

Our Ref.: DD113 Lot 1289 & 1293  
Your Ref.: TPB/A/YL-KTS/1005

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

**By Email**

5 July 2024

Dear Sir,

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

**Proposed Temporary Shop and Service with Ancillary Facilities for a Period of 5 Years  
in “Village Type Development” Zone, Lots 1289 (Part) and 1293 (Part)  
in D.D. 113, Cheung Po, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTS/1005)**

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. Christian CHIM or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Christopher PANG  
(Attn.: Mr. Y. Y. MO

email: cyfpang@pland.gov.hk )  
email: yymo@pland.gov.hk )

**Responses-to-Comments**

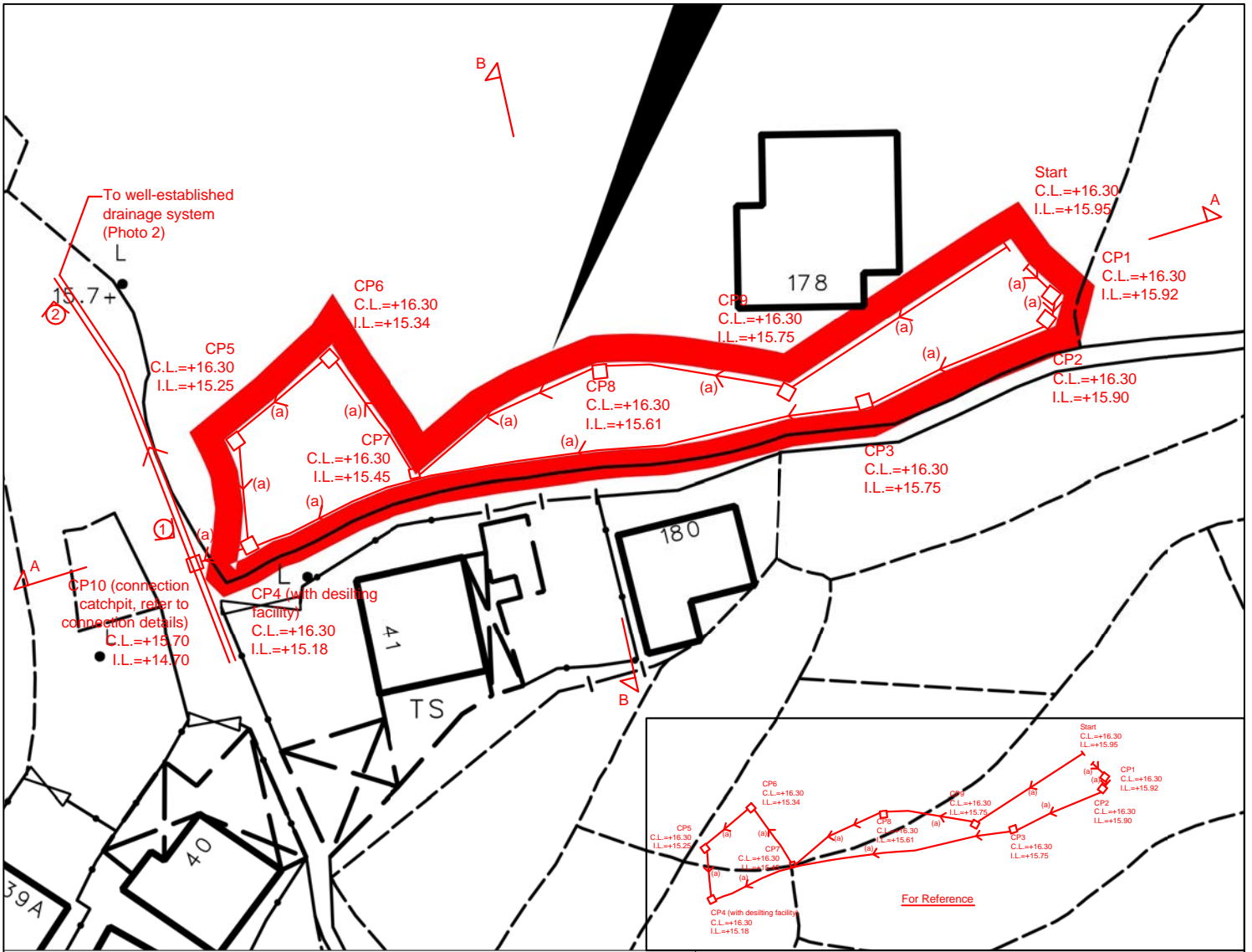
**Proposed Temporary Shop and Service with Ancillary Facilities for a Period of 5 Years  
in “Village Type Development” Zone, Lots 1289 (Part) and 1293 (Part)  
in D.D. 113, Cheung Po, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTS/1005)**

