

渠務署及城市規劃委員會：

有關渠務署對 A/YL-KTN/967 的查詢

收悉 貴署對 A/YL-KTN/967 申請的意見，現以 R to C 形式書面回覆。

	渠務署意見	申請人回覆
(b)	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.	由於申請地點的北面大多地方已發展，並已由其他土地的使用人興建圍牆及渠道。因此不會有流水流到本申請範圍內。本申請亦不會阻礙流水流入本申請範圍。
(c)	Please review the catchment plan with supporting information as it should be determined according to topographic levels. Also, the drainage facility sizes should be further reviewed based on the updated catchment plan.	請參考 Appendix 5.1。
(d)	Please submit calculation demonstrating the downstream drainage system receiving the discharge from the development (i.e. the existing natural stream) has adequate spare capacity to accommodate the runoff.	請參考本文件尾端。

(e)	Please advise why u-channel is not provided at the northern side of the site. Please advise how the overland flow from the above area of the site could be properly intercepted and discharged. Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands.	由於申請地點的北面大多地方已發展，並已由其他土地的使用人興建圍牆及渠道。因此不會有流水流到本申請範圍內。請參考 Appendix 5.1、5.3 及文件尾端。
(f)	Please name the proposed catchpit as CP1, CP2...etc for easy reference. There are two CP1 and should be revised.	已依照 貴署的意見更改，以方便辨認。
(g)	The invert levels of UC start point and catchpit are the same which is not acceptable.	已依照 貴署的意見修正該錯誤。
(h)	Please advise the distance between each catchpit and justify the levels are fulfilled the proposed 1 in 200 gradients. Please critically review the invert levels.	已依照 貴署的意見更改。請參考 Appendix 5。
(i)	Please indicate clearly the full alignment of the discharge path from the application site all the way	擬議渠道連接自然溪流，再接駁到較大型的河道，河道連接到下游大

	<p>down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).</p>	<p>型集水渠。圖示請參考 Appendix 5.3。</p>
(j)	<p>The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. In the case that it is a local village drains, DO/YL should be consulted. Also, DSD noticed that there will be adverse drainage impact arising from the proposed development site(s) / lot(s) to the surrounding/downstream area(s) comprising private lots. The applicant shall demonstrate that the drainage mitigation measure(s) to address the adverse drainage impact can be practicably implemented.</p>	<p>本公司了解現有的渠道設施不是由貴署所興建及保護。如興建及接駁到其他私人或其他有關政府部門的渠道，會向有關持分者或部分了解及取得同意後才會進行相關工程。</p>

(k)	Please provide connection/ discharging details from both CP1s.	CP1 及 CP2 會分別以 375mm 及 450mm 的 PVC 喉管將水引到自然溪流。喉管出水位會離開河岸，以免影響溪流運作，並減少水土流失的情況。
(l)	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site. Please advise the separation of adequate opening.	本申請地點有以金實物料圍起，但不是由申請範圍的土地使用人進行相關工程，工程是由其他鄰近的土地擁有人/佔用人進行。因此不會因申請所進行的活動而影響附近地面的水流。
(m)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	請參考 Appendix 5.2。
(n)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	本申請不會阻擋水流，亦不會對現有的自然溪流、鄉村渠道、溝渠及附近的地段構成負面影響。
(o)	The applicant should consult DLO/YL and seek consent from the relevant owners for any	如需在申請範圍外進行渠務工程，本公司會向各持分者了解及取得同意後才進行相關工程。

	drainage works to be carried out outside his lot boundary before commencement of the drainage works.	
(p)	Please indicate the existing streamcourse at the eastern side of site and provide the 3m set back from the top of the bank of the streamcourse for reference.	本申請不會在申請範圍東面的河岸頂部至少 3 米內進行任何工程（包括所有構築物，渠道工程及平整工程）。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
沙律貓狗之家有限公司

二零二四年二月二十一日

現場相片：



2

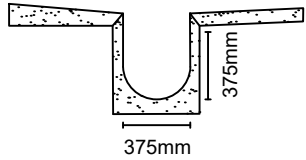


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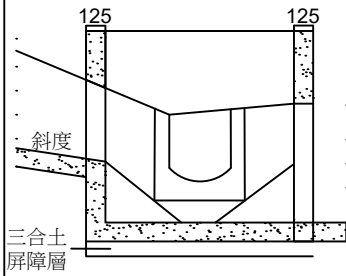




