FSYLE/DPO

P.001/002 Appendix I

粉嶺、上水及元朗東規劃處 新界荃灣觜山公路 388 號 中染大廈 22 棲 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.

來函檔號

Your Reference: DD110 Lot 84 (Part) & VL

本署檔號

Our Reference: TPB/A/YL-KTN/760

電話號碼

Tel. No. : Fax No.: 3168 4037

傳真機號碼

3168 4074 / 3168 4075

By Post & Fax (2323 3662)

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

Dear Sir/Madam,

9 September 2022

Submission for Compliance with Approval Condition (d) Submission of Drainage Proposal

Temporary Office for Permitted Agricultural Use for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 84(Part), 85 S.A RP(Part), 85 S.C(Part), 86 RP(Part) and 113(Part) in D.D. 110, Kam Tin, Yuen Long

(Application No. A/YL-KTN/760)

I refer to your submission dated 25.8.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

✓	Acceptable.	The can	tioned	condition	hasi	heen	complied	with
	Acceptable.	THE CAN	UOLICA	COHUMBOL	па5	neen	complica	with.

- 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 <u>has not been complied with</u>. Please find detailed departmental comments in Appendix.

Should you have any queries, please contact Mr. YIM Kwok Ho, Ivan (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/ Fanling, Sheung Shui & Yuen Long East

Planning Department

FSYLE/DPO P.002/002

c.c. CE/MN of DSD

(Attn.: Mr. YIM Kwok Ho, Ivan)

(Fax: 2770 4761)

Internal CTP/TPB

AL/LD/lw



Our Ref.: DD110 Lot 84 (Part) & VL Your Ref.: TPB/A/YL-KTN/760

By Email

25 August 2022

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

Dear Sir,

Compliance with Approval Condition (d)

Proposed Temporary Office for Permitted Agricultural Use for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part), 86 RP (Part) and 113 (Part) in D.D. 110, Kam Tin, Yuen Long

(S16 Planning Application No. A/YL-KTN/760)

We are writing to submit drainage proposal (Appendix I) for compliance with approval condition (d) of the subject application, i.e. the submission of drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at (852) 2339 0884 or the undersigned at your convenience.

