寄件者 <b>:</b> 寄件日期 <b>:</b>	Christian Chim
收件者 <b>:</b> 副本 <b>:</b>	tpbpd/PLAND David Chi Chiu CHENG/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Kevin Lam;
主旨: 附件:	Grace Wong [FI] S.16 Planning Application No. A/YL-KTN/1107 - Further Information FI1 for A_YL-KTN_1107 (20250519).pdf
類別:	Internet Email

Dear Sir,

Enclosed herewith the further information in response to departmental comments on the captioned application.

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

Kind Regards,

Christian CHIM | Town Planner R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited



Our Ref.: DD 107 Lot 1058 RP & VL Your Ref.: TPB/A/YL-KTN/1107

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



<u>By Email</u>

19 May 2025

Dear Sir,

#### 1<sup>st</sup> Further Information

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone, Lots 1058 RP, 1059 RP, <u>1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories</u>

### (S.16 Planning Application No. A/YL-KTN/1107)

We write to submit further information in response to department comments of the subject application.

Should you require more information regarding the application, please contact our Mr. Danny NG at for the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of R-riches Property Consultants Limited

Christian CHIM Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG

email: dcccheng@pland.gov.hk )



# Response-to-Comment

# Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone, Lots 1058 RP, 1059 RP, <u>1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories</u>

# (Application No. A/YL-KTN/1107)

- (i) The captioned application is subject of a previous application No. A/YL-KTN/806. The applicant made submission of the <u>same</u> fire service installation (FSI) proposal to comply with approval condition (d) of the previous application, which was considered acceptable by the Director of Fire Services on 27.11.2023. Compared with the previous application, the applied use, site area, layout and other development parameters of the current application remain <u>unchanged</u>. The standards and specification of the proposed directional and exit signs are revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'. Please refer to the FSI proposal at **Annex 1**.
- (ii) A RtC table:

	Departmental Comments	Applicant's Responses	
1. C	comments of the Director of Agriculture, Fishe	eries and Conservation (DAFC)	
(a)	There is a watercourse located to the north of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation.	The application site maintains a distance of at least 10 m (about) from the watercourse to its north. In order to protect the watercourse as far as practicable, perimeter channels with sand trap/ catch pit are proposed in the drainage proposal to collect the surface runoff from the Site, so that no surface runoff would be washed directly into the watercourse. Periphery fencing will be erected along the site boundary to avoid any materials (including filling materials) being washed into the watercourse. In view of the above, it is expected that the proposed development would not impose adverse environmental impacts on the watercourse.	



2. C	comments of the Chief Engineer/Mainland No	rth, Drainage Services Department (CE/MN, DSD)
(a)	Please provide connection details for the proposed discharge point at the existing SCH1028854.	Connection details for the proposed discharge at the existing SCH1028854 was presented in drawing D03, the scale is enlarged for easy reference. Please refer to the revised drainage proposal at <b>Annex 2</b> .
(b)	Please advise and indicate the proposed invert level (from CP5) at the existing SCH1028854.	The proposed invert level (from CP5) at the existing SCH1028854 was presented in drawing D03, the scale is enlarged for easy reference.
(c)	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	No fence wall will be erected.
(d)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(e)	The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).	Noted.
(f)	It appears that the discharge point is at a DSD's existing u-channel. If the applicant wishes to make any other connection to the public drainage system in the area, please clarify whether the applicant agrees to abide the following:	Noted and it is agreed.
	The applicant shall furnish me with their connection proposal for agreement. After obtaining my agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the	



proposed drainage connection works to this	
Division for the formal application for the	
required connection. Upon my acceptance	
of the connection application, the applicant	
shall carry out the proposed connection	
works in accordance with DSD Standard	
Drawings at the resources of the applicant.	
The proposed drainage works, whether	
within or outside the lot boundary, should	
be constructed and maintained by the	
applicant/ lot owner at their own expense	
during the planning application period.	



#### Annex 1

Fire Service Installation Proposal



規劃署

粉嶺、上水及元朗束規劃處 新界荃灣青山公路 388 號 中染大廈 22 樓 2202 室



## **Planning Department**

Fanling, Sheung Shui & Yuen Long East District Planning Office Unit 2202, 22/F., CDW Building, 388 Castle Peak Road, Tsuen Wan, N.T.

By Post & Fax (2323 3662)

來函檔號	Your Reference :	DD107 Lot 1058 RP & V
本客檔號	Our Reference :	TPB/A/YL-KTN/806
電話號碼	Tel. No. :	3168 4072
傳真機號碼	Fax No. :	3168 4074/ 3168 4075

R-riches Property Consultants Ltd.