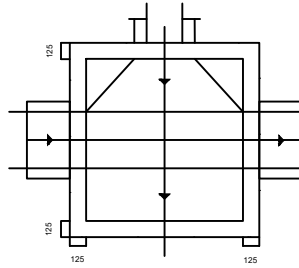




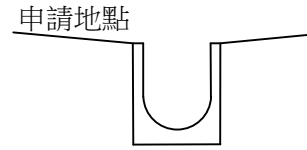
U型明渠切面圖



沙井切面圖



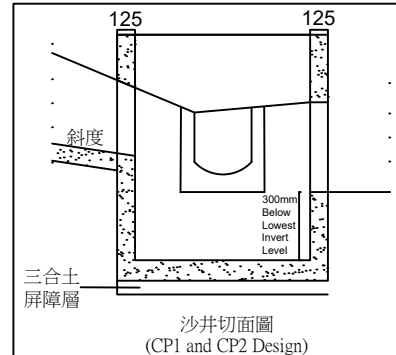
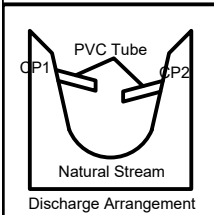
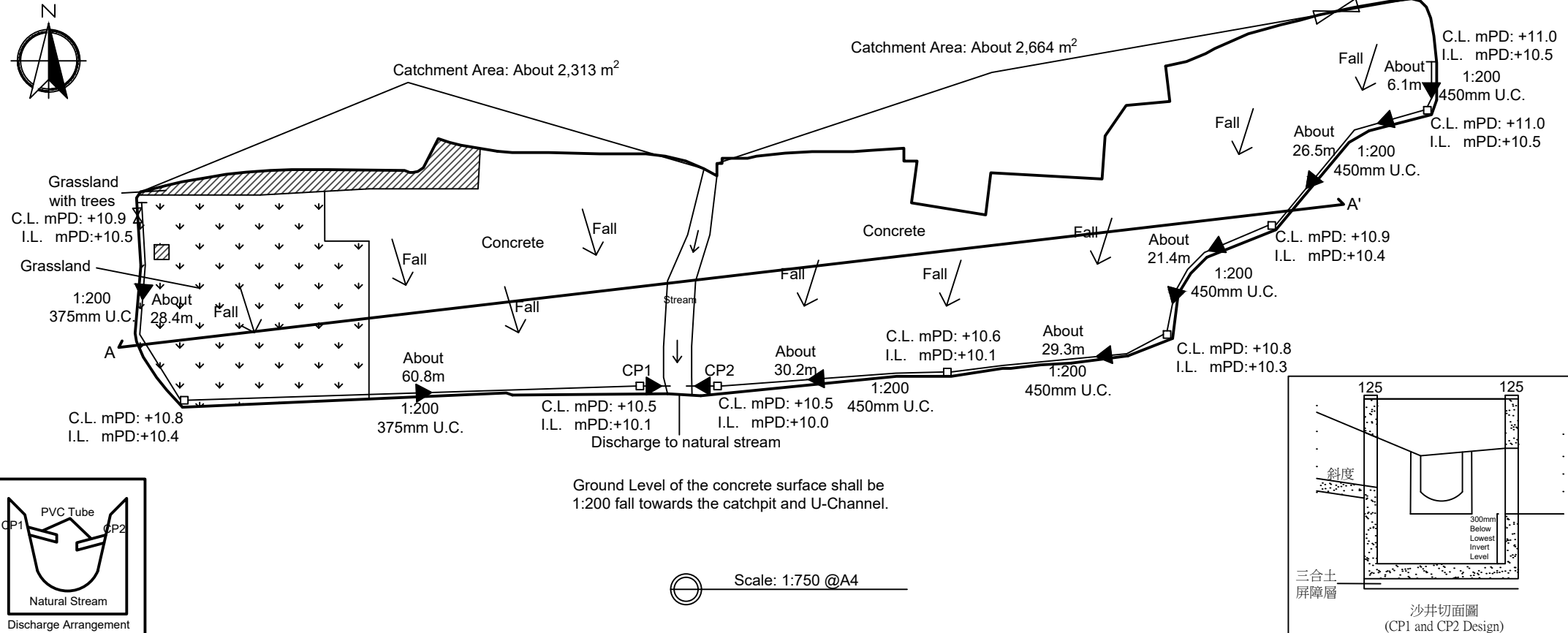
沙井俯視圖



U型明渠切面略圖

Note:

1. Adequate opening will be provided around the application site.
2. Catchpit design shall follow CEDD standard drawing No. C2406I.
3. All proposed U-channel and Catchpit must maintain in good shape (i.e. Inspection and maintenance regularly).
4. A solid metal boundary with no opening on the North site of the application site is erected by other owner.
5. The discharge point is on the top of the natural stream, no extra work is needed outside the application site.



