

Your Ref.: A/YL-KTN/991

Our Ref.: P20039/TL24335

26 June 2024

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

Proposed Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) and Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot Nos. 1486 (Part) and 1489 (Part) in D. D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories (S.16 Planning Application No. A/YL-KTN/991)

We would like to submit further information to respond to the comments from Drainage Services Department dated 7.6.2024.

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



Francis Lau

Encl.

c.c.

DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN / Ms. Olivia NG)

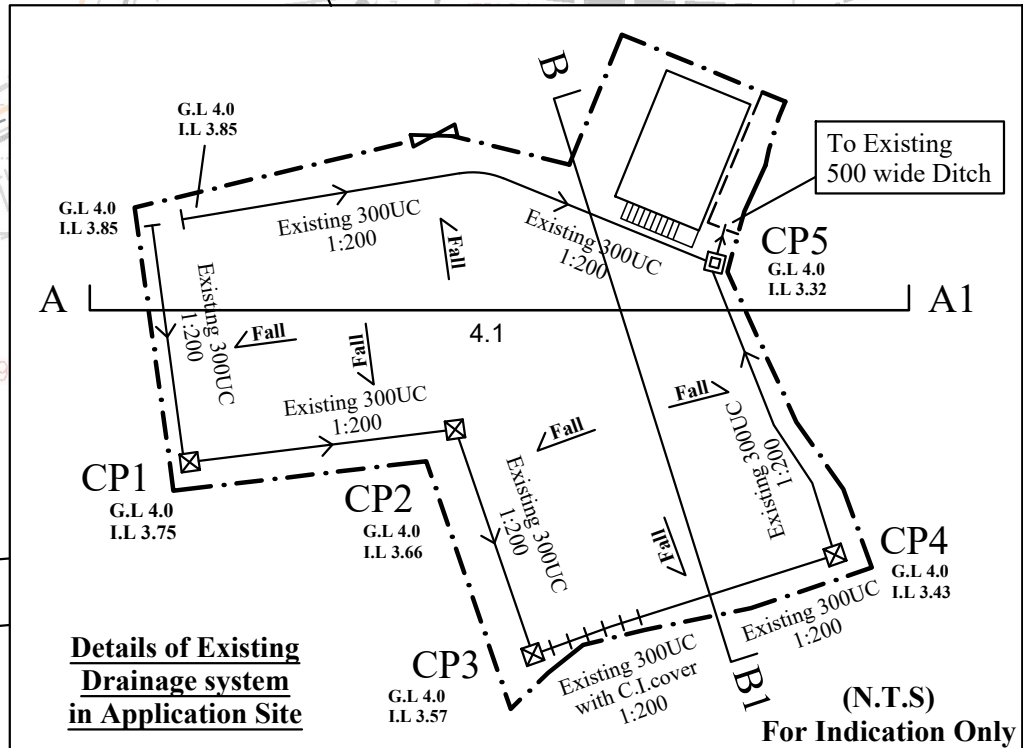
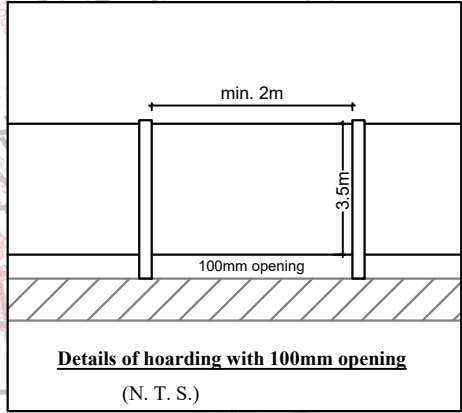
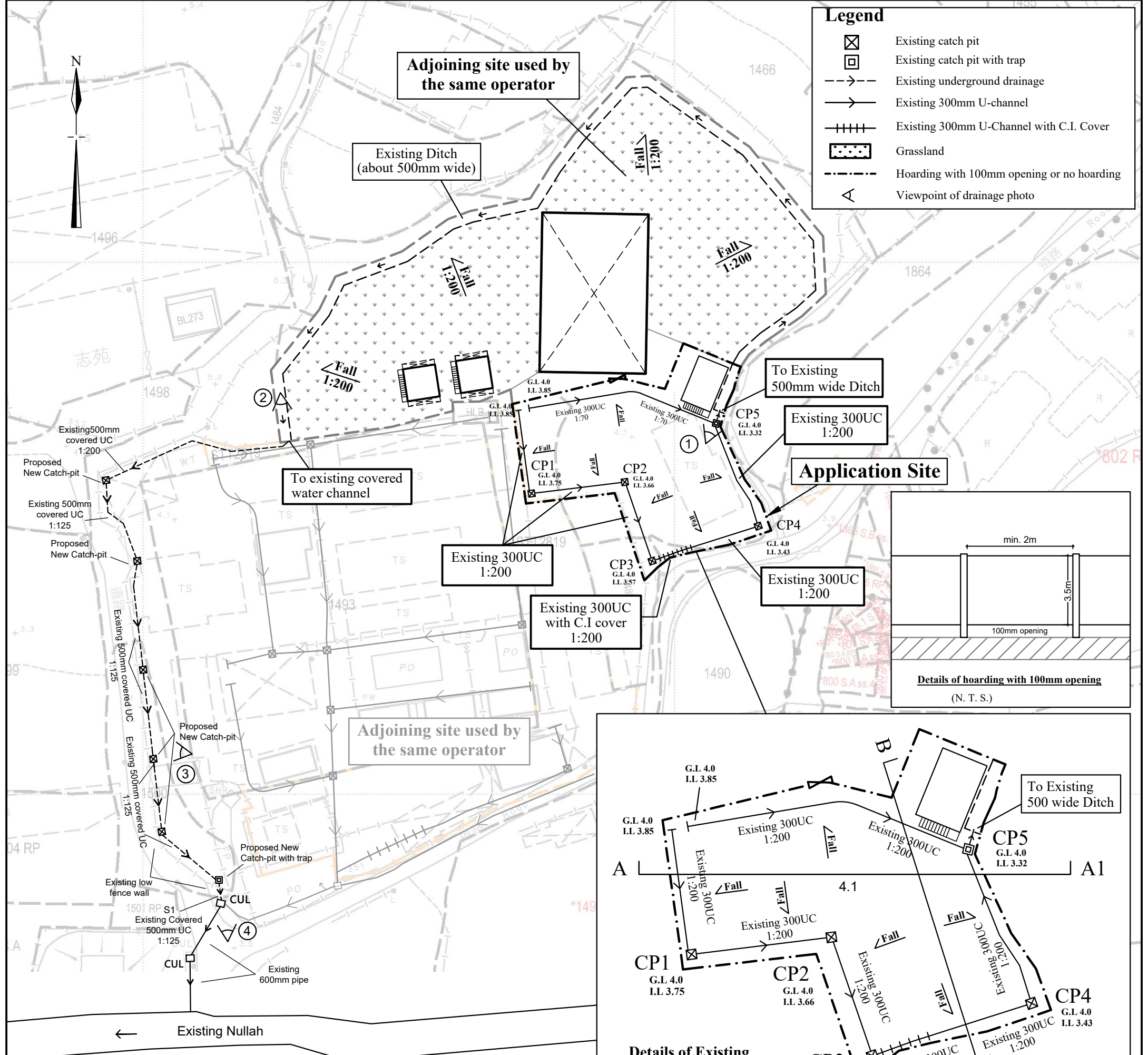
By E-mail only

