

Section 16 Planning Application for Temporary Open Storage of Freezer Vehicles, Air-conditioned Compartments and Spare Parts of Cooling Machinery Components for Vehicles for Sale, and Installation and Maintenance Workshop for Freezer Vehicles for a Period of 3 Years at Lots 401(Part), 404(Part), 405 RP(Part), 406 RP, 408 RP(Part), 409 and 410(Part) in D.D. 106, Pat Heung, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
Lands Department (LandsD)	19.4.2023	LandsD has grave concerns given that there are unauthorized building works and/or uses on Lot Nos. 405 RP, 406 RP, 408 RP, 409 and 410 all in D.D. 106 which area already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.	Noted. The lot owner is currently remedying the lease breaches as demanded by LandsD and will submit relevant application to LandsD for consideration once the current application is approved.

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Department	Date	Comments	Responses to Departmental Comments
Drainage Services Department (DSD)	25.4.2023	<p>(i) As the application site occupies the frontage of the nullah, overland flow from adjacent areas might flow in the direction of the proposed site and discharge to the nullah during heavy rainstorm. The ground to the east and north of the application site is generally higher. Please consider to provide peripheral channel for the proposed site to properly collect overland flow from adjacent areas.</p> <p>(ii) Please note that the hoarding/peripheral wall of the proposed site should not obstruct overland flow (i.e. openings at the toe should be provided). Please provide the details/cross section of the hoarding/peripheral wall for review.</p> <p>(iii) Cross sections showing the existing and proposed ground levels of the caption site with respect to the adjacent areas should be given.</p> <p>(iv) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.</p> <p>(v) The applicant should consult DLO/YL and seek consents from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.</p> <p>(vi) The applicant should submit form HBP1 to this Division for application of technical audit for any proposed connection to DSD's drainage facilities.</p>	<p>(i) Please find the revised stormwater drainage plan at Appendix I for the peripheral channel of the proposed site.</p> <p>The Applicant is well prepared to submit and further implement the drainage proposal to the satisfaction of Drainage Services Department by way of compliance of approval condition(s) once the current application is approved.</p> <p>(ii) Openings will be provided at the toe of the hoarding/peripheral wall. Please find the details and cross section of the hoarding/peripheral wall at Appendix II for your review.</p> <p>The Applicant is well prepared to submit and further implement the drainage proposal to the satisfaction of Drainage Services Department by way of compliance of approval condition(s) once the current application is approved.</p> <p>(iii) Please find the cross section showing the existing and proposed ground levels of the caption site with respect to the adjacent areas at Appendix III for your review.</p> <p>The Applicant is well prepared to submit and further implement the drainage proposal to the satisfaction of Drainage Services Department by way of compliance of approval condition(s) once the current application is approved.</p> <p>(iv) Noted.</p> <p>(v) Noted.</p> <p>(vi) Noted</p>

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Department	Date	Comments	Responses to Departmental Comments
Fire Services Department (FSD)	26.4.2023	(i) Total floor area of each structure shall be clearly indicated on the plan; and (ii) Typo “汽體” shall be rectified.	(iii) Noted. Please find the revised fire service installations proposal at Appendix IV for your review. (iv) Noted and rectified.

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Appendix I

Revised Stormwater Drainage Plan

LEGEND :

- + 7.1 EX. GROUND LEVEL AT +7.1mPD
- - - - - EXTENT OF SUBJECT SITE
- --- EXTENT OF LOT BOUNDARY
- EX. EXISTING
- G.L. GOVERNMENT LAND
- A1 → DIRECTION AND POSITION OF REFERENCE PHOTO NO. A1

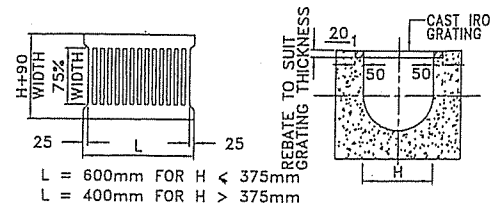
- 300UCC PROPOSED 300mm U-CHANNEL WITH GRATING OF 1:100 MIN. FALL
- CP1 □ PROPOSED CATCHPIT NO. CP1
- FALL PROPOSED CONCRETE PAVEMENT TO PROVIDE 1:100 FALL TO CHANNEL
- PROPOSED PERIPHERAL CHANNEL