Yours faithfully,

For and on behalf of

R-riches Property Consultants Limited

Orpheus LEE

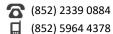
Planning and Development Consultant

cc DPO/FSYLE, PlanD

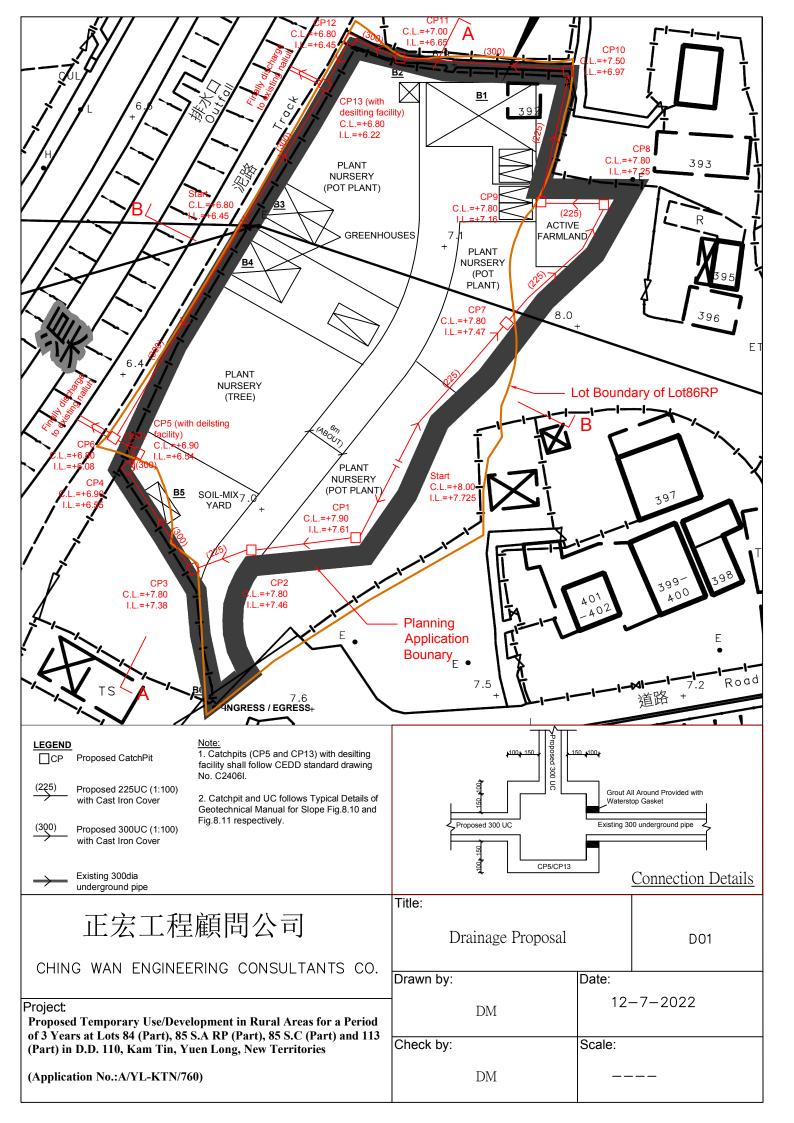
(Attn.: Ms. Larissa WONG

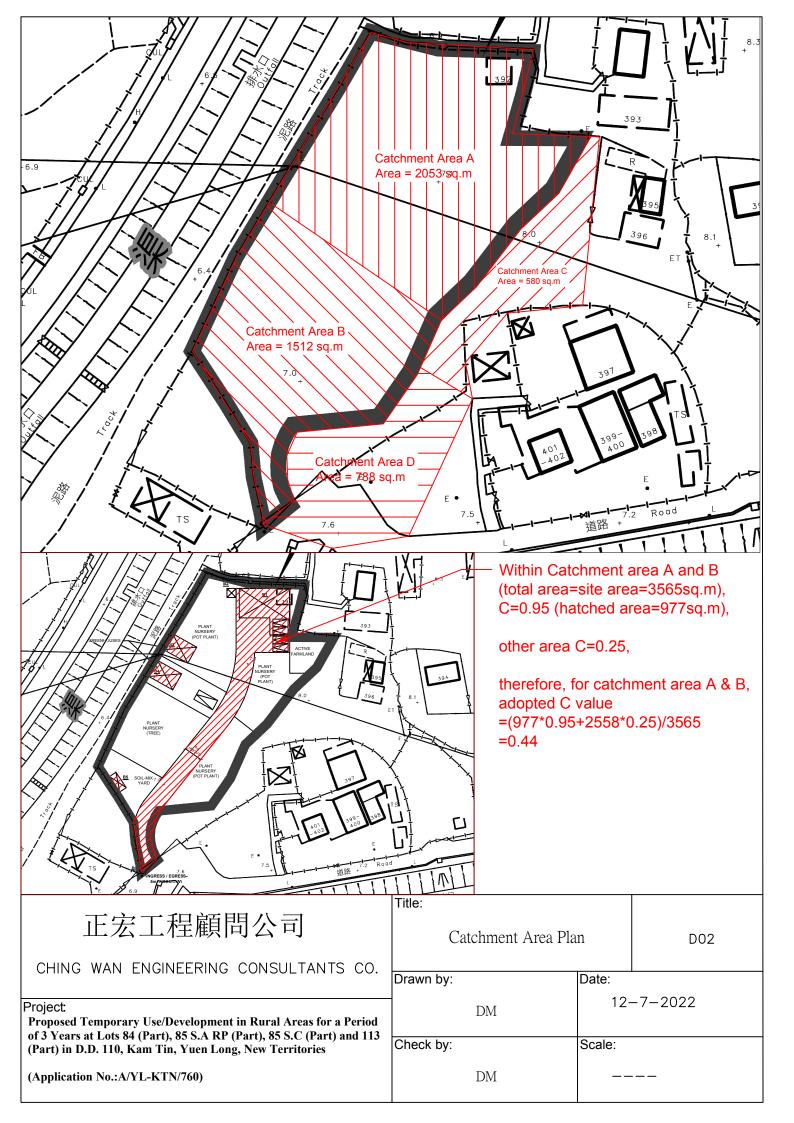
email: llkwong@pland.gov.hk)

