R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref. : DD106 Lot 564 & VL
Your Ref. : TPB/A/YL-KTS/983

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

By Email

28 June 2024

Dear Sir,

2nd Further Information

Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in "Other Specified Uses" annotated "Rural Use" Zone, Lots 564, 565 (Part) and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTS/983)

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:)
(Attn.: Mr. Y. Y. MO email:)

Responses-to-Comments

Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in "Other Specified Uses" annotated "Rural Use" Zone, Lots 564, 565 (Part) and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories

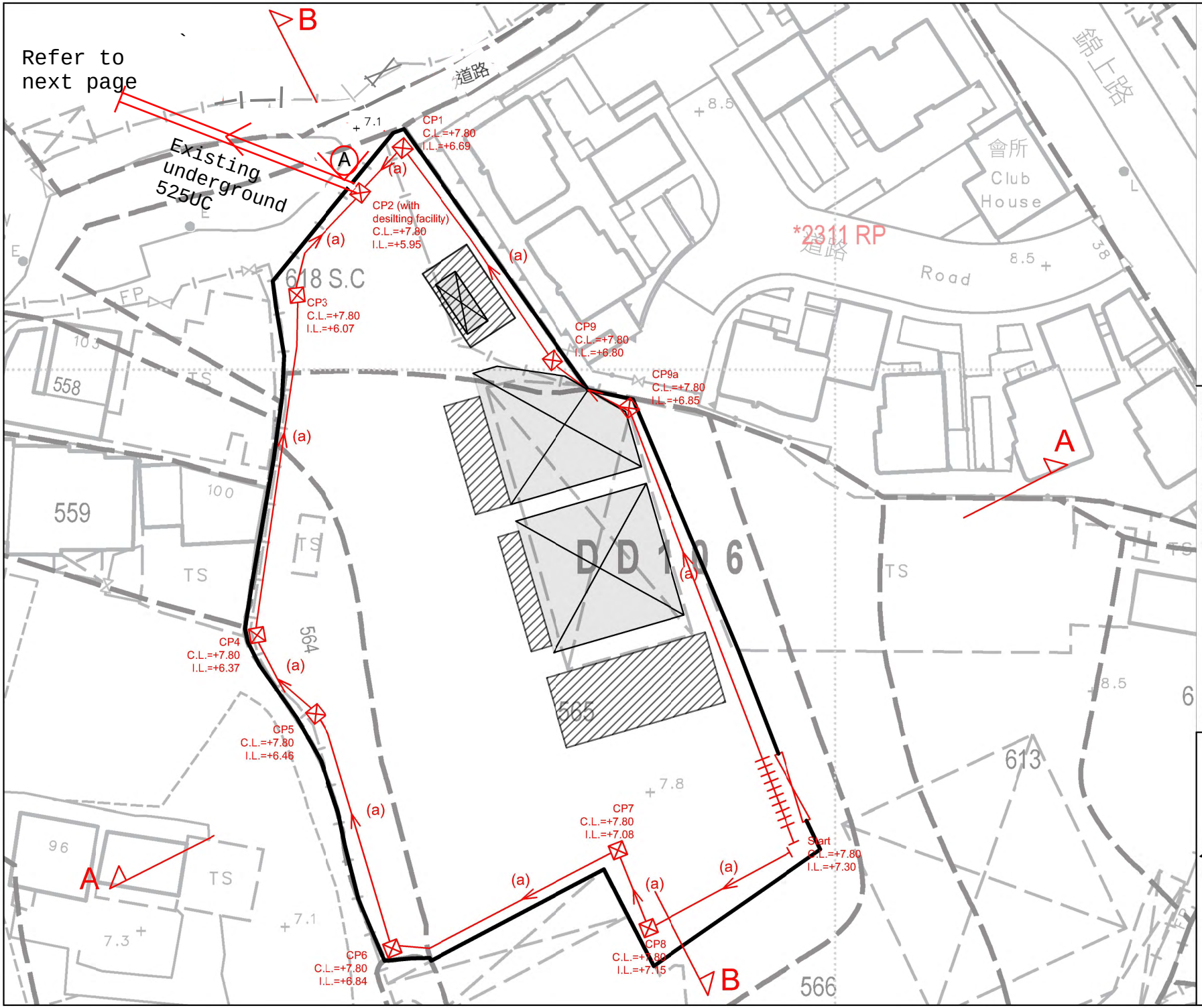
(Application No. A/YL-KTS/983)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	The proposed 450mm u-channel connecting from the catchpit with sand trap (CP2) to the existing 525mm u-channel and the proposed catchpit (CP10) are outside the application site and the existing 525mm u-channel seems located with other private lots(s). The applicant should consult DLO/YL and seek consent from the relevant owner for any drainage work to be carried outside his lot boundary before commencement of the drainage works.	A revised drainage proposal is provided (**Annex I**). The location of the existing drainage facility and proposed drainage system is revised.
(b)	Please provide more photos at different locations along the full alignment of the discharge path to demonstrate the presence and existing condition along the existing 525mm u-channel for review.	Photos are updated for your reference.
(c)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and adjacent areas, etc.	Noted.
(d)	Discrepancy between the ground levels showed in the plan and sections are found. Please clarify.	It is clarified accordingly.
(e)	Please provide the CL and IL of the proposed discharged point near lot no. 544 RP. Please provide photos showing the existing 525 UC and the 600mm diameter drainpipe at the above discharge point.	Photos are provided for showing existing drainage facility while some area is inaccessible. Most of photos are taken by Aerial Photography.