Comments from Drainage Services Department dated 7.6.2024

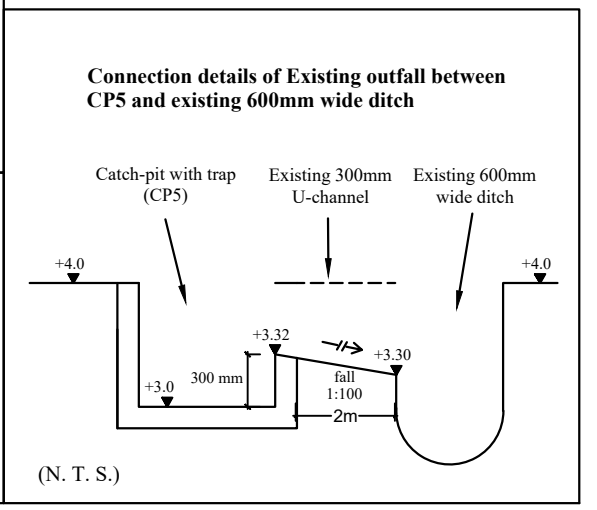
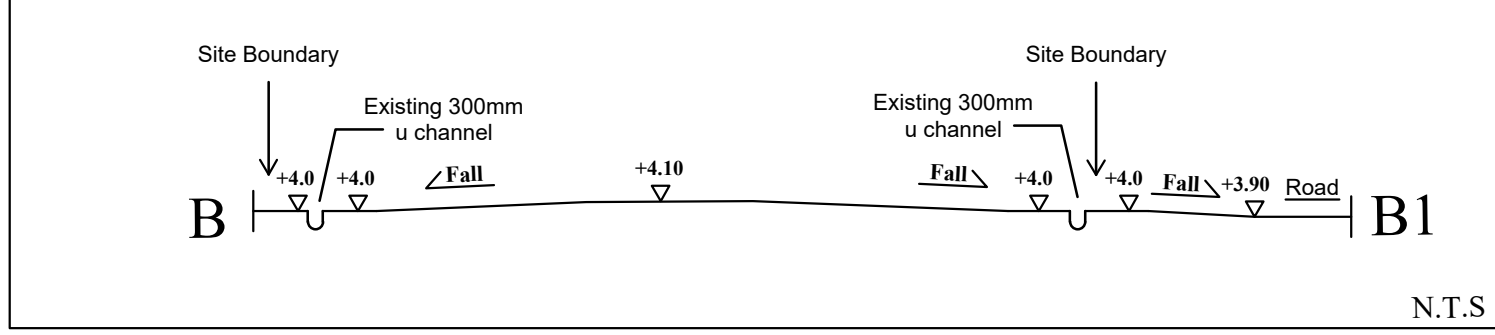
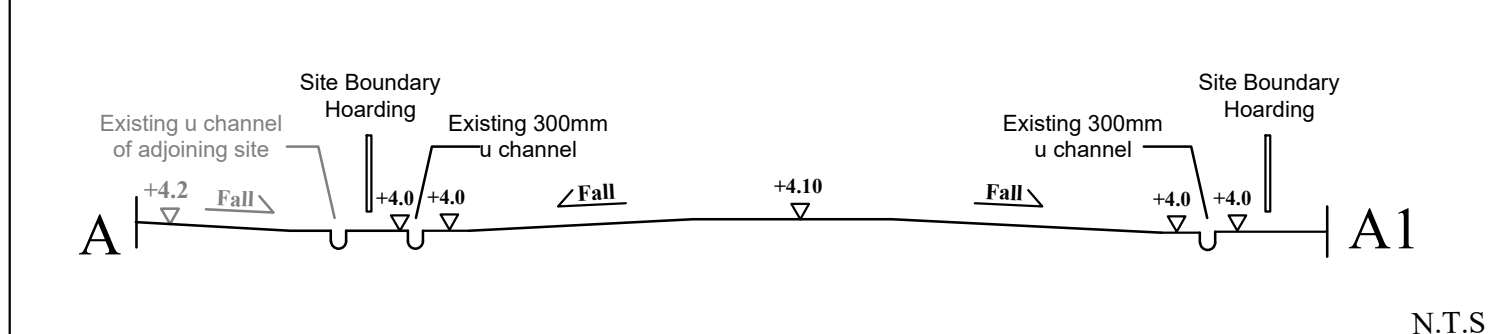
Contact Person: Mr. Terence Tang; Tel.: 2300 1257

