

規 劃 署

粉嶺、上水及元朗東規劃處
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.

來函編號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-SK/306
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

Appendix I

By Post & Fax ()

R-riches Property Consultants Ltd.
Block D, The Richfield,
236 Kat Hing Wai,
Kam Tin, Yuen Long, New Territories
(Attn.: Mr. Orpheus LEE)

18 February 2022

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (g) -
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 110 S.A RP,
110 S.D ss.1, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long
(Application No. A/YL-SK/306)**

I refer to your submission dated 21.1.2022 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 comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Bill CHAN (Tel: 2781 4107) of the Drainage Services Department directly.

Yours faithfully,

Anthony LUK

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

c.c.
CE/MN, DSD

(Attn.: Mr. Bill CHAN)

Internal
CTP/TPB

AL/LC/cc





Appendix

Comments from Chief Engineer/Mainland North, Drainage Services Department:

- (i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- (ii) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- (iii) The proposed development would neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas.
- (iv) The applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.

申請地點 Application Site

WIP May 2018

- Legend:
-  Proposed 300UC(1:100)
Cover to be provided by
cast iron
 -  Existing Nullah
 -  Proposed Catchpit
 -  Existing Level

Company:

恆協工程有限公司
**HANDSHIP
ENGINEERING
COMPANY LIMITED**

Project:

Proposed Temporary
Place of Recreation,
Sports or Culture (Hobby
Farm for a Period of 5
Years and Filling of Land
at Lot 110 S.A RP ,110
S.D ss.1, 110 S.D ss.2 ,
110 S.D ss.3 and 110
S.D RP in D.D. 112,
Yuen Long

Application No. :
A/YL-SK/306

Title:

Site Boundary

Dwg No:

Fig.1

Date:

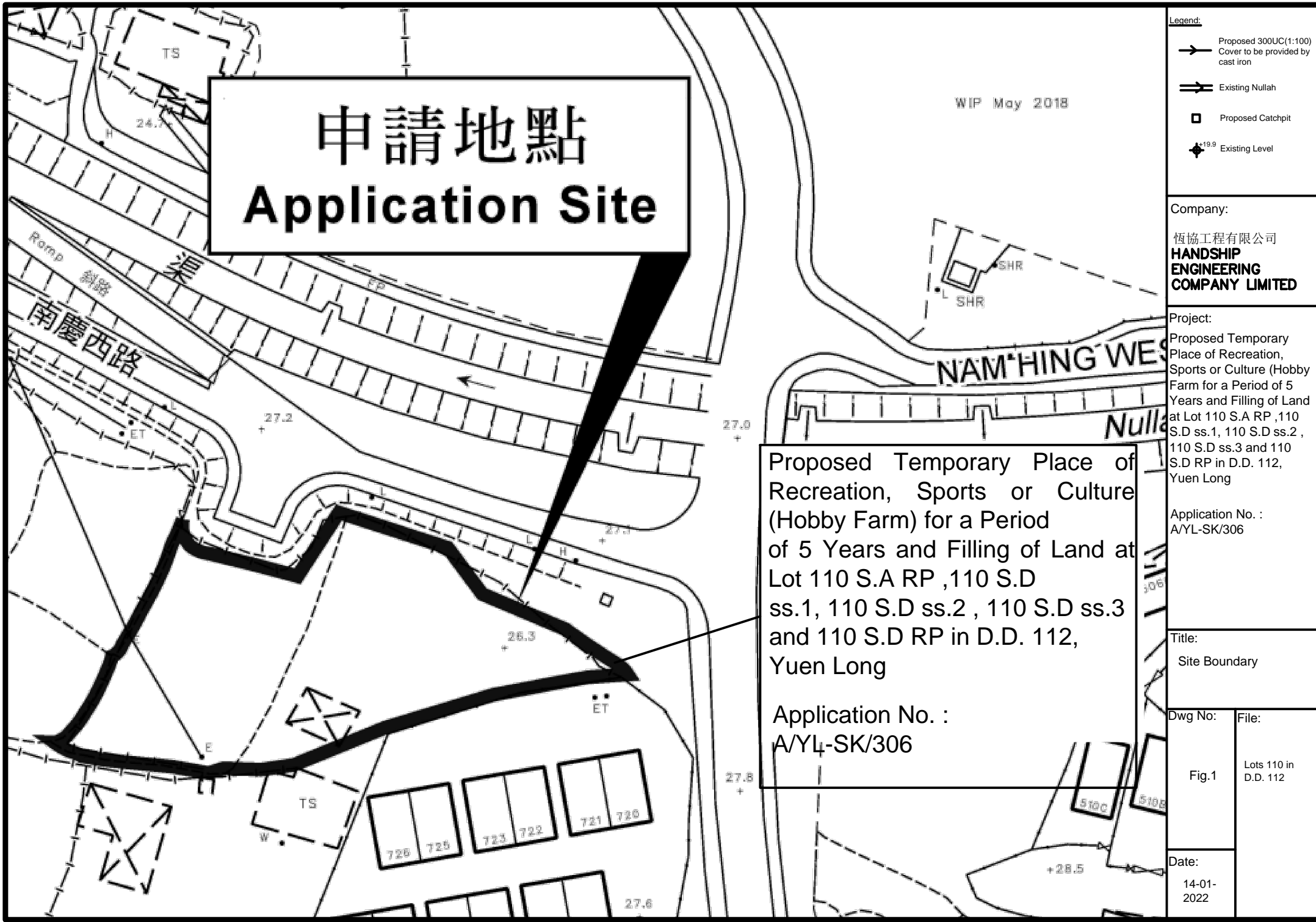
14-01-
2022

File:

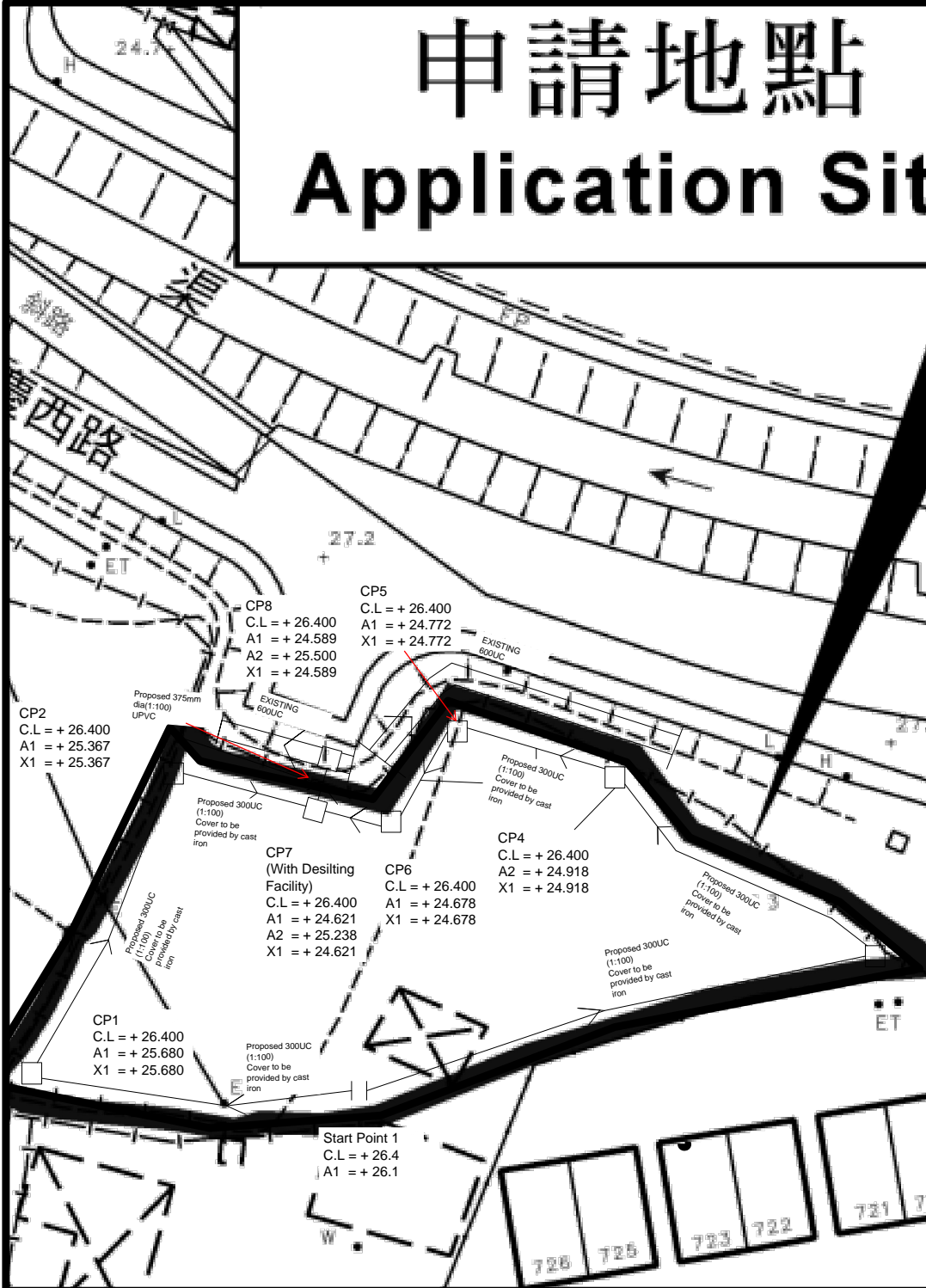
Lots 110 in
D.D. 112

Proposed Temporary Place of
Recreation, Sports or Culture
(Hobby Farm) for a Period
of 5 Years and Filling of Land at
Lot 110 S.A RP ,110 S.D
ss.1, 110 S.D ss.2 , 110 S.D ss.3
and 110 S.D RP in D.D. 112,
Yuen Long

Application No. :
A/YL-SK/306



申請地點 Application Site



Note:

- Catchpit CP7 with desilting facility shall follow CEDD standard drawing No. C2406I.
- Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- Cast Iron Cover shall be provided for all proposed UCs
- The inverted level of the connection point shall be verified on site prior the commencement of work

Legend:

- Proposed 300UC(1:100) Cover to be provided by cast iron
- Existing Nullah
- Proposed Catchpit
- +19.9 Existing Level

Company:

恆協工程有限公司
HANDSHIP
ENGINEERING
COMPANY LIMITED

Project:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm for a Period of 5 Years and Filling of Land at Lot 110 S.A RP ,110 S.D ss.1, 110 S.D ss.2 , 110 S.D ss.3 and 110 S.D RP in D.D. 112, Yuen Long

Application No. :
AYL-SK/306

Title:

Drainage Layout

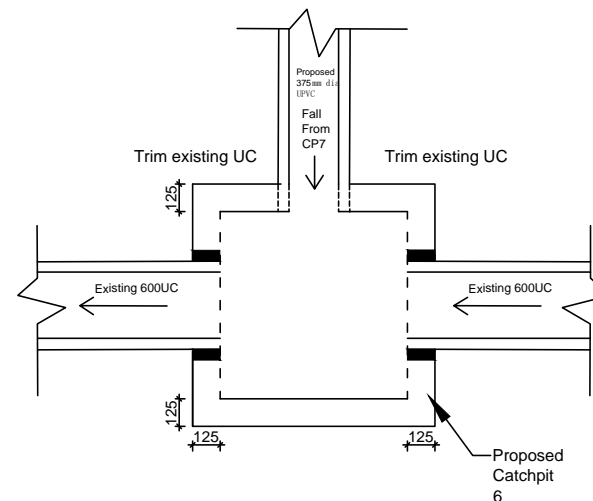
Dwg No:

Fig.2

Date:
14-01-
2022

File:

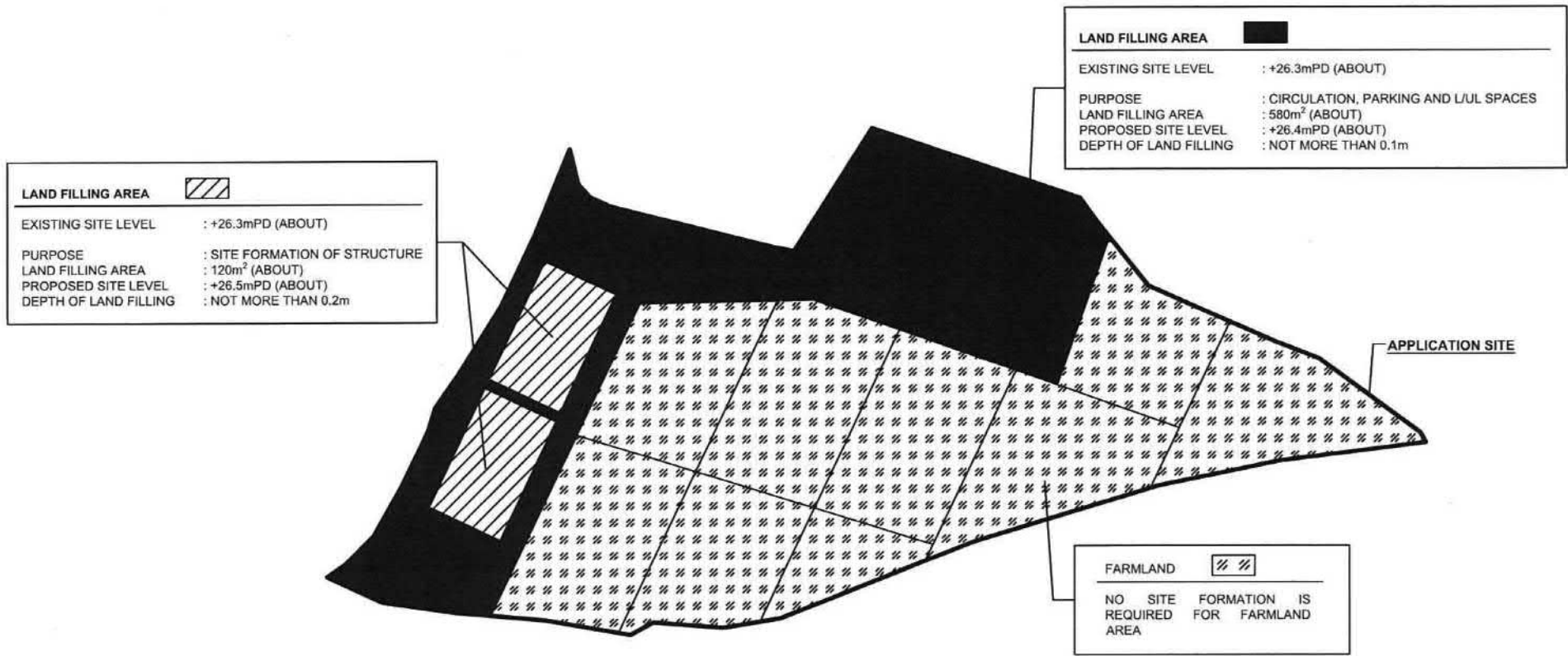
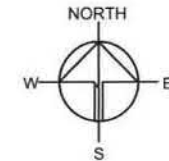
Lots 110 in
D.D. 112



