R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

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

22 July 2024

Dear Sir,

2nd 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 email: cyfpang@pland.gov.hk)
(Attn.: Mr. Y. Y. MO email: yymo@pland.gov.hk)

Responses-to-Comments

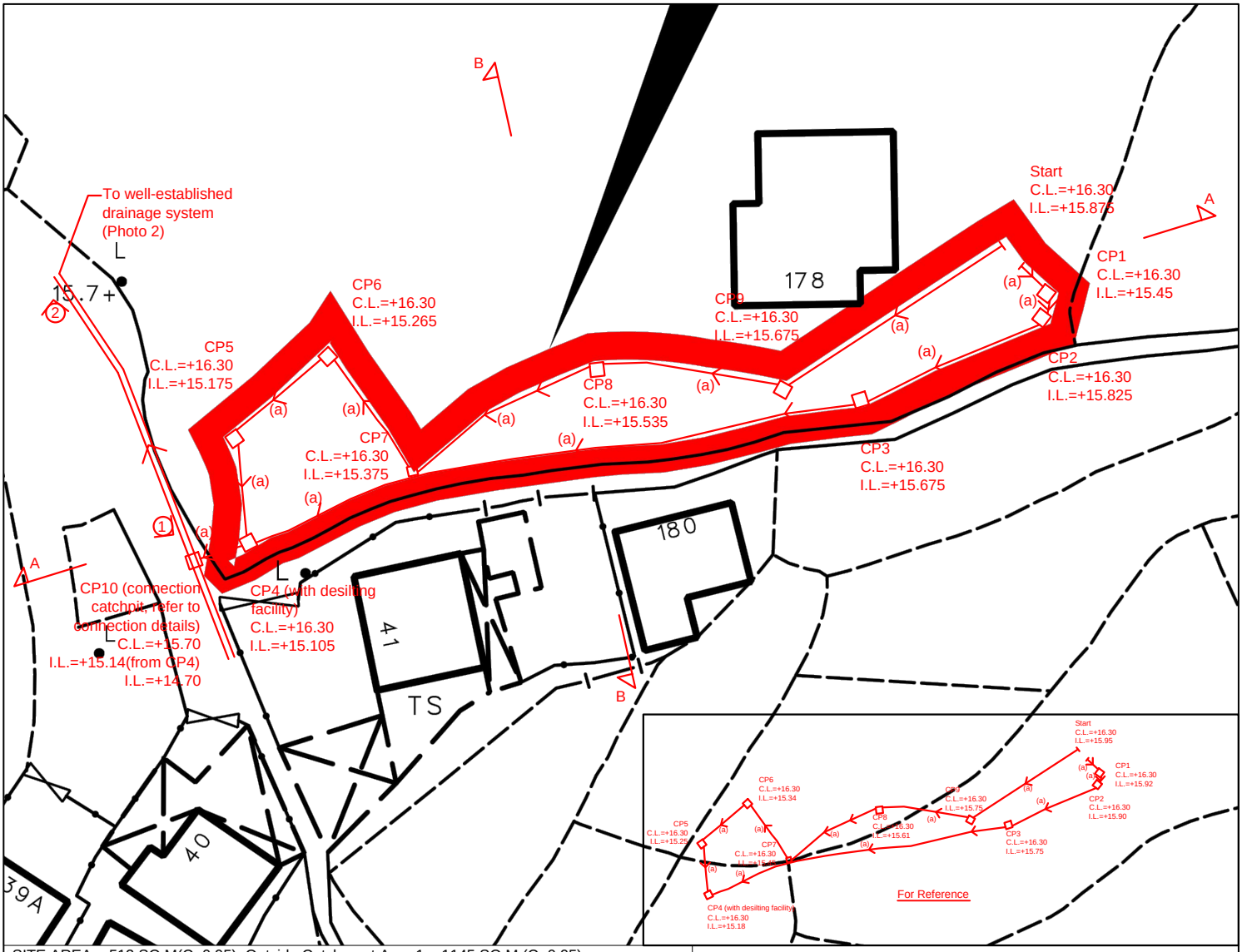
Proposed Temporary Shop and Service with Ancillary Facilities for a Period of 5 Years in "Village Type Development" Zone, Lots 1289 (Part) and 1293 (Part) in D.D. 113, Cheung Po, Kam Tin, Yuen Long, New Territories

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

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department		
(a)	Please advise the velocity of stormwater flow in channel between CP4 and CP10.	The connection invert level has been specified. The gradient of this channel shall be 1:100 and the corresponding velocity is presented in the chart for uc design (i.e. 1.75m/s) (**Annex I**).
(b)	Please also indicate the levels of the existing 600 UC in the relevant drawings.	The levels of the existing 600UC are indicated in the relevant drawings.