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
<b>1. Comments of the Chief Engineer/Mainland North, Drainage Services Department</b>		
(a)	Rainfall intensity of 250mm/hr is a adopted for the calculation, please substantiate.	A revised drainage proposal is provided ( <b>Annex I</b> ). Calculation of i is presented.
(b)	The ground to the east of the application site is generally high. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation. Please revise the levels showed in Section B-B accordingly.	Extra catchment area from east of the application site (the Site) has been considered and Section B-B is revised accordingly.
(c)	Where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted. Typical details of wall opening have been provided.
(d)	The proposed development would neither obstruct flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.	Noted.
(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. In the case that it is a local village drains, DO/YL should be consulted.	Noted.
(f)	The applicant shall resolve any conflict/disagreement with relevant lot	Noted.

	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 outside the application site.	
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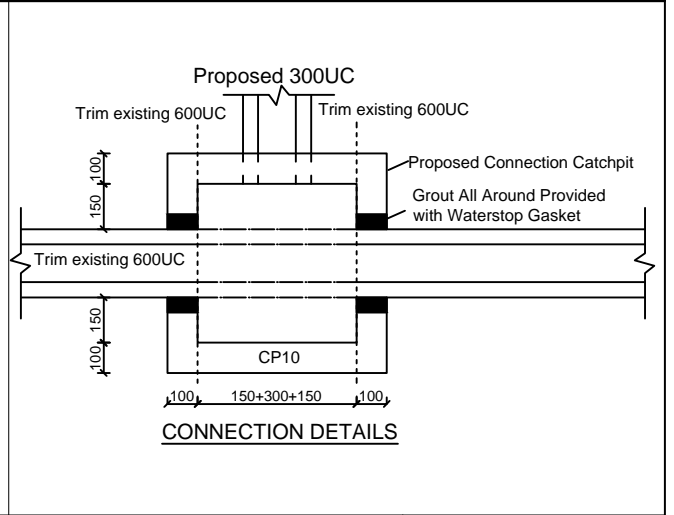
SITE AREA = 512 SQ.M(C=0.95), Outside Catchment Area 1 = 1145 SQ.M (C=0.95),  
 Outside Catchment Area 2 = 1165 SQ.M (C=0.25)  
 $Q = 0.278C_iA$   
 $= 0.278 \times 0.95 \times 195 \times 512 / 1000000 + 0.278 \times 0.95 \times 195 \times 1145 / 1000000 + 0.278 \times 0.25 \times 195 \times 1165 / 1000000$   
 $= 0.1011 \text{ M}^3/\text{S}$   
 $= 6067 \text{ lit}/\text{min}$   
PROVIDE 300UC (1:100) IS OK (FIG. 8.7)

**Note:**

- Catchpits (CP4) with desilting facility shall follow CEDD standard drawing No. C2406I.
- Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- Adjacent area which is developed or occupied, which has their stormwater collection system.
- The runoff generated from the site is originally collected by the existing open channel, and there is no change of paving condition, i.e. no extra runoff to the existing 600UC.

**LEGEND**

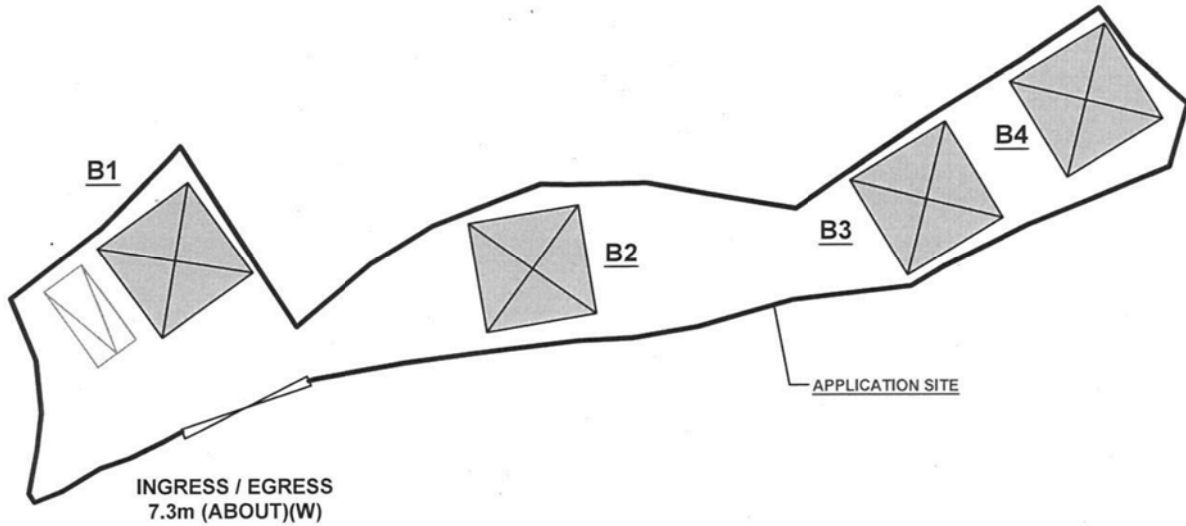
- CP Proposed CatchPit
- (a) Proposed 300UC (1:100) with Cast Iron Cover
- Existing 600UC
- 1 Photo viewpoint