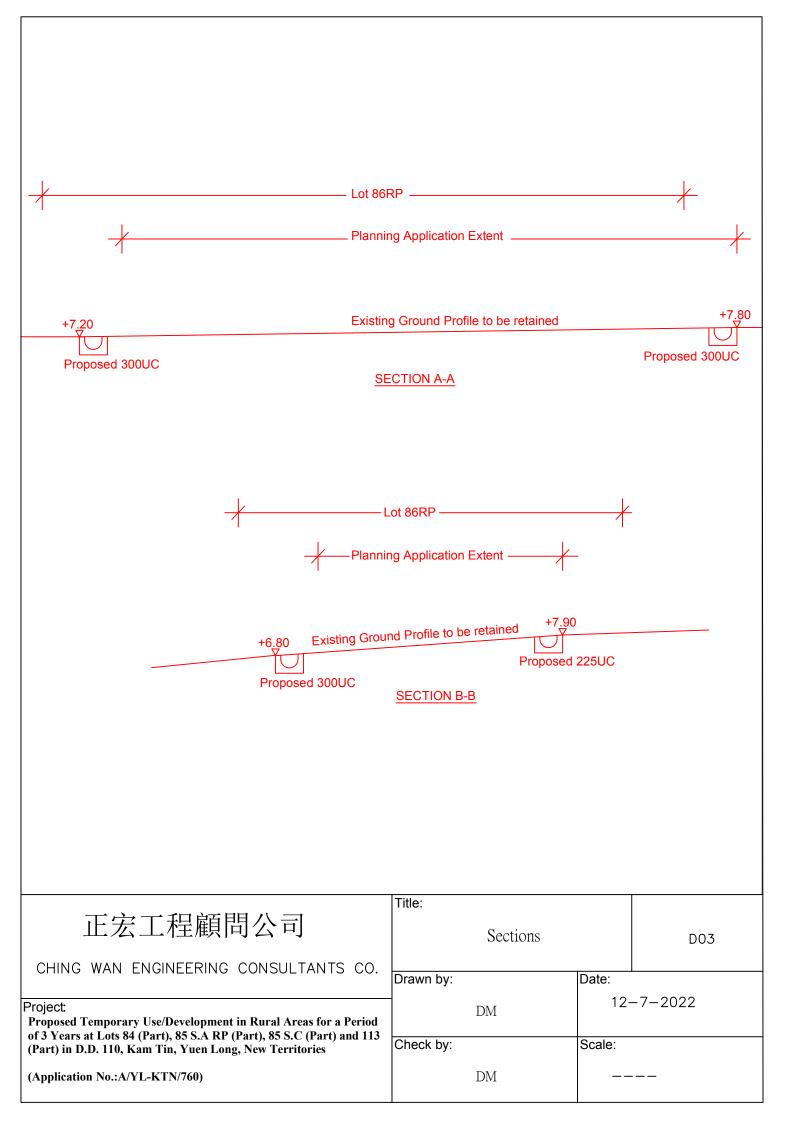












Proposed Temporary Use/Development in Rural Areas for a Period of 3 Years at Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part) and 113 (Part) in D.D. 110, Kam Tin, Yuen Long, New Territories

Project:

(Application No.:A/YL-KTN/760)

Date: 14/7/2022

Drainage Design Calculation

Catchment Area A	=	2083	m2		
Calculation of Runoff	from the Prop				
		Q	= 0.278 C i A		where A= 11/11*3300
		С	= 0.44		
		A	= 2083 = 0.002083	m^2 km^2	
	take	i	= 250	mm/hr	
	Therefore,	Q	= 0.278*0.95*250*0.0 = 0.064 = <u>3822</u>	0018 m³/sec lit/min	
Catchment Area B	=	1547	m2		
Calculation of Runoff	from the Prop	osed De	evelopment,		
		Q	= 0.278 C i A		where A= 11/11*3300
		С	= 0.44		
		A	= 1547 = 0.001547	m ² km ²	
	take	i	= 250	mm/hr	
	Therefore,	Q	= 0.278*0.95*250*0.0 = 0.047 = <u>2838</u>	0018 m³/sec lit/min	