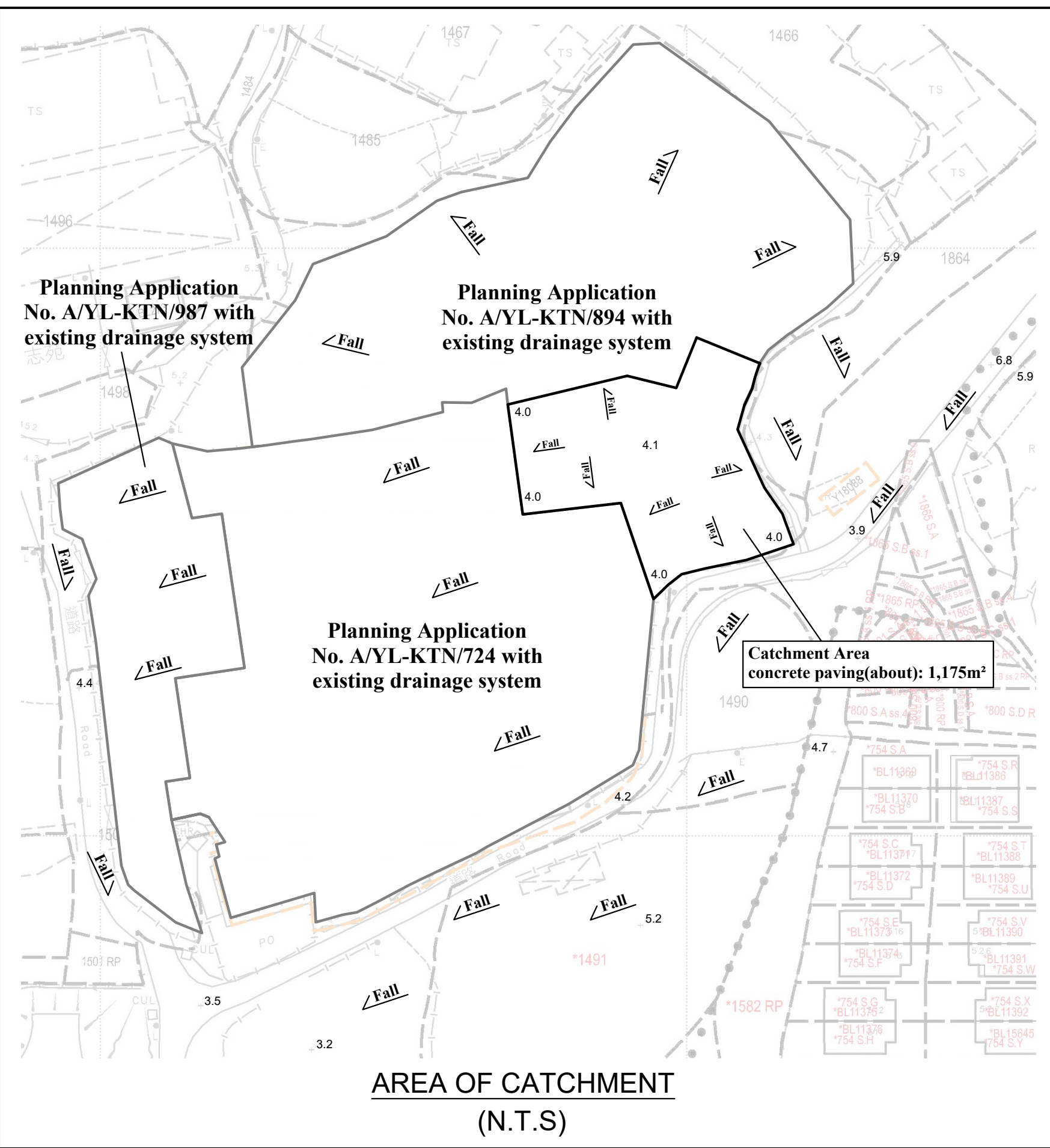
	Comments	Responses
1.	Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.	No site formation/ land filling works will be carried out under this application
2.	Please demonstrate 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. External catchment areas should also be included in the assessment.	<p>To the west, there is another planning application no. A/YL-KTN/724 which has its drainage facilities to collect the surface runoff.</p> <p>To the north, there is another planning application no. A/YL-KTN/894 which has its drainage facilities to collect the surface runoff. Majority of the site area there is grassland. Surface runoff flows to the north into the existing ditch.</p> <p>To the east, the surface runoff flows to the east and south to the local track at the south which will not flow to the application site.</p> <p>At the south, the ground level of the local track is lower than the subject site.</p> <p>To the further south east, the residential development has its own drainage system.</p> <p>Therefore, no surface runoff flows to the application site from the surrounding area. Please refer to Plan 7.2a for the catchment area.</p>
3.	Please justify the size of the downstream existing channel (i.e. 750mm wide ditch). Please submit calculation demonstrating the downstream drainage system (i.e. existing covered 750UC) receiving the discharge from the development has adequate spare capacity to accommodate the runoff.	The dimensions of the existing ditch at the north and the existing covered u-channel are revised to 500mm. All channel and drainage system are existing drainage facilities. No flooding has been reported for the past years. It is expected that the existing drainage facilities has adequate capacity to accommodate the runoff.