Annex I



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 = 0.278CiA

= 0.278*0.95*250*512/1000000+0.278*0.95*250*1145/1000000+0.278*0.25*250*1165/1000000

= 0.130 M3/S

= 7779 lit/min

PROVIDE 375UC (1:100) IS OK (FIG. 8.7)

Note:

1. Catchpits (CP4) with desilting facility shall follow CEDD standard drawing No. C2406I.

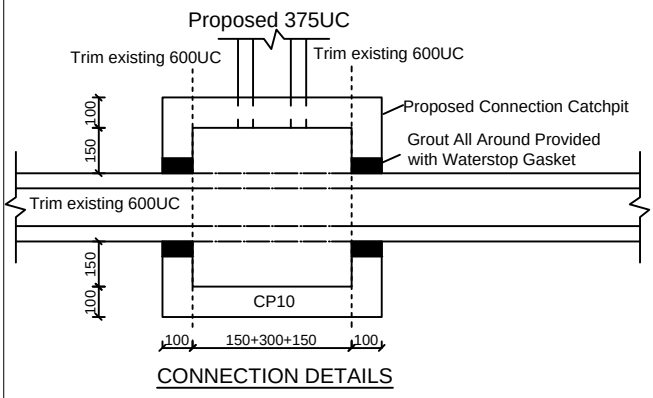
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

3. Adjacent area which is developed or occupied, which has their stormwater collection system.

4. The runoff generated from the site is orginally 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 375UC (1:100) with Cast Iron Cover
	Existing 600UC
1	Photo viewpot



CONNECTION DETAILS

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Title: Drainage Proposal

D01

Drawn by: DM

Date: 22-7-2024

Check by: DM

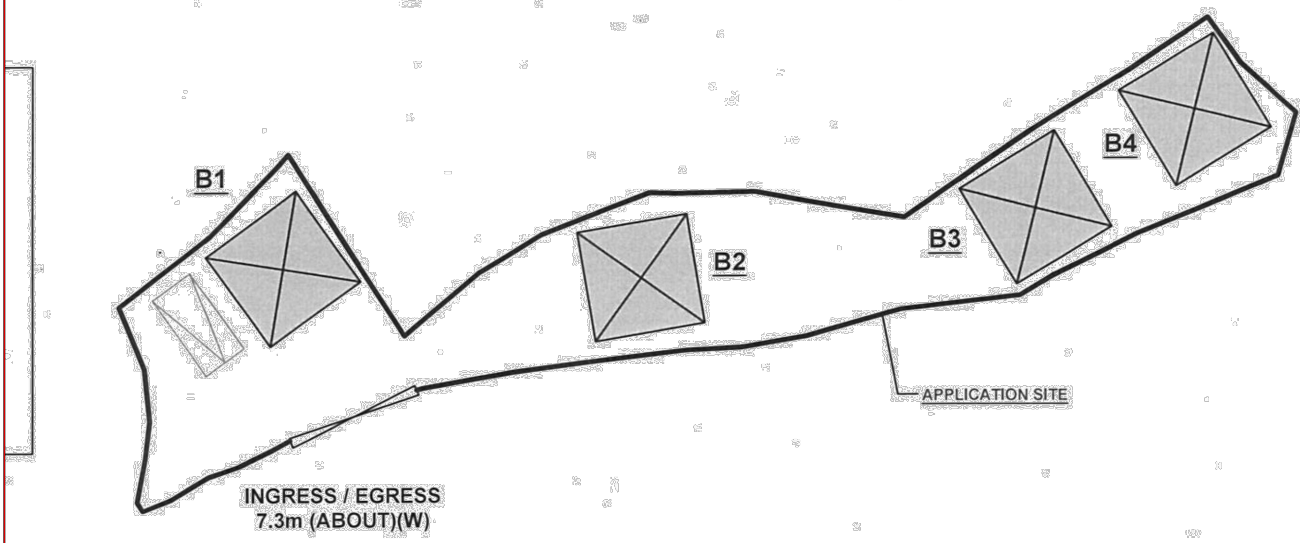
Scale: ----

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/1005)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	36m² (ABOUT)	54m² (ABOUT)	6m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES	36m² (ABOUT)	54m² (ABOUT)	6m (ABOUT)(2-STOREY)
B3	SHOP AND SERVICES	36m² (ABOUT)	54m² (ABOUT)	6m (ABOUT)(2-STOREY)
B4	SHOP AND SERVICES	36m² (ABOUT)	54m² (ABOUT)	6m (ABOUT)(2-STOREY)
	TOTAL	144m² (ABOUT)	216m² (ABOUT)	



