☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Woody Ka Wai LIN/PLAND

寄件者: [redacted]
寄件日期: 2025年10月13日星期一 17:42
收件者: tpbpd/PLAND
副本: Woody Ka Wai LIN/PLAND; [redacted]
主旨: RE: Supplementary of Fire Services Installation Proposal, Revised Drainage Proposal and Training Courses Dedication for ERB, s.16 Planning Application A/YL-KTS/1079, Kam Sheung Road, Kam Tin, New Territories.
附件: Kam Sheung Road-FS Layout (8-10-2025).pdf; Drainage Plan - J25140-SUB-D-01.pdf; J25140-SUB-D-02.pdf; HKFTU Letter.pdf

類別: Internet Email

To : Town Planning Board

We refer to the above Application, we would like to supplement the following documents for your approval :

1) Revised Fire Services Installation Proposal (Drawing Nos. FS-01 and FS-02) of Temporary Training Centre.

2) Revised Drainage Proposal (Drawing Nos. : J25140-Sub-D-01 and J25140-SUB-D-02) of the Stormwater System of Temporary Training Centre.

3) Letter from Hong Kong Federation of Trade Unions (HKFTU) dated 23rd September 2025 stating the training courses organized by HKFTU for the past 3 years in Hong Kong have dedicated around 6.9% of their courses for Employees Retraining Board (ERB). HKFTU proposed to have 30% of their training courses held at Kam Sheung Road Training Centre for ERB.

Please kindly superseded our previously submission of Drainage Proposal and Fire Service Installation Proposal (Supplementary Information) submitted to you on 25th June 2025 and 10th October 2025 respectively.

Sorry for any inconvenience caused.

Regards,

Ida TO

K.A. KHO & ASSOCIATES
ARCHITECTS & CONSULTANTS LTD.

[redacted]

[redacted]
Sent: Friday, October 10, 2025 4:42 PM

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

To: tpbpd@pland.gov.hk
Cc: wkwlin@pland.gov.hk; [redacted]

Subject: Supplementary of Fire Services Installation Proposal, Revised Drainage Proposal and Training Courses Dedication for ERB, s.16 Planning Application A/YL-KTS/1079, Kam Sheung Road, Kam Tin, New Territories.

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Regards,

Ida TO

K.A. KHO & ASSOCIATES
ARCHITECTS & CONSULTANTS LTD.

[redacted]

FIRE SERVICES NOTES:

1) THE TRAINING CENTER WILL BE SUB-DIVIDED INTO THE FOLLOWING ENCLOSED COMPARTMENT:
   a) WORKSHOP 1
   b) WORKSHOP 2
   c) WORKSHOP 3
   d) WORKSHOP 4
   e) WORKSHOP 5
   f) CLASSROOM
   g) SPRINKLER PUMP ROOM

2) SECONDARY SOURCE OF SUPPLY SHALL BE PROVIDED TO MAINTAIN EMERGENCY LIGHTING, ESSENTIAL FIRE SERVICES INSTALLATION BEFORE MAIN SWITCH IN THE EVENT OF MAIN POWER FAILURE.
3) EMERGENCY LIGHTING C/W AT LEAST TWO HOUR BATTERY BACKUP TYPE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH BS 5266:PART 1, AND BS EN 1838 AND CIRCULAR LETTER 4/2021.
4) SUFFICIENT DIRECTIONAL AND EXIT SIGN TO BE PROVIDED AND INSTALLED TO ENSURE THAT ALL EXIT ROUTE FROM ANY AREA WITHIN THE ENCLOSED STRUCTURE ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF FIRE EXIT DOOR SERVING THE ENCLOSED STRUCTURE.
5) STAND ALONE DETECTOR WILL BE PROVDED FOR THE FOLLOWING ENCLOSED COMPARTMENTS OF THE TRAINING CENTER
   a) WORKSHOP 1
   b) WORKSHOP 2
   c) WORKSHOP 3
   d) WORKSHOP 4
   e) WORKSHOP 5
   f) CLASSROOM
   g) SPRINKLER PUMP ROOM

6) THE STAND ALONE DETECTOR WILL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION. THE STAND ALONE DETECTOR WITHIN SAME ENCLOSED COMPARTMENT WILL BE INTERCONNECTED UPON ACTIVATION OF ANY ONE STAND ALONE DETECTOR WITHIN SAME ENCLOSED COMPARTMENT, ALL OTHER STAND ALONE DETECTOR WITHIN THE SAME ENCLOSED COMPARTMENT WILL SOUND.

