

Urgent Return receipt Expand Group Restricted Prevent Copy

Ying Yeung MO/PLAND

寄件者: [REDACTED]
寄件日期: 2024年03月13日星期三 17:30
收件者: tpbpd/PLAND
副本: Christopher Yiu Fai PANG/PLAND; Ying Yeung MO/PLAND; [REDACTED]
主旨: [FI] S.16 Application No. A/YL-KTS/983 - FI to address departmental comments
附件: FI1 for A_YL-KTS_983 (20240313).pdf
類別: Internet Email

Dear Sir,

Attached herewith the FI to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

[REDACTED]
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

Our Ref. : DD106 Lot 564 & VL
Your Ref. : TPB/A/YL-KTS/983

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

By Email

13 March 2024

Dear Sir,

1st Further Information

**Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in
“Other Specified Uses” annotated “Rural Use” Zone, Lots 564, 565 (Part)
and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/983)

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our [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

[REDACTED]
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Christopher PANG

email: cyfpang@pland.gov.hk)

(Attn.: Mr. Y. Y. MO

email: yymo@pland.gov.hk)



Responses-to-Comments

**Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in
“Other Specified Uses” annotated “Rural Use” Zone, Lots 564, 565 (Part)
and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories**

(Application No. A/YL-KTS/983)

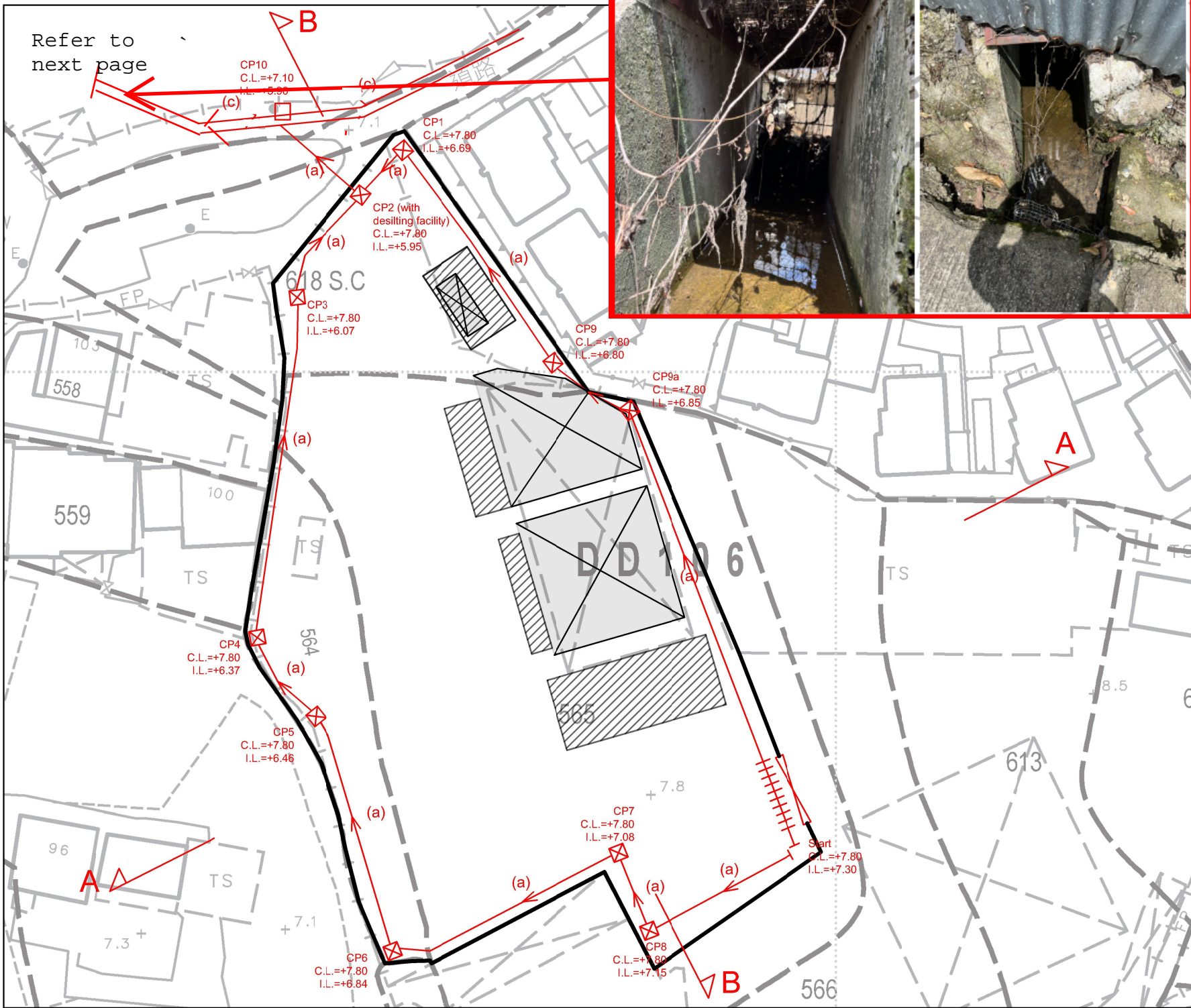
(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	Referring to the drainage plan, some locations with change in direction/at intersections are still not provided with manholes/catchpits. Please review.	A revised drainage proposal is provided and revised accordingly (Annex I).
(b)	The proposed 450mm u-channel connecting from the catchpit with sand trap (CP2) to the existing 450mm u-channel is outside the application site and the existing 450mm u-channel seems located within other private lot(s). The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of drainage works.	Noted. Existing 450UC actually is 525UC.
(c)	Please indicate clearly the full alignment of the discharge path (the existing 450mm u-channel) and provide more photos to demonstrate its presence and existing condition.	Full alignment has been provided but path of UC is located in private lot so it is inaccessible for us to take photo.
(d)	Please advise the gradient of the existing 450mm u-channel and indicate on the drainage plan for clarity. The calculation provided on the drainage plan only showing the hydraulic assessment for the proposed 450mm u-channel instead of the existing one. The applicant should check and ensure the hydraulic capacity of the existing	Calculation is provided for justification.