GENERAL NOTES:

1. GRADE 25D CONCRETE SHALL BE USED UNLESS OTHERWISE STATED.
2. THE PROPOSED DRAINAGE WORKS, WHETHER WITHIN OR OUTSIDE THE LOT BOUNDARY, SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AT HIS OWN EXPENSE. FOR WORKS TO BE UNDERTAKEN OUTSIDE THE LOT BOUNDARY, PRIOR CONSENT FROM DLO AND/OR RELEVANT PRIVATE LOT OWNERS SHALL BE SOUGHT.

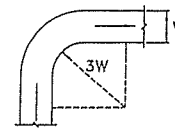
SCHEDULE OF CATCHPIT

CATCHPIT NO.	TYPE	COVER LEVEL (mPD)	INVERT LEVEL (mPD)	INLET LEVEL (mPD)	OUTLET LEVEL (mPD)
CP1	1	+7.90	+7.29	+7.29	+7.29
CP2	2	+7.90	+6.84	+7.15	+7.14

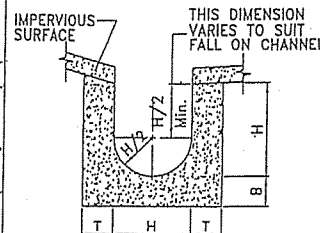


L = 600mm FOR H < 375mm
 L = 400mm FOR H > 375mm

CAST IRON GRATING TYPICAL SECTION
CAST IRON GRATING FOR U-CHANNELS
 (REFERENCE : CEDD DWG. NO. C2412D)
 (N.T.S.)

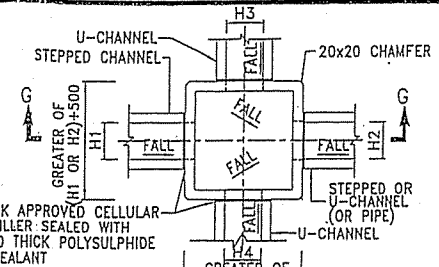


CHANNEL CHANGING DIRECTION THROUGH BENDS
 (REFERENCE: PAGE 100 GEOTECHNICAL MANUAL FOR SLOPES)

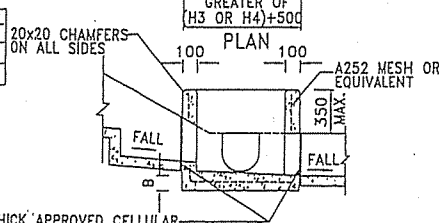


NOMINAL SIZE	THICKNESS H	THICKNESS T	THICKNESS B
.150	100	100	100
225 - 600	175	225	225
875 - 1200	175	225	225

DETAILS OF U-CHANNEL
 (REFERENCE : FIG. 8.11 OF GEOTECHNICAL MANUAL FOR SLOPES)
 (N.T.S.)



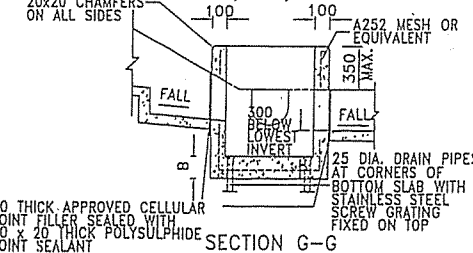
20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 THICK POLYSULPHIDE JOINT SEALANT



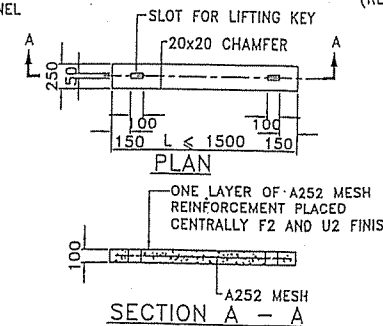
20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 THICK POLYSULPHIDE JOINT SEALANT

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
150 - 600	150
675 - 900	175