Connection Details- CP8

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,769m ² (ABOUT)
AREA OF FARMLAND	: 1,070m ² (60%)(ABOUT)
LAND FILLING AREA	: 700m ² (40%)(ABOUT)
CIRCULATION SPACE	: 580m ² (ABOUT)
SITE FORMATION	: 120m ² (ABOUT)



LAND FILLING AREA

EXISTING SITE LEVEL : +26.3mPD (ABOUT)

PURPOSE : SITE FORMATION OF STRUCTURE

LAND FILLING AREA : 120m² (ABOUT)

PROPOSED SITE LEVEL : +26.5mPD (ABOUT)

DEPTH OF LAND FILLING : NOT MORE THAN 0.2m

LAND FILLING AREA

EXISTING SITE LEVEL : +26.3mPD (ABOUT)

PURPOSE : CIRCULATION, PARKING AND L/UL SPACES

LAND FILLING AREA : 580m² (ABOUT)

PROPOSED SITE LEVEL : +26.4mPD (ABOUT)

DEPTH OF LAND FILLING : NOT MORE THAN 0.1m

FARMLAND

NO SITE FORMATION IS REQUIRED FOR FARMLAND AREA

APPLICATION SITE

Drawing No.	Ver.
P05	01

Project

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR PERIOD OF 5 YEARS AND LAND FILLING

VARIOUS LOTS IN D.D. 1 SHEK KONG, YUEN LOI NEW TERRITORIES

Drawing Title

PAVED RATIO

Scale of A4

1 : 500

Drawn	Date
	14.4.202
Revised	Date

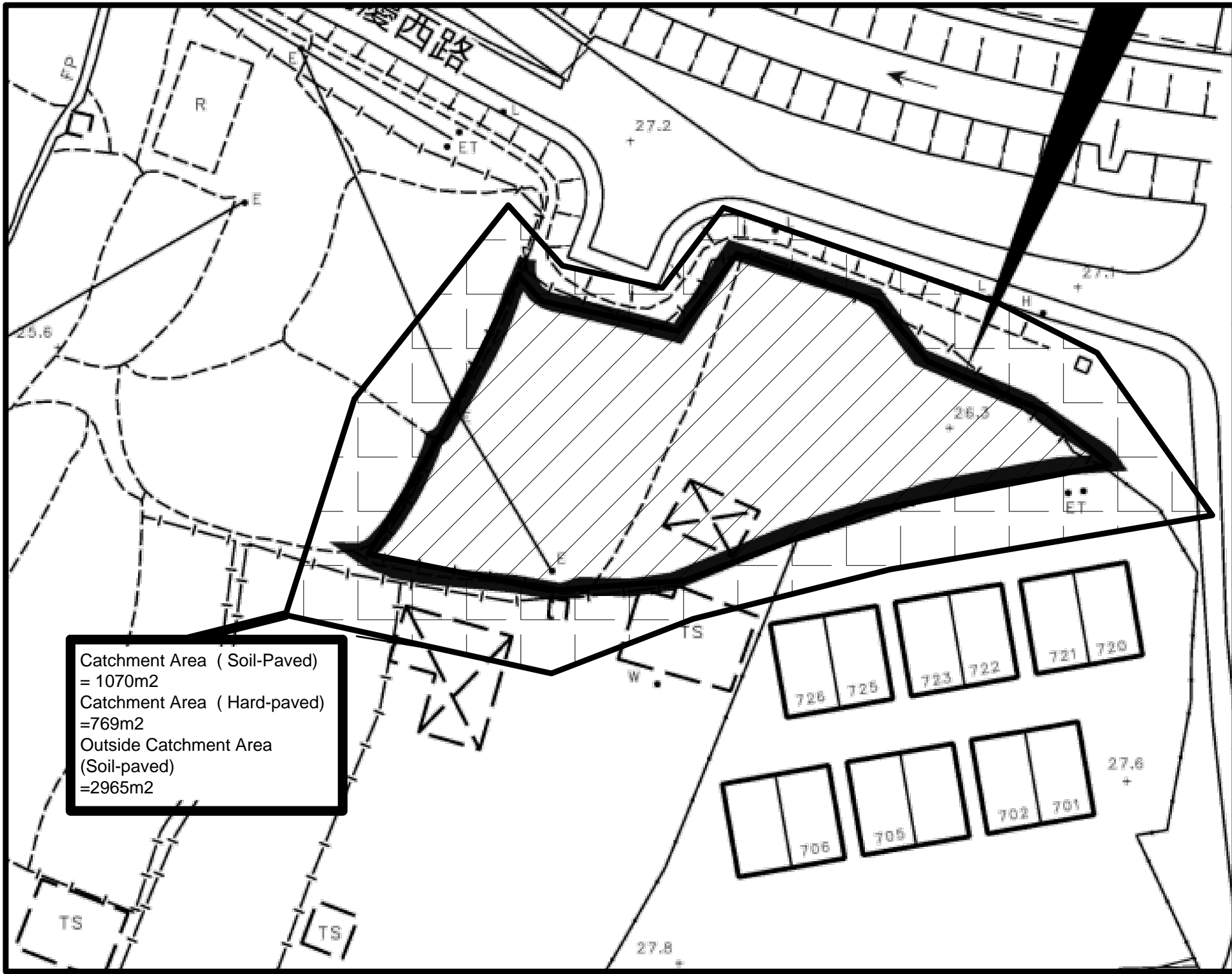
LEGEND

APPLICATION SITE

申請編號 Application No. : A/YL-SK/306

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



Legend:

- Proposed 300UC(1:100) Cover to be provided by cast iron
- Existing Nullah
- Proposed Catchpit
- Existing Level

Company:
 恆協工程有限公司
HANDSHIP ENGINEERING COMPANY LIMITED

Project:
 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm for a Period of 5 Years and Filling of Land at Lot 110 S.A RP ,110 S.D ss.1, 110 S.D ss.2 , 110 S.D ss.3 and 110 S.D RP in D.D. 112, Yuen Long