	drainage facilities would not be adversely affected by the captioned development.	
(e)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted
2. Comments of Director of Environmental Protection (DEP)		
(a)	Would the applicant please confirm: Whether the septic tank and soakaway system will be provided and if affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirement of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.	Septic tank and soakaway system will be provided at the application site (the Site) during the operation of the proposed development. The applicant will implement good practices under Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN 1/23) when designing on-site sewage system within the Site.
3. Comments of Chief Town Planner, Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD)		
(a)	According to their site photos taken in March 2023, there are some existing trees along the site boundary within site. The applicant is advised to indicate the existing trees to be preserved on the Dwg. No. Appendix III – Landscape Proposal.	Noted. A revised tree preservation and landscape proposal is provided (Annex II). A total of <u>32</u> nos. of existing trees will be preserved and 4 nos. of new trees (N1 to N4) are proposed to be planted at the northern portion of the Site. All these new trees within the Site will all be maintained by the applicant during the planning approval period.
(b)	It is noted that the eastern portion of the proposed layout of structure B3 is close to the existing trees along the eastern boundary. The applicant should review and revise the layout of structure 3 to avoid the conflict with the existing trees.	
(c)	The 5 nos. of new trees (N1 to N5) proposed in the northern boundary may be in conflict with the existing trees. The applicant is advised to review and adjust the new tree planting location as appropriate.	

(d)	The applicant should be advised the approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant department prior to commencement of the works.	Noted.
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Refer to next page



LEGEND

- CP Proposed CatchPit
- (a) Proposed 450UC (1:100) with Cast Iron Cover
- (c) Existing 525UC

Total Area = 3009+1538 sq.m.
= 4547sq.m.

$$Q = 0.278 \times 0.95 \times 250 \times \frac{4547}{1000000}$$

$$= 0.300 \text{ m}^3/\text{hr}$$

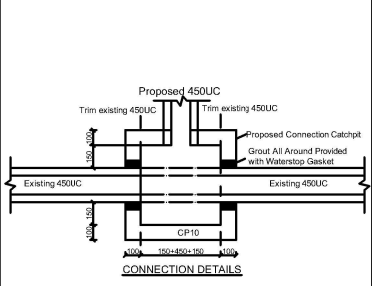
$$= 18013 \text{ lit}/\text{min}$$

Provide 450UC(1:100) is OK

PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS

VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES (A/YL-KTS/956)