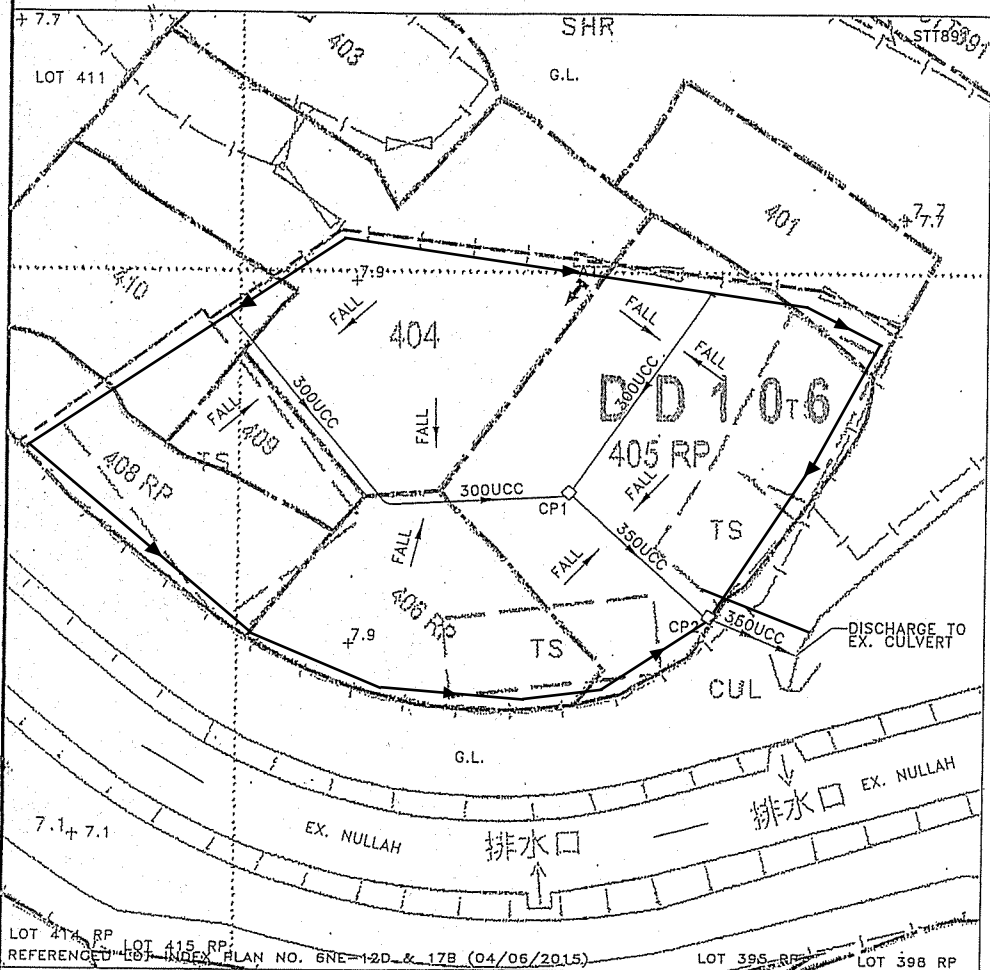
DETAILS OF CATCHPIT (TYPE 1)
 (REFERENCE : CEDD DRG. NO. C2405I)
 (N.T.S.)



DETAILS OF CATCHPIT WITH SANDTRAP (TYPE 2)
 (REFERENCE : CEDD DRG. NO. C2406I)
 (N.T.S.)



PRECAST CONCRETE COVERS FOR SAND TRAP AND CATCHPIT
 (REFERENCE : CEDD DWG. NO. C2407B)
 N.T.S.



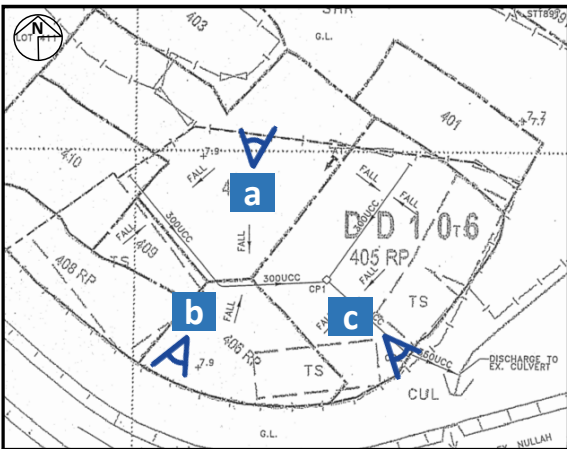
PROJECT: TEMPORARY OPEN STORAGE AND MAINTENANCE WORKSHOP FOR FREEZER VEHICLES ON LOT 401 (PART), 404 (PART), 405 RP (PART), 406 RP, 408 RP (PART), 409 AND 410 (PART), IN D.D. 106, PAT HEUNG, YUEN LONG, N.T.

