

## 規 劃 署

粉嶺、上水及元朗東規劃處



## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office

來函檔號 Your Reference : DD107 Lot 1058 RP &amp; VL

本署檔號 Our Reference : TPB/A/YL-KTN/806

電話號碼 Tel. No. :

傳真機號碼 Fax No. :

R-riches Property Consultants Limited

(Attn.: Mr. Louis TSE / Christian CHIM)

4 November 2024

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (a)  
– the Submission of a Drainage 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 3.10.2024 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Mr. Terence TANG (Tel: )  
of the Drainage Services Department directly.

Yours faithfully,

( Josephine Lo )  
for District Planning Officer/  
Fanling Sheung Shui & Yuen Long East  
Planning Department

- 2 -

C.C.  
CE/MN, DSD

(Attn.: Mr. Terence TANG)

Internal  
CTP/TPB

AM/AY/jc

**Appendix**

**Comments from the Chief Engineer/Mainland North Drainage Services Department:**

1. Please be noted that 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.

Our Ref.: DD107 Lot 1058 RP & VL  
Your Ref.: TPB/A/YL-KTN/806

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

**By Email**

2 October 2024

Dear Sir,

**Compliance with Approval Condition (a)**

**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, New Territories**

**(S.16 Planning Application No. A/YL-KTN/806)**

We are writing to submit a response-to-comments table and a revised drainage proposal for compliance with approval condition (a) of the subject application, i.e. *the submission of a drainage proposal* (**Appendices I and II**).