(f)	The photo numbers and the viewpoints showed in plan are mismatched.	It is revised accordingly.
(g)	The condition of the existing discharge point shown in photos view 1a and 1b are poor. Please rectify.	Existing discharge point is cleaned, and photos are retaken.
2. Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	Our recent site inspection found that some of the existing structures within the application site were suspected being used for domestic purposes. According to our prevailing policy, no Short Term Waiver application will be considered for domestic use. Therefore, Lands Department reserves the right to take enforcement action against such domestic purpose structures in the application site.	Noted. The applicant will submit Short Term Waiver (STW) applications to LandsD to make way for the erection of the proposed structures at the application site (the Site) after planning approval has been obtained from the Town Planning Board. No structure is proposed for domestic use.

Annex I



LEGEND

□CP	Proposed CatchPit
(a) →	Proposed 450UC (1:100) with Cast Iron Cover
(c) ⇉	Existing525UC/ 600mm dia.pipe (1:100)

Total Area = 3009+1538 sq.m.
= 4547sq.m.

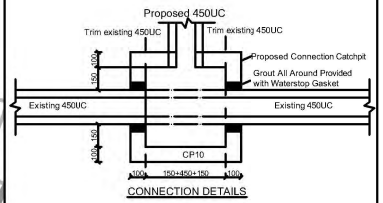
$Q = 0.278 \times 0.95 \times 250 \times \frac{4547}{1000000}$
= 0.300 m^3/hr
= 18013 lit/min