TITLE: STORMWATER DRAINAGE PLAN
DWG. NO.: 14/38/D01
SCALE: 1 : 400
DATE: 30/06/2015

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Appendix II

Details and Cross Section of The Hoarding/Peripheral Wall



LEGEND:

- Site Boundary
 - ◁ Viewpoint
- (For Identification Only)



Project:

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Title:

Existing Condition of the Hoarding/Peripheral Wall

Figure:

1a

Scale:

Not to Scale

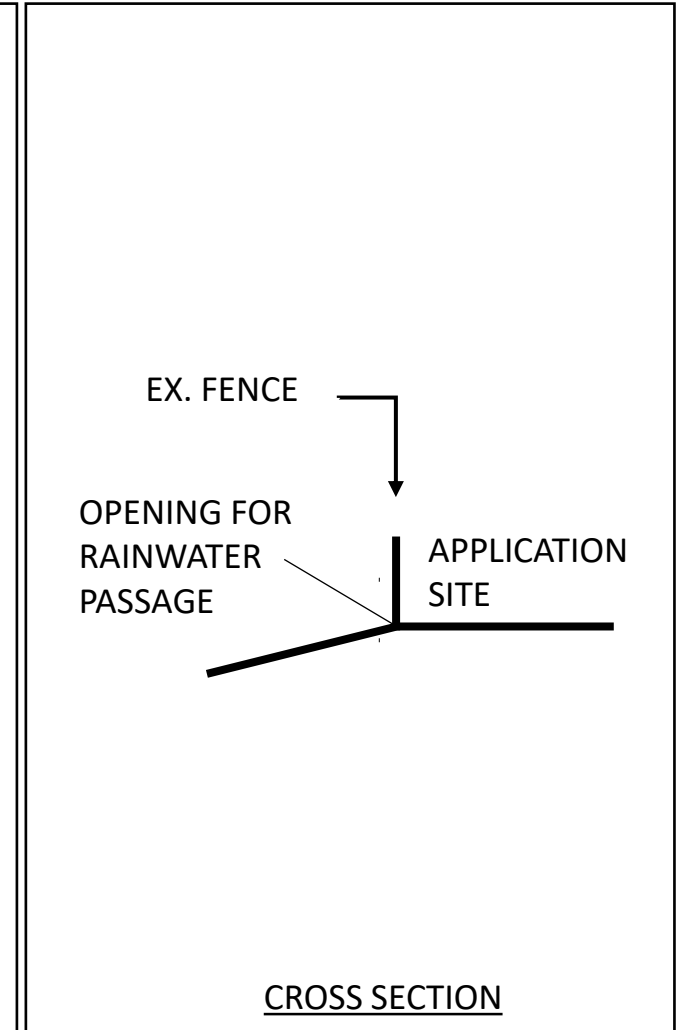
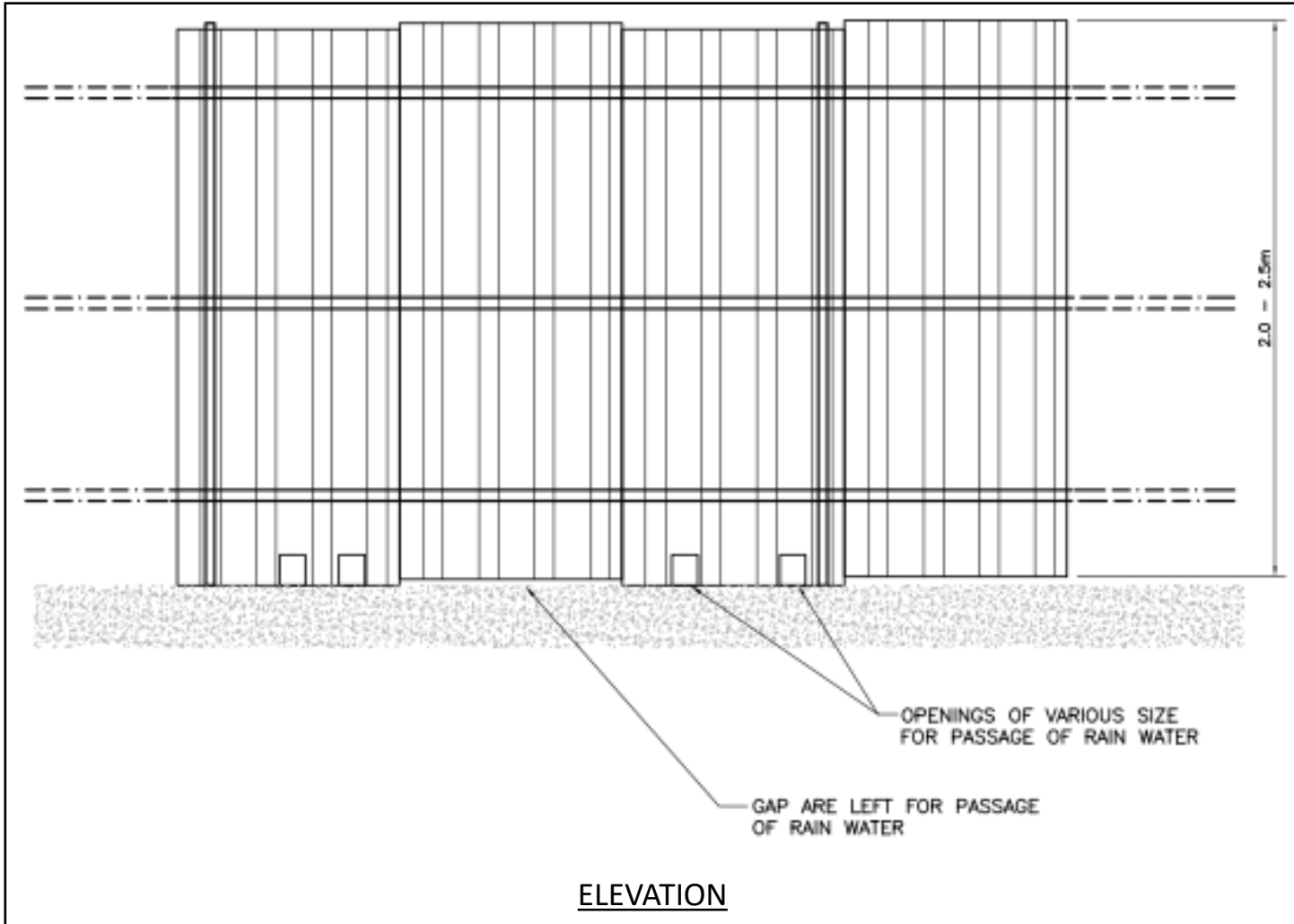
Date:

May 2023

Ref.: ADCL/PLG-10257/L005/F001a

Dragon Earner Limited

巨龍有限公司



Project:
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Title:
 Elevation and Cross Section of the Proposed Hoarding/Peripheral Wall

Ref.: ADCL/PLG-10257/L005/F001b

Figure:
 1b

Scale:
 Not to Scale

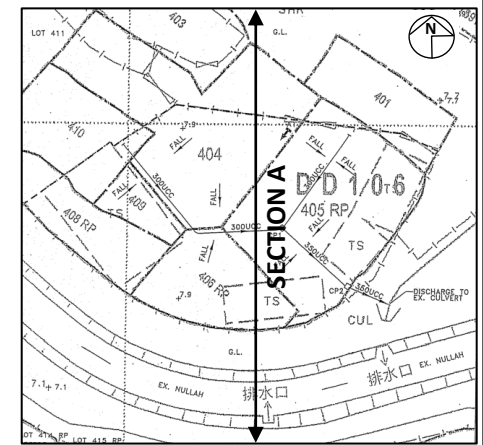
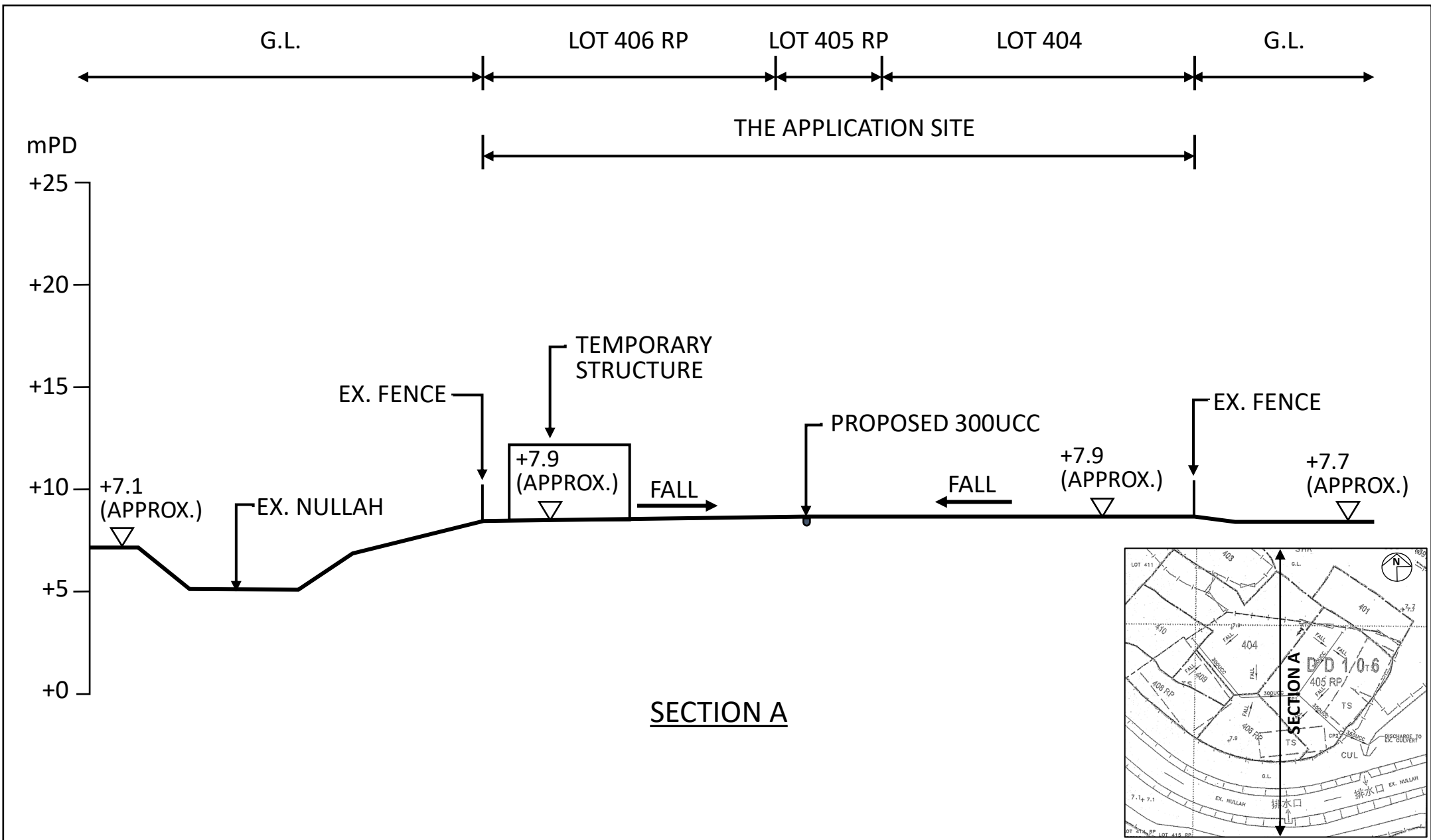
Date:
 May 2023

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Appendix III

Illustrative Section Across the Application Site with Respect to the Adjacent Areas



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Title:
 Illustrative Section Across the Application Site with Respect to the Adjacent Areas (For Identification Only)