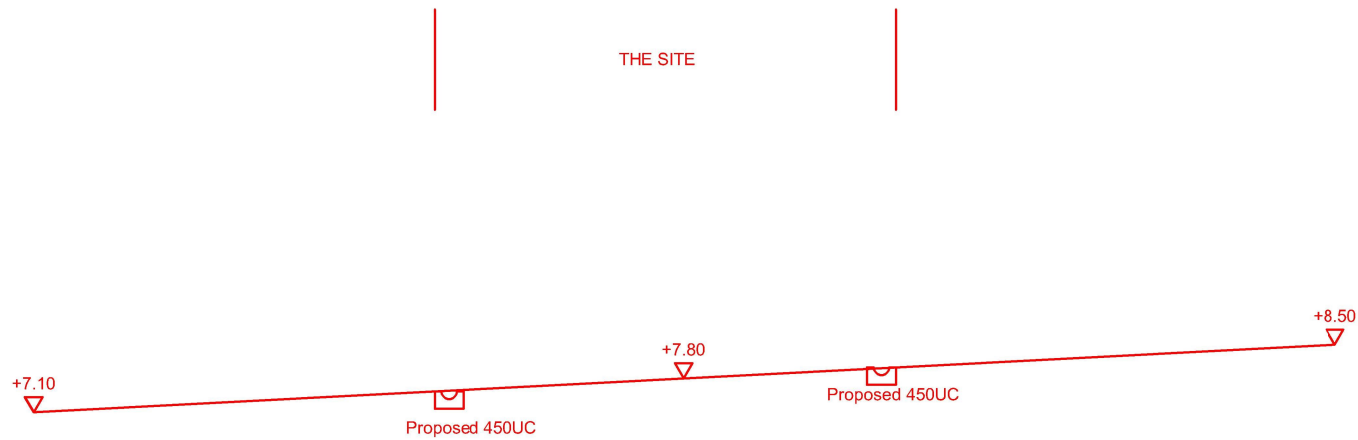
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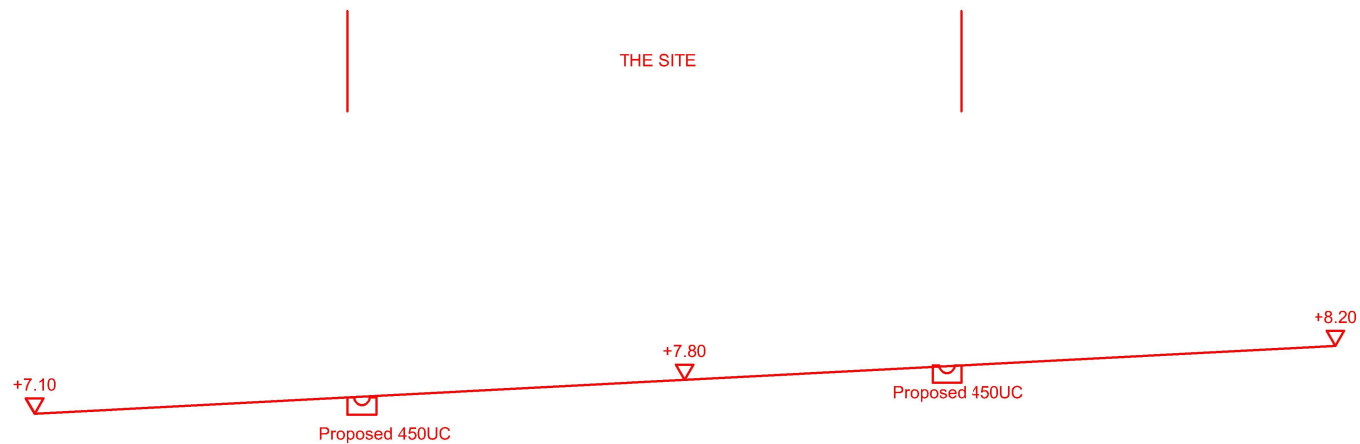
Final Discharge to Existing Stream