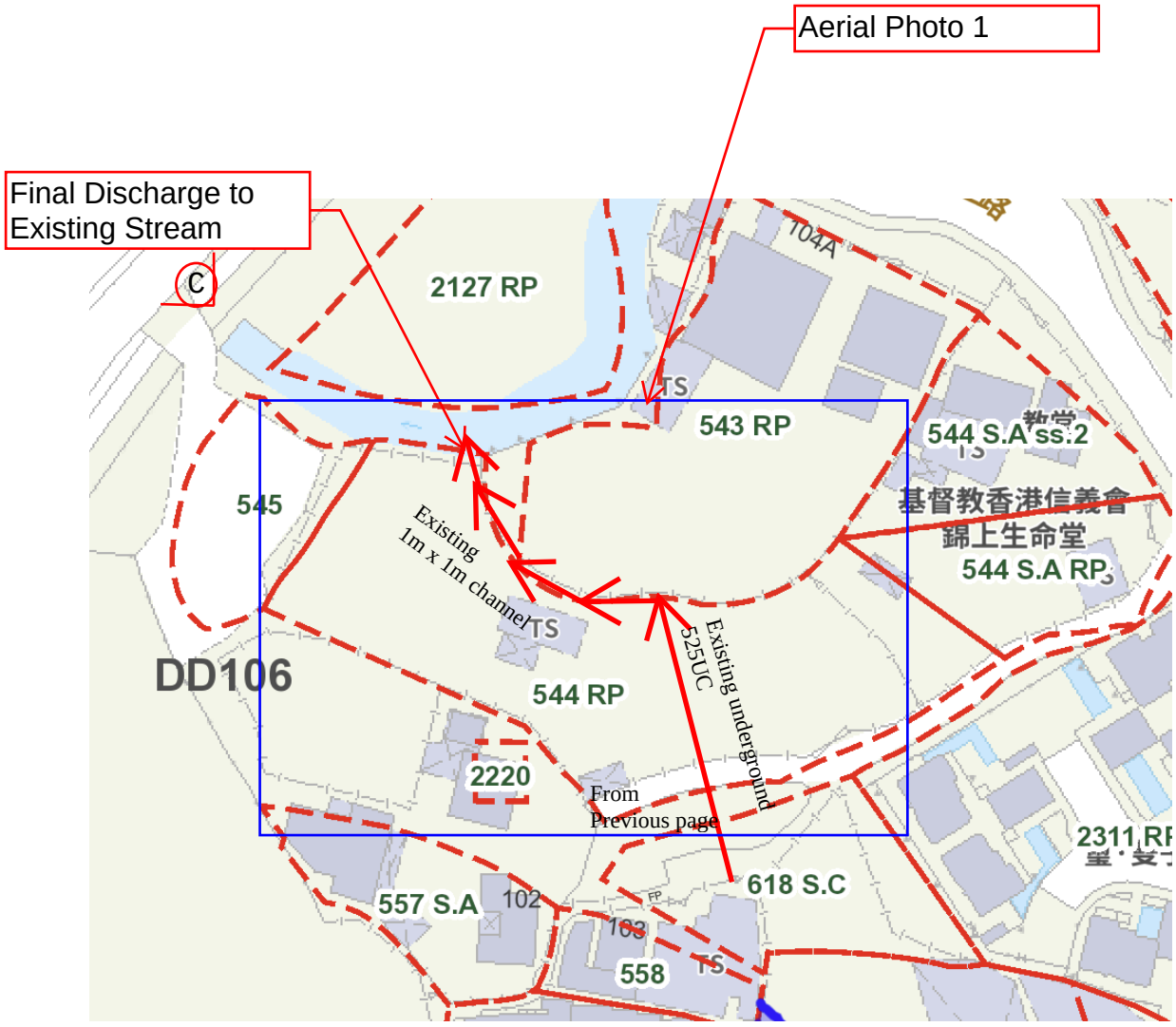
Provide 450UC(1:100) is OK

PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS

VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES (A/YL-KTS/956)

DATE: 24-11-2023





Full Alignment of final discharge

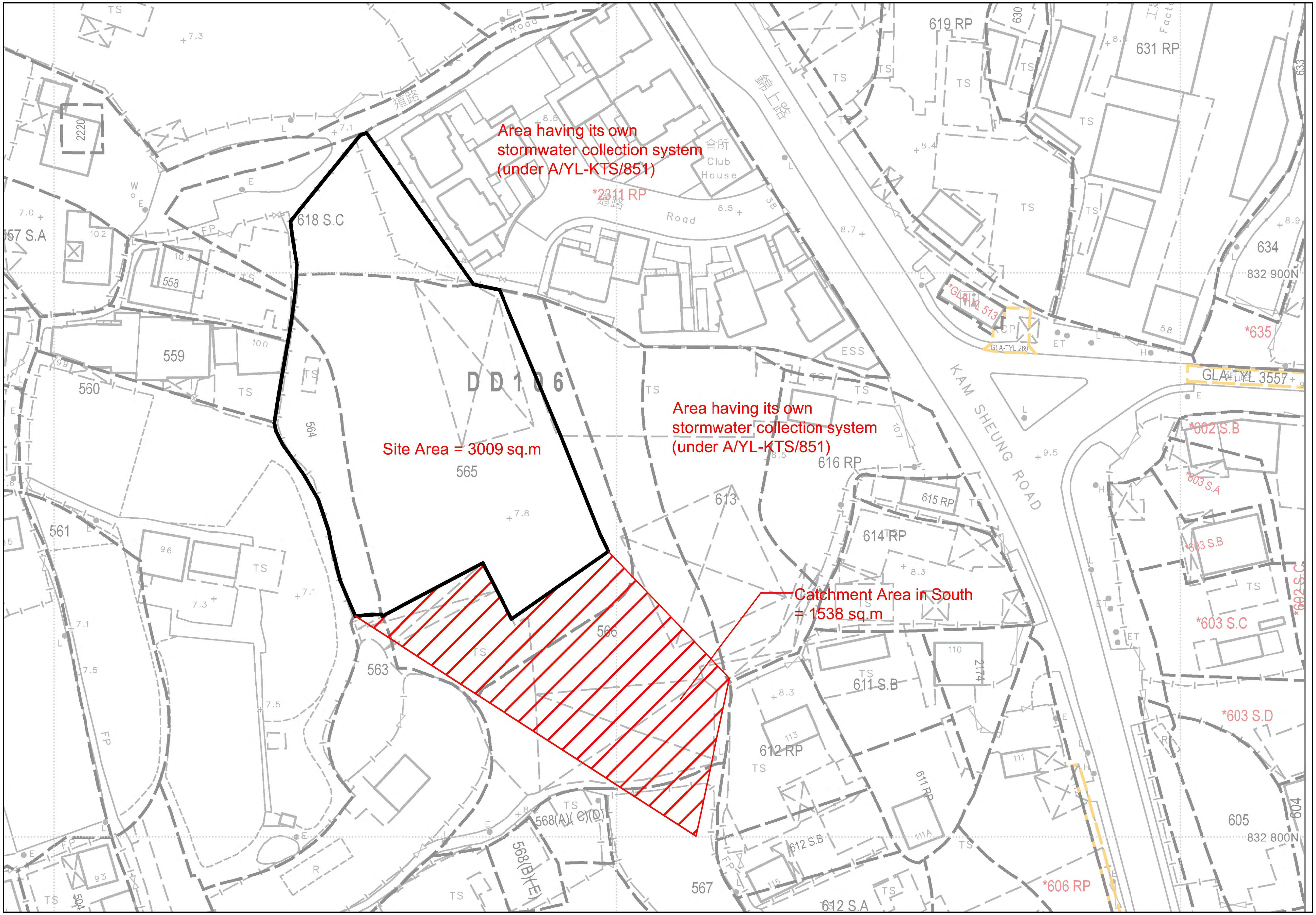
View A(i). Existing discharge point from proposed site