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Title: Development Layout Plan

D02

Drawn by: DM

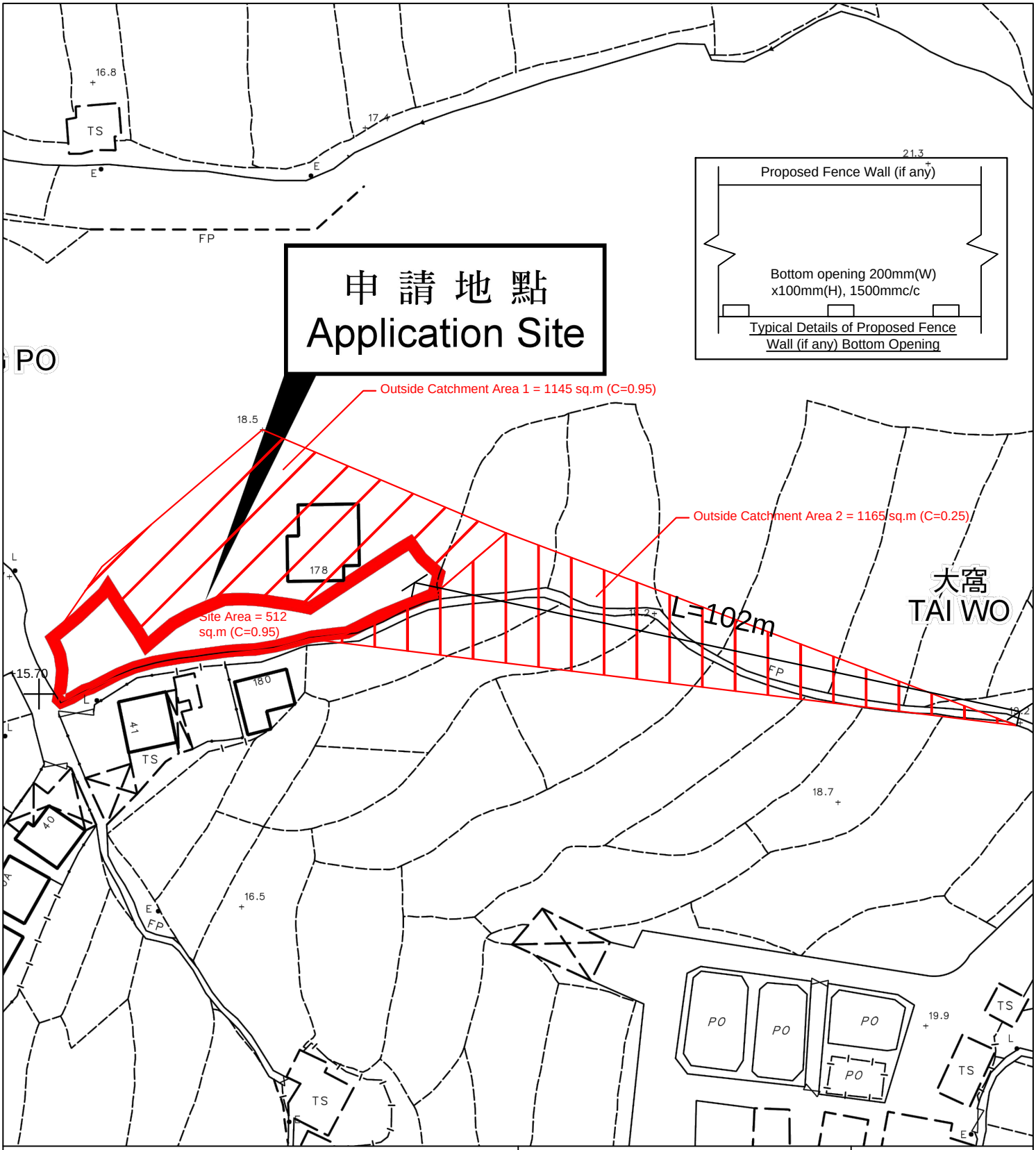
Date: 15-7-2024

Check by: DM

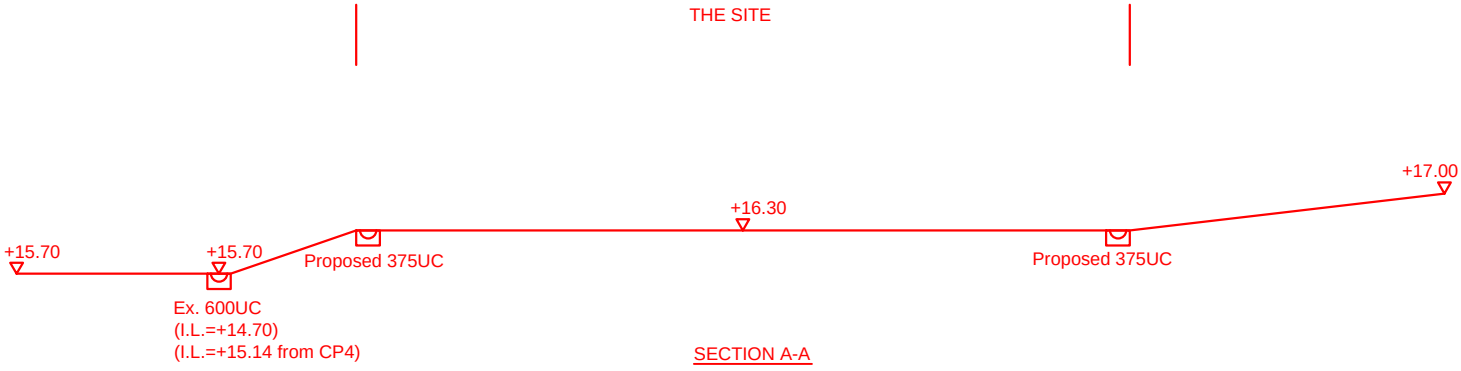
Scale: ----

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

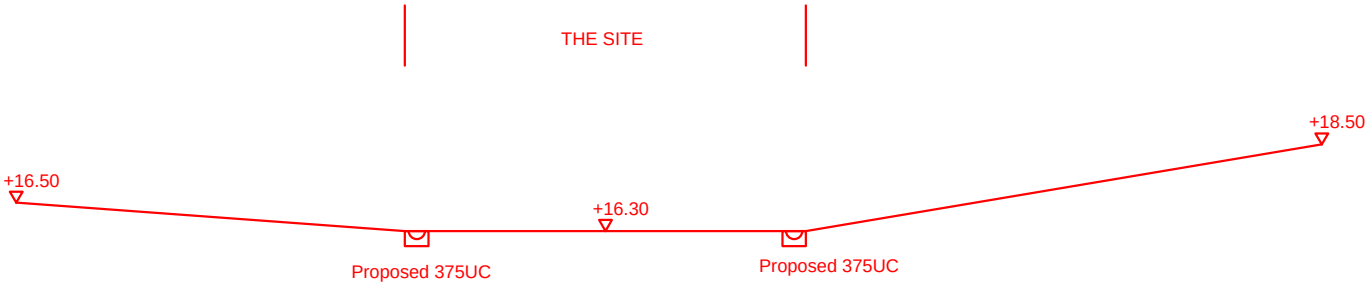
(Application No.:A/YL-KTS/1005)



正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANTS CO.	Title: Catchment Area Plan	D03
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/1005)**	Drawn by: DM	Date: 15–7–2024
	Check by: DM	Scale: – – – –



SECTION A-A



SECTION B-B

正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANTS CO.	Title: SECTIONS	D04
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/1005)**	Drawn by: DM	Date: 22–7–2024
	Check by: DM	Scale: ––––

GEOINFO MAP
地理資訊地圖

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

C value of outside catchment area

由「地理資訊地圖」網站提供: https://www.map.gov.hk

Calculation of i,

A	=	2822	m^2	
	=	0.002822	km^2	
t	=	$0.14465\ L/\ H^{0.2}A^{0.1}$		(L=102m, H=35)
	=	$0.14465*102/35^{0.2}*2822^{0.1}$		
	=	0.80	min	
i	=	$a/(t+b)^c$		(Values of a, b and c are from 10years return period, Table 3d of SDM2018)
	=	$1157.7/(1.85+19.04)^{0.597}$		
	=	194.35	mm/hr	

