

Our Ref.: DD115 Lot 1212 S.A ss.3
Your Ref.: TPB/A/YL-NSW/334

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

By Email

23 December 2024

Dear Sir,

Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in
“Other Specified Uses” Annotated “Comprehensive Development to include Wetland
Restoration Area” Zone, Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115
and Adjoining Government Land, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-NSW/334)

We write to submit further information (*enclosed*) in response to comments of the Chief Engineer/Mainland North, Drainage Services Department on the subject application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM

email: gtlam@pland.gov.hk)



Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “OU(CDWRA)” Zone, Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining GL, Yuen Long, New Territories

Comments of Chief Engineer/Mainland North, Drainage Services Department

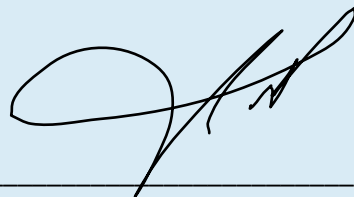
Item	Comments	Responses
	I have the following comments on the submitted DIA:	
(i)	Section 3.1.2- Please advise why 1 in 10 years return period is adopted with supporting design guideline.	Noted. The site is proposed for temporary warehouse for a period of 3 years. It is also mainly surrounded by undeveloped area. In addition, the site also mainly collects internal runoff without large external catchment. Therefore, 1 in 10 year return period standard for village drainage system is adopted.
(ii)	SDM Corrigendum No. 1/2022 and 1/2024 should be considered.	Noted. The SDM Corrigendum No. 1/2022 and 1/2024 has be considered. In which storm constants refer to updated Table 3a. Please note the site is proposed for a period of 3 years only, before mid 21 st century.
(iii)	The DIA should be signed and certified by a qualified engineer (Registered Professional Engineer in the Civil Engineering discipline) before it is submitted to DSD for comment. Please clearly indicate the qualified engineer name and registered no. for our reference.	Noted.
(iv)	The DIA appears not complying with most of the requirements of DSD Advice Note No. 1. The Registered Professional Engineer should ensure the submitted DIA complying with the requirements set out in DSD Advice Note No. 1, particularly Appendix I and II. Please critically review the DIA and provide a list of compliance for reference.	Noted. Please find the extract of Planning Statement and updated DIA report for your review.
(v)	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.	Noted. Please note the site is surrounded by existing channel/stream, standard road with drainage system and site with their own drainage system. The overland flow from adjacent lands is not anticipated to be affected. Please note the existing site is already paved. The proposed site intent to fill not more than 0.2m concrete for formation of structures, parking, L/UL spaces and circulation.
(vi)	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).	Noted. Please note the existing stream would ultimately discharge to existing Shan Pui River.
(vii)	The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the	Noted. The existing stream south to the application site is approx. 10~25m width and 1.5m depth. Hydraulic checking of capacity

	captioned development. Please provide site photos to show existing condition and existence of the existing drainage facilities which receive the discharge from the application site.	against the flow from the development is updated in Appendix A for your review. Please refer to Appendix D showing the existing site photos for your reference.
(viii)	Please demonstrate the existing drainage facilities have spare capacity to cater for the additional discharge, if any, from the proposed development.	Please kindly note, the site was fully paved, it is anticipated that there is no additional discharge to the existing drainage system. Hydraulic checking of capacity against the flow from the development is updated in Appendix A for your review.
(ix)	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.	Where walls or hoarding are erected/ laid along the site boundary, 100mm separation opening from ground level or equivalent to be erected.
(x)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Noted. Please refer to Figure 5.

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Drainage Impact Assessment

December 23



Prepared by: Yeung Toi Tung RP0666920

Marvellous Construction & Design Company Limited

