

Appendix I

Accepted Drainage Proposal under Previous Application No. A/YL-SK/261

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中環大廈 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.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-SK/261
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/3168 4075

By Post & Fax

(Attn.: Mr. Orpheus LEE)

3 January 2022

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (c)
- the Submission of a Revised Drainage Proposal**

**Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 5 Years and Filling of Land in "Agriculture" Zone,
Lots 1626 RP (Part), 1627 RP (Part), 1628 S.A ss.1 (Part), 1628 S.B RP (Part),
1628 S.C ss.1 (Part), 1628 S.D, 1644 S.B (Part), 1644 RP (