7) WHEELED TYPE 25KG DRY POWDER CAPACITY FIRE EXTINGUISHER WILL BE PROVIDED AND INSTALLED AT POSITION AS INDICATED ON PLAN.

8) AN AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE LPC RULES INCOPORATING BS EN 12845 : 2015 AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES TO BE ORDINARY HAZARD GROUP 1.
   a) SPRINKLERS TO BE PROVIDED FOR THE TRAINING CENTER EXCEPT E/M PLANT ROOMS, SERVICES DUCTS, WATER / ELEC. METER CABINET, SPRINKLER CONTROL VALVE CABINET.
   b) NEW 37 CU. M SPRINKLER TANK WILL BE PROVIDED AT POSITION AS INDICATION ON PLAN C/W DUTY, STANDBY AND JOCKEY PUMP.
   c) SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
   d) ALL SPRINKLER ALARM SIGNALS WILL BE TRANSMITTED TO THE SPRINKLER ANNUNCIATOR PANEL LOCATED AT POSITION AS INDICATED ON PLAN

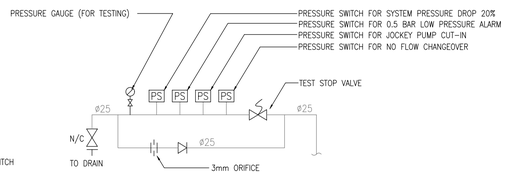
9) SMOKE EXTRACTION SYSTEM WILL NOT BE PROVIDED AS ANY FIRE COMPARTMENT NOT EXCEED 7000 cu.m.

10) ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG TO BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.

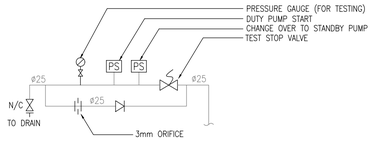
11) SPRINKLER ALARM WILL BE CONNECTED TO THE FIRE SERVICES COMMUNICATIONS CENTER VIA F.S DIRECT TELEPHONE LINK.

LEGEND

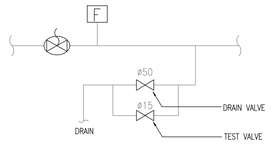
SYMBOL	DESCRIPTION
	MOTOR PUMP SET
	GATE VALVE
	GATE VALVE C/W PLUG
	CHECK VALVE
	DRAIN VALVE C/W PLUG
	GATE VALVE WITH MICRO-SWITCH
	BUTTERFLY VALVE WITH MICRO-SWITCH
	BUTTERFLY VALVE
	BALL FLOAT VALVE
	AUTOMATIC AIR VENT
	F.S. INLET/SPRINKLER INLET
	FIRE HOSE REEL SET
	PRESSURE GAUGE WITH STOP CORK
	SPRINKLER CONTROL VALVE SET
	LEVEL SWITCH
	VORTEX INHIBITOR
F	FLOW SWITCH
FM	DIRECT READING FLOW METER
	68°C SPRINKLER HEAD UNDER THE STRUCTURAL SLAB
	68°C SPRINKLER HEAD UNDER THE FALSE CEILING
	68°C DOUBLE LAYERS SPRINKLER HEAD
W	WHEELED TYPE 25KG DRY POWDER CAPACITY F.E
S[24]	STAND ALONE DETECTOR
	REMOTE INDICATING LAMP FOR DETECTOR
	FIRE ALARM BELL
	BREAKGLASS UNITS
	PUMP PANEL
FCP	FIRE CONTROL PANEL



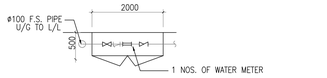
SCHEMATIC ARRANGEMENT FOR PUMP STARTING DEVICE
TYPICAL DETAIL 'A'

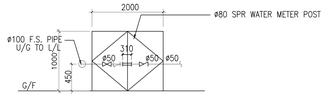


SCHEMATIC ARRANGEMENT FOR PUMP STARTING DEVICE
TYPICAL DETAIL 'B'

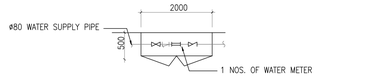


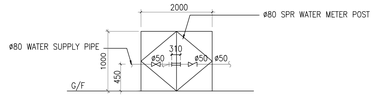
SCHEMATIC PIPING ARRANGEMENT OF ZONE TEST AND DRAINAGE (TYPICAL DETAIL 'C')