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

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



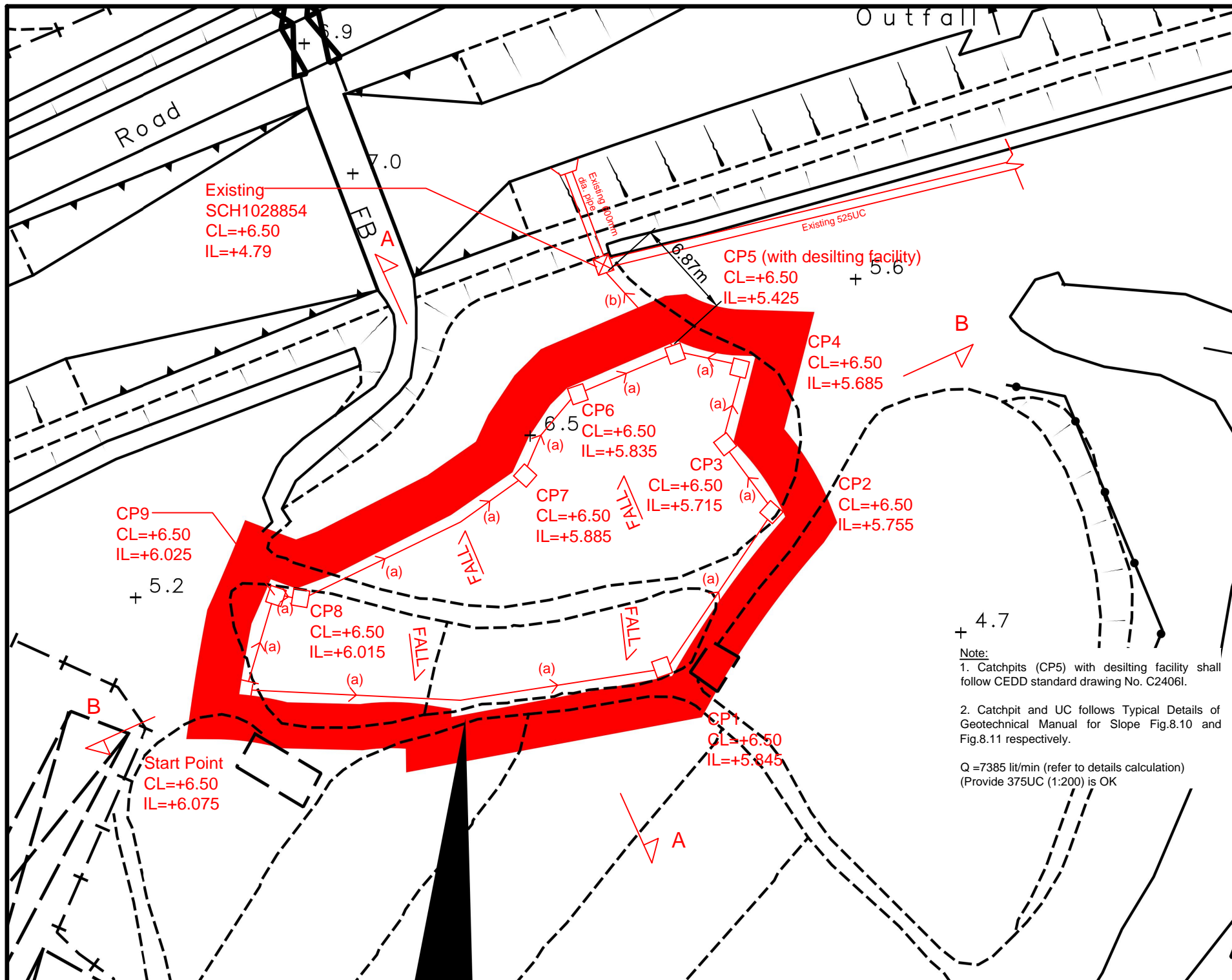
**Danny NG**  
Assistant Town Planner

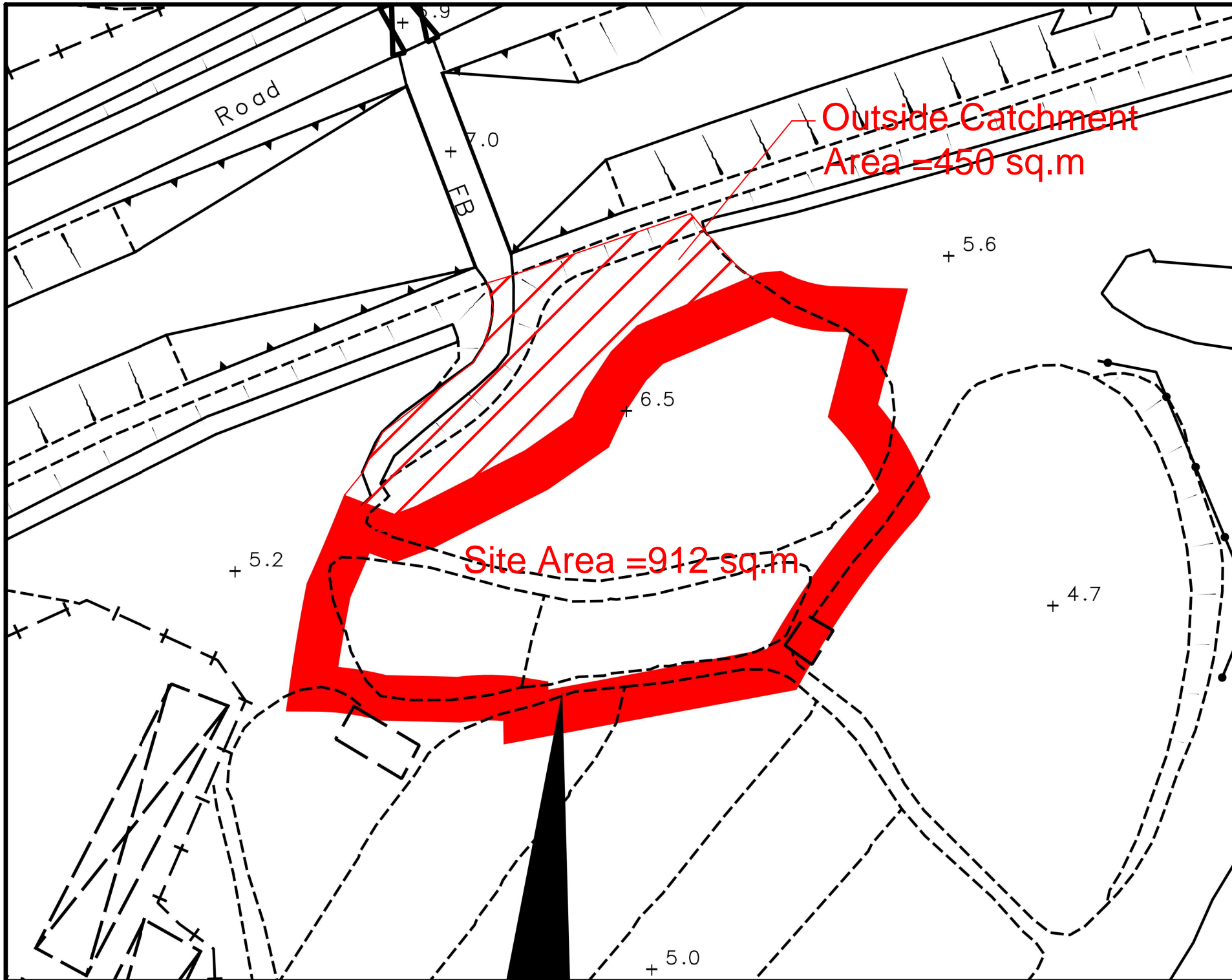


**Appendix I – Response to Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)**

<b>Comments of the CE/MN, DSD (Contact Person Mr. Terrence TANG; Tel: )</b>		
(i)	SDM corrigendum nos. 1/2022 and 1/2024 should be considered in the assessment. Please consider to upgrade the drain size.	Noted. SDM corrigendum nos. 1/2022 and 1/2024 are followed, and the drain size is also upgraded accordingly ( <b>Appendix II</b> ).
(ii)	According to the SDM, the impact of a 50-year event should also be assessed.	Noted. A 50-year return period is also adopted in the proposal ( <b>Appendix II</b> ).
(iii)	Sediment reduction should be considered in the assessment.	Noted. Sedimentation is also considered in the proposal ( <b>Appendix II</b> ).












LEGEND	
(a)	Proposed 375UC (1:200) with Cast Iron cover
(b)	Proposed 375 underground pipe (1:55)
	Proposed Catchpit
	Existing Drain
	Existing Catchpit
Company: 正宏工程顧問公司 Ching Wan Engineering Consultants Company	