Catchment Area C	=	580	m2		
Calculation of Runot	ff from the Prop	osed Do	evelopment,		
		Q	= 0.278 C i A		where A= 11/11*3300
		С	= 0.95		(P.42 of Stormwater Drainage Manual)
		A	= 580	m^2	
			= 0.00058	km ²	
	take	i	= 250	mm/hr	
	Therefore,	Q	= 0.278*0.95*250*0 $= 0.038$.0018 m ³ /sec	
			= 2298	lit/min	
Catchment Area D	=	788	m2		
Calculation of Runor	ff from the Prop	osed Do	evelopment,		
		Q	= 0.278 C i A		where A= 11/11*3300
		С	= 0.95		(P.42 of Stormwater Drainage Manual)
		A	= 788	m^2	
			= 0.000788	km ²	
	take	i	= 250	mm/hr	
	Therefore,	Q	= 0.278*0.95*250*0 $= 0.052$.0018 m ³ /sec	
			= 3122	lit/min	
Maximum {A+C, B Maximum{C,D}	+D}		= <u>6120</u> = 3122	lit/min lit/min	(Provide 300UC(1:100) is OK) (Provide 225UC(1:100) is OK)
Calculation of Maxi	mum Capacity	of Exis	ting 300mm dia. Underg	ground pipe.	
Manning Equation		V	$= R^{2/3} * S_f^{0.5} / n$		
	where	R	$= \pi r^2/2 \pi r$	dia r=	300 mm 0.15 m
	WHELE	K	= r/2	1-	0.13 III
			= 0.075	m	
		n	= 0.012	s/m ^{1/3}	(Talbe 13 of Stormwater Drainage Manual)
1/	100	S_{f}	= 0.01		
	Therefore,	V	$= 0.2625^{2/3} * 0.01^{0.5} / 0.0000000000000000000000000000000000$.012 m/sec	
Maximum (Capacity (Q _{max})		= V*A		
			$= 1.482* \pi r^2$	2	
	1 nos of =:==		= 0.105	m ³ /sec	
	1 nos of pipe		= 0.105 = 6286	m³/sec lit/min	
			> 6120	lit/min	
		E	Existing 300mm dia unde	erground pipe	(1:100) is OK