Conservatively, take i=250 mm/hr

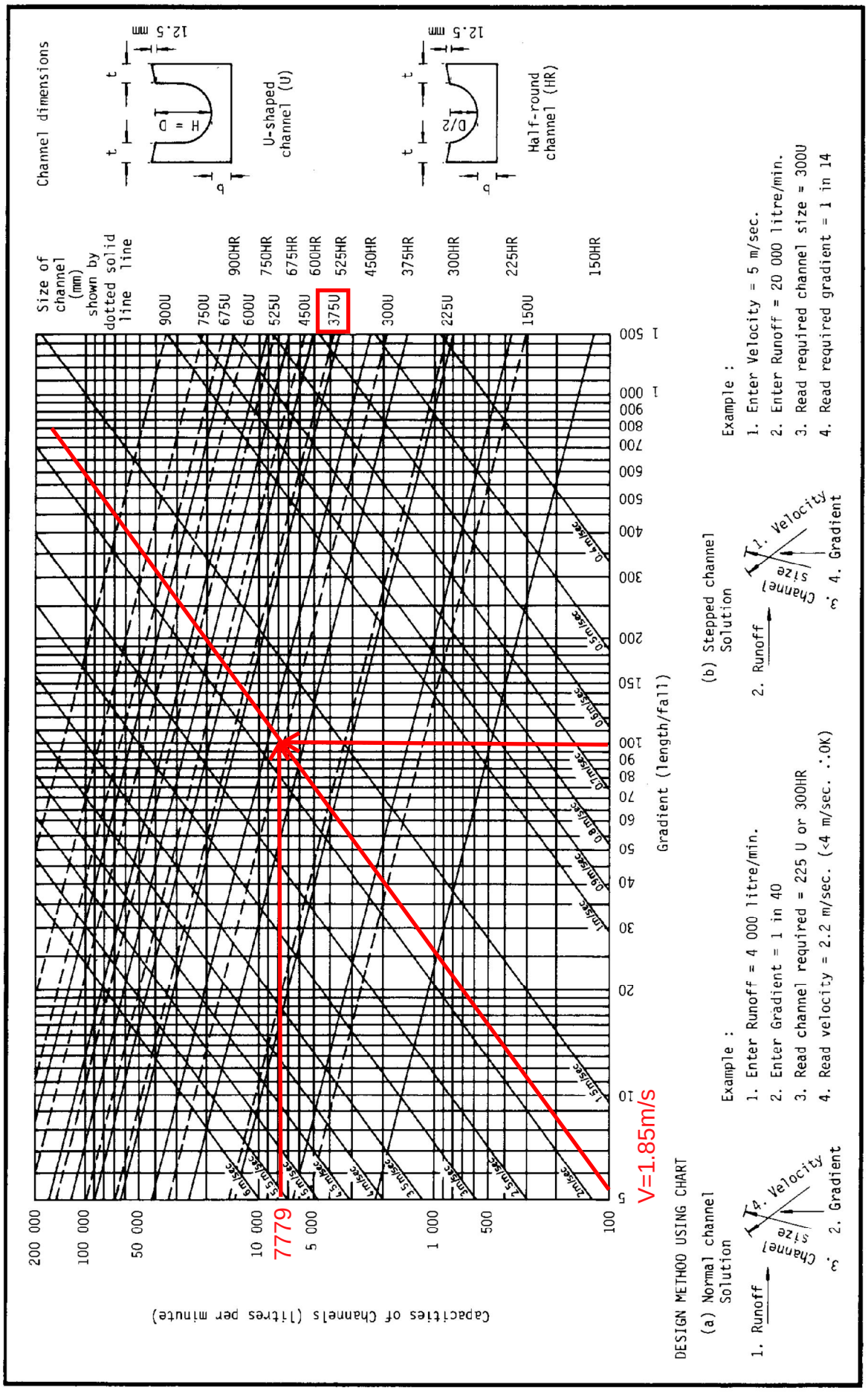