PROJECT:  Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years at Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D.107, Fung Kat Heung, Pat Heung, Yuen Long (A/YL-KTN/806)	
TITLE: Drainage Proposal (Catchment Plan)	
File:	DWG NO.  KTN806-D02
Scale:	
Date: 30-9-2024	



<p><b>LEGEND</b></p> <p>(a)  Proposed 375UC (1:200) with Cast Iron cover</p> <p>(b)  Proposed 375 underground pipe (1:55)</p> <p> Proposed Catchpit</p> <p> Existing Drain</p> <p> Existing Catchpit</p>	
<p>Company:</p> <p>正宏工程顧問公司 Ching Wan Engineering Consultants Company</p>	
<p>PROJECT:</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years at Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D.107, Fung Kat Heung, Pat Heung, Yuen Long (A/YL-KTN/806)</p>	
<p>TITLE:</p> <p>Drainage Proposal (SECTIONS)</p>	
<p>File:</p>	<p>DWG NO.</p> <p>KTN806-D03</p>
<p>Scale:</p>	
<p>Date: 30-9-2024</p>	

Calculation of Runoff from the Proposed Development,

The site will be hard praved

$$Q = 0.278 C i A$$

$$C = 0.95$$

$$A = 1362 \text{ m}^2$$

$$= 0.001362 \text{ km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 10 / 1^{0.2} * 1362^{0.1}$$

$$= 0.703 \text{ min}$$

$$i = a / (t + b)^c$$

$$= 474.6 / (0.703 + 2.90)^{0.371}$$

$$= 295 \text{ mm/hr}$$

(Values of a, b and c are from Table 3d of  
Corrigendum 2024, SDM with 50yrs return period)