Appendix 5

Proposed
Drainage Plan
擬議渠務建議

Location:
D.D. 107 Lot 949 (Part)
and 1103 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

臨時動物寄養所連附屬設施 (為期3年)
及填土
Temporary Animal Boarding Establishment
with Ancillary Facilities
For a Period of 3 Years and Filling of Land

Legend:

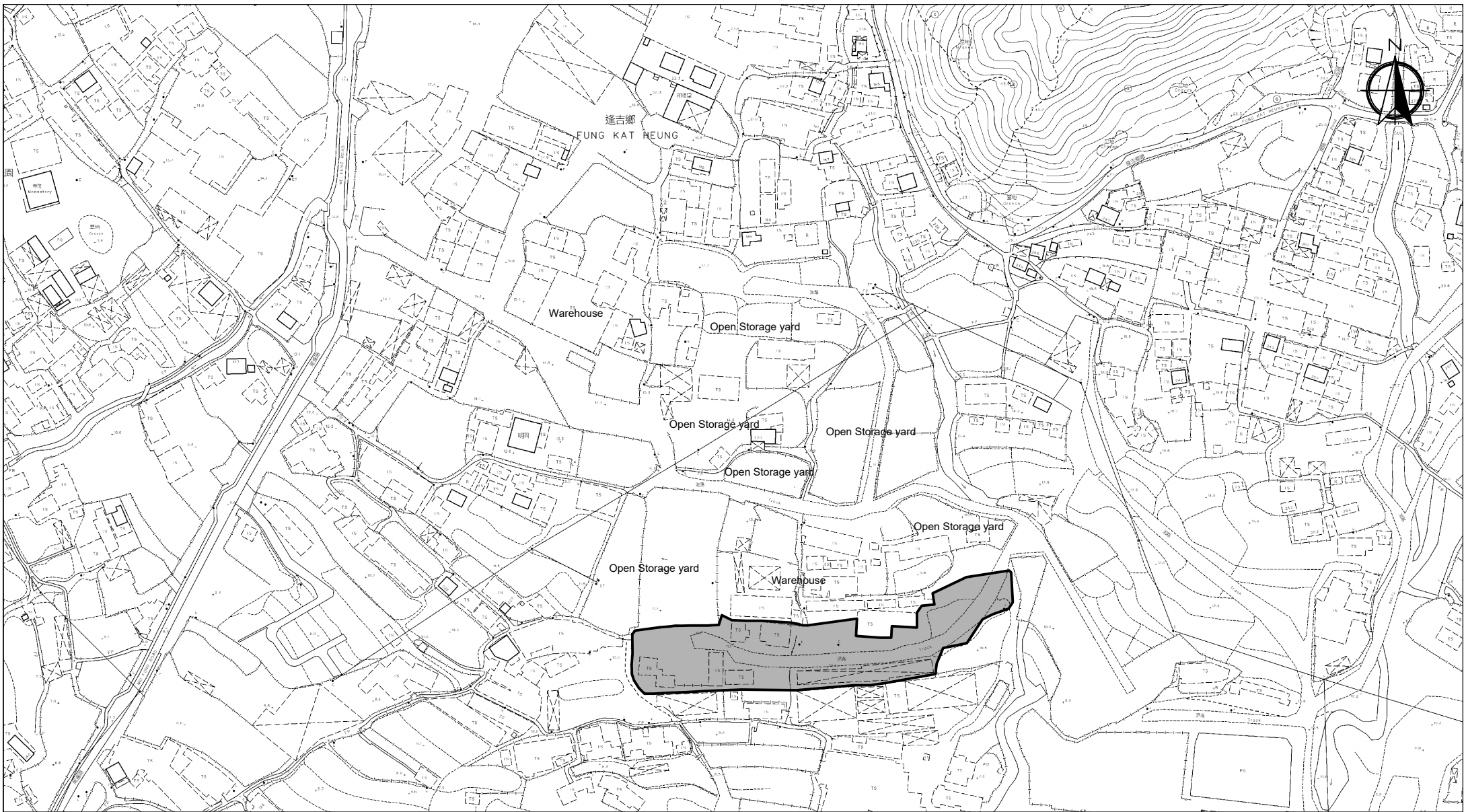
- Proposed Catchpit
- Proposed U-Channel
- ▶ Water Flow Direction

Drawing No.:


5-01

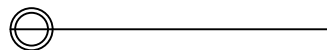
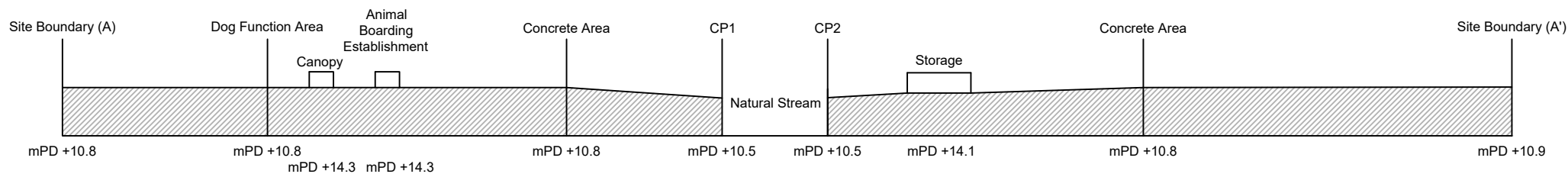
For Identification Only

Date: 21/02/2024

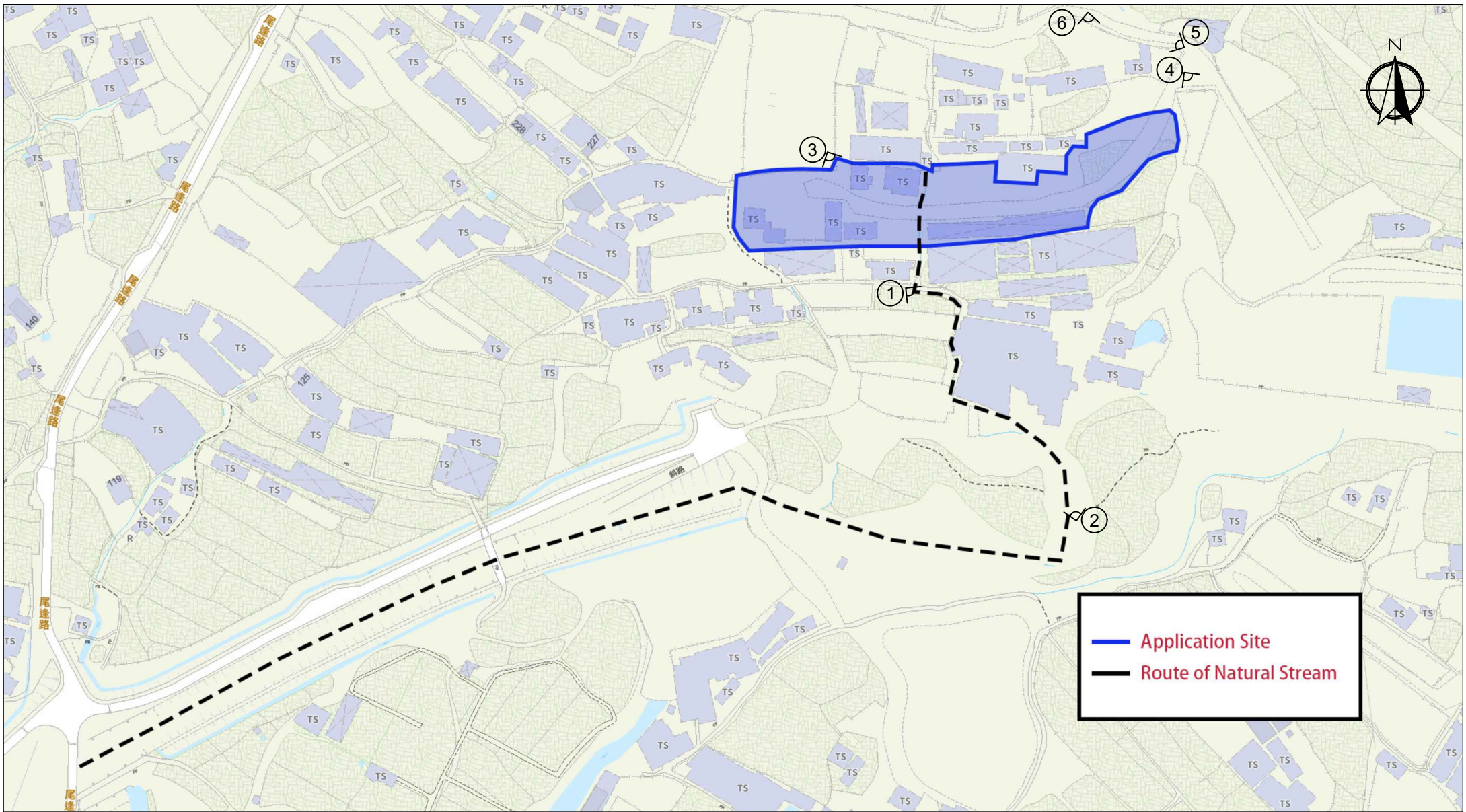


Scale: Undefined @A4

<p>Appendix 5.1 Topographic Graphics</p>	<p>Location: D.D. 107 Lot 949 (Part), D.D. 107 Lot 1103 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>	<p>Project: Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 years and Filling of Land</p>	<p>Map Legend:  Site Boundary</p>	<p>Drawing No.: 5.1-1</p> <p>For Identification Only</p> <p>Date: 20/02/2024</p>



