

Our Ref.: YL/TPN/2529C/L05

23 October 2024

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

**By Email and by Post**

Dear Sir/Madam,

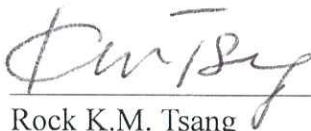
**Planning Application (No. A/YL-PH/1013) for  
Temporary Wholesale Trade (Food) for a Period of Five Years  
Lot Nos. 872, 873, 875, 876, 877, 878, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889,  
890, 891 s.A, 892 s.A, 893 s.A, 3049 and 3050 in DD 111 and  
Adjoining Government Land  
Pat Heung, Yuen Long, New Territories**

We refer to the comments by the Drainage Services Department conveyed to us.

Enclosed please find our response to the comments together with the revised Drainage Impact Assessment for your consideration and for re-activating the captioned planning application.

Should you have any queries, please contact our Mr. Wesley Tang at [REDACTED] Thank you.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED



Rock K.M. Tsang  
Director  
RK/WT  
Encl.



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



ISO 9001 : 2015  
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(Valuation & Land Administration)

Proposed Temporary Wholesale Trade (Food) for a Period of 5 Years in "Open Storage ("OS") Zone, Lots 872, 873, 875, 876, 877, 878, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891 (Part), 892 (Part), 893 (Part), 3049 and 3050 in D.D. 111 and adjoining Government Land, Pat Heung, Yuen Long

**Responses-to-Comments**

Item	Departmental Comments	Applicant's Responses
<p>Comments from Drainage Service Department (received on 24 September 2024)            Contact Officer: Mr Kenneth CHAN Tel.: 2300 1259</p>		
(a) <u>General</u>		
(i)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Cross sections showing the existing and proposed ground levels of the captioned site are presented in Appendix A.
(ii)	Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap	The standard drawings of the channel, catchpit, and sand trap are now attached in Appendix E.
(iii)	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.
(iv)	Sandtrap or provision alike should be provided before the collect runoff is discharged to the public drainage facilities.	Sand trap would be provided before discharging to public drainage.
(v)	For ease of reference, please include a drainage schedule in the submission.	The drainage schedule can refer to Appendix F of the DIA report.
(b) <u>Section 3.1.3</u>		
	Please refer to the storm constants given in Stormwater Drainage Manual Corrigendum Nos. 1/2024 and revise the calculation.	Calculation of runoff has been updated to adopt the new storm constant. Please refer to Appendix D for the updated runoff calculation.
(c) <u>Section 3.4.1</u>		
	The estimated peak runoff for 50 year returning period is	In the previous drainage proposal submitted in October 2021, 2.577 m <sup>3</sup> /s was the

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	<p>2.018 m<sup>3</sup>/s, which is much lesser than the 2.577 m<sup>3</sup>/s in the previous submission, please clarify.</p>	<p>estimated cumulative runoff from all identified surrounding catchments and the Site under 50 years returning period, it includes the runoff generated on site, runoff intercepted by the proposed internal drainage system within the site from upstream catchments, and runoff generated in the downstream catchments collected by the proposed drainage system. The runoff generated in the downstream catchments will not intercept by the internal drainage system of the Site.</p> <p>The estimated peak runoff for 50 year returning period 2.018m<sup>3</sup>/s in the section 3.4.1 of the previous drainage proposal submitted in March 2024 is the peak runoff that will be intercepted by the internal drainage system of the Site (only include the Site and Catchment B, C and D), not the overall runoff from the identified surrounding catchments. Therefore, the estimated peak runoff is lesser.</p> <p>In this revision, this value in section 3.4.1 have been updated 2.103m<sup>3</sup>/s after adopting the new storm constants in Corrigendum No. 1/2024.</p>
<p>(d) <u>Section 3.4.4</u></p>		
	<p>A discharge point is proposed under the footbridge. Please submit color photos to indicate the current conditions at the proposed discharge point. Please also include the proposed connection details at discharge point in the submission.</p>	<p>The connection details have been attached as Figure 3-5, and the photo of the discharge point has been attached as Figure 3-7 in the updated DIA.</p>
<p>(e) <u>Section 3.4.5 (table 3.4)</u></p>		
	<p>The total flow from Catchpit 01 and 16 are different to the flow at terminal manhole, please clarify.</p>	<p>There was a typo. Section 3.4.5 has been updated.</p>
<p>(f) <u>Figure 3.3</u></p>		
<p>(i)</p>	<p>Please indicate the C.L. and I.L. etc., of the proposed</p>	<p>Please refer to the updated Figure 3.2 for the cover level and invert level of the proposed</p>

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	catchpits and channels in the drawing.	catchpits.
(ii)	Please advise the function of the underground pipes and include the relevant hydraulic calculation in the submission, as necessary.	The underground pipes shown in Figure 3-3 were to convey the runoff from channels to the terminal manhole. Hydraulic calculation has been checked and presented in Appendix G.
(g) <u>Appendix F</u>		
(i)	The proposed u-channels are undersized and unable to cater for the surface runoff discharge from the application site, please check and revise the calculation.	The calculation in Appendix F has been revised in the updated DIA report. The sizes of proposed drainage channels have been updated accordingly.
(ii)	According to the calculations, the velocity of stormwater flow in some of the channels/pipes are higher than 3 m/s. Please be reminded that drainage channels/conduits should be designed to resist possible erosion under the anticipated velocities, undermining by scour and uplift forces due to high velocity over the channel/conduit surface.	The drainage network proposed had been revised. Velocity of the flow in channel/ pipes are checked and they are maintained to be not higher than 3m/s.