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Date: 22 July 2024

TPB Ref.: A/YL-SK/370

By Email

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

Dear Sir,

Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years and Associated Excavation and Filling of Land at Lot 1286 RP (Part) in D.D. 114, Shek Kong, Yuen Long, N.T.

The applicant is glad to submit the run-in/out proposal herewith. He also confirms that no vehicle repairing activities will be carried out upon planning approval.

Our response to the comments of DLO/YL is shown below:

The applicant will apply for short term waiver to regularize the temporary structures at the application site upon planning approval.

Our response to the further comments of the Transport Department are as follows:

Transport Department's comment	Applicant's Response
(a) The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Sheung Road; and	(a) Noted. Please see attached figure.
(b) The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department.	(b) Noted.

Our response to the comments of the CE/MN, DSD is as follows:

CE/MN, DSD's comments	Applicant's response
(a) Colour photos to indicate the current conditions of the existing drainage facilities should be included in the submission. The photos taken locations and angles should be shown on the layout plan.	Noted. Please see the updated drainage plan.
(b) The size and gradient of the proposed/existing drainage	Noted. The applicant is subject to previous planning permission No.

<p>facilities to be discharge from the site and/or the overland flow intercepted from the adjacent lands should be indicated in the submission. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development.</p>	<p>A/YL-SK/316. Before the sais submission, the stormwater captured at the application site is dissipated to the existing drainage facilities due to topography. In view of that the application site has been filled for a long period of time, the proposed drainage facilities would not affect the existing drainage facilities</p>
<p>(c) The ground to the east of the application site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation.</p>	<p>Noted and please see the updated drainage plan and calculation</p>
<p>(d) Drainage plan indicates the locations of the u-channel and how the overland flow from the above area of the site could be properly intercepted and discharged should be included.</p>	<p>Noted.</p>
<p>(e) The cover land invert levels of the proposed u-channels and catchpits should be shown on the drainage plan.</p>	<p>Noted.</p>
<p>(f) 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.</p>	<p>Noted.100mm gap will be provided at the toe of the site hoarding to allow the interception of the existing overland flow passing through the site.</p>
<p>(g) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.</p>	<p>Noted and please refer to the updated drainage plan.</p>
<p>(h) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.</p>	<p>Noted.</p>
<p>(i) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.</p>	<p>Noted.</p>
<p>(j) The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying</p>	<p>Noted.</p>

<p>new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the application site.</p> <p>(k) In respect of the submitted drainage proposal calculation, the flow time should be taken into account for calculation of the time of concentration. According to the second last paragraph of section 1.2.1 of the drainage proposal, rainfall intensity of 300mm/hr was found from the Intensity-Duration-Frequency curves. However, rainfall intensity of 250mm/hr was used for the calculation, please clarify. For case of reference, please indicate the adopted Intensity-Duration-Frequency curves indicating with the projection points/lines in the submission.</p>	<p>Noted.</p>
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Photo showing the existing drainage facilities



Concerning the public comments, the applicant has submitted the drainage proposal and the applicant would implement the drainage proposal once it is found acceptable to the CE/MN, DSD. The application site is abutting the Kam Sheung Road and it is not close to park so that the threat to the elderly and children is low. The proposed development would also benefit the local community because there is a need for private car to access the rural area like the application site. Also, the applicant will provide a vehicle showroom at the application site and neither displaying of scrapped vehicle and workshop activities would be carried out at the application site.

Should you have any questions, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: [REDACTED]) – By Email