Therefore,

$$Q = 0.278 * 0.95 * 295 * 0.001362 * 1.16 \text{ (16% for rainfall increase due to climate change)}$$

$$= 0.1231 \text{ m}^3/\text{sec}$$

$$= 7385 \text{ lit/min}$$



Check 375mm dia. Pipes by Colebrook-White Equation

Gradient of Proposed 375mm dia. pipe: (5.425-5.3)/6.87, i.e. 1:55

$$V = -\sqrt{(8 g D s)} \log\left(\frac{k s}{3.7 D} + \frac{2.51 v}{D \sqrt{(2 g D s)}}\right)$$

where :

V	=			mean velocity (m/s)
g	=	9.81	m/s <sup>2</sup>	gravitational acceleration (m/s <sup>2</sup> )
D	=	0.375	m	internal pipe diameter (m)
ks	=	0.0006	m	hydraulic pipeline roughness (m)
v	=	1.14E-06	m <sup>2</sup> /s	kinematic viscosity of fluid (m <sup>2</sup> /s)
s	=	0.018182		hydraulic gradient

(Table 14 from SDM 2018, concrete pipe)

Therefore, design V of pipe capacity	=	2.4459	m/s	<	3	m/s	
Capacity of pipe	=	VA	=	3.14*0.175*0.175*2.6646			
	=	0.173	m <sup>3</sup> /s				
Apply 0.9 factor for sedimentation	=	9336	lit/min	>	7385	lit/min	OK

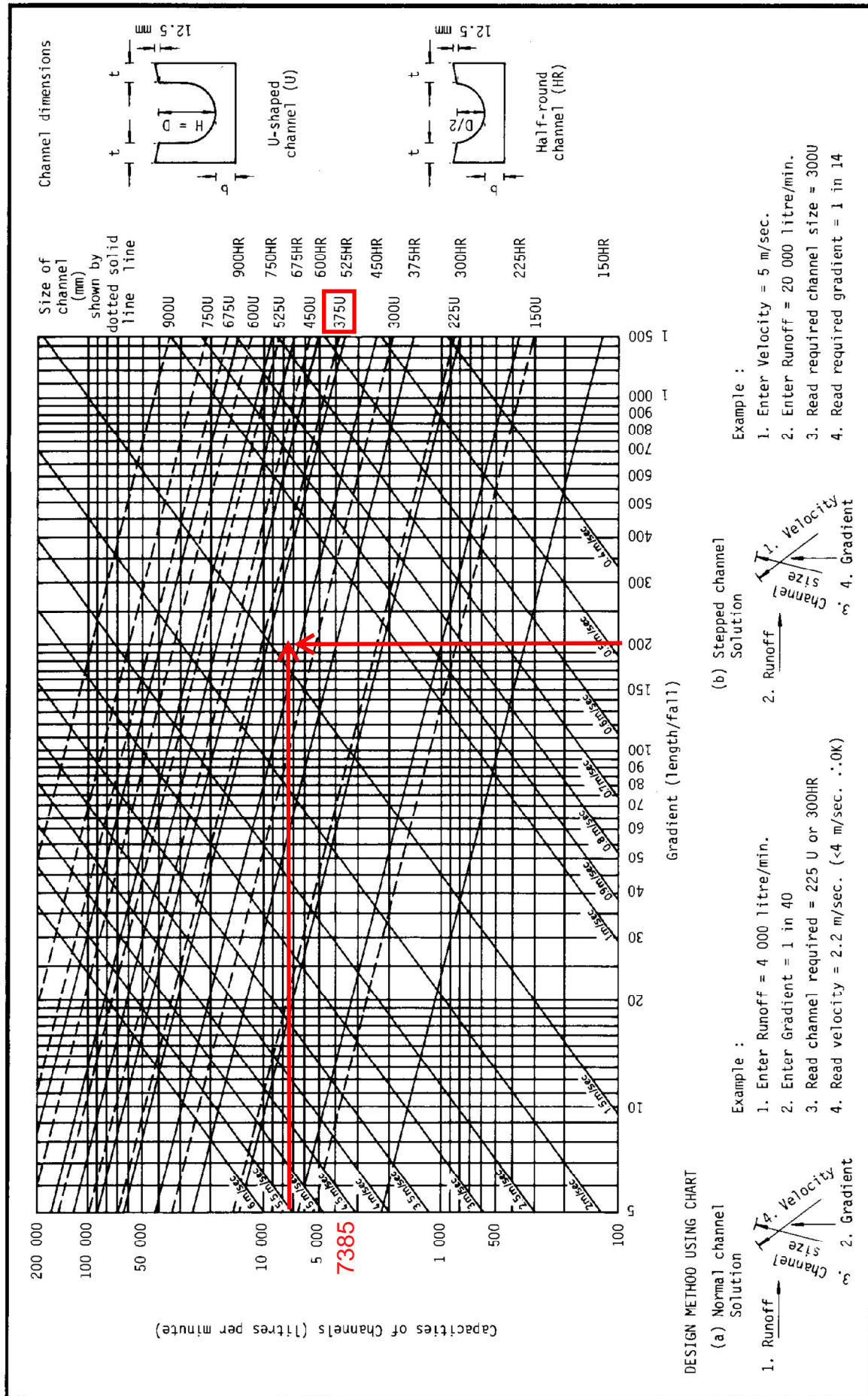
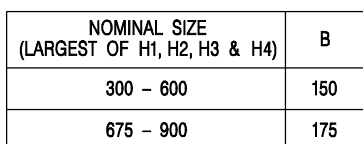