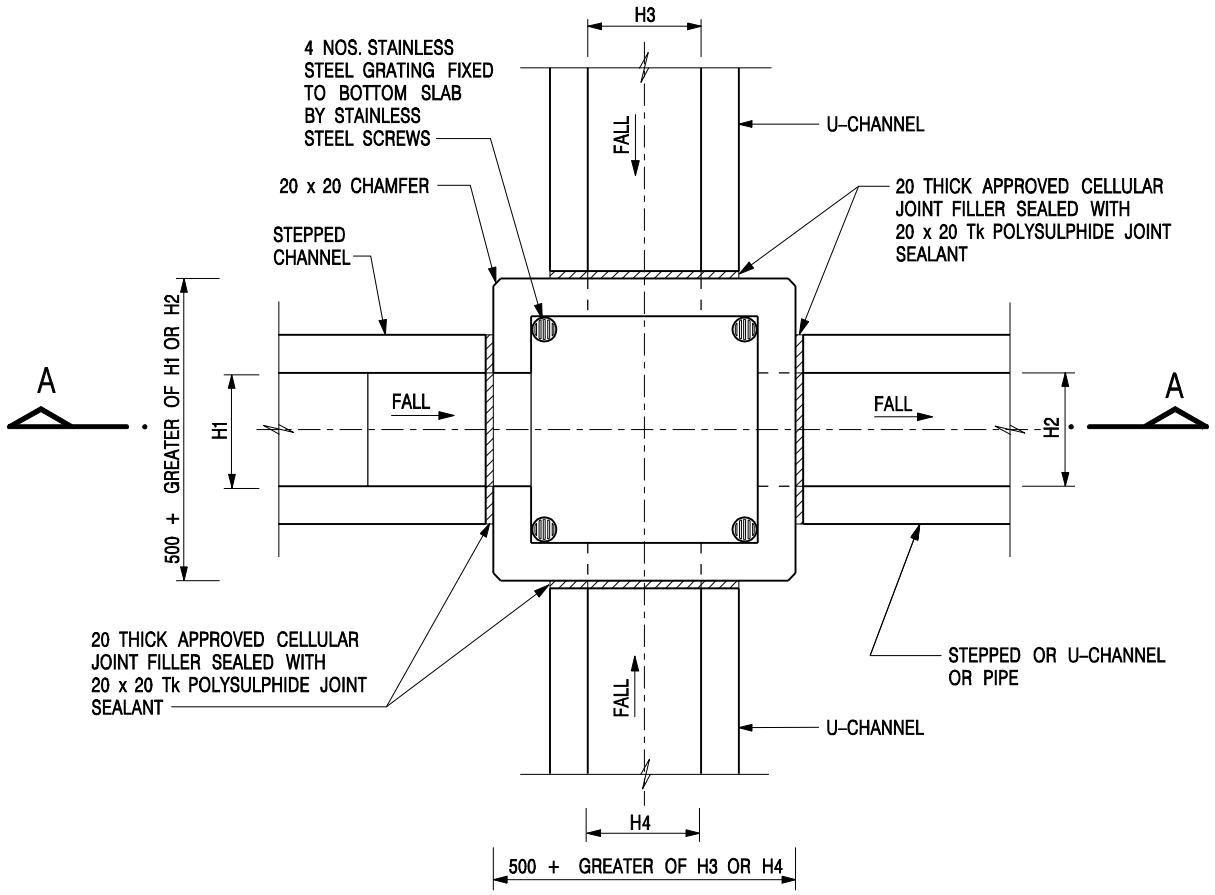
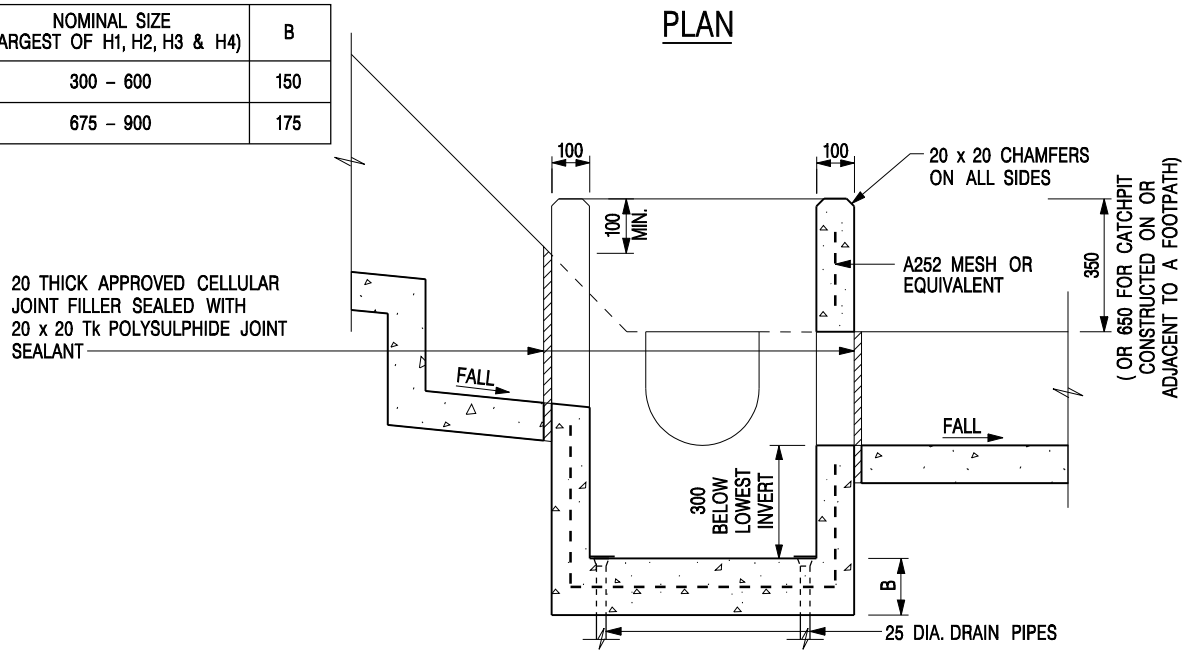