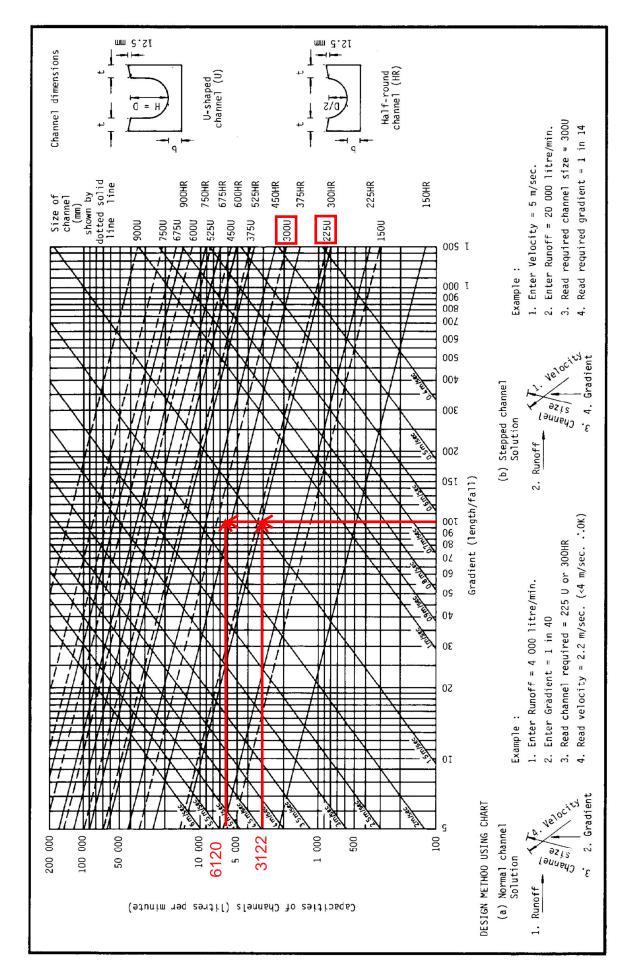
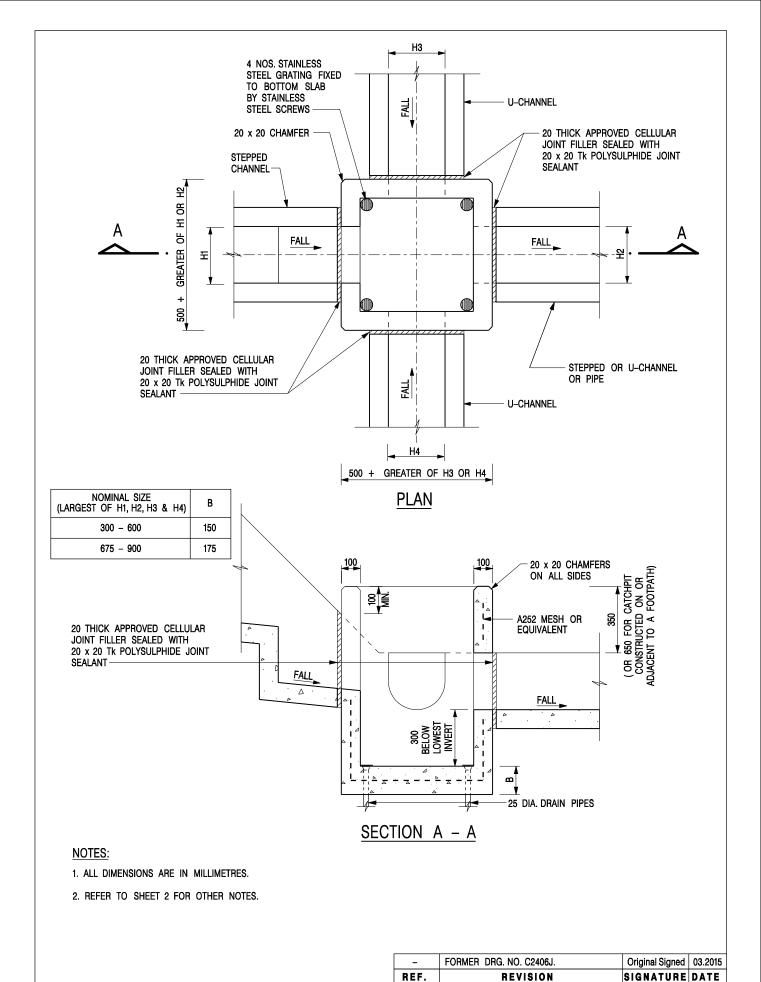


Figure 8.7 - Chart for the Rapid Design of Channels



CATCHPIT WITH TRAP (SHEET 1 OF 2)

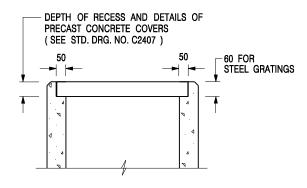
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT SCALE 1:20 DRAWING NO.

DATE JAN 1991

C2406 /1

卓越工程 建設香港

We Engineer Hong Kong's Development



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.
- 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.
- FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
- 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

CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

CATCHPIT WITH TRAP (SHEET 2 OF 2)

卓越工程 建設香港

 SCALE 1:20
 DRAWING NO.