	Comments	Responses
4.	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 Plan 7.1a.
5.	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 (i.e. DSD existing 450mm and 600mm dia. pipes) have spare capacity to cater for the additional discharge, if any, from the proposed development.	<p>There are existing drainage facilities at the southern, western and northern side of the site. No flooding has been reported for the past years. It is expected that the existing drainage facilities on site would not affect the existing condition of the nearby drainage facilities.</p> <p>Please refer to the attached site photographs showing the existing condition of the existing drainage facilities which receives the discharge from the application site.</p>
6.	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 eastern, southern and western side along the site boundary. There is no hoarding at the north.
7.	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
8.	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.

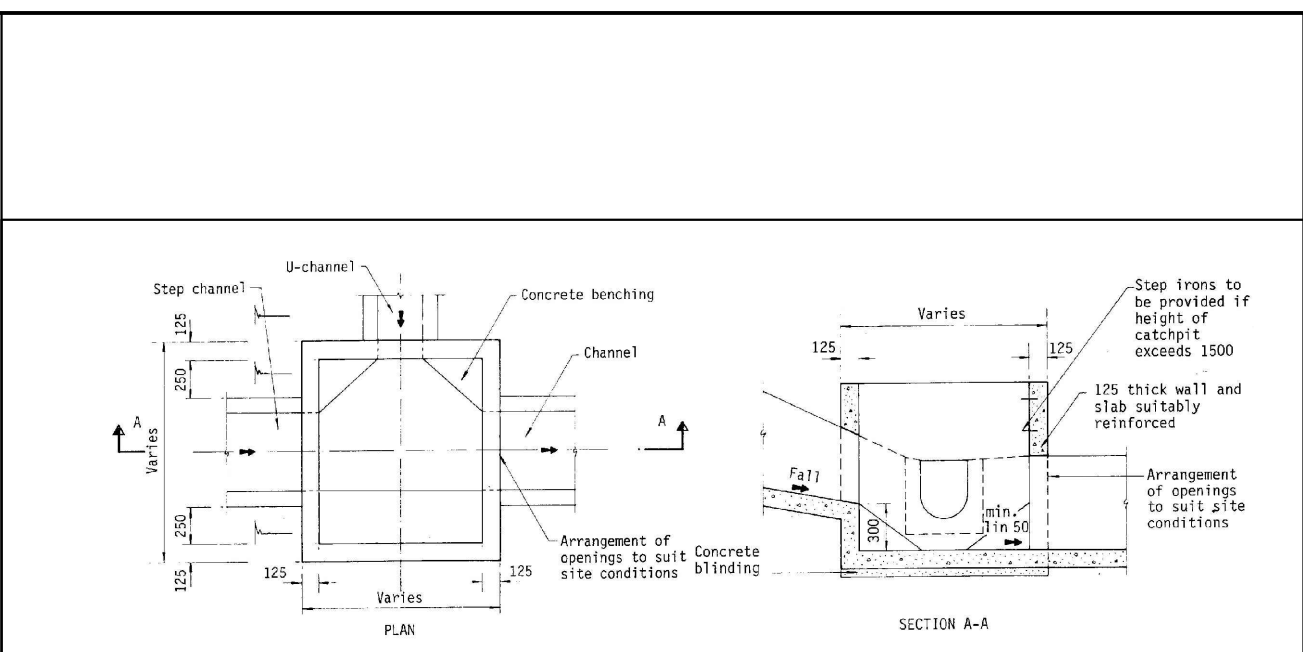


Site Area (about) : 1,185m²

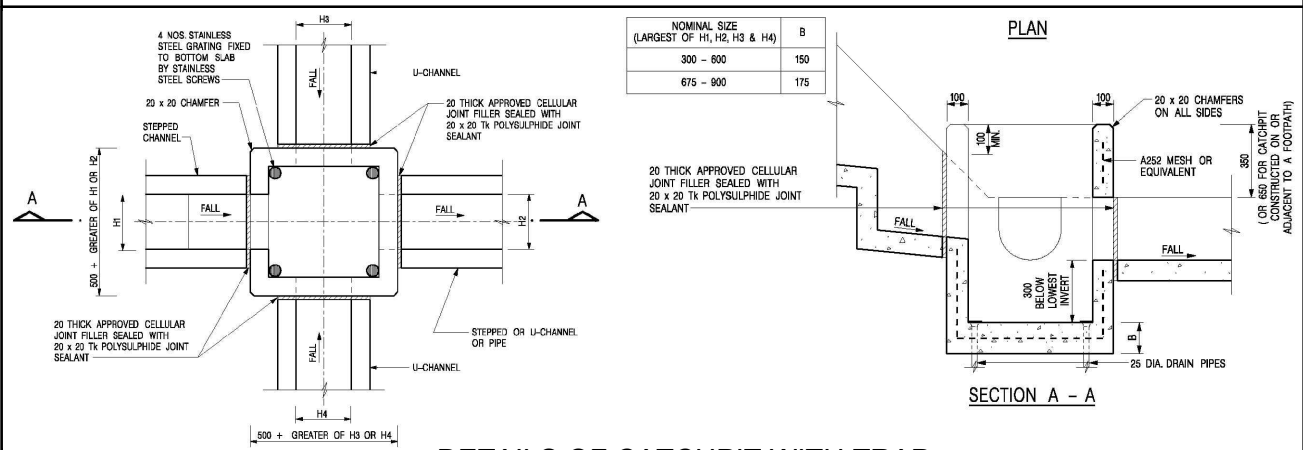




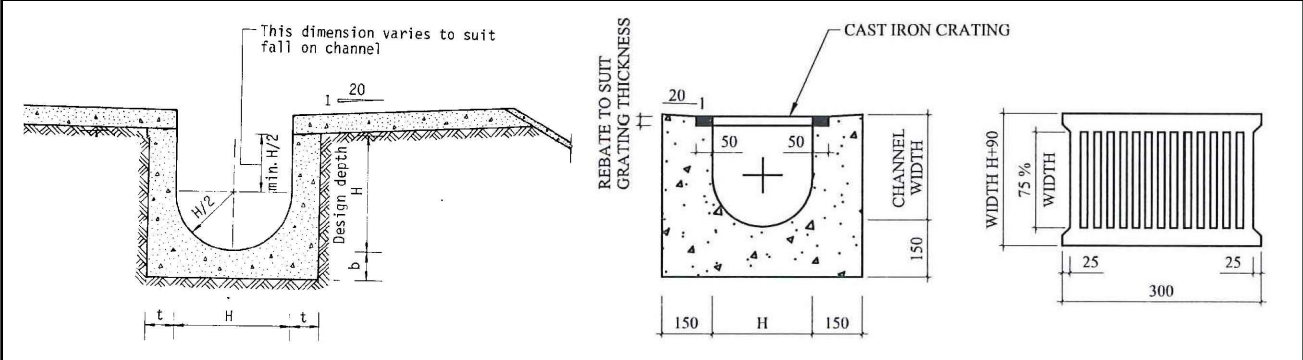
AREA OF CATCHMENT
(N.T.S)



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.)