Full Alignment of final discharge



SECTION A-A



SECTION B-B

LEGEND

- CP Proposed CatchPit
- (a) Proposed 450UC (1:100) with Cast Iron Cover
- (c) Existing 450UC

Total Area = 3009+1538 sq.m.
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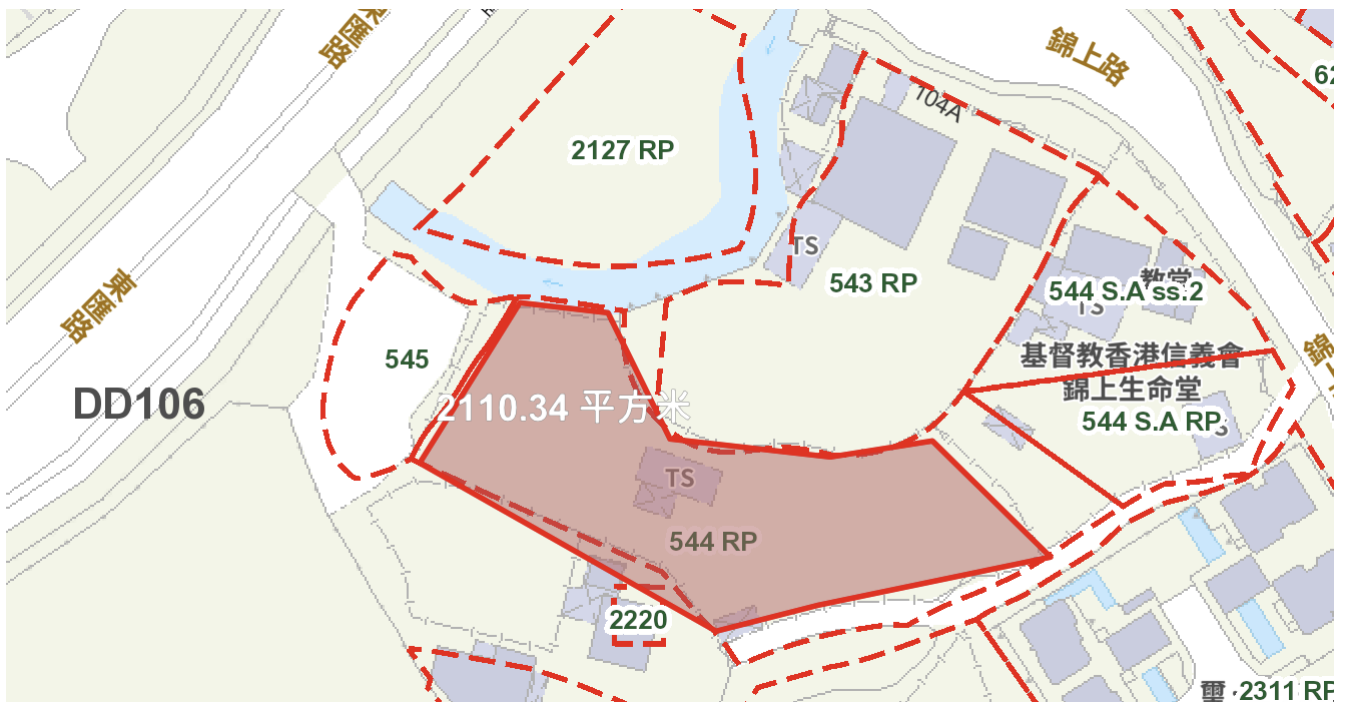
Provide 450UC(1:100) is OK

PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS

VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES (A/YL-KTS/956)

DATE: 6-8-2023

SECTIONS



Total Area = 2110m²

Coefficient of surface runoff = 0.95

For existing 450UC,

Catchment area = 2110+4547 = 6657 m²

$$Q = 0.278 C i A = 0.278(250)(0.95)(6657 \times 10^{-6})(3600) = 26371 \text{ liter/min}$$