<p><u>Appendix 5.2</u></p> <p>Cross Section A-A'</p>	<p>Location: D.D. 107 Lot 949 (Part) and 1103 (Part)</p>	<p>臨時動物寄養所連附屬設施 (為期3年) 及填土</p> <p>Temporary Animal Boarding Establishment with Ancillary Facilities For a Period of 3 Years and Filling of Land</p>	<p>Legend:</p>	<p>Drawing No.: 5.2-1</p>
	<p>OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>			<p>For Identification Only</p> <p>Date: 21/02/2024</p>



Scale: Undefined @A4

<p>Appendix 5.3 Final Discharge Route</p>	<p>Location: D.D. 107 Lot 949 (Part), D.D. 107 Lot 1103 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>	<p>Project: Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 years and Filling of Land</p>	<p>Map Legend: Viewing Point</p>	<p>Drawing No.: 5.3-1 For Identification Only Date: 21/02/2024</p>
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streamcourse, ...etc. within and around his site and state clearly whether he would remove, modify or retain these drains.

The applicant can make use of these existing stormwater drains as part of his proposed drainage networks and include them in his drainage submission as long as their working conditions are satisfactory. In this case, records such as photographs and plans showing these drains shall be provided.

ii. Proposed drainage works

The applicant should indicate clearly the proposed drainage works for his site. Common measures include improvement of nearby drainage networks, construction of channels, choice of porous surface paving...etc. should be shown. However, the applicant should note that different measures may be required according to the type of development and the characteristic of each individual site.

Typical construction details of U-channel, catchpit, sandtrap and outfall are shown in the Appendix to this note.

iii. Plans and Sketches

Sketches showing the general information of the site such as topography, fall direction, proposed paving and formation level, position of the buildings or structure, size and alignment of existing and proposed drains, and nearby available discharge points within the vicinity of the site, etc., should be submitted.

A plan showing the common drainage mitigation measures applicable to a typical development site is enclosed in the Appendix to this note. The applicant should however note that the details of each site should be designed to cope with its own characteristics.

iv. Calculations

The applicant should also submit calculations according to DSD Stormwater Drainage Manual to show that the size of the proposed drainage systems is adequate for the rain water from the site. For small site, the applicant can make reference to the table for choosing the size of surface channels. However, the applicant should note that the following table only apply to sites having a gradient greater than 1 in 200. For flatter sites, the applicant should provide larger channel with supporting calculations.

Catchment area	size of U-channel at 1 in 200 gradient
150m ²	150mm
500m ²	225mm

1,200m ²	300mm
2,400m ²	375mm
4,000m ²	450mm

(b) Complicated Sites

As pointed out in Section 3(b), the drainage submission for complicated sites will be in the form of a DIA, in accordance with DSD Advice Note No. 1, which includes a drainage proposal to mitigate the adverse drainage impacts, instead of just a drainage proposal as for simple sites.

7. Forwarding drainage submissions and vetting time

When the drainage submission is ready, the applicant should forward it to Plan D and DSD at the same time. DSD will comment on the submission and return comments to the applicant via Plan D. The normal vetting time is four weeks from the date of receipt of the drainage submissions.

8. Arrangements for final inspection of drainage works upon completion

Upon the satisfactory drainage submission, the applicants should implement and complete the proposed drainage facilities as per their submissions as soon as possible. When they are completed on site, the applicant should serve a notice of completion of works (with photos showing the completed works) to Plan D and DSD at the same time. DSD will arrange a completion inspection, normally two weeks from the date of receipt of the notice, to check on site if they are in order. The applicant will be informed of the results of the inspections via Plan D. In view of the increasing public expectation on flood protection, the applicants should only operate the development site after the satisfactory completion of the final inspection.

9. Maintenance of completed drains

Regular maintenance such as routine desilting is essential for all drains, catchpits and streamcourses to avoid blockage and deterioration. Hence, the applicant should ensure and keep all drainage works proposed by him, after construction, under proper maintenance during occupancy of the site. In this connection, the applicant shall ensure during the design stage that those drains constructed under his drainage proposal are accessible and maintainable at all times.