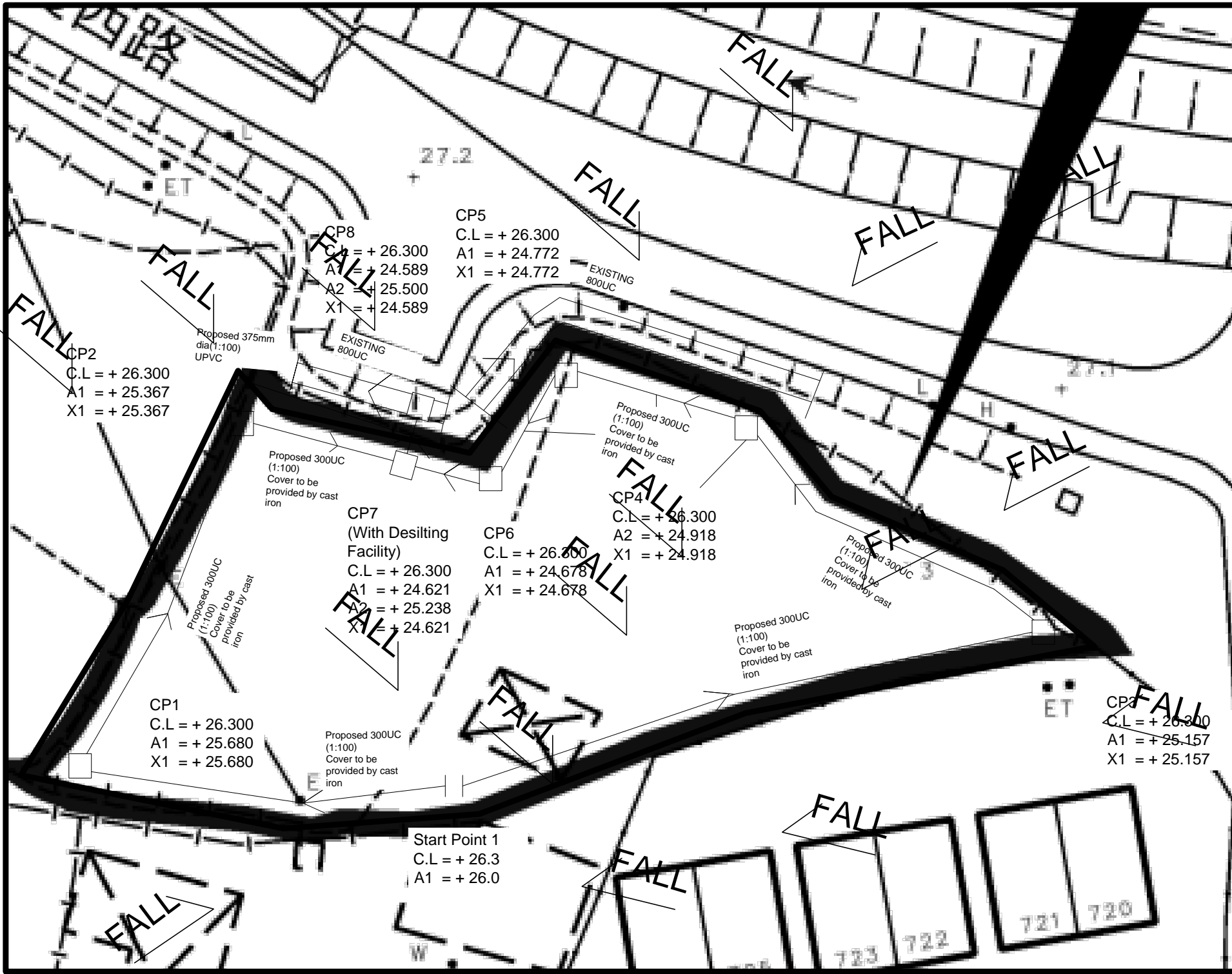
Application No. :
 A/YL-SK/306

Title:
 Catchment Area

Dwg No:	File:
Fig.3	Lots 110 in D.D. 112

Date:
 14-01-2022

Catchment Area (Soil-Paved)
 = 1070m²
 Catchment Area (Hard-paved)
 =769m²
 Outside Catchment Area
 (Soil-paved)
 =2965m²



Legend:

- Proposed 300UC(1:100)
Cover to be provided by cast iron
- Existing Nullah
- Proposed Catchpit
- Existing Level

Company:
 恆協工程有限公司
 HANDSHIP
 ENGINEERING
 COMPANY LIMITED

Project:
 Proposed Temporary
 Place of Recreation, Hobby
 Sports or Culture (Hobby
 Farm for a Period of 3
 Years at Lot 110 S.A RP
 ,110 S.D ss.1, 110 S.D
 ss.2 , 110 S.D ss.3 and
 110 S.D RP in D.D. 112,
 Yuen Long

Application No. :
 A/YL-SK/244

Title:
 Catchment Zone

Dwg No:	File:
Fig.4	Lots 110 in D.D. 112

Date:
 30th Sep
 2020

Company: 恆協工程有限公司 HANDSHIP ENGINEERING LIMITED
Project : Proposed Temporary Place of Recreational, Sports or Culture
 at Lots 110 S.A RP, 110 S.D ss.1, 110 S.D ss.2, 110 S.D ss.3 and
Date: 2019/7/6

Calculation for channels:

Catchment Area of site

Site Catchment Area (Soil-Paved) = 1070 m²
 = 0.001070 km²

Peak runoff in m³/s = 0.278 x 0.25 x 250 mm/hr x 0.001070 km²
 = 0.018591 m³/s
 = 1115 liter/min

Site Catchment Area (HARD-PAVED) = 769 m²
 = 0.00077 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.00077 km²
 = 0.050839 m³/s
 = 3050 liter/min

Outside Catchment Area

Area = 2965 m²
 = 0.002965 km²

Peak runoff in m³/s = 0.278 x 0.25 x 250 mm/hr x 0.002965 km²
 = 0.051517 m³/s
 = 3091 liter/min

Total Peak Runoff for site = 0.120947 m³/s
 = 7256 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
 For gradient 1:100,300UC will be suitable.