Therefore, existing 525UC can cater the final discharge

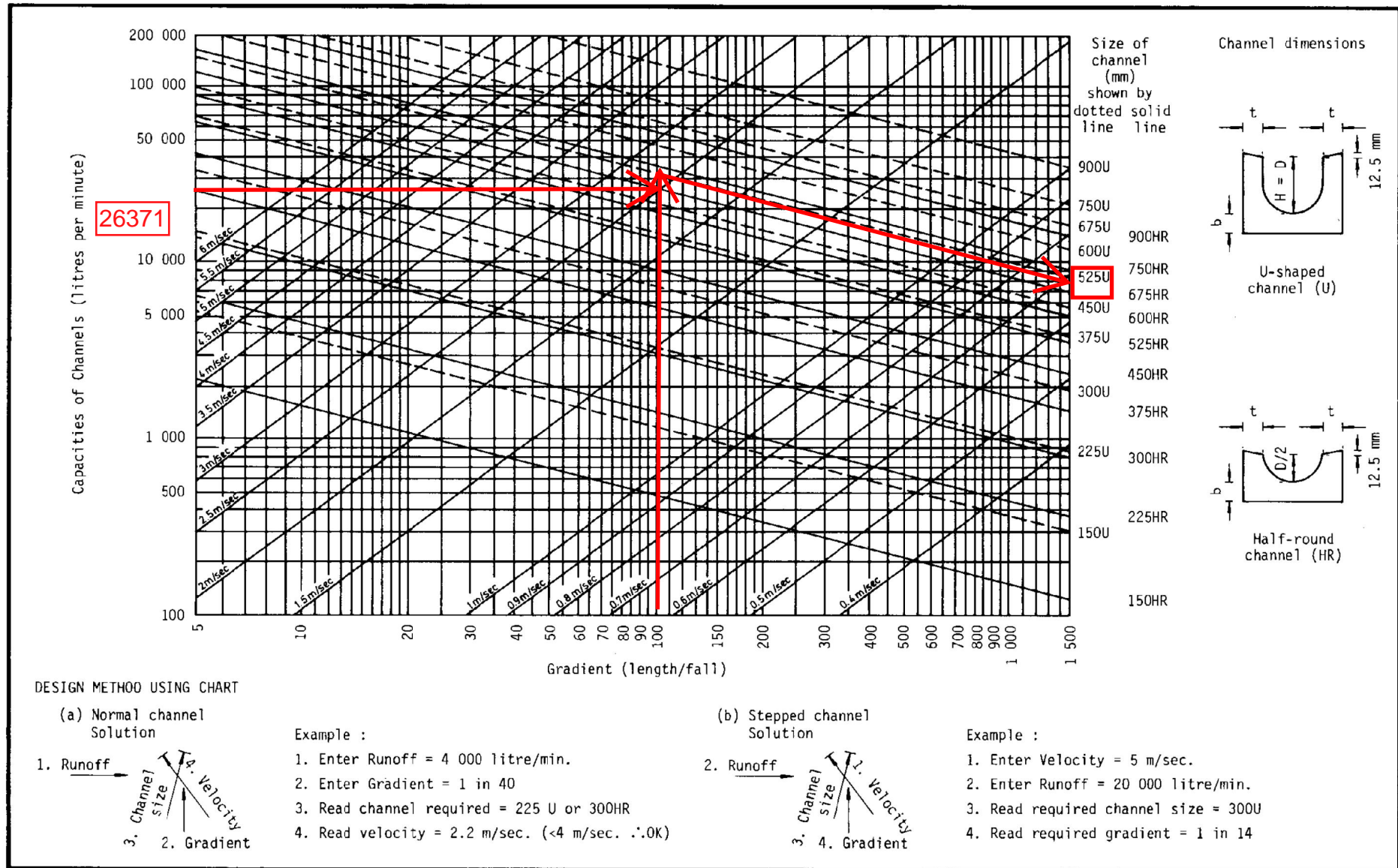
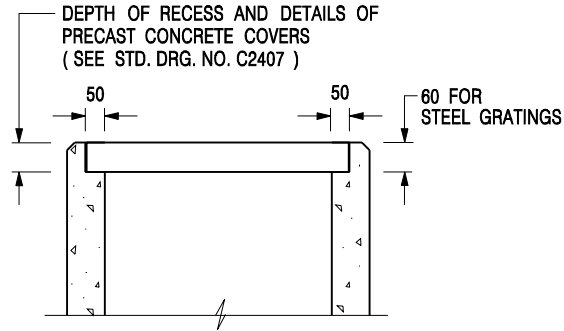