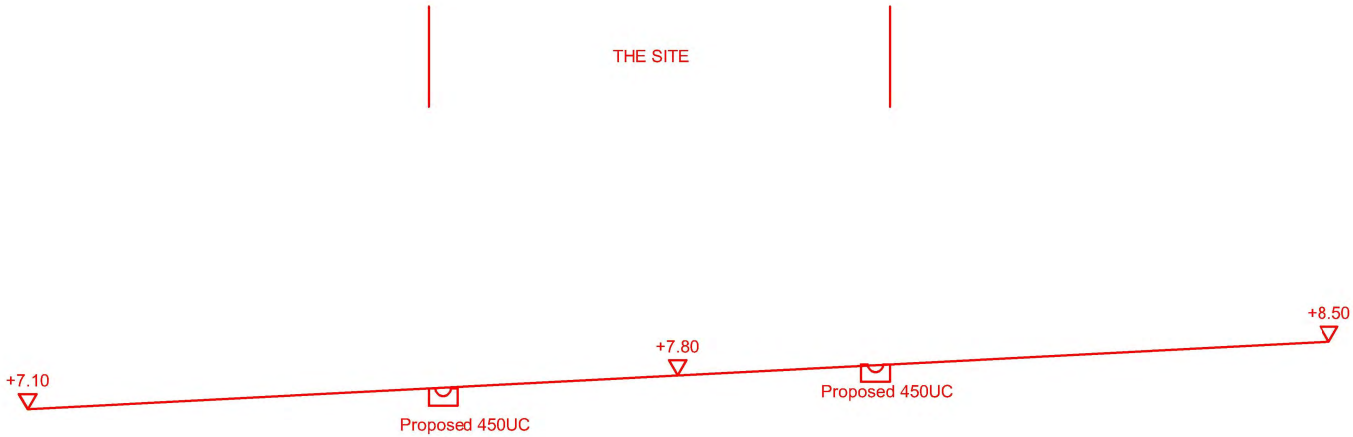
View A(ii). Existing discharge point from proposed site

View B. Underground pipe and Existing 1m x 1m open channel (inaccessible area)

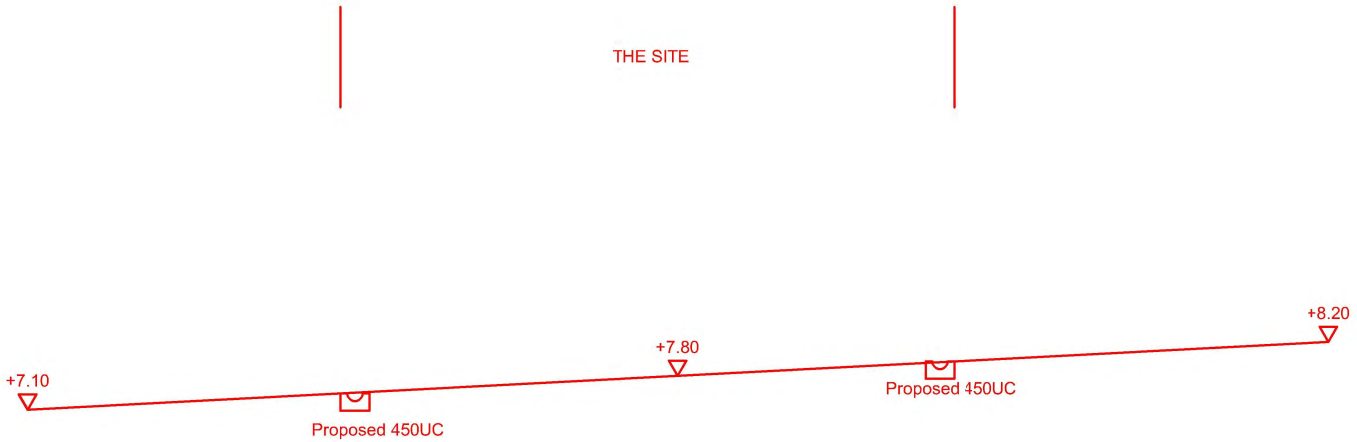
View C. Final Discharge Point

Aerial Photo 1: Full Discharge path


Area having its own
stormwater collection system
(under A/YL-KTS/851)
Site Area = 3009 sq.m
Area having its own
stormwater collection system
(under A/YL-KTS/851)
Catchment Area in South
= 1538 sq.m
DD106
KAM SHEUNG ROAD
錦上路
Club
House
會所
Road
565
564
566
563
613
616 RP
614 RP
615 RP
618 S.C
559
560
561
567
611 S.B
612 RP
612 S.B
612 S.A
568(A)(C)(D)
568(B)(E)
619 RP
631 RP
634
605
*602 S.B
*603 S.A
*603 S.B
*603 S.C
*603 S.D
*606 RP
*635
*2311 RP
832 900N
832 800N



SECTION A-A



SECTION B-B

LEGEND

CP Proposed CatchPit

(a) Proposed 450UC (1:100) with Cast Iron Cover

(c) Existing 450UC

Total Area = 3009+1538 sq.m.
= 4547sq.m.