(Attn.: Orpheus LEE / Grace WONG)

Dear Sir/Madam,

27 November 2023

### Submission for Compliance with Approval Condition (d) - the Submission of a Fire Service Installations Proposal

# Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long (Planning Application No. A/YL-KTN/806)

I refer to your submission dated 6.9.2023 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition <u>has been complied with</u>. Please find detailed departmental comment in Appendix.
- □ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it <u>has not been fully complied with</u>. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition <u>has not been complied with</u>. Please find detailed departmental comment in Appendix.

Should you have any queries, please contact Mr. CHEUNG Wing Hei (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

(Anthony LUK) District Planning Officer/ Fanling Sheung Shui & Yuen Long East Planning Department

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」 Our Vision – "We plan to make Hong Kong an international city of world

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- 2 -

<u>c.c.</u> D of FS

## (Attn.: Mr. CHEUNG Wing Hei)

(Fax: 2739 8775)

<u>Internal</u> CTP/TPB

AL/AY/on

#### Appendix

# Comments from the Director of Fire Services:

i. The applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

#### FIRE SERVICES NOTES:

#### 1. HOSE REEL SYSTEM

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. & PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
- 2. FIRE ALARM SYSTEM
- 2.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2017 AND FSD CIRCULAR LETTER N0.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3. MISCELLANEOUS F.S. INSTALLATION
- 3.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 3.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CL 4/2021.
- 3.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND THE FSD CIRCULAR LETTER No. 5/2008.
- 3.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 3.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

Drawing No.		Ver.
FSIs		02
Project		
PROPOSED PLACE OF SPORTS OR O A PERIOD OF LAND FILLING	TEMF RECR CULTUI 5 YEA	Porary Eation, Re for Rs and
VARIOUS LOT FUNG KAT HEI YUEN LO TERRITORIES	s in e Jng, k Ng,	D.D. 107, (AM TIN, NEW
Drawing Title		
FSIs PROPOSA	AL (1/2	)
Drawn	Date	
OL	22.3	.2022
Revised	Date	
OL	28.7	.2023



Annex 2 Drainage Proposal









Calculation of Runoff from the Proposed Development,					
( The site will be hard prove	Q =	0.278 C i A			
The site will be hard prave	C =	0.95			
	A =	1362	m <sup>2</sup>		
	=	0.001362	km <sup>2</sup>		
	t =	0.14465 L/ H <sup>0.2</sup> A <sup>0.1</sup>	1		
	=	0.14465*10/1 <sup>0.2</sup> *1362 <sup>0</sup> 0.703	.1 min		
		0.705	11111		
	i =	$a/(t+b)^{c}$		(Values of a, b and c are from Table 3d of	
	=	474.6/(0.703+2.90) <sup>0.371</sup>		Corrigendum 2024, SDM with 50yrs return period)	
	=	295	mm/hr		
Therefore,	Q =	0.278*0.95*295*0.001	362*1.16	(16% for rainfall increase due to climate change)	
	=	0.1231	m <sup>3</sup> /sec		
	=	7385	lit/min		

Check 375mm dia. Pipes by Colebrook-White Equation		Gradient	of Propos	sed 375mm dia. pipe: (5.425-5.3)/6.87, i.e. 1:55	
$V = -\sqrt{(8gDs)}$	log	$\left(\frac{k}{3.7}\right)$	$\frac{1}{D}$	$+\frac{2.51v}{D\sqrt{(2gDs)}})$	
where : V g D ks v S	= = = =	9.81 0.375 0.0006 1.14E-06 0.018182	m/s2 m m m2/s	mean velocity (m/s) gravitational acceleration (m/s2) internal pipe diameter (m) hydraulic pipeline roughness (m) (Table 14 from SDM 2018, concrete pipe) kinematic viscosity of fluid (m2/s) hydraulic gradient	
Therefore, design V of pipe capacity Capacity of pipe	= =	2.4459 VA	m/s =	< 3 m/s 3.14*0.175*0.175*2.6646	
Apply 0.9 factor for sedimentation	=	0.173 9336	m3/s lit/min	> 7385 lit/min OK	



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.
- 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 ¢ 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.	– FORMER DRG. NO. C2406J. Original Signed 03.2015	
	REF. R	EVISION SIGNATURE DATE	
CATCHPIT WITH TRAP	CI CEDD DEV	VIL ENGINEERING AND Elopment department	
	<b>SCALE</b> 1:20	DRAWING NO.	
	DATE JAN 199	on C2406 /2	
卓越工程 建設香港	We Engineer	r Hong Kong's Development	



Figure 8.10 - Typical Details of Catchpits



Figure 8.11 - Typical U-channel Details