Figure 8.7 - Chart for the Rapid Design of Channels




**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**

 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	
SCALE 1 : 20	DRAWING NO.
DATE JAN 1991	C2406 /2

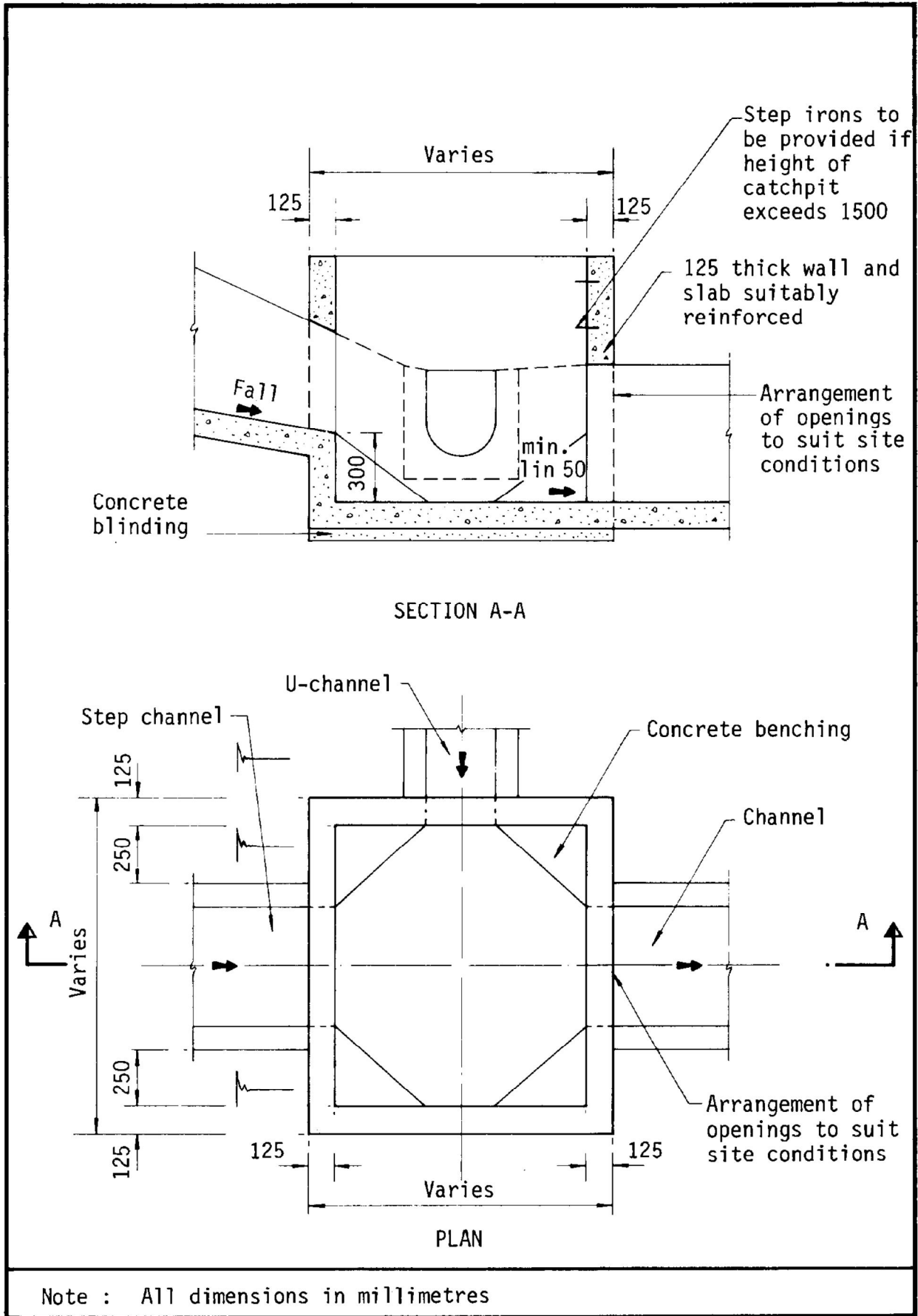


Figure 8.10 - Typical Details of Catchpits

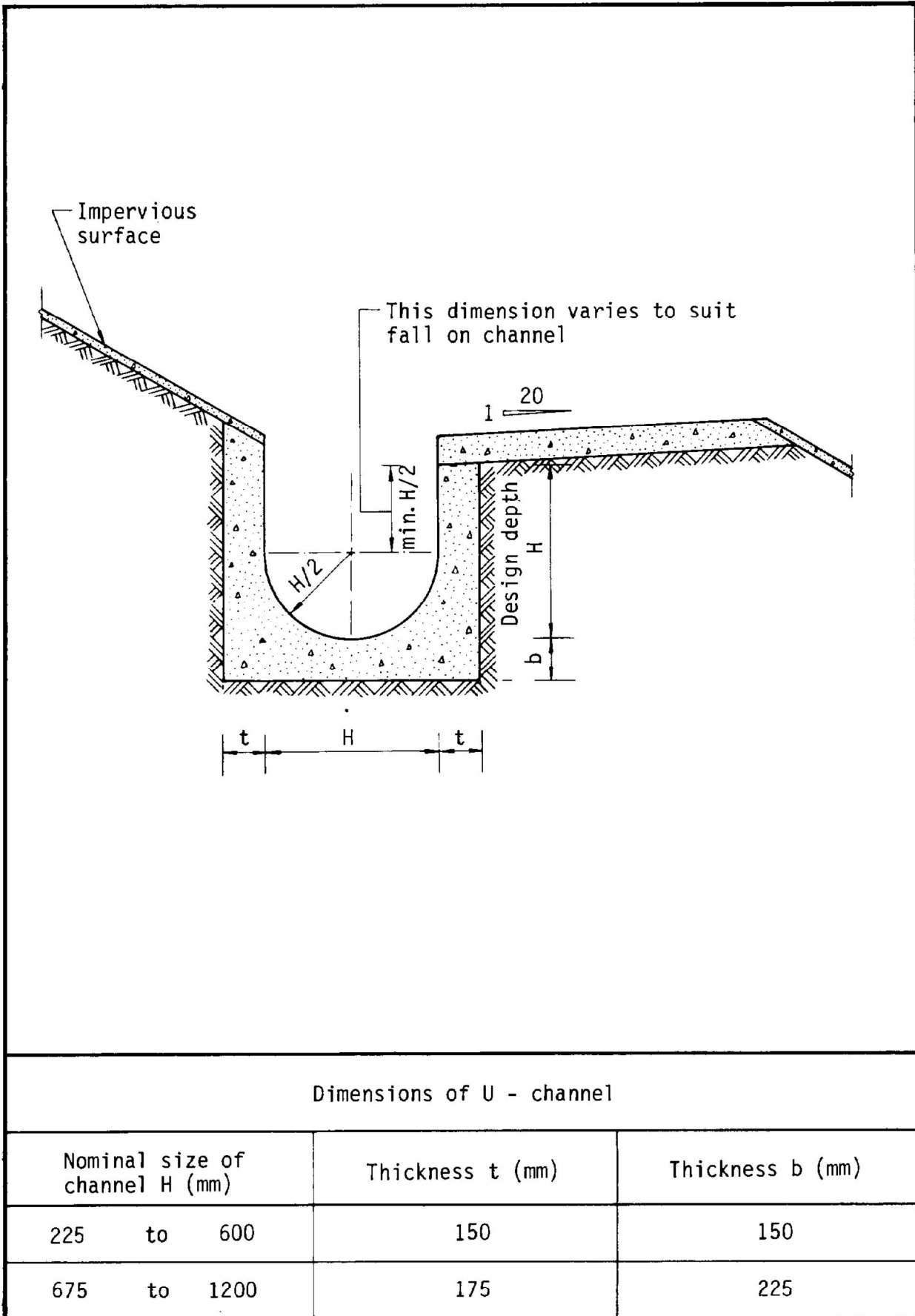
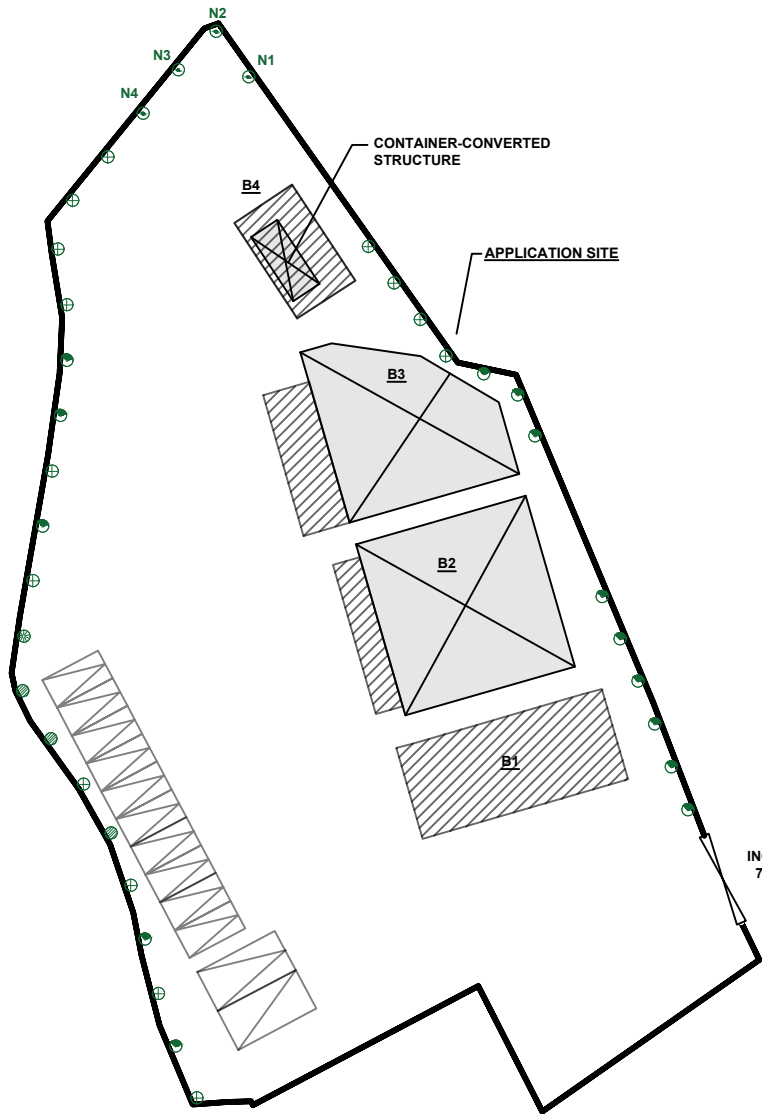