WATER CHECK METER POSITION (DETAIL A)





FS CHECK METER POSITION (DETAIL B)

SITE PLAN

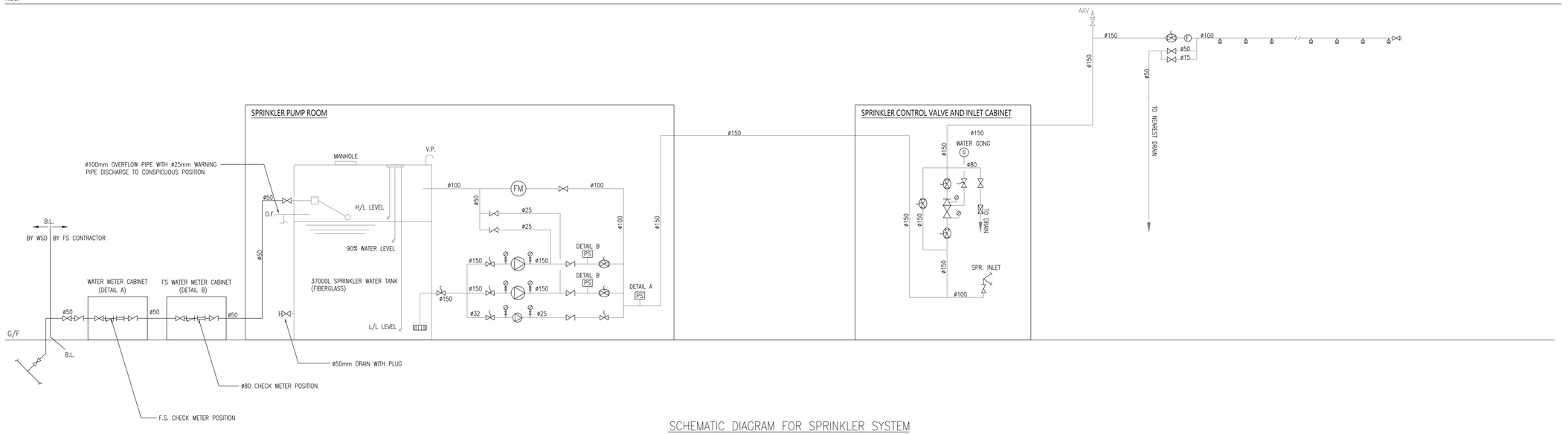
SPRINKLER PUMP SCHEDULE

PUMP NO.	PRESSURE (BAR)	FLOW (LITER/MIN)	MOTER	
			SPEED (RPM)	RATING (KW)
SPR. PUMP 1 & 2	2.5/2.2/1.2	375/540/900	2900	30
SPR. JOCKEY PUMP	5	30	2900	1.5

PIPEWORK MATERIAL SCHEDULE

NOMINAL PIPE SIZE	SPECIFICATION
ø150mm & BELOW (ABOVE-GROUND)	GALVANIZED STEEL PIPE CONFORMING TO BS 1387 (BS EN 10255:2004), MEDIUM GRADE
ø200mm & ABOVE (ABOVE-GROUND)	DUCTILE IRON PIPE CONFORMING TO BS EN 545, CLASS K12
ø150mm & BELOW (UNDERGROUND)	GALVANIZED STEEL PIPE CONFORMING TO BS 1387 (BS EN 10255:2004), HEAVY GRADE

ROOF



SCHEMATIC DIAGRAM FOR SPRINKLER SYSTEM

BD REF. NO.: 4/4056/09

REV.	DATE	DESCRIPTION
0	03/10	1ST SUBMISSION

REVISION

- ALL MEASUREMENT MUST BE CHECKED AT THE SITE
- DO NOT SCALE DRAWING FIGURED DIMENSIONS TO BE OBSERVED
- READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS AND OTHER RELATED DOCUMENTS
- THE M&E CONSULTANT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND HEREIN

ARCHITECT:

K.A. KHO & ASSOCIATES
ARCHITECTS & CONSULTANTS LTD.
許金安則師樓有限公司

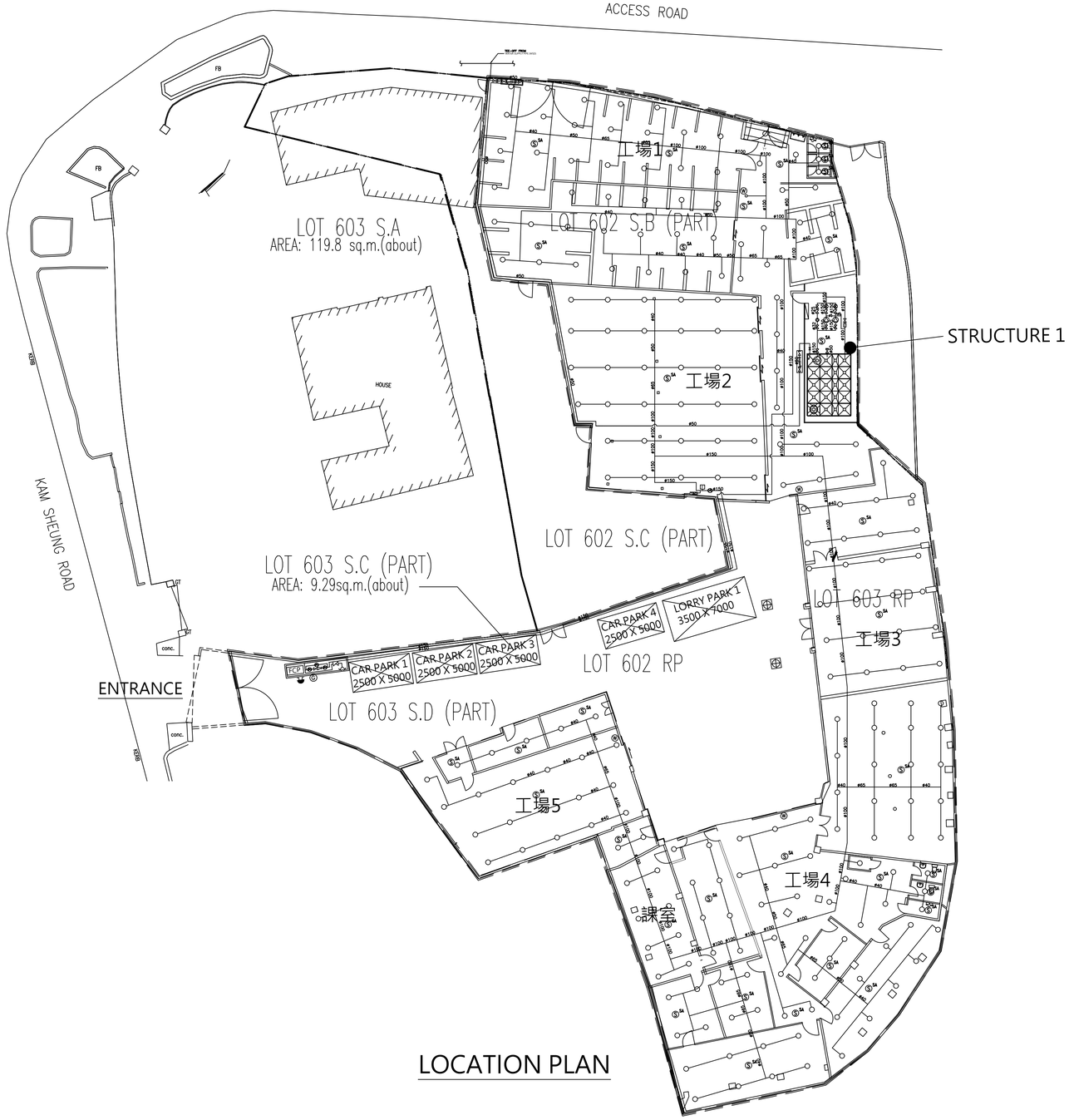
[redacted]

[redacted]

TITLE

SCHEMATIC DIAGRAM, SITE PLAN, F.S NOTES AND PUMP SCHEDULES

DRAWN BY LY	SCALE NIL
DESIGNED BY LY	DATE 10/2025
CHECKED BY H.F.FOK	DRAWING NO. FS-01 / REV. 0
APPROVED BY	



BD REF. NO.: 4/4056/09

REV.	DATE	DESCRIPTION
0	03/10	1ST SUBMISSION

REVISION

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- THE M&E CONSULTANT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND HEREIN

[redacted]

PROJECT

TRAINING CENTRE
LOTS NO. 602 S.B.(Part), 602 S.C.(Part), 602 R.P., 603 S.C.(Part), 603 S.D.(Part), 603 R.P.,
IN D.D. 106,
KAM SHING ROAD, KAM TIN, YUEN LONG.