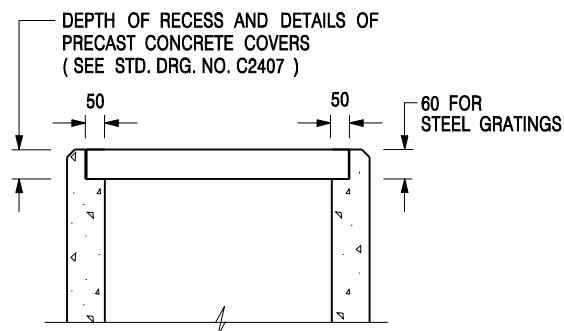


Figure 8.7 - Chart for the Rapid Design of Channels



- CATCHPIT WITH TRAP  
(SHEET 1 OF 2)

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



### 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
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

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



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2**

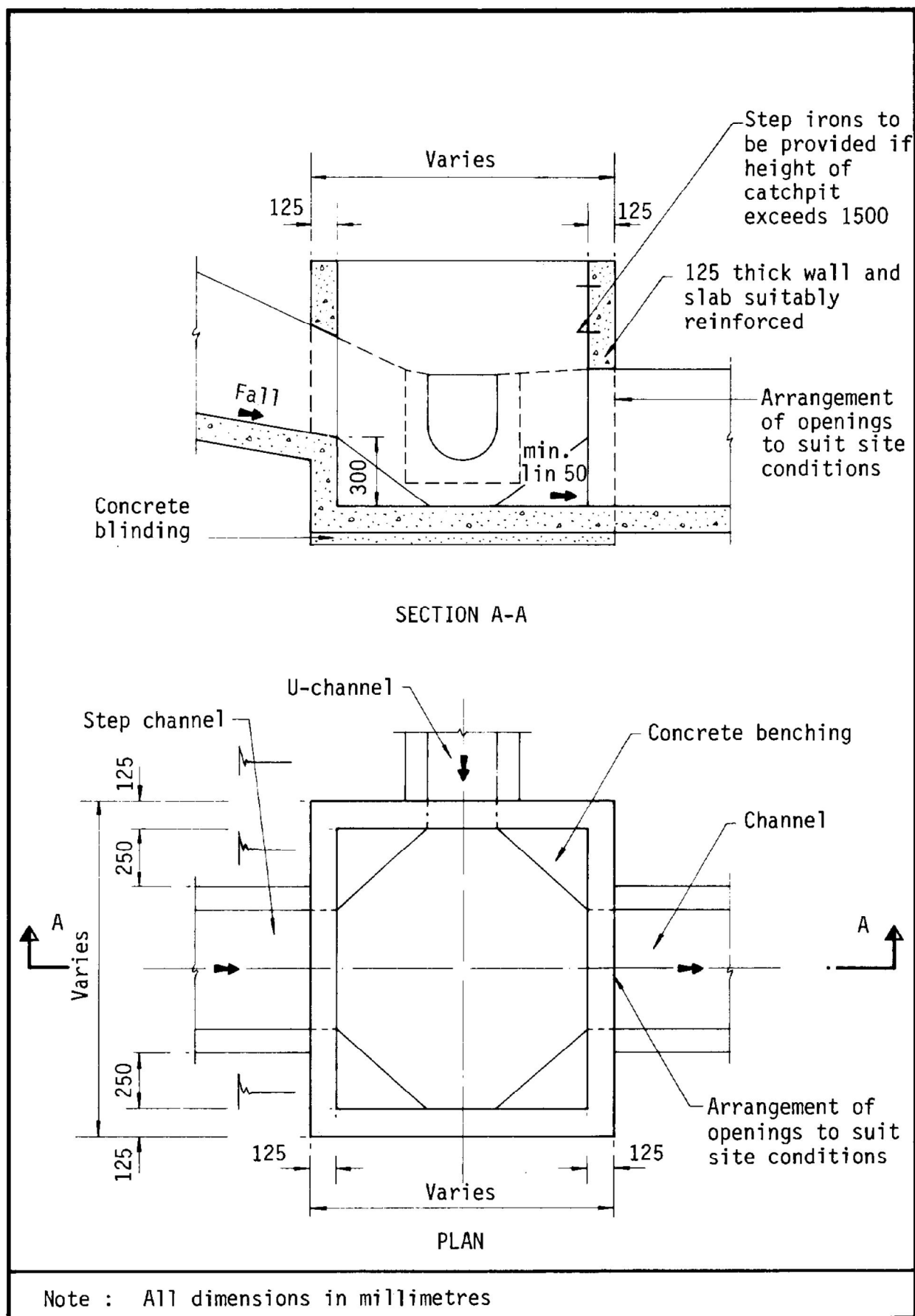
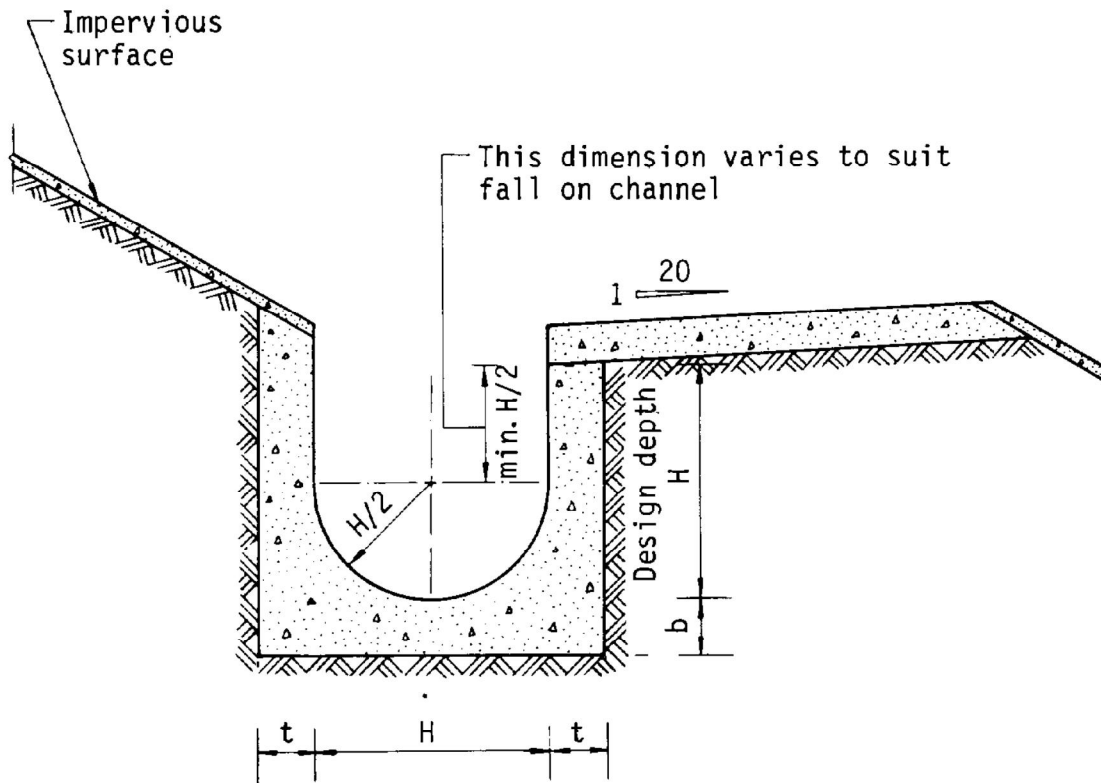