$Q = 0.278 \times 0.95 \times 250 \times \frac{4547}{1000000}$
= 0.300 m^3/hr
= 18013 lit/min

Provide 450UC(1:100) is OK

PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS

VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES (A/YL-KTS/956)

DATE: 6-8-2023

SECTIONS

Total Area = 2110m2
Coefficient of surface runoff = 0.95

For existing 1m x 1m open channel,
Catchment area = 2110+4547 = 6657 m2
Q = 0.278 C i A = 0.278(250)(0.95)(6657x10^-6)(3600)
= 26371 liter/min = 0.44 m^3/hr

For checking 1m x 1m open channel,

By Manning's equation,

$$Q = \frac{1}{n} \frac{A^{\frac{5}{3}}}{P^{\frac{2}{3}}} S_0^{\frac{1}{2}}$$ where $n = 0.015$, $S_0 = 0.001$

A = $1m^2$
S = 3m

Q= 1/(0.015) x (1)^(5/3) / (3)^(2/3) x (0.001)^0.5

= 1.01 m^3/hr

> 0.44m^3/hr OK!

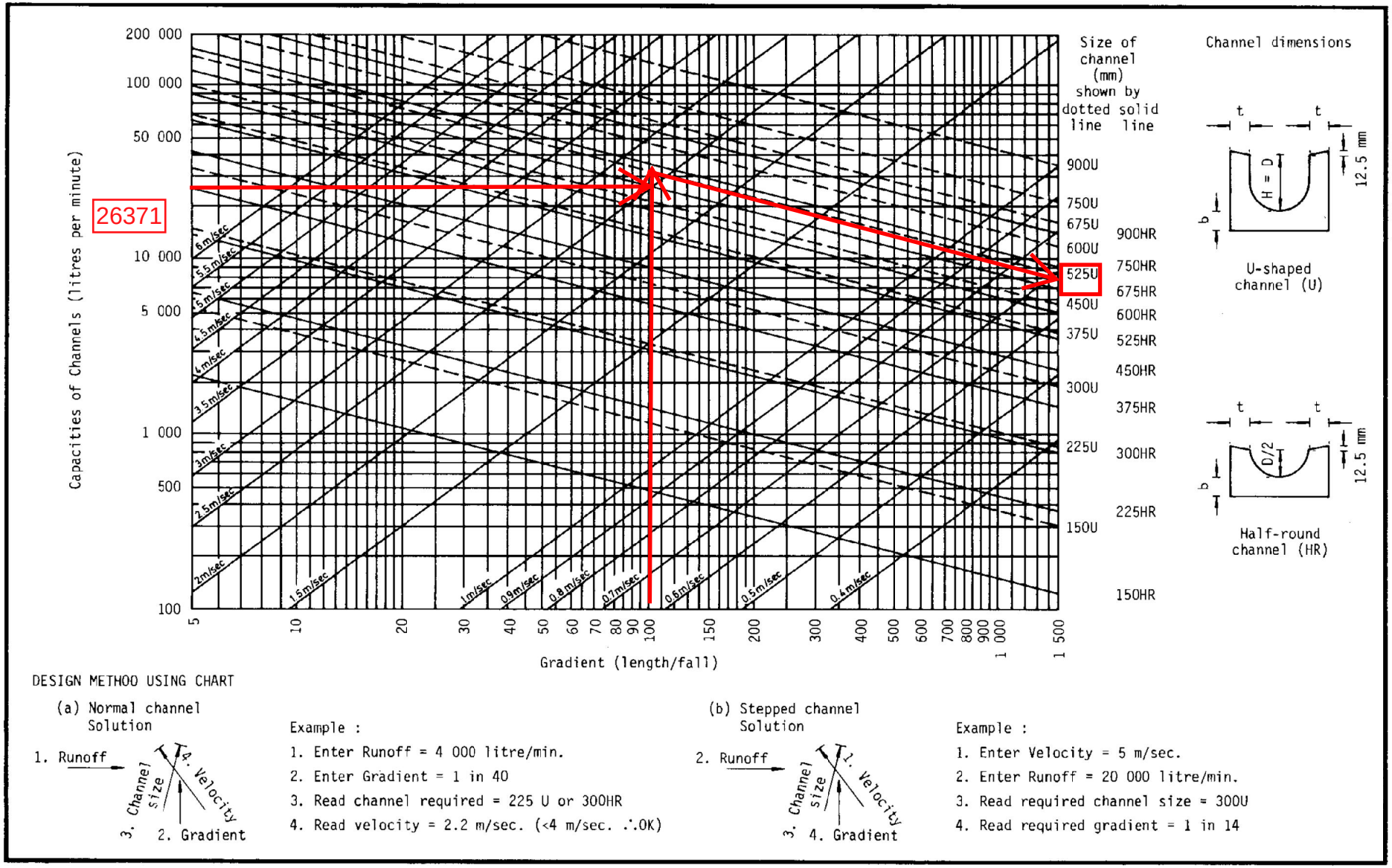
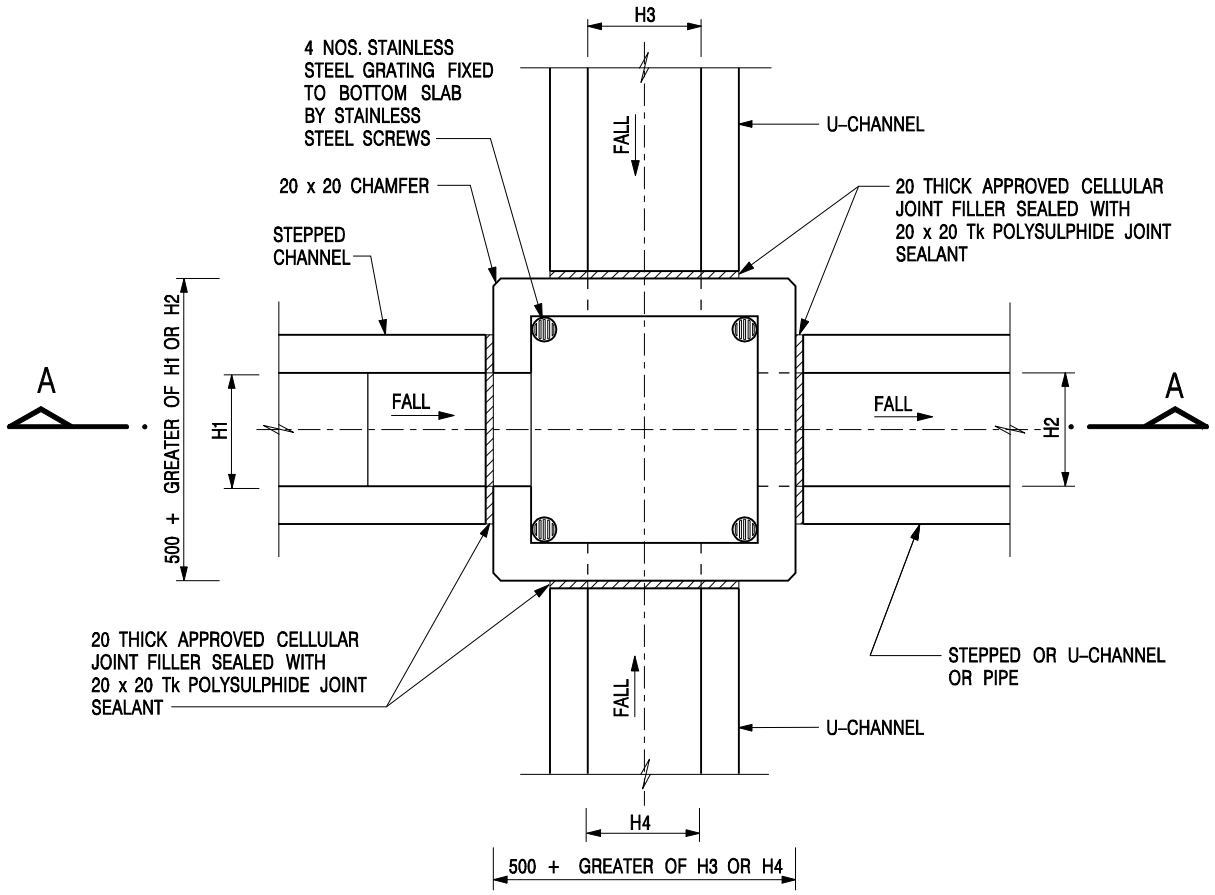
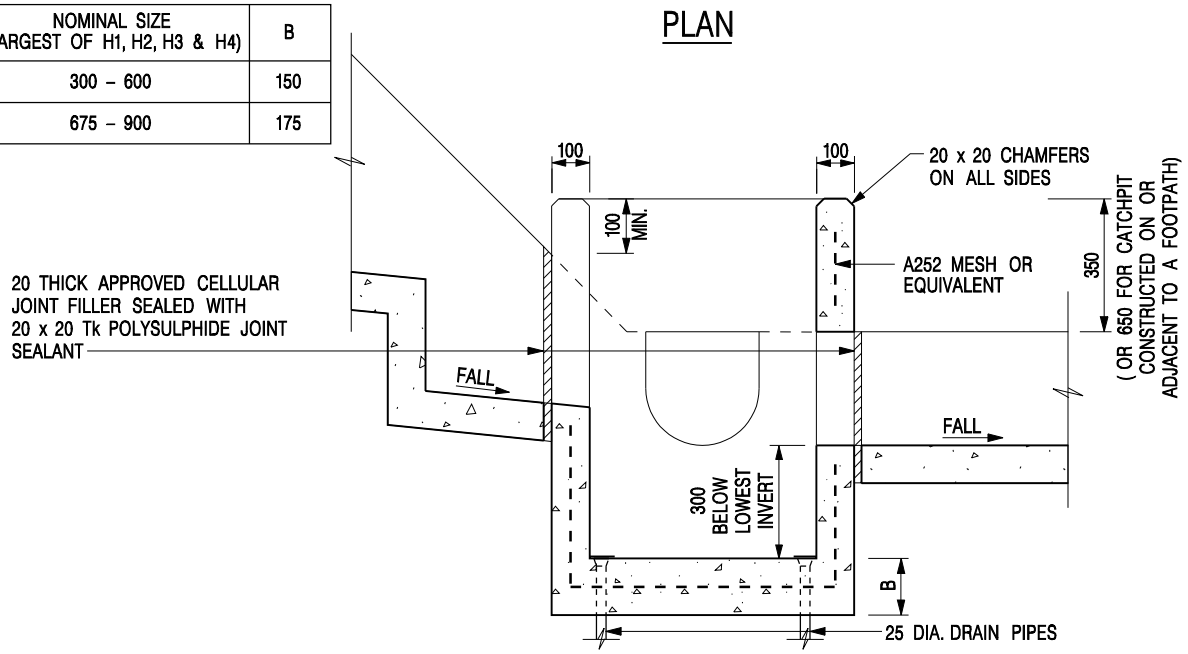