TITLE

FS LAYOUT PLAN

DRAWN BY LY	SCALE 1:200 (A1)
DESIGNED BY LY	DATE 10/2025
CHECKED BY H.F.FOK	DRAWING NO. FS-02 / REV. 0
APPROVED BY	

GENERAL NOTES:

1. NEW MANHOLE COVERS OUTSIDE LOT BOUNDARY SHALL BE 675mm X 675mm SIZE AND COMPLY WITH DSD STANDARD.
2. NEW STORM WATER MANHOLE SHOULD BE CONSTRUCTED TO DSD STANDARDS AND HANDED OVER TO DSD FOR MAINTENANCE. MANHOLE IDENTIFICATION TAGS TO DSD STANDARDS SHOULD BE FIXED IN THE MANHOLES TO BE HANDED OVER TO DSD. THE APPLICANT SHOULD APPLY TO THIS OFFICE FOR MANHOLE IDENTIFICATION TAG NUMBERS FOR PUTTING ON THE TAGS.
3. THE PROPOSED DRAINAGE WORKS, WHETHER WITHIN OR OUTSIDE THE LOT BOUNDARY, SHOULD BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER AT THEIR OWN EXPENSE. FOR WORKS TO BE UNDERTAKEN OUTSIDE THE LOT BOUNDARY, THE APPLICANT SHOULD OBTAIN PRIOR CONSENT AND AGREEMENT FROM DLO/N AND/OR RELEVANT PRIVATE LOT OWNERS.
4. EVERY DRAIN OR SEWER SHALL BE LAID WITH A MINIMUM FALL AS FOLLOW OR AS INDICATED ON DRAWINGS

(FOR BOTH ABOVEGROUND AND UNDERGROUND DRAINAGE)

A.	BELOW 100mm DIA. AND 100mm DIA.	1 TO 40
B.	150mm DIA.	1 TO 70
C.	225mm DIA.	1 TO 100
D.	300mm DIA.	1 TO 150

LEGENDS:

RAIN WATER PIPE

EXISTING PIPE

EXISTING STORM WATER MANHOLE

SAND TRAP

RAIN WATER OUTLET

MATERIAL FOR PIPEWORK (DRAINAGE)

TYPE OF PIPE	DIA. OF PIPE (mm)	MATERIAL OF PIPE
RAIN WATER PIPES RUN OUTSIDE BUILDING	ø80 TO ø150	UPVC PIPE TO BS EN 1329-1:2014 WITH CEMENT SOLVENT JOINT (WITH FIRE SEALANT ACROSS FIRE COMPARTMENT)
UNDERGROUND RAINWATER PIPE	ø100 TO ø150	CAST IRON PIPE TO B.S. 437:2008 BITUMEN COATED INTERNALLY AND EXTERNALLY.
STORMWATER CONNECTION TO EXISTING MANHOLE	ø225 TO ø300	PRECAST CONCRETE PIPE TO BS 5911-1:2002 +A12010 or BS EN 1916:2002

EVALUATION OF STORMWATER CONNECTION PIPE FOR KAM TIN SITE CATCHMENT AREAS AND RUNOFF CALCULATION

ACCORDING TO GBP, AREA OF CATCHMENT "AREA A" IS APPROX. 1499.24 m.sq.

RUNOFF FROM THE DEVLOPMENT SITE IS CALCULATED ACCORDING TO RATIONAL METHOD,
Q = CIA / 3600

WHERE Q=PEAK RUNOFF (l/s)
C=RUNOFF COEFFICIENT 0.9(PRAVED)
I=RAINFALL INTENSITY 200mm/hr
A=CATCHMENT AREA(A) 1499.24m.sq(SITE AREA)

Q1 =(0.9x200x1499.24)/3600
=75.0 l/s

THE RUNOFF FROM THE DEVELOPMENT SITE IS PROPOSED TO BE DISCHARGED TO AN EXISTING MANHOLE VIA NEW SAND TRAP (ST-R-01) BY A NEW DIA. 300mm DRAINAGE PIPE.

ACCORDING TO THE HYDRAULIC TABLE A16, DIA 300mm DRAINAGE PIPE RUN AT GRADIENT OF 1:150 @ VELOCITY 1.490 m/s, CAN ACCOMMODATE 105.32 l/s, WHICH IS GREATER THAN THE STORMWATER RUNOFF AT 75.0 l/s FROM THE DEVELOPMENT SITE.

