposed Development. The site is partly occupied by existing structures, abandoned dried pond and grassland.
- 1.2.2 The Application Site is surrounded by grassland, temporary structures and local track. It is generally flat with existing ground level of approx. +9.6 mPD and it is proposed to be filled up to +9.8 mPD after the Proposed Development.
- 1.2.3 The site location plan is shown in **Figure 1**.
- 1.2.4 Existing Drainage Plan is shown in **Figure 2** for reference.
- 1.2.5 Proposed Development Layout plan is shown in **Appendix B** for reference.

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

#### **Drainage Appraisal**

## 2. Development Proposal

## 2.1 The Proposed Development

2.1.1 The total site area is approximately 498m<sup>2</sup>. The indicative development schedule is summarized in **Table 1** below for technical assessment purpose.

Proposed Development	
Total Site Area (m <sup>2</sup> )	498
Assume all proposed site area as paved area after development for assessment purpose (m <sup>2</sup> )	498

Table 1 - Key Development Parameters

## **3.Assessment Criteria**

3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this DIA. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal	10 Years
Drainage System under a polder	
Scheme	
Main Rural Catchment Drainage	50 Years
Channels	
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2– Design Return Periods under SDM

3.1.2 The site and the surrounding are generally flat. The proposed village drainage system intended to collect runoff from the internal site and discharge to existing nearby public drainage system. 1 in 10 years return period is adopted for the drainage design.

- 3.1.3 stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.
  - 1. Intensity-Duration-Frequency Relationship The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the HKO Headquarters Rainfall Zone. Therefore, for 10 years return period, the following values are adopted.

а	=	471.9
b	=	3.02
с	=	0.397

2. The peak runoff is calculated by the Rational Method i.e.  $Q_p = 0.278$ CiA

where	$Q_p$	=	peak runoff in m³/s
	С	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	А	=	catchment area in km <sup>2</sup>

3. The run-off coefficient (C) of surface runoff are taken as follows:

•	Paved Area:	C = 0.95
•	Unpaved Area:	C = 0.35

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

Manning's Equation:  $v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$ 

Where,

V = velocity of the pipe flow (m/s) S<sub>f</sub> = hydraulic gradient n = manning's coefficient R = hydraulic radius (m)

D

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

Colebrook-White	Equatio	on:	$\overline{v} = -\sqrt{32gRS}\log(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}})$
where,			
	V	=	velocity of the pipe flow (m/s)
	Sf	=	hydraulic gradient
	$k_{\rm f}$	=	roughness value (m)
	V	=	kinematics viscosity of fluid

= pipe diameter (m)

R = hydraulic radius (m)

## 4. Proposed Drainage System

- 4.1.1 The Application Site and the surrounding areas are generally flat. Internal drainage system is proposed to collect the runoff from the application site and discharge to the existing drainage system under the local tracks at the south. The alignment, size and gradient of the proposed drains are shown in **Figure 3**.
- 4.1.2 The design calculations of proposed channels are shown in **Appendix A**.

## 5.Conclusion

- 5.1.1 A drainage appraisal has been conducted for the Proposed Development. The surface runoff from the Application Site will be collected by the proposed perimeter Uchannel/drains and discharge to the existing drainage system under the southern local track.
- 5.1.2 With the proposed drainage system, it is anticipated that there will be no significant drainage impact to the area after the implementation of the development.

- End of text -

# FIGURES







# Appendix

## Appendix A - Design Calculation

## Channel Design

Runoff Estimation			
Design Return Period	1 in	10	years
Paved Area*		498	(m2)
Unpaved Area*		0	(m2)
Total Equivalent Area		473	(m2)
		000	
Rainfall Intensity, I **		206	mm/nr
Rainfall Intensity, I ** Design Discharge Rate, Q***		0.027	mm/nr m3/s
Rainfall Intensity, I ** Design Discharge Rate, Q*** U Channel	 	206 0.027	mm/nr m3/s
Rainfall Intensity, I ** Design Discharge Rate, Q*** U Channel Channel Size		206 0.027 225	mm/nr m3/s (mm)
Rainfall Intensity, I ** Design Discharge Rate, Q*** U Channel Channel Size Gradient	1 in	206 0.027 225 150	mm/nr m3/s (mm)
Rainfall Intensity, I ** Design Discharge Rate, Q*** U Channel Channel Size Gradient Velocity	1 in	206 0.027 225 150 1.07	mm/nr m3/s (mm) m/s

## **PipeWorks Design**

Design Return Period	1 in 10	) years
Paved Area*	49	8 m2
Unpaved Area*	0	m2
Total Equivalent Area	47	3 m2
Time of Concentration	5	min
Rainfall Intensity	20	6 mm/h
Design Discharge Rate	0.0	27 m3/c
Beolgh Blocharge Hate	0.0	Li mara
Pipe Design	0.0.	Li mara
Pipe Design Pipe Size	22	5 mm
Pipe Design Pipe Size Gradient	22 1 in 15	5 mm
Pipe Design Pipe Size Gradient Velocity	22 1 in 15 1.2	5 mm 0 4 m/s
Pipe Design Pipe Size Gradient Velocity Capacity	22 1 in 15 1.2 0.0	5 mm 0 4 m/s 49 m3/s

\* Assume all the site area is paved for assessment purpose

$$i = \frac{a}{(t_d + b)^c}$$

85 %

<85%

\*\*\* Q = 0.278 x 473 x 206 / 1000000



## Appendix C - Reference Drawings





## 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.
- 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.
- FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2 ) 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 'J' ON STD. DRG. NO. C2405 /5; 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 'G' ON STD. DRG. NO. C2405 /4.
- 12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

	A	MINOR AMENDMENT.	Original Signed 04.2016
	REF.	FORMER DRG. NO. C2406J. REVISION	Original Signed 03.2015 SIGNATURE DATE
CATCHPIT WITH TRAP	CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
(SHEET 2 OF 2)	SCAL DATE	E 1:20 JAN 1991	drawing no. C2406 /2A
卓越工程 建設香港	We Engineer Hong Kong's Development		