<p style="font-size: 24px; margin: 0;">正宏工程顧問公司</p> <p style="margin: 0;">CHING WAN ENGINEERING CONSULTANTS CO.</p>	Title: <span style="float: right; font-weight: bold;">D01</span>		
	Drawn by: <span style="float: right;">Date:</span>	DM <span style="float: right;">5-7-2024</span>	
Project: <b>Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1289 (Part) and 1293 (Part) in D.D. 113, Cheung Po, Kam Tin, Yuen Long, New Territories</b>  (Application No.:A/YL-KTS/901)	Check by:	Scale: <span style="float: right;">-----</span>	
DM		DM	

ION SITE

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	36m <sup>2</sup> (ABOUT)	54m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES	36m <sup>2</sup> (ABOUT)	54m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STOREY)
B3	SHOP AND SERVICES	36m <sup>2</sup> (ABOUT)	54m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STOREY)
B4	SHOP AND SERVICES	36m <sup>2</sup> (ABOUT)	54m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STOREY)
<b>TOTAL</b>		<b>144m<sup>2</sup> (ABOUT)</b>	<b>216m<sup>2</sup> (ABOUT)</b>	



申請編號 Application No. :           A/YL-KTS/901            
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE

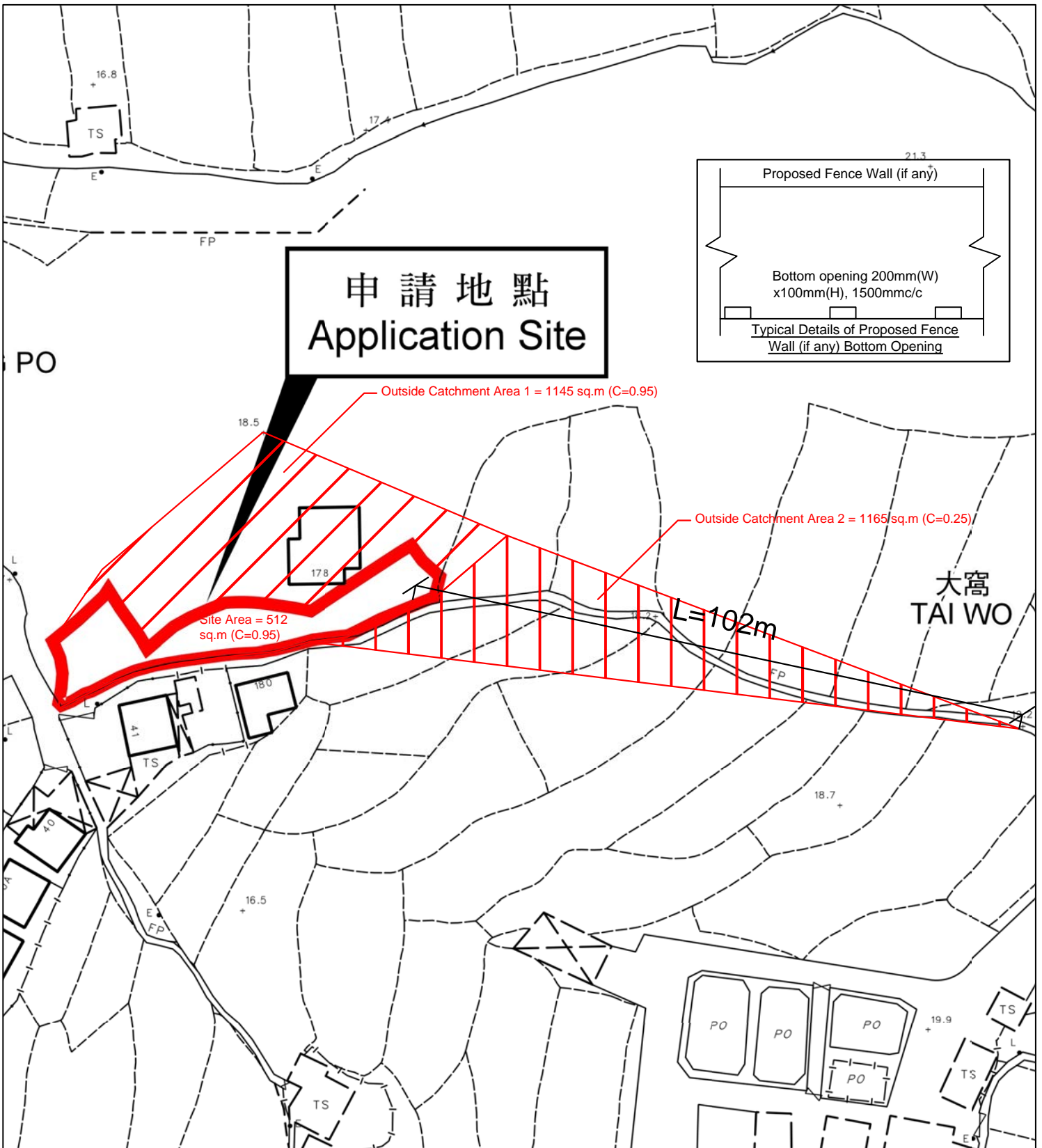
正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:  
**Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1289 (Part) and 1293 (Part) in D.D. 113, Cheung Po, Kam Tin, Yuen Long, New Territories**