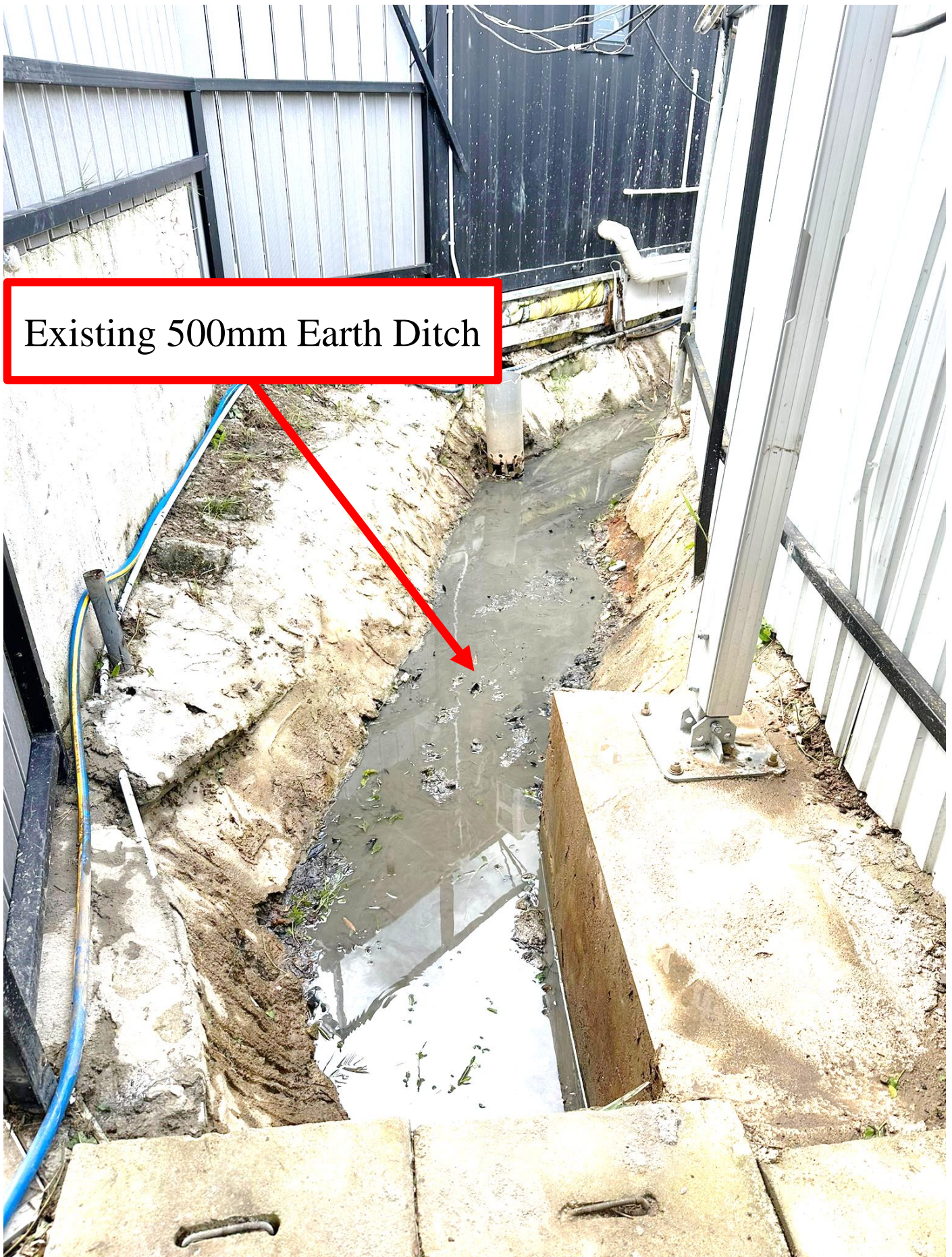
CAST IRON CRATING (HEAVY DUTY)

N.T.S
June 2024

Drainage Proposal
Lots 1486(Part), 1489(Part)
and adjoining Government Land in D. D. 107
Yuen Long, New Territories

Goldrich Planners & Surveyors Ltd.
Plan 7.2a
(P 20039)

Viewpoint 1



Existing 500mm Earth Ditch

Viewpoint 2



Viewpoint 3



Viewpoint 4