Ref.: ADCL/PLG-10257/L005/F002

Figure:
 2

Scale:
 Not to Scale

Date:
 May 2023




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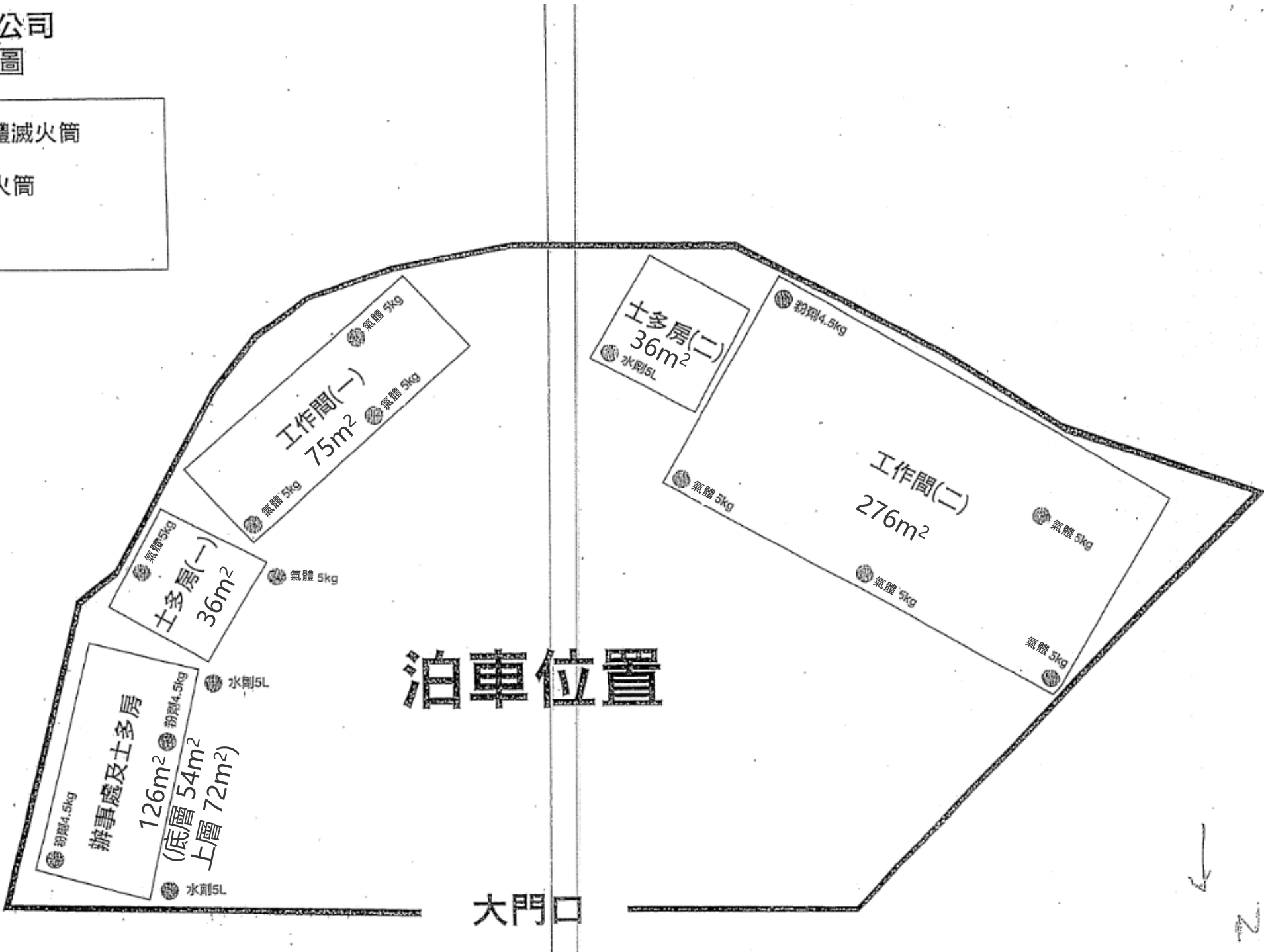
Appendix IV

Revised Fire Service Installations Proposal

香港綽盈有限公司
消防設備分佈圖

-  二氧化碳氣體滅火筒
-  化學粉劑滅火筒
-  水劑滅火筒

— 圍欄



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