(Application No.:A/YL-KTS/901)

Title:		D02
Development Layout Plan		
Drawn by:	Date:	
DM	17-3-2023	
Check by:	Scale:	
DM	----	



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Project:  
Proposed Temporary Shop and Services for a Period of 5 Years at  
Lots 1289 (Part) and 1293 (Part) in D.D. 113, Cheung Po, Kam Tin,  
Yuen Long, New Territories

(Application No.:A/YL-KTS/901)

Title:

Catchment Area Plan

D03

Drawn by:

DM

Date:

5-7-2024

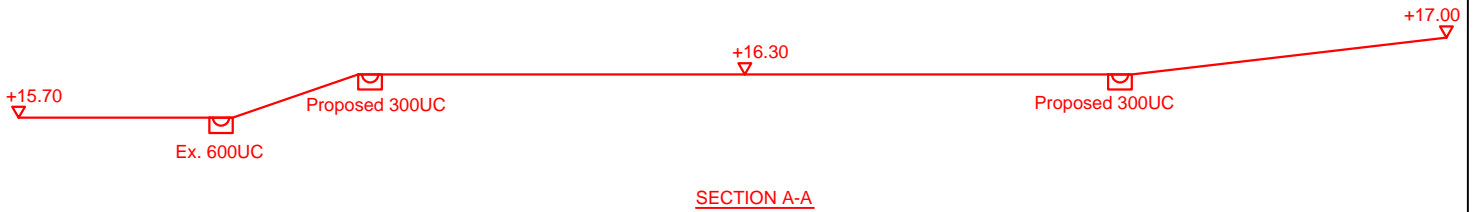
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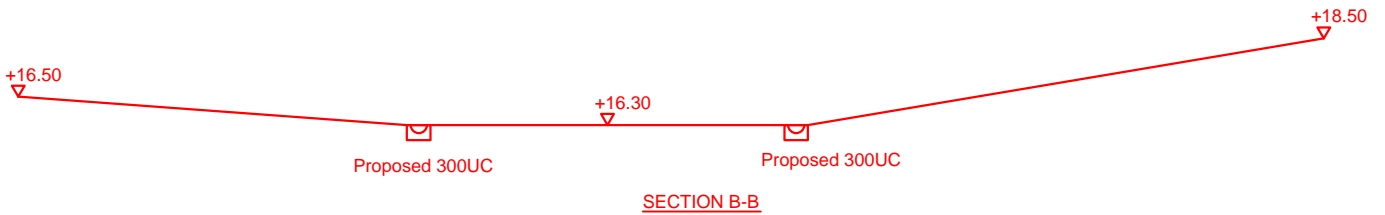
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THE SITE



THE SITE



正宏工程顧問公司

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Yuen Long, New Territories

(Application No.:A/YL-KTS/901)

Title:

SECTIONS

D04

Drawn by:

DM

Date:

5-7-2024

Check by:

DM

Scale:

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前往地圖: <https://www.map.gov.hk/gm/geo:22.4170,114.0731?z=1128>

C value of outside catchment area



©地圖版權屬香港特別行政區政府

地圖列印於 2024 年 7 月 5 日

由「地理資訊地圖」網站提供: <https://www.map.gov.hk>  
注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。



Calculation of i,

$$\begin{aligned} A &= 2822 && \text{m}^2 \\ &= 0.002822 && \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} && (L=102\text{m}, H=35) \\ &= 0.14465 * 102 / 35^{0.2} * 2822^{0.1} \\ &= 0.80 && \text{min} \end{aligned}$$

$$\begin{aligned} i &= a / (t+b)^c && (\text{Values of a, b and c are from 10years return period,} \\ &= 1157.7 / (1.85 + 19.04)^{0.597} && \text{Table 3d of SDM2018)} \\ &= 194.35 && \text{mm/hr} \end{aligned}$$

take  $i=195$  mm/hr

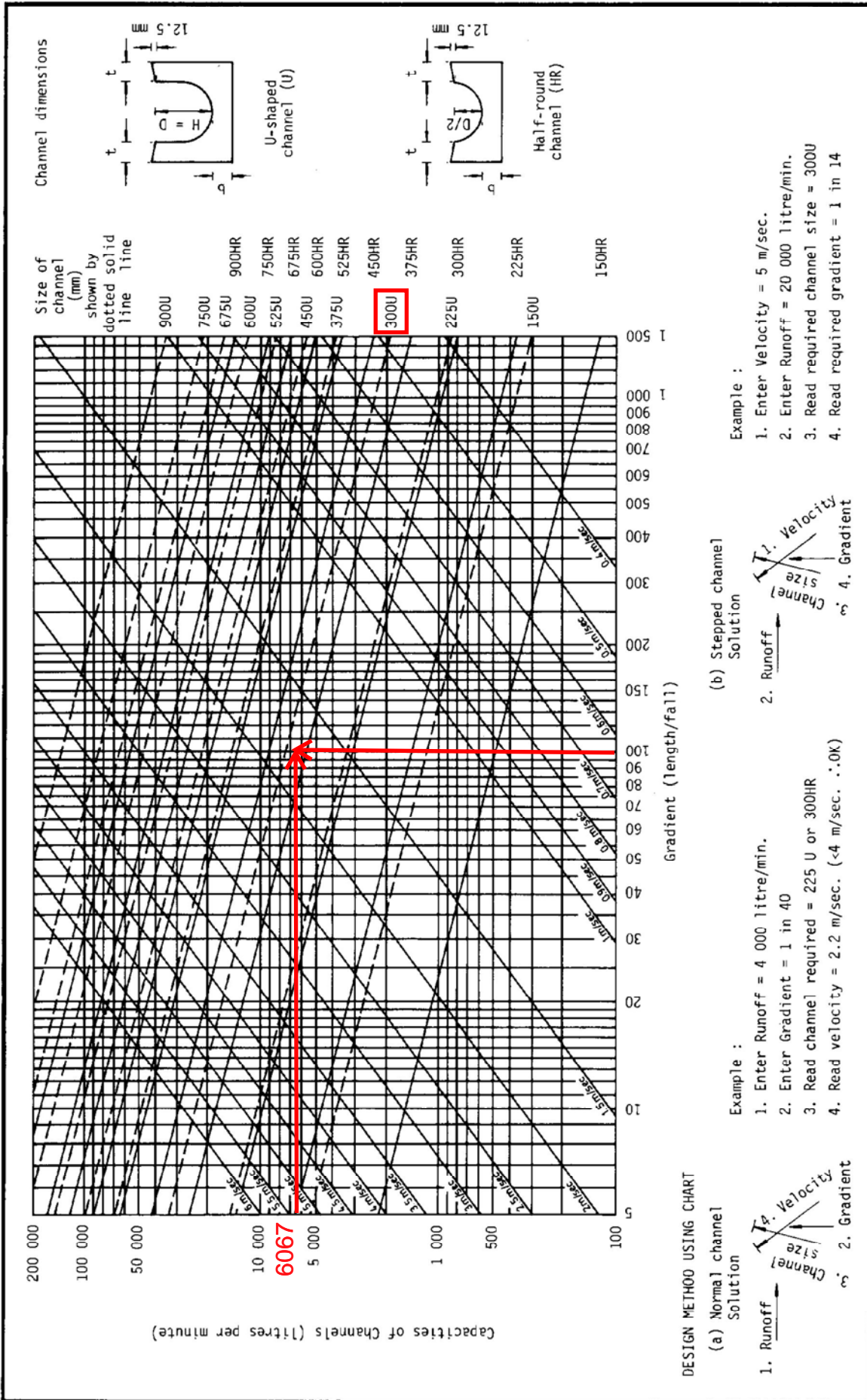
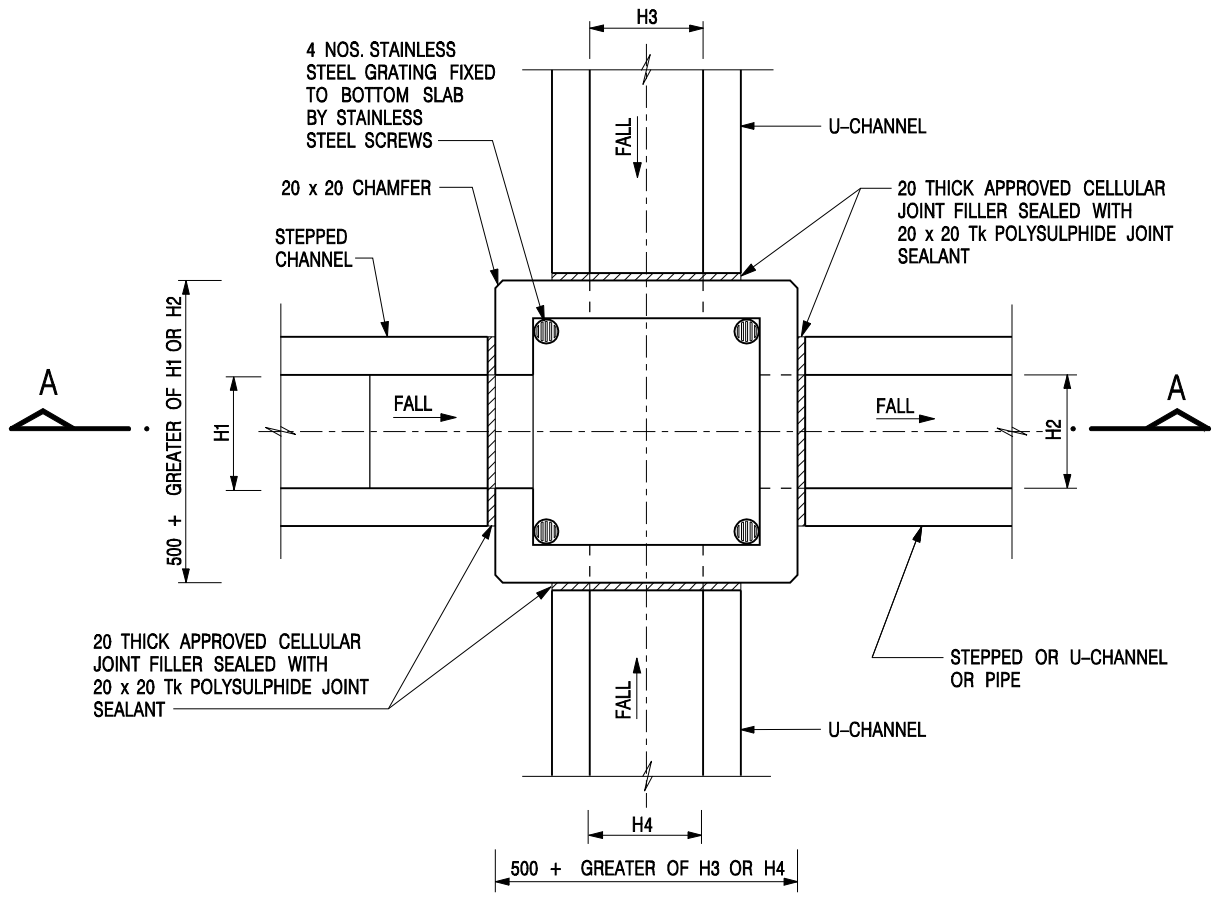
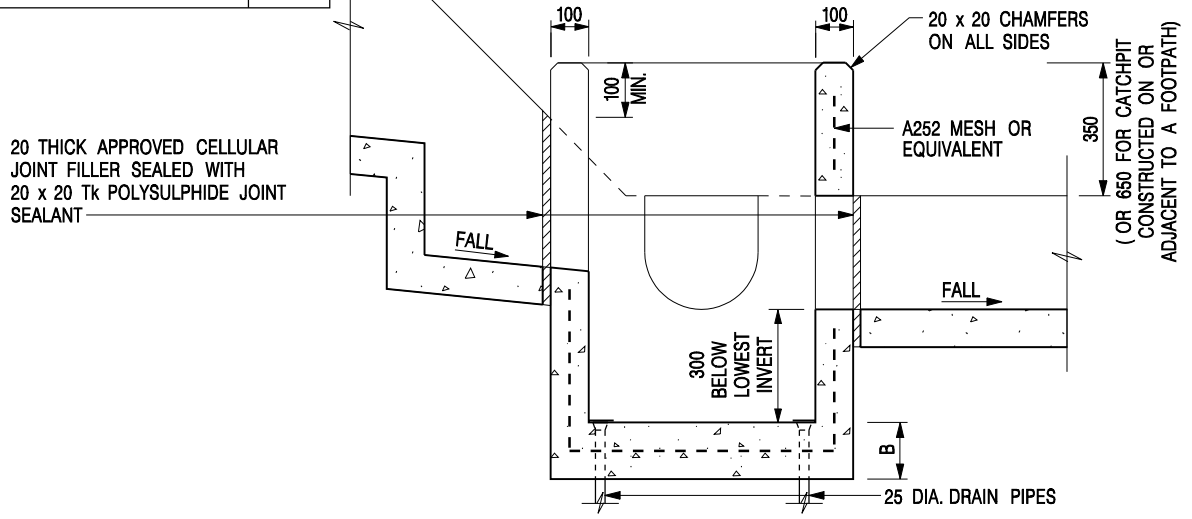