Figure 8.7 - Chart for the Rapid Design of Channels



PLAN

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



SECTION A – A

NOTES:

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

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

CATCHPIT WITH TRAP

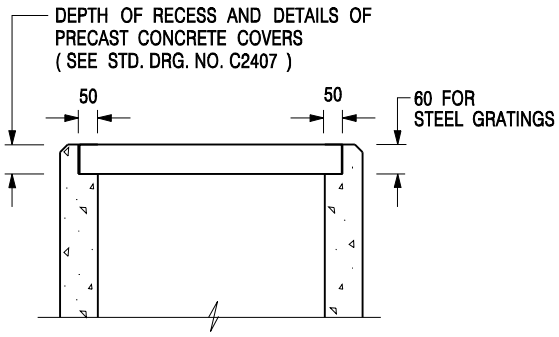
(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

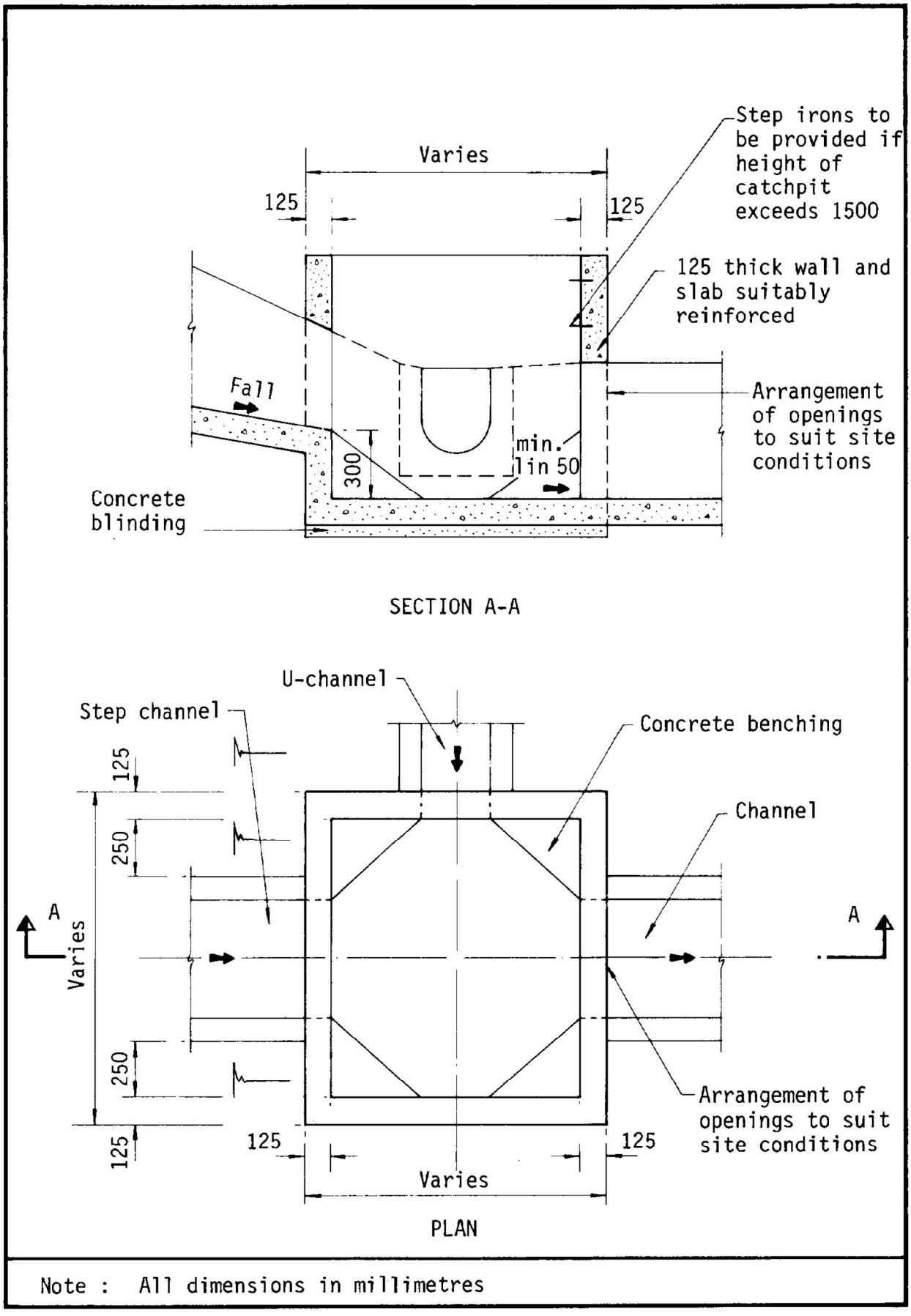
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED 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.