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel $H$ (mm)	Thickness $t$ (mm)	Thickness $b$ (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

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## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office

來函檔號 Your Reference : DD107 Lot 1058 RP &amp; VL

本署檔號 Our Reference : TPB/A/YL-KTN/806

電話號碼 Tel. No. :

傳真機號碼 Fax No. :

R-riches Property Consultants Ltd.  
208F, Kat Hing Wai  
Kam Tin  
Yuen Long, New Territories  
(Attn.: Orpheus LEE / Grace WONG)

27 November 2023

Dear Sir/Madam,

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

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

Yours faithfully,

(Anthony LUK)

District Planning Officer/

Fanling Sheung Shui & Yuen Long East  
Planning Department

- 2 -

C.C.  
D of FS

(Attn.: Mr. CHEUNG Wing Hei)

(Fax: )

Internal  
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 NO.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: PART 1 AND FSD CIRCULAR LETTER 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

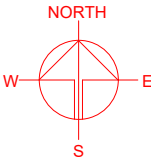
WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

Drawing No.	Ver.
FSIs	02
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE FOR A PERIOD OF 5 YEARS AND LAND FILLING	
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	
Drawing Title	
FSIs PROPOSAL (1/2)	
Drawn	Date
OL	22.3.2022
Revised	Date
OL	28.7.2023

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 912m <sup>2</sup> (ABOUT)
COVERED AREA	: 144m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 768m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.3 (ABOUT)
SITE COVERAGE	: 16% (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 288m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 7m (ABOUT)
NO. OF STOREY	: 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION AND SITE OFFICE	36m <sup>2</sup> (ABOUT)	72m <sup>2</sup> (ABOUT)	7m (ABOUT) (2-STOREY)
B2	TOILET AND CHANGING ROOM	36m <sup>2</sup> (ABOUT)	72m <sup>2</sup> (ABOUT)	7m (ABOUT) (2-STOREY)
B3	STORAGE OF FARM TOOLS	36m <sup>2</sup> (ABOUT)	72m <sup>2</sup> (ABOUT)	7m (ABOUT) (2-STOREY)
B4	PLANT NURSERY & STORAGE OF FARM TOOLS	36m <sup>2</sup> (ABOUT)	72m <sup>2</sup> (ABOUT)	7m (ABOUT) (2-STOREY)
TOTAL		144m <sup>2</sup> (ABOUT)	288m <sup>2</sup> (ABOUT)	