Figure 8.7 - Chart for the Rapid Design of Channels



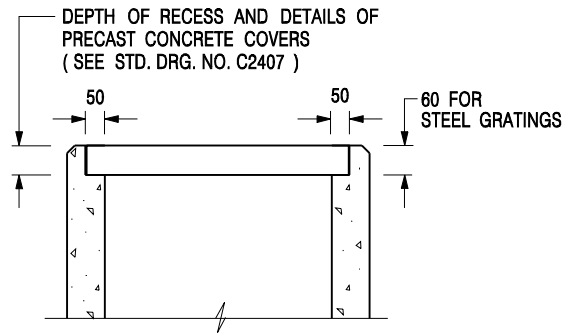
NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



- 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
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		<b>SCALE 1 : 20</b> <b>DATE JAN 1991</b>	




**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
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**

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

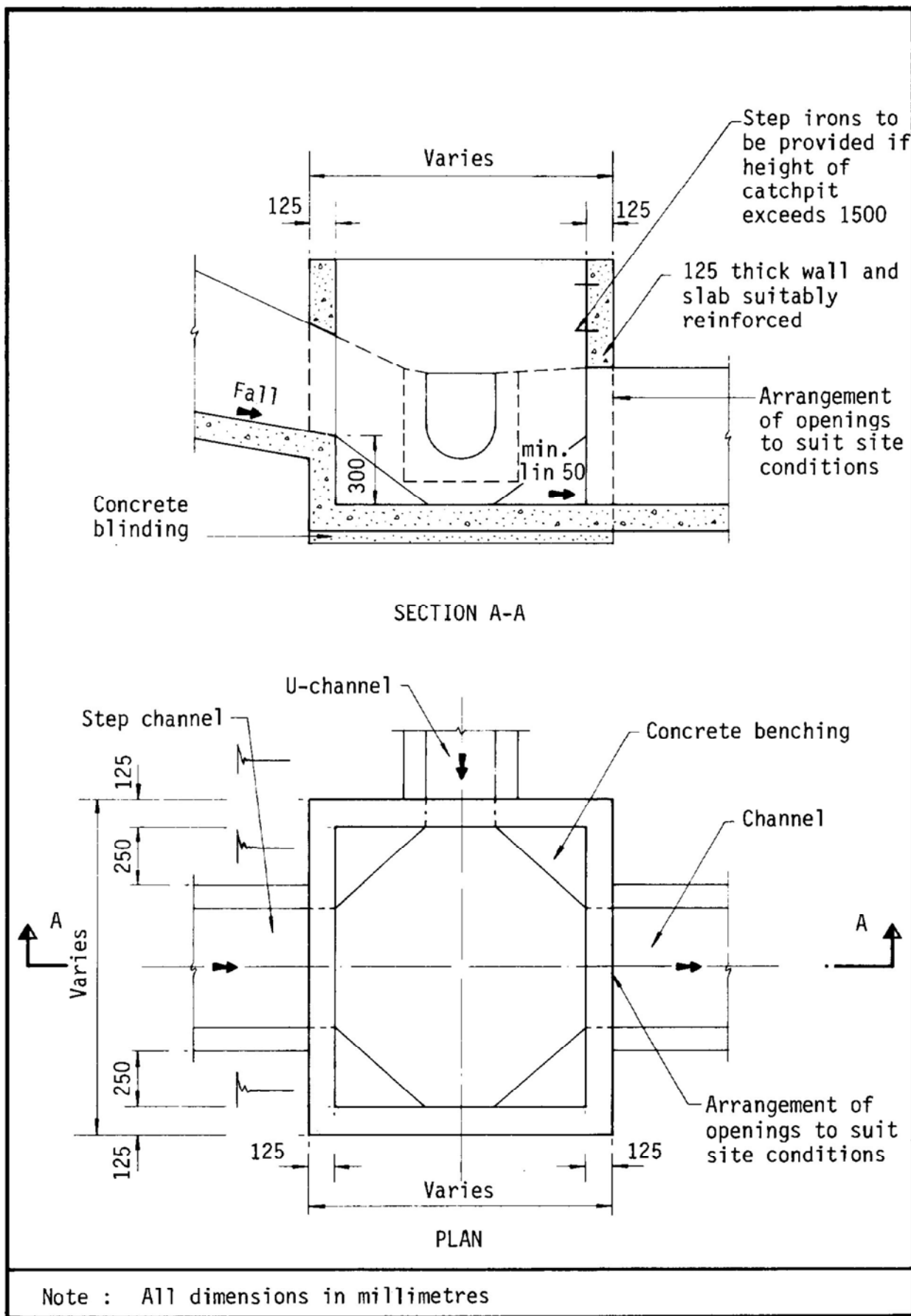
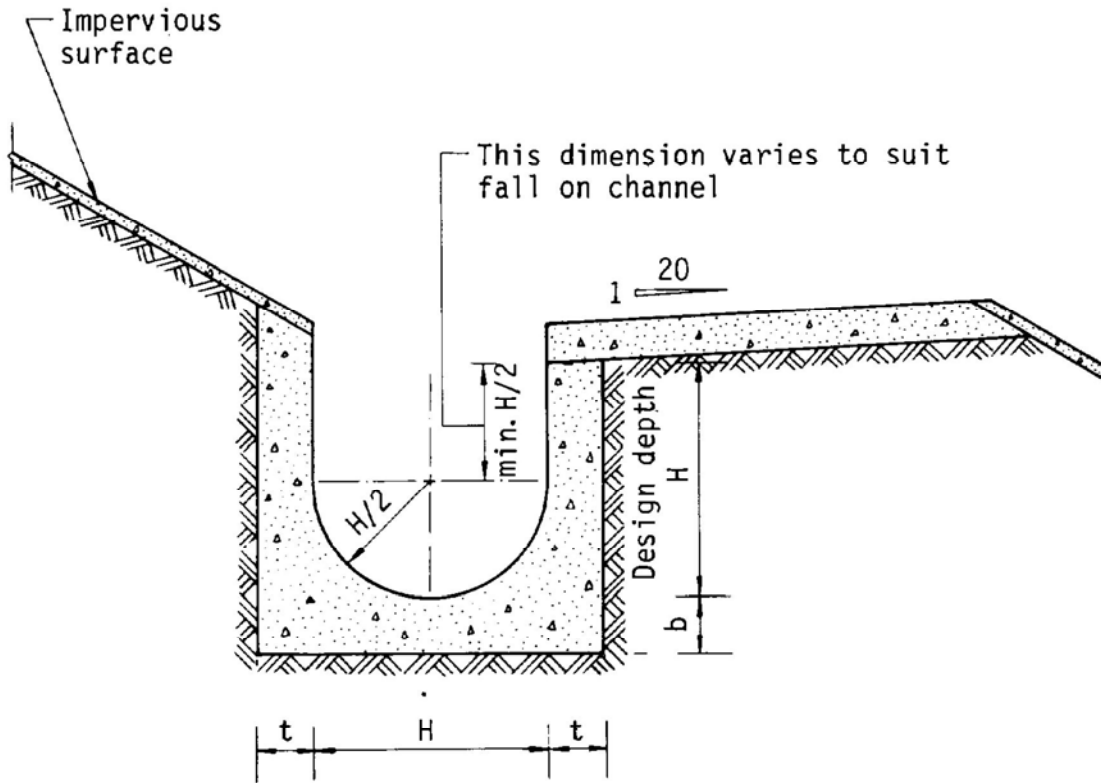


Figure 8.10 - Typical Details of Catchpits



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

Photo 1



Photo 2