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

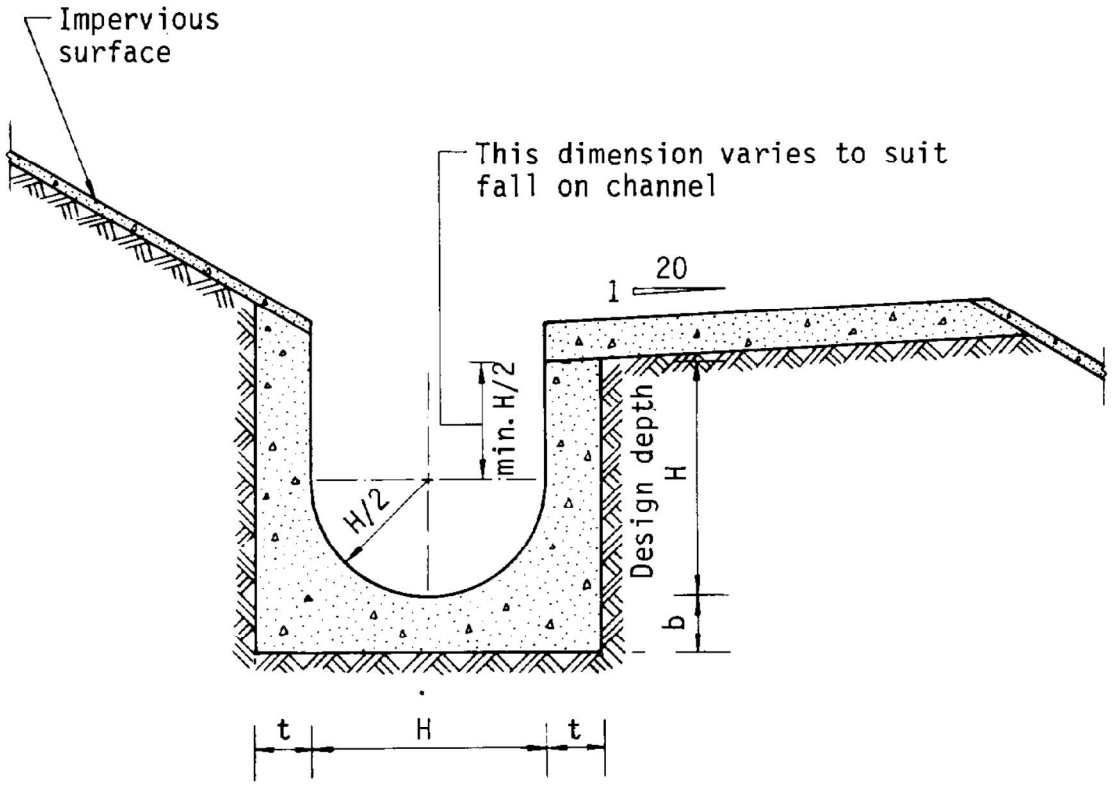
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20	DRAWING NO. C2406 /2
DATE JAN 1991	



Note : All dimensions in millimetres

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