Figure 8.7 - Chart for the Rapid Design of Channels



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

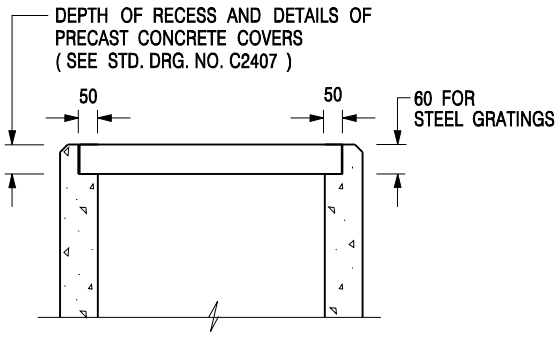
(SHEET 1 OF 2)

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:

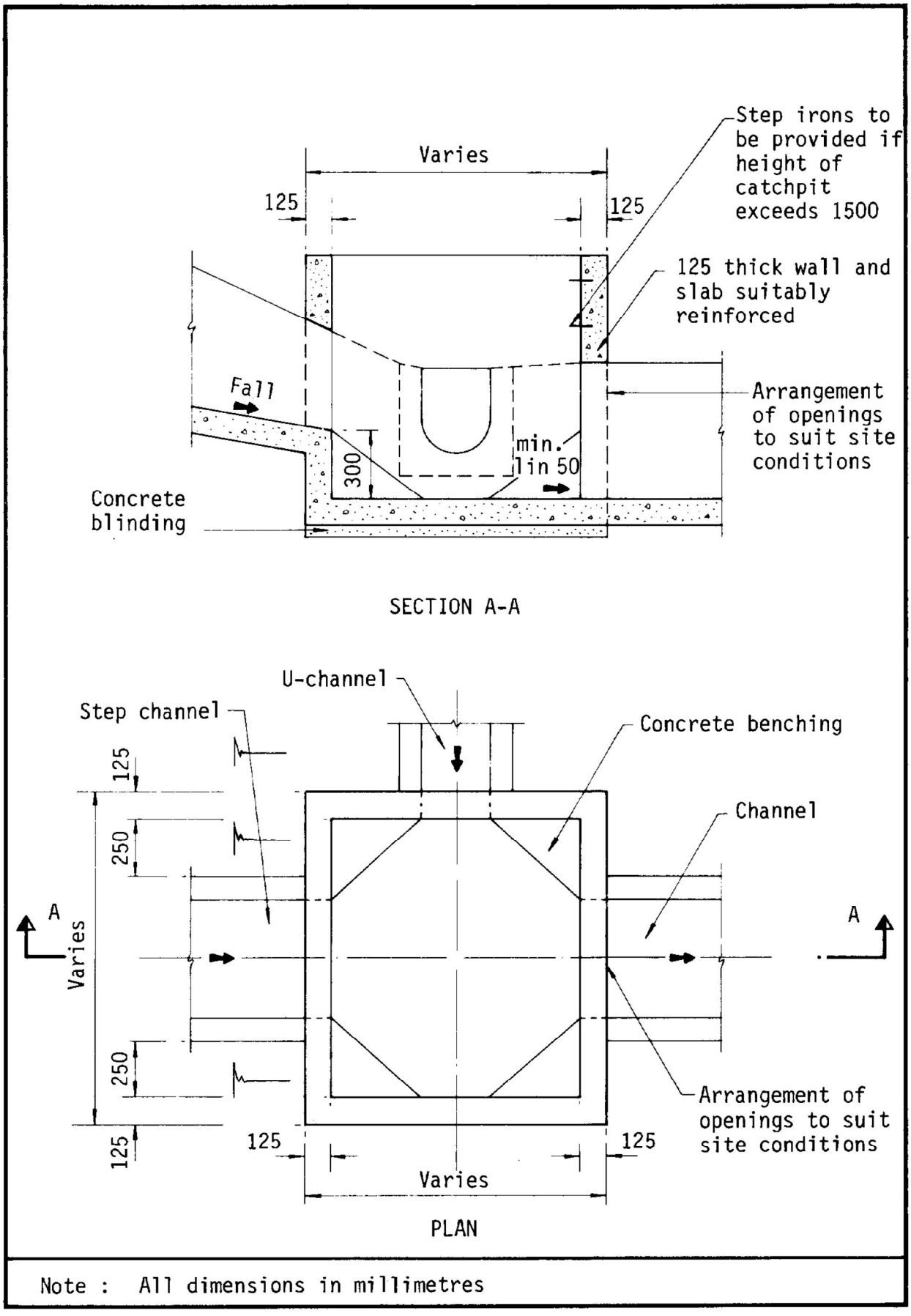
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED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