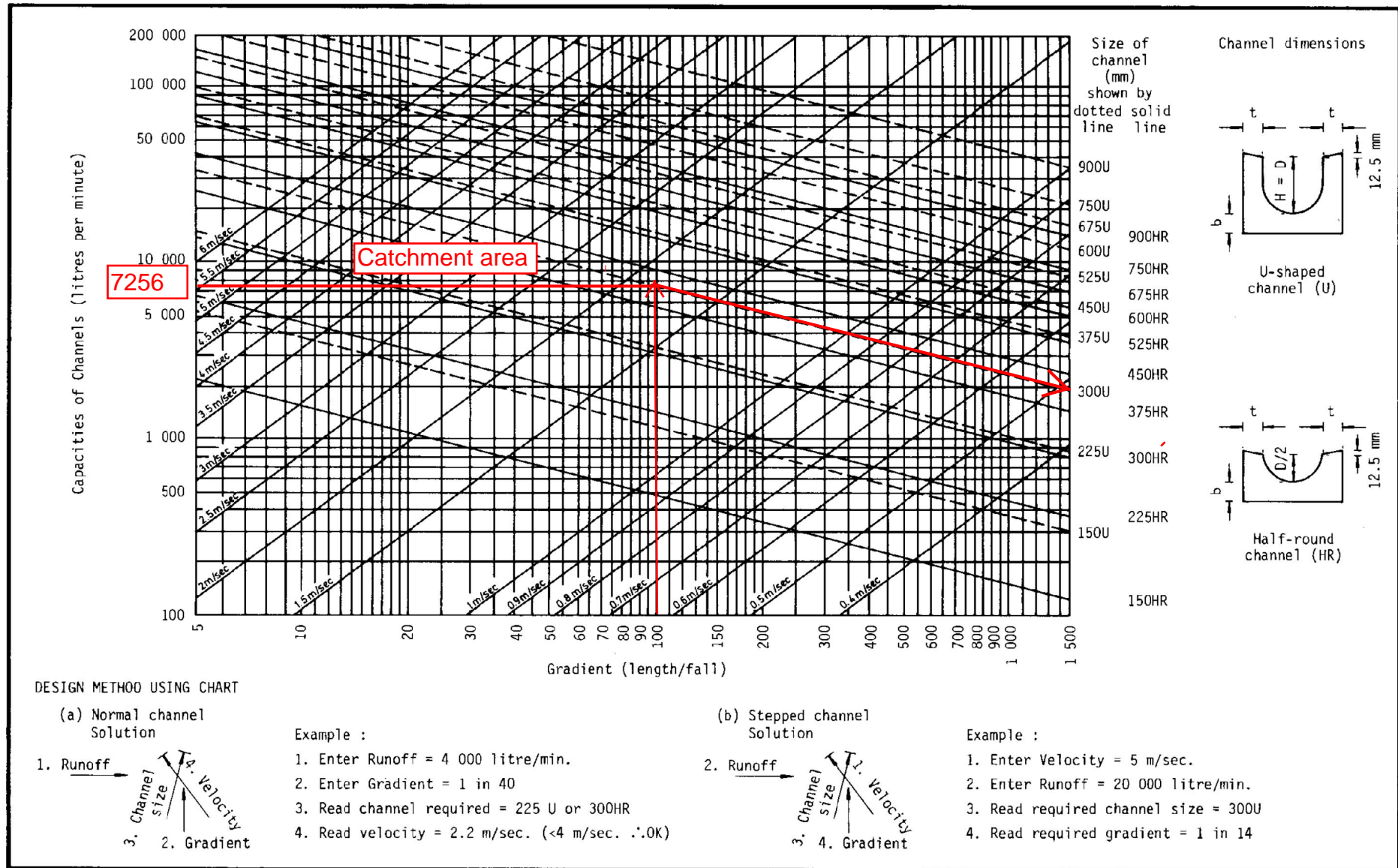
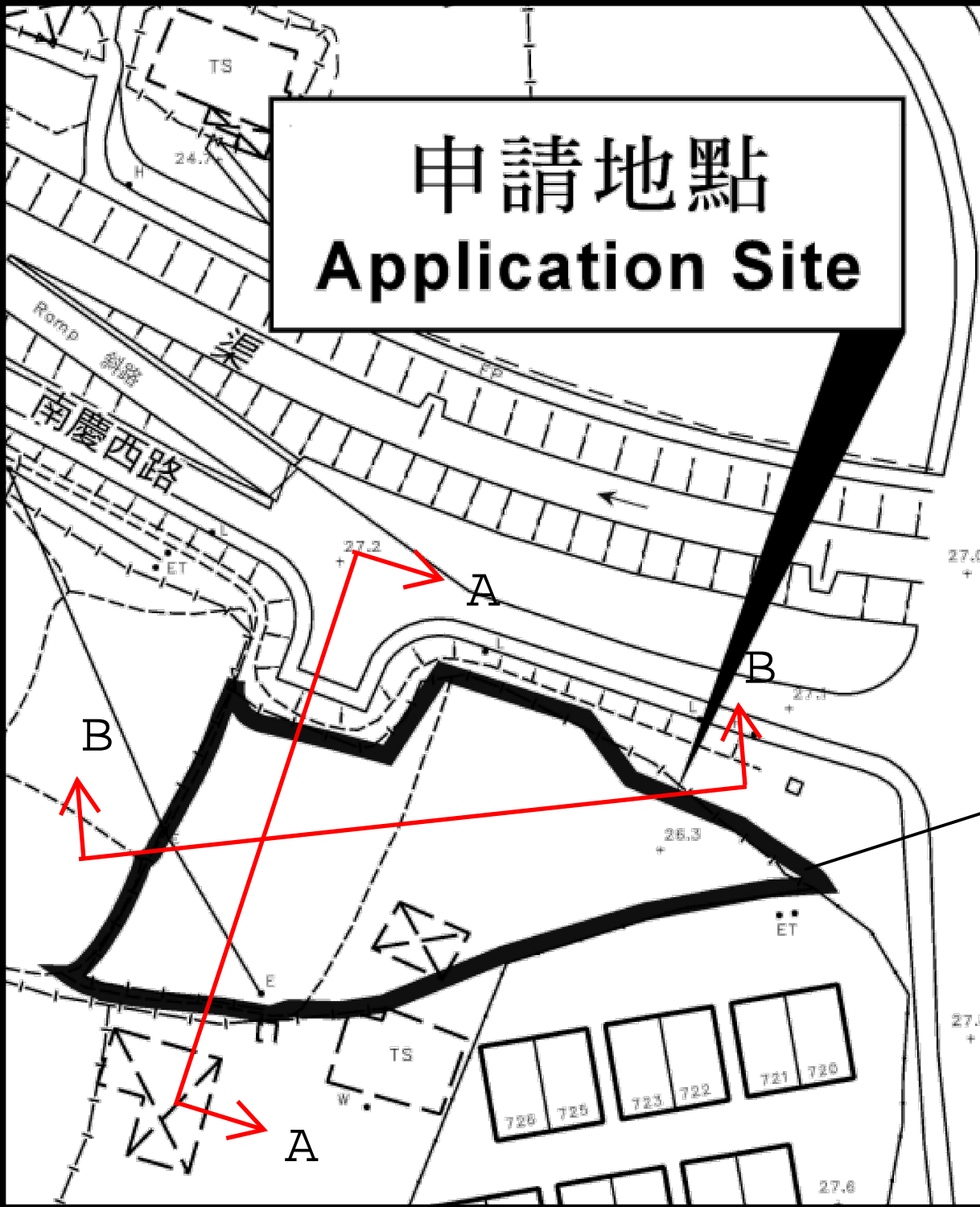


Figure 8.7 - Chart for the Rapid Design of Channels

申請地點 Application Site



Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land at Lot 110 S.A RP ,110 S.D ss.1, 110 S.D ss.2 , 110 S.D ss.3 and 110 S.D RP in D.D. 112, Yuen Long

Application No. :
A/YL-SK/306

Legend:

	Proposed 300UC(1:100) Cover to be provided by cast iron
	Existing Nullah
	Proposed Catchpit
	^{+19.9} Existing Level

Company:
恆協工程有限公司
**HANDSHIP
ENGINEERING
COMPANY LIMITED**

Project:
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm for a Period of 5 Years and Filling of Land at Lot 110 S.A RP ,110 S.D ss.1, 110 S.D ss.2 , 110 S.D ss.3 and 110 S.D RP in D.D. 112, Yuen Long