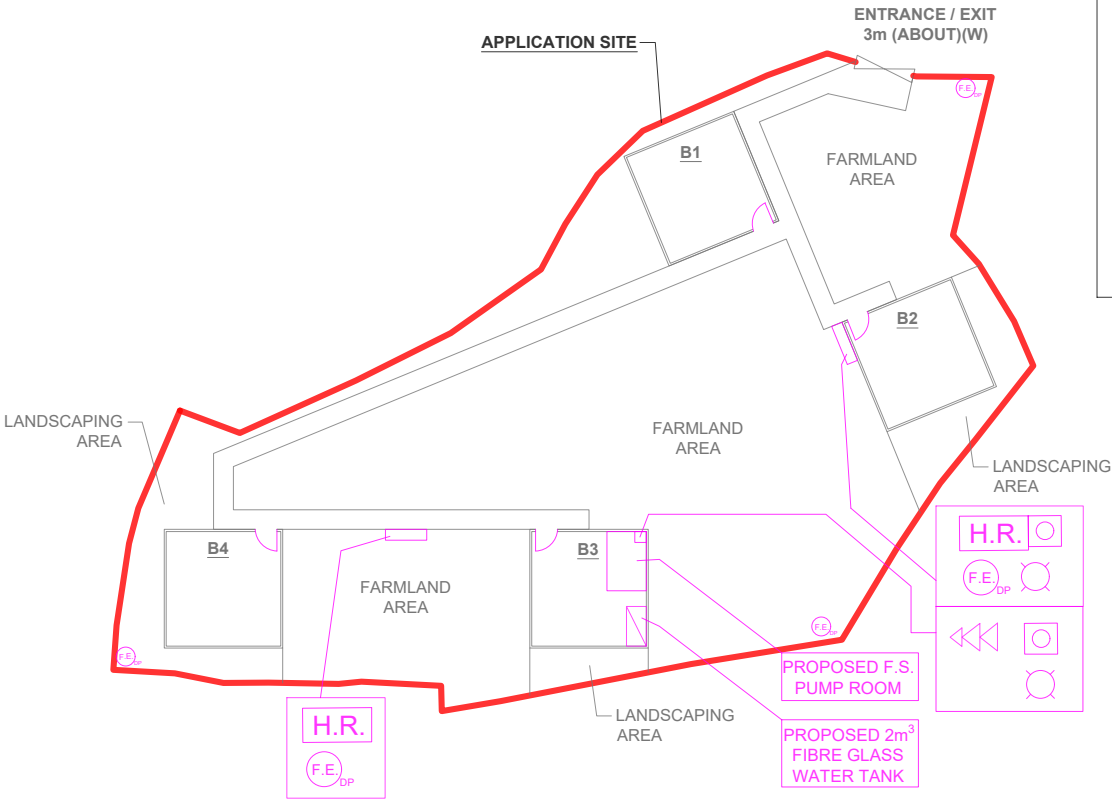
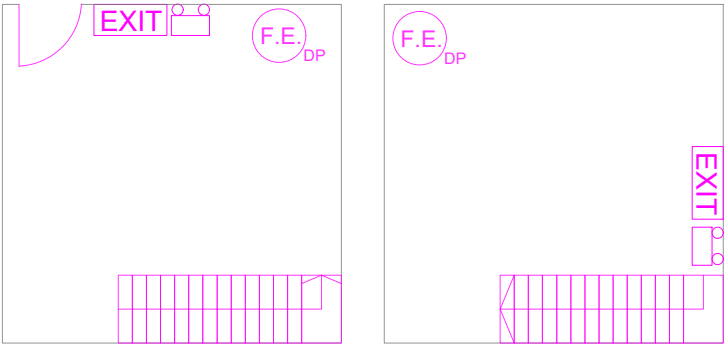


SCALE 1:140

INTERNAL LAYOUT OF  
STRUCTURE B1 - B4

G/F

1/F



LEGEND

	APPLICATION SITE		VISUAL ALARM DEVICE
	STRUCTURE		HOSE REEL SET
	ENTRANCE / EXIT		HOSE REEL PUMP
	4KG DRY POWDER TYPE FIRE EXTINGUISHER		BREAK GLASS UNIT

Drawing No.	Ver.
APPENDIX 1	01
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE FOR A PERIOD OF 5 YEARS AND LAND FILLING	
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	

Drawing Title	
FSIs PROPOSAL (2/2)	
Scale of A4	
1 : 400	
Drawn	Date
OL	22.3.2022
Revised	Date
OL	6.9.2023