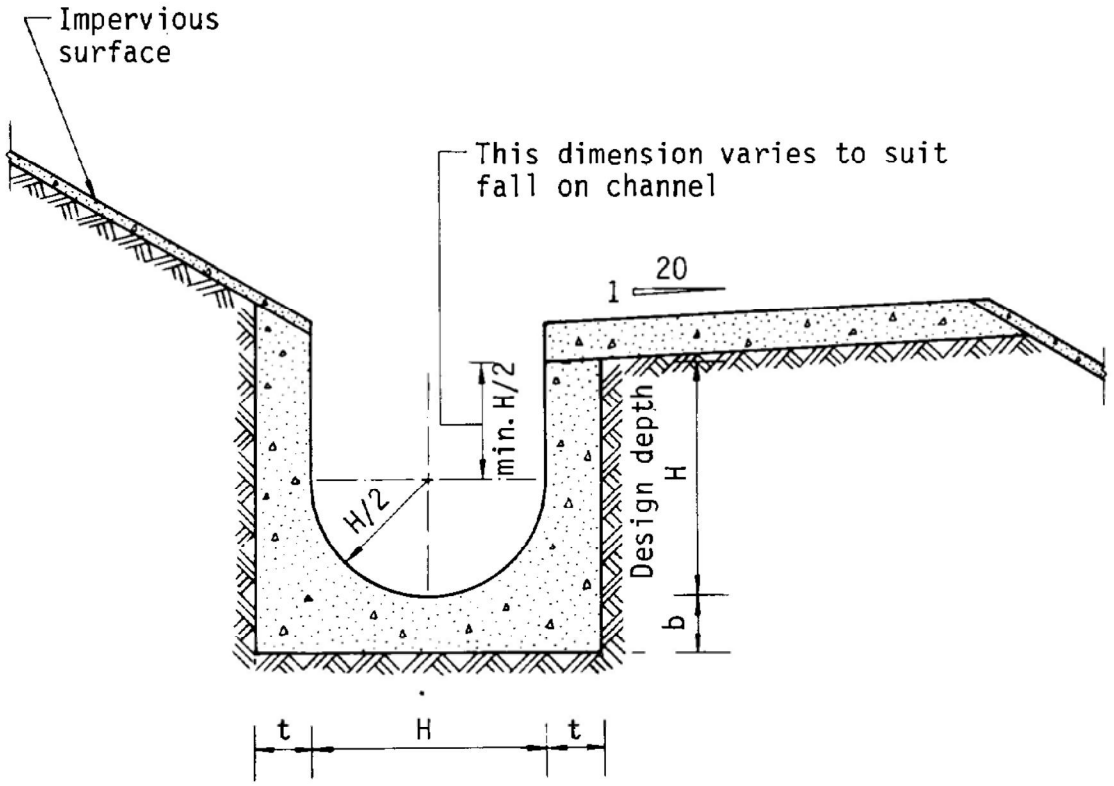
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

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