FROM ABOVE, IT CAN CONCLUDE THAT THE PROPSOED DIA 300mm DRAINAGE PIPE IS ADEQUATE FOR COLLECTING THE STORMWATER FROM THE DEVELOPMENT SITE.

ACCORDING TO GBP, AREA OF CATCHMENT "AREA B" IS APPROX. 1023.54 m.sq.

RUNOFF FROM THE DEVLOPMENT SITE IS CALCULATED ACCORDING TO RATIONAL METHOD,
Q = CIA / 3600

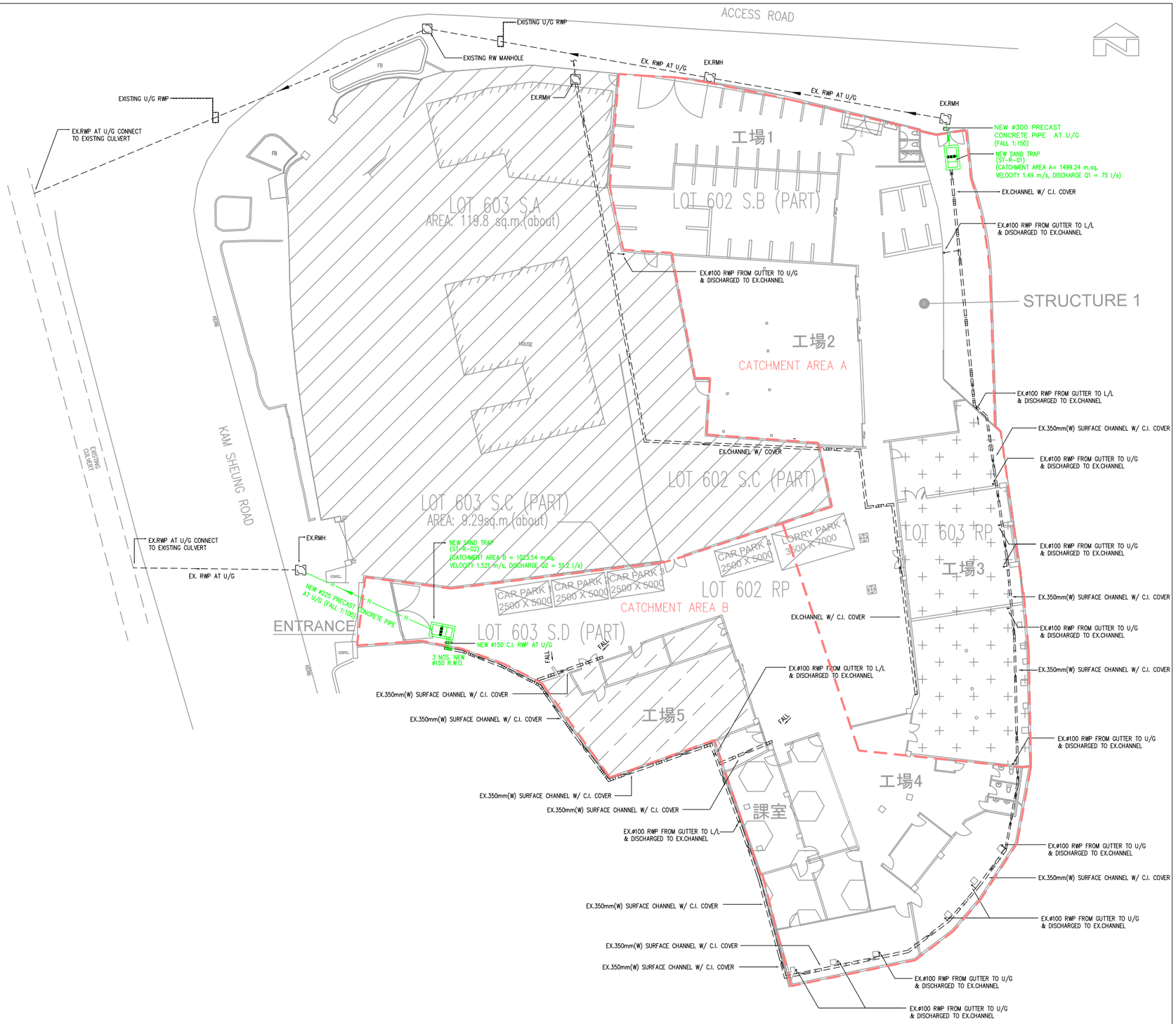
WHERE Q=PEAK RUNOFF (l/s)
C=RUNOFF COEFFICIENT 0.9(PRAVED)
I=RAINFALL INTENSITY 200mm/hr
A=CATCHMENT AREA(B) 1023.54m.sq(SITE AREA)