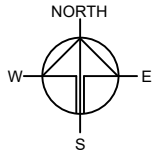
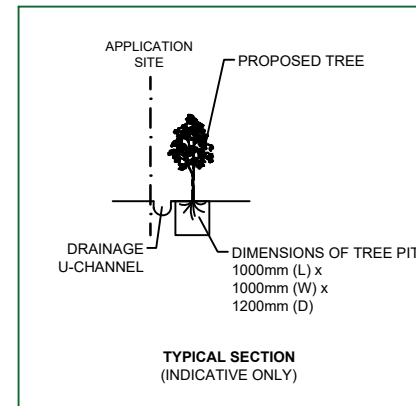


Figure 8.11 - Typical U-channel Details



INGRESS / EGRESS
7.5m (ABOUT)(W)

	SPACING (CENTRE TO CENTRE)	HEIGHT	QUANTITY
EXISTING FICUS MICROCARPA (細葉榕)	-	-	14
EXISTING FICUS VIRENS VAR. SUBLANCEOLATA (大葉榕)	-	-	3
EXISTING CHRYSALIDOCARPUS LUTESCENS (散尾葵)	-	-	14
EXISTING BOMBAX MALABARICUM (木棉)	-	-	1
BAUHINIA X BLAKEANA (洋紫荊)	4M	2.75M	4



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES (VEHICLE
SHOWROOM) FOR A PERIOD OF
3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, KAM
SHEUNG ROAD, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY OL	DATE 13.3.2024
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REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE

TPLP

DWG NO.
ANNEX II

VER.
001