 DATE JAN 1991
 C2406 /2

We Engineer Hong Kong's Development

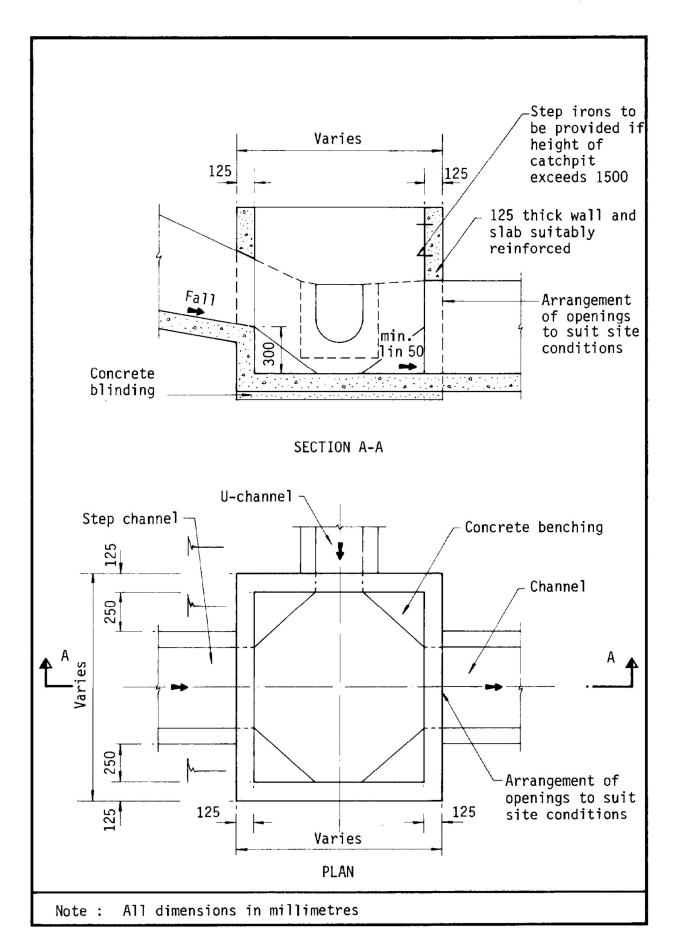


Figure 8.10 - Typical Details of Catchpits

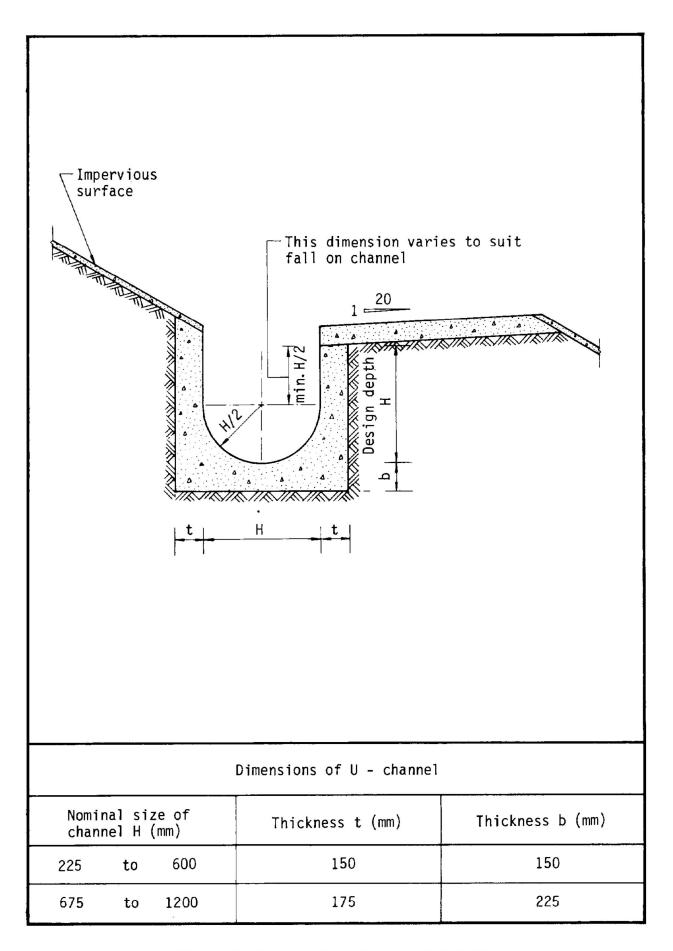


Figure 8.11 - Typical U-channel Details

Temporary Office for Permitted Agricultural Use for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 110, Kam Tin, Yuen Long, New Territories

Appendix II - Photographic Records of the Existing Drainage Facilities under Rectification

(a) Photographic records of the existing drainage facilities are as follows:

1

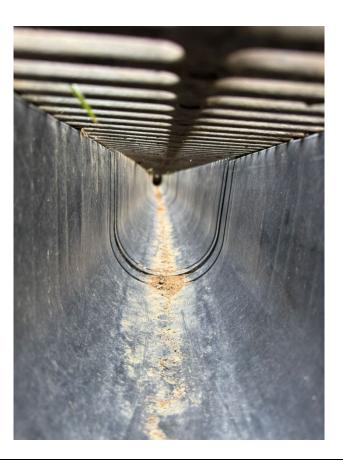




2

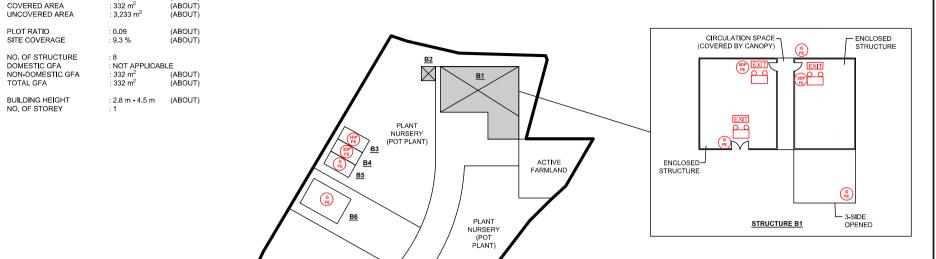


3



Appendix III





APPLICATION SITE

PLANT NURSERY

(POT PLANT

BUILDING

2.8 m (ABOUT)(1-STOREY)

HEIGHT

FIRE SERVICE INSTALLATIONS

EXIT

3 x EXIT SIGN

3 x EMERGENCY LIGHT

(G FE SDP FE

7 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER 2 x 5 KG DRY POWDER FIRE EXTINGUISHER

2 x 3 KG DRY POWDER FIRE EXTINGUISHER

FS NOTES:

- 1) SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- 2) SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



PLANNING CONSULTANT

TEMPORARY OFFICE FOR PERMITTED AGRICULTURAL USE FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE		
1:800 @ A4		
DRAWN BY	DATE	
MN		
REVISED BY	DATE	
APPRÓVED BY	DATE	
DWG. TITLE		
FSIs PROPOSAL		
DWG NO.		VER.

001

LEGEND



APPLICATION SITE STRUCTURE

B1	SITE OFFICE, MEETING ROOM AND COVERED CAR PARKING SPACES	197 m² (ABOUT)	197 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3*	GARDENER RESTING ROOM	18 m² (ABOUT)	18 m² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B4*	STORAGE OF FARM TOOLS	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B5*	STORAGE OF FARM TOOLS	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B6	GREENHOUSE	54 m ² (ABOUT)	54 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7*	STORAGE OF FERTILIZER & FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)

3 m² (ABOUT)

COVERED

AREA

TOTAL 332 m² (ABOUT) 332 m² (ABOUT)

PLANT NURSERY (TREE)

SOIL-MIX

YARD

INGRESS / EGRESS

5m (ABOUT)(W)

3 m² (ABOUT)

GFA

*STRUCTURES B3 TO B5 AND B7 ARE CONTAINER-CONVERTED STRUCTURES

STRUCTURE

В8

USE

GUARDROOM

DEVELOPMENT PARAMETERS APPLICATION SITE AREA

: 3,565 m²

(ABOUT)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例 (Regulation 9(1))

FSD Ref.:

消防處檔號

	(第九條(1)款)	
CERTIFICATE OF FIRE	SERVICE INSTALLATION AND EQUIPMENT	
消	前防裝置及設備證書	

Name of 顧客姓名	78 282 1961	綠化工程有限	公司	ic a Alas a sal		
Name of 樓宇名科	Building:		A Company of the Comp			17
),85 S.A RP(part),85 S.C		I/Estate Name : 屋苑名稱	Kam Tin	1 1
Block: 座		nd 113(part) inD.D.110 District 分區		Long	Area: HK 地區 香港	NT 九龍 ✓ 新界
	Building 樓字類型: Ind	120			posite綜合 Licensed prem	
	t 1 Annual Inspection(一部 只適用於年檢	主酒 once	ment which is installed in in every 12 months. 根	any premises shall have such fi	ions and Equipment) Regulations, the or ire service installation or equipment inspe 第八條(b)款,擁有裝置在任何處所 BC	cted by a registered contractor at least
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on	Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	2 x 5 KG DRY POWDER TYPE F.E.	As Above	Conforms with	h FSD requiremen	ts 28-11-2024	27-11-2025
24	2 x 3 KG DRY POWDER TYPE F.E.	As Above	Conforms wit	h FSD requiremen	ts "	(
24	7 x 5 KG CO2 GAS	As Above	Conforms wit	h FSD requirement	ts	•
	TYPE F.E.	4	4			
				WARRY TO		
Part 2 第	二部 Installation / Mod	dification / Repair	r / Inspection v	vork 裝置/改裝/	/修理/檢查工作	ster väf
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置		Carried out 完成之工作的		
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			36.			
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orking order uipment and	rtify that the above installations/equi in accordance with the Codes of Pr Inspection, Testing and Maintenance Director of Fire Services. Defects are li	ractice for Minimum Fire of Installations and Equip	Service Installations a	und Signature me 受權人簽署	e:	For FSD use only:
人藉此該	登明以上之消防裝置及設 電長不時公佈的最低限度	備經試驗,證明也		Name 姓名 FSD/RC No	Cheung war Ket	Inspected
	食查測試及保養守則的規			消防處註冊號碼	Intercent Fire &	Security
12	置書涉及年檢事 處所當眼處以供			Company Name 公司名和	Tech.Ltd	SECURITY KERIN
This	s certificate should be displayed at prom for FSD's inspection if any annual	inent location of the building	or premises	Telephone 聯絡電記 Date	E 5-12-2024	消防防盗工程)
251 (Rev. 1/	2010)			日期	A L	WIEW WINDS