Q2 =(0.9x200x1023.54)/3600
=51.2 l/s

THE RUNOFF FROM THE DEVELOPMENT SITE IS PROPOSED TO BE DISCHARGED TO AN EXISTING MANHOLE VIA NEW SAND TRAP (ST-R-02) BY A NEW DIA. 225mm DRAINAGE PIPE.

ACCORDING TO THE HYDRAULIC TABLE A16, DIA 225mm DRAINAGE PIPE RUN AT GRADIENT OF 1:100 @ VELOCITY 1.521 m/s, CAN ACCOMMODATE 60.461 l/s, WHICH IS GREATER THAN THE STORMWATER RUNOFF AT 51.2 l/s FROM THE DEVELOPMENT SITE.

FROM ABOVE, IT CAN CONCLUDE THAT THE PROPSOED DIA 225mm DRAINAGE PIPE IS ADEQUATE FOR COLLECTING THE STORMWATER FROM THE DEVELOPMENT SITE.



G/F DRAINAGE PLAN (UNDERGROUND)

SCALE 1:200@A1,1:400@A3

M&E CONSULTANT

VIGOR & Partners (M&E) Limited
維嘉機電顧問有限公司

REVISION	DATE

TITLE: DRAINAGE LAYOUT PLAN (UNDERGROUND)(RAINWATER SYSTEM)

SCALE: 1:200@A1, 1:400@A3

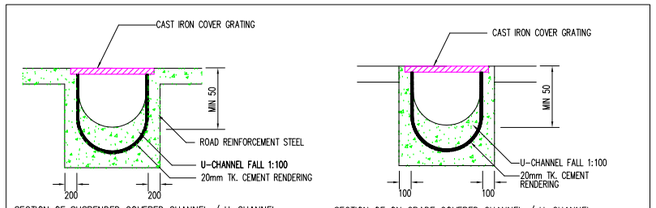
DWN. / DATE

CHK. / DATE

APP. / DATE

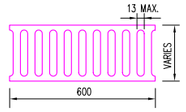
PROJECT
TRAINING CENTRE
LOTS NO. 602 S.B.(Part), 602 S.C.(Part), 602 R.P., 603 S.C.(Part), 603 S.D.(Part), 603 R.P., IN D.D. 106,
KAM SHING ROAD, KAM TIN, YUEN LONG.

PLAN	JOB NO.	DWG. NO.	REVISION
DRAINAGE PLAN	J25140	J25140/SUB/D/01	0



SECTION OF SUSPENDED COVERED CHANNEL / U-CHANNEL

SECTION OF ON GRADE COVERED CHANNEL / U-CHANNEL



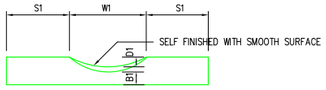
PLAN OF CHANNEL COVER GRATING (N.T.S.)

(HEAVY DUTY, NOT LESS THAN 20 TONNE LOAD)

REMARK: SLOT OF GRATINGS SHALL BE 13MM AND SHALL NOT BE PARALLEL WITH PEDESTRIAN TRAVEL PATH.

1 DETAIL OF COVERED CHANNEL

W1	S1	D1 MIN	D1 MAX	B1
150	100	25	50	100
200	100	25	50	100
225	100	25	50	100
300	100	25	50	100

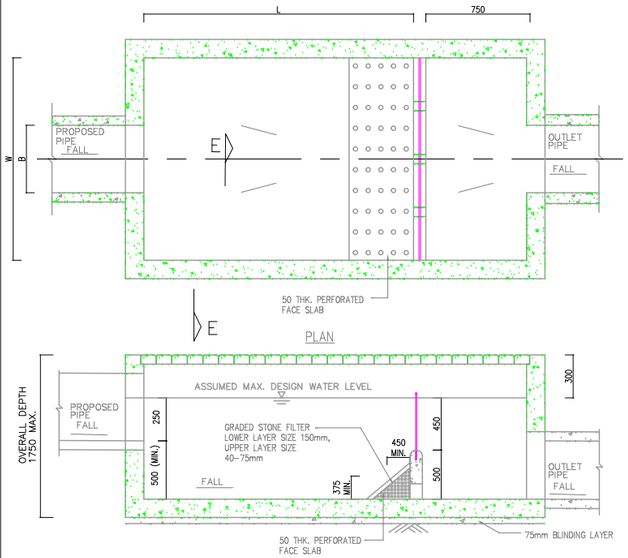


NOTES

1. ALL SURFACE CHANNELS SMALL BE FINSHED SMOOTHED WITH 1% CEMENT AND SAME RENDERING
2. GRADIENT OF CHANNEL SMALL BE NOT LESS THAN 1 IN 100
3. DEPTH OF LOW POINT DESCEND ON THE LENGTH OF CHANNELS

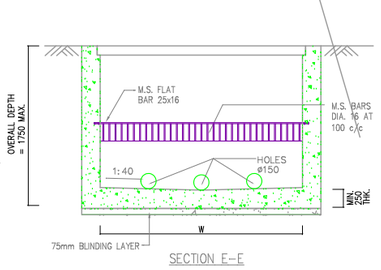
DETAIL OF SURFACE CHANNEL (N.T.S.)

2 DETAIL OF SURFACE CHANNEL



TYPICAL DETAILS OF SAND TRAP

SCALE: N.T.S.

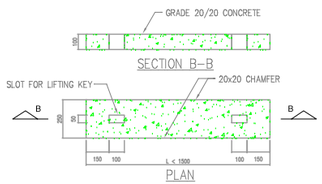


SECTION E-E

* EXACT LEVELS TO BE CONFIRMED ON SITE ACCEPTED BY ENGINEER.

SAND TRAP SCHEDULE

	B	L	W
ST-R-01	225	1200	900
ST-R-02	300	1200	900



NOTES:
ALL EXTERNAL EDGES OF THE COVERS SHALL BE 20mm CHAMFERED

DETAILS OF PRECAST CONCRETE COVER FOR CATCHPIT & SAND TRAP

SCALE: N.T.S.

G/F DRAINAGE PLAN (HIGH LEVEL & ABOVEGROUND)

SCALE 1:200@A1,1:400@A3

M&E CONSULTANT

VIGOR & Partners (M&E) Limited
維嘉機電顧問有限公司

REVISION	DATE

TITLE: DRAINAGE LAYOUT PLAN & DRAINAGE INSTALLATION DETAILS (HIGH LEVEL & ABOVEGROUND)(RAINWATER SYSTEM)

SCALE: 1:200@A1, 1:400@A3

DWN. / DATE

CHK. / DATE

APP. / DATE

PROJECT
TRAINING CENTRE
LOTS NO. 602 S.B.(Part), 602 S.C.(Part), 602 R.P., 603 S.C.(Part), 603 S.D.(Part), 603 R.P., IN D.D. 106,
KAM SHING ROAD, KAM TIN, YUEN LONG.

PLAN	JOB NO.	DWG. NO.	REVISION
DRAINAGE PLAN	J25140	J25140/SUB/D/02	0

工聯會職業發展服務處有限公司
FTU EMPLOYMENT DEVELOPMENT SERVICE LIMITED

[redacted]

致　規劃署：

感謝貴 署一直積極支持職業培訓課程發展。工聯會以提升職業技能、增強僱員競爭力為宗旨，致力配合國家及香港的經濟發展大局。在 2022 至 2025 年間，本會已開辦超過 35,000 班職業培訓及進修課程，服務人次逾 54 萬，佔整體培訓人數 93.1%。此外，本會亦與僱員再培訓局合作，開辦共 2425 班再培訓課程，服務人次超過 12 萬，佔整體培訓人數 6.9%。各項培訓服務亦持續因應市場需求而不斷增加。

為迎接國家發展及香港深化改革，建造業僱員需全方位培訓。有見及此，專修此函，期望獲貴 署批准，於錦上路場地開辦更多建造業議會培訓及職業技能進修課程。預計課程比例分別為 70%及 30%，以持續提升建造業僱員的專業能力。

誠盼獲得貴 署支持。

如對以上內容有任何查詢，歡迎致電 [redacted] 聯絡 。

工聯會職業發展服務處

副主席：[redacted]

2025 年 9 月 25 日