Application No. :
A/YL-SK/306

Title:
Site Boundary

Dwg No:	File:
Fig.1	Lots 110 in D.D. 112

Date:
14-01-2022

WIP May 2018

NAM HING WEST

Nullah

南慶西路

720 725 723 722 721 720

+26.5

27.8 +

27.2 +

27.0 +

27.1 +

26.3 +

27.8 +

TS

24.7

Ramp

斜路

ET

B

A

B

A

TS

W

ET

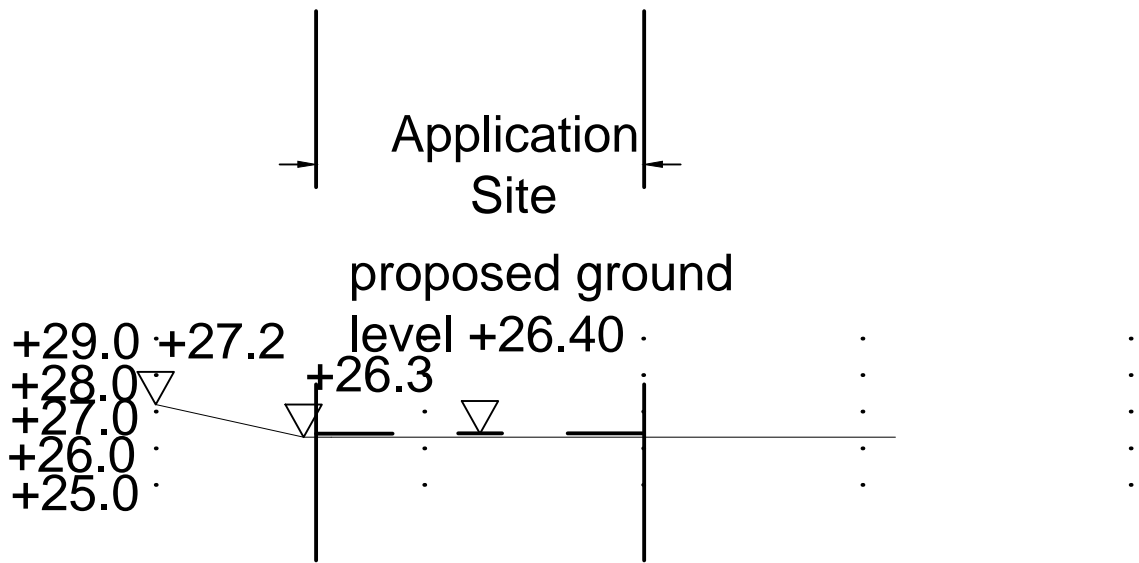
5100

5100

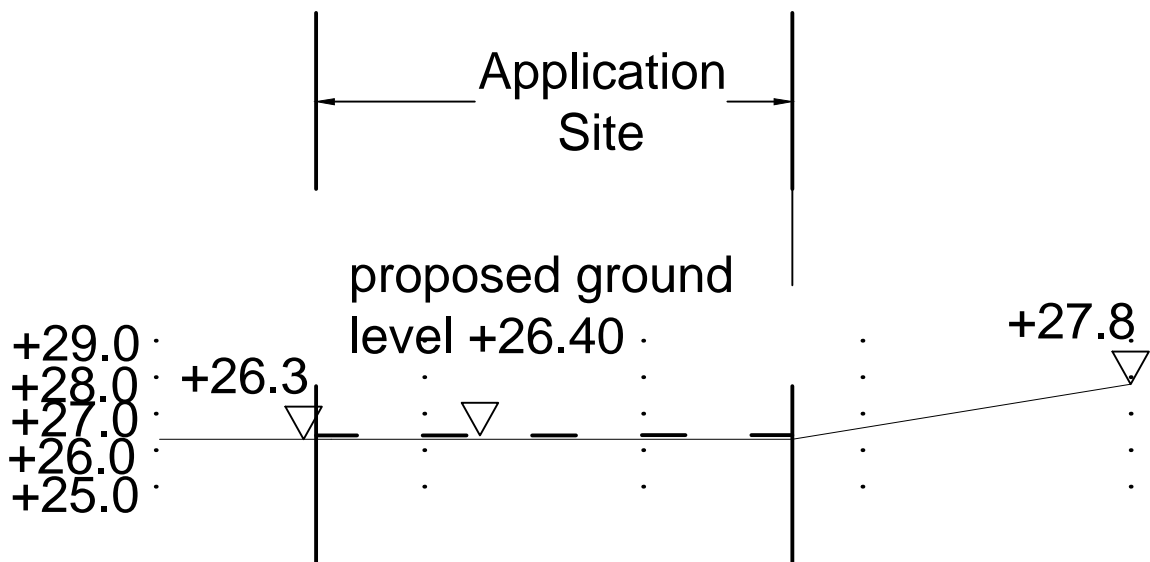
Date:

14-01-

2022



Section A-A



Section B-B

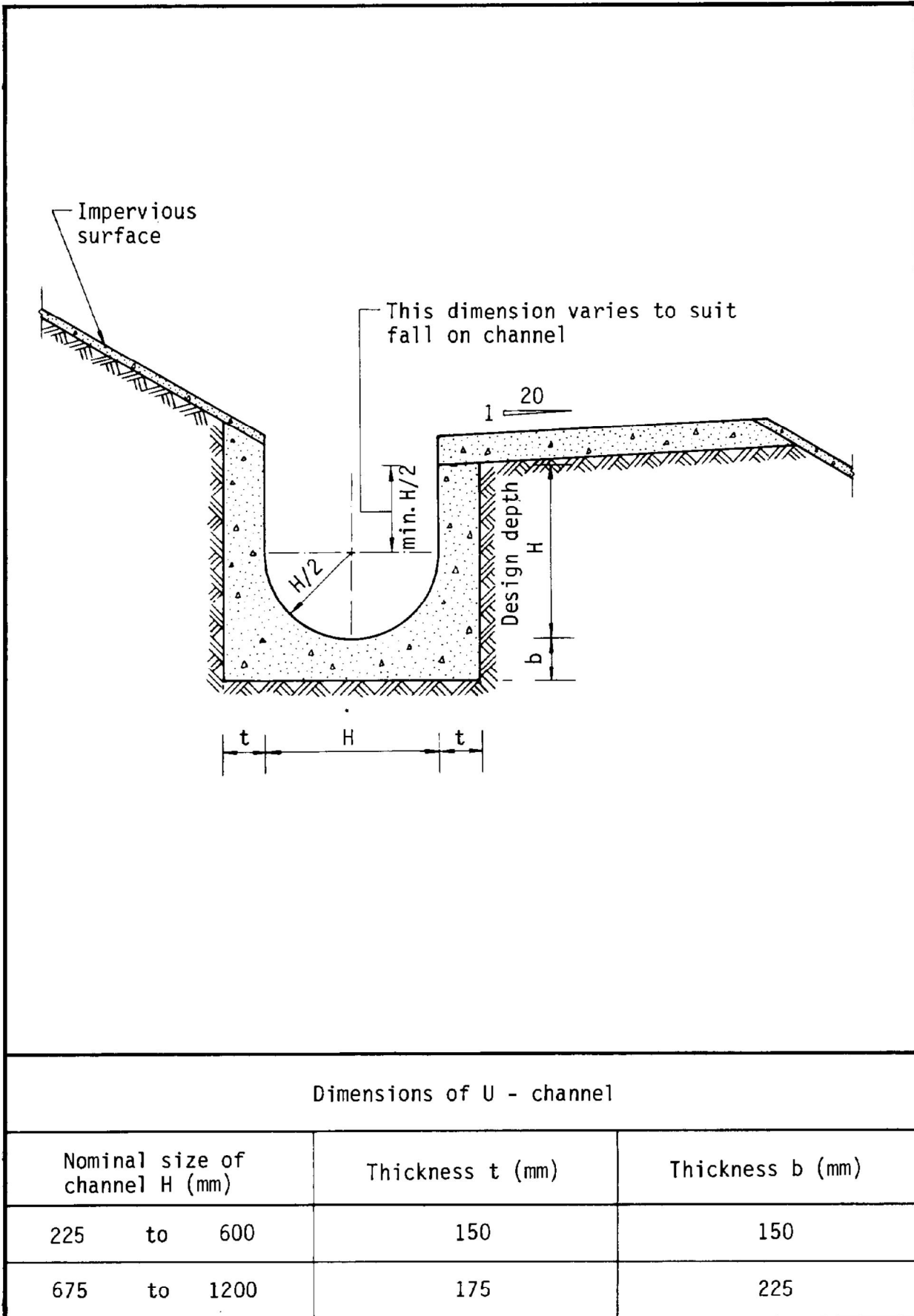


Figure 8.11 - Typical U-channel Details

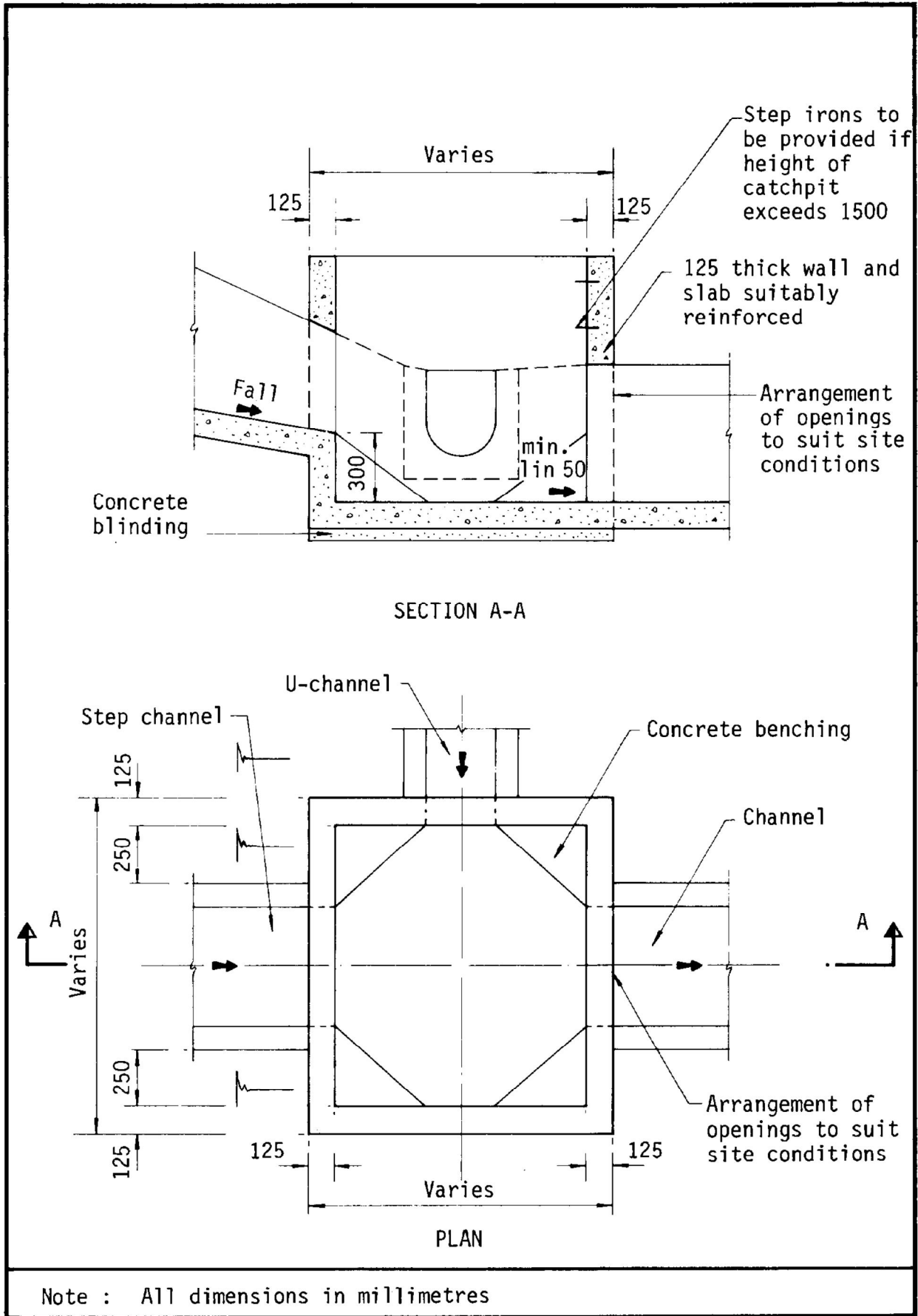
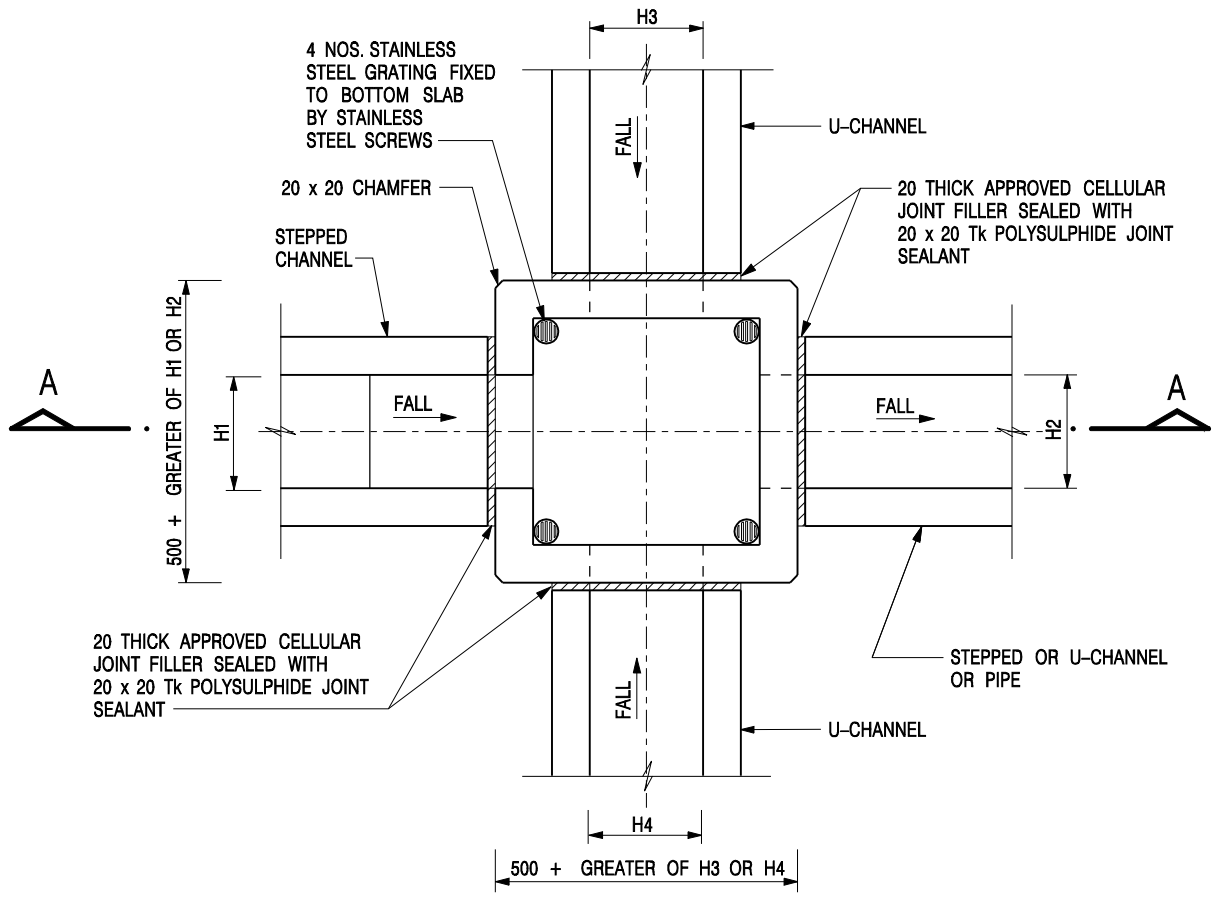
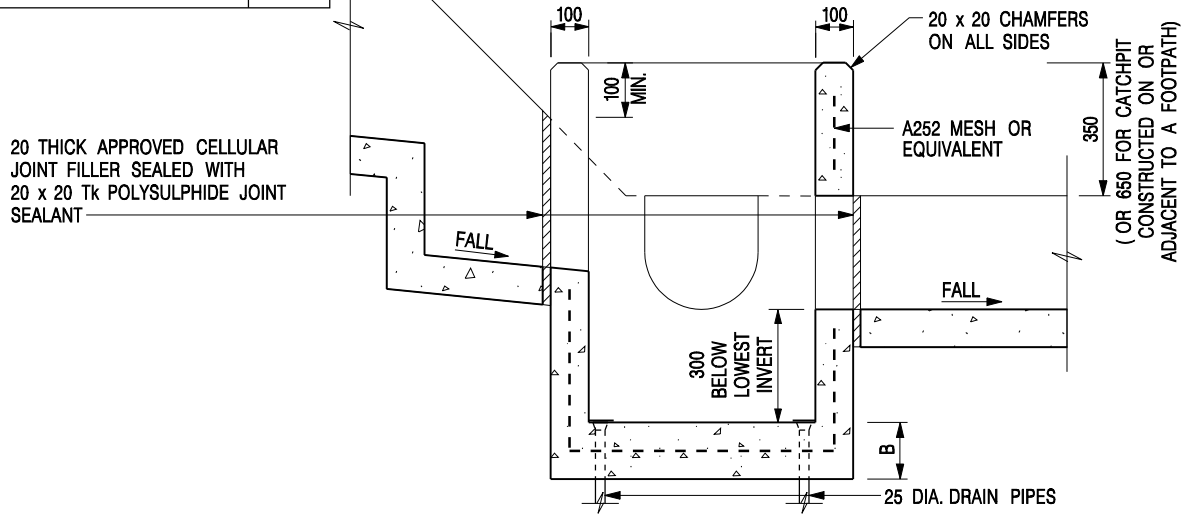


Figure 8.10 - Typical Details of Catchpits




NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



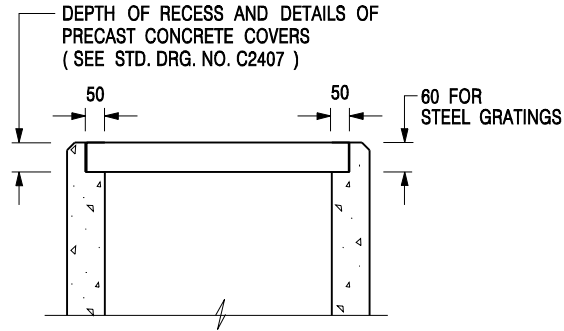
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 2 FOR OTHER NOTES.

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)


CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20	DRAWING NO. C2406 /1
DATE JAN 1991	




**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




DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,856 m ²	(ABOUT)
COVERED AREA	: 409 m ²	(ABOUT)
UNCOVERED AREA	: 2,447 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 14 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 472 m ²	(ABOUT)
TOTAL GFA	: 472 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U SPACE FOR LIGHT BUS / LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U SPACE	: 8 m (L) x 3.5 m (W)

FIRE SERVICE INSTALLATIONS

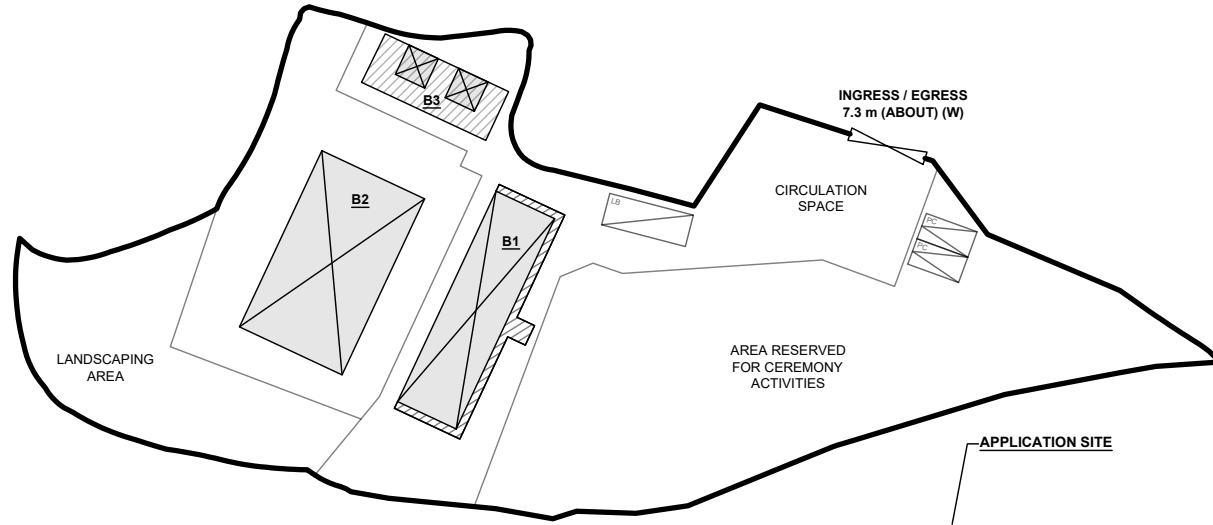
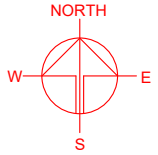
-  EMERGENCY LIGHT
-  EXIT SIGN
-  5 KG DRY POWER TYPE FIRE EXTINGUISHER

FS NOTES:

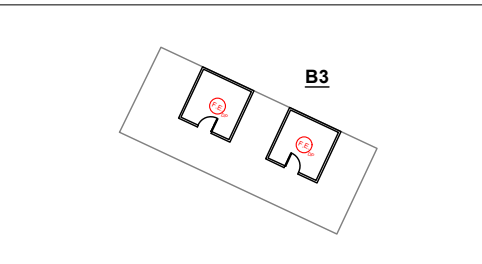
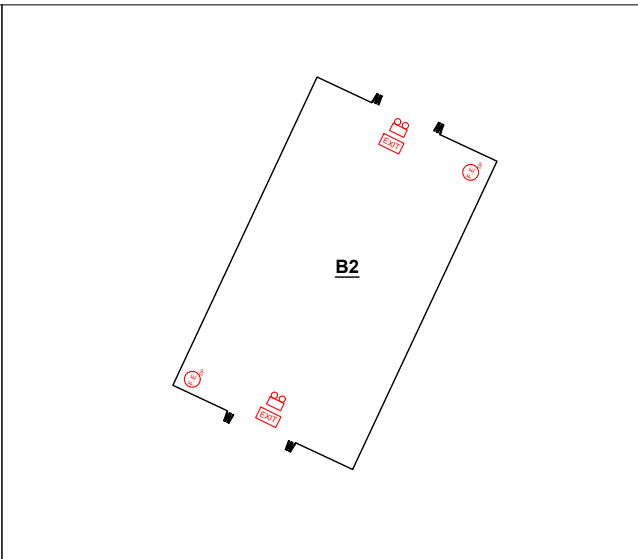
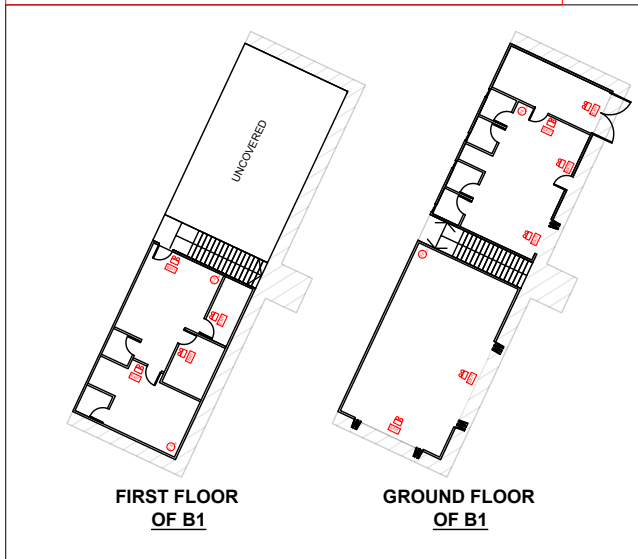
- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	CEREMONY ACTIVITY ROOM, WASHROOM SITE OFFICE AND STORE ROOM	157 m ² (ABOUT)#	220 m ² (ABOUT)#	7 m (ABOUT)(2-STOREY)
B2	CEREMONY ACTIVITY ROOM*	189 m ² (ABOUT)	189 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	RAIN SHELTER, WASHROOM AND STORE ROOM	63 m ² (ABOUT)	63 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		409 m² (ABOUT)	472 m² (ABOUT)	







*STRUCTURE B2 IS A RETRACTABLE MARQUEE
#GFA OF STRUCTURE B1 - 157m² (G/F) + 63 m² (1/F) = 220m²



APPLICATION SITE



LEGEND

-  APPLICATION SITE
-  STRUCTURE (ENCLOSED)
-  STRUCTURE (NOT ENCLOSED)
-  PARKING SPACE (PC)
-  LOADING / UNLOADING SPACE (LB / LGV)
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 / 400 @ A4

DRAWN BY: MN DATE: 1.2.2024

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE: FSIs PROPOSAL

DWG. NO.: APPENDIX II

VER.: 001

Appendix III – Photographic Records of the Existing Run-In/Out