消防(裝置及設備)規例

(Regulation 9(1)) (第九條(1)款)

A 9256082

FSD Ref.: 消防處檔號

	CER	TIFICATE OF F	IRE SERVIC	E INSTALLATION D 设 備 證 書	N AND I	EQUIPMENT		
Name of 顧客姓名		綠化工程有限	公司	ak radas nest	Tablet.			
Name of 樓宇名和	Building:	a programme					11-11-11-11-11-11-11-11-11-11-11-11-11-	h de
	-X / 113 HB +-X),85 S.A RP(part),85 S.C	Street/Road 街道/	d/Estate Name : /屋苑名稱		Kam Tin	en la	
Block : 座		nd 113(part) inD.D.110 District 分區	Yuer	Long	Area: 地區	HK 香港	ー 人 れ 龍	NT 新界
				omestic住宅 Com	posite綜合 tions and Equir	Licensed premis		
	t 1 Annual Inspection(一部 只適用於年檢	中 中 中 中 中 中 中 中 中 中 中	ment which is installed in n every 12 months. 相	n any premises shall have such f 是據消防(裝置及設備)規例 辦商檢查該等消防裝置或記	fire service insta 引第八條(b)款	llation or equipment inspect ,擁有裝置在任何處所尽	ed by a registe	ered contractor at least
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on	Condition 狀況評述		Completion Date 以日期(DD/MM/YY)		ext Due Date 期日(DD/MM/YY)
de 1	3 x 應急照明燈 ("REX" Model:RX-2XL-S)	and the second s	Conforms w	ith FSD requiremen	its	28-11-2024		27-11-2025
12	("a & b" Model : TS-EL 2053 ; 3 x 出口指示燈箱 ("Apollo")x1	1 x2	100	ith FSD requiremen	nts	Leit Sir		
	("REX")x2	4	•					eralage en la company
Part 2 第	二部 Installation / Mod	lification / Repair	/ Inspection	work 裝置/改裝/	/修理/核	金 直工作		24
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work	Carried out 完成之工作	内容 Comi	ment on Condition 耕	況評述 完	Completion Date 成日期(DD/MM/YY)
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	A t	and the second second					-1.0	
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Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstandin	g Defects 未修缺點		Comment on D	efects 缺黑	點評述
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orking order	tify that the above installations/equi in accordance with the Codes of Pt Inspection, Testing and Maintenance	actice for Minimum Fire	Service Installations	and Signature	e:	1		For FSD use only:
time by the D 人藉此證 消防處處	pirector of Fire Services. Defects are li 登明以上之消防裝置及設 這長不時公佈的最低限度	sted in Part 3. 備經試驗,證明性 之消防裝置及設備	能良好,符	Name 姓名 FSD/RC No 消防處註冊號碼	ie: L	i Sau Ping C 2/163 RC 1/	60	Inspected
如討或	查测试及保養守則的規模 營書涉及年檢事] 處所當眼處以供	頁,應張貼 消防處人員	於大廈 L查核	Company Nam 公司名和 Telephon	ie: In The in Th	ntercept Fire & Sech.Ltd 425 5404	Security 8 S	ECURITY KARAN
. 251 (Rev. 1/	s certificate should be displayed at prom for FSD's inspection if any annual 2016)			聯絡電記 Dat 日其	舌 :e: 5	10.2024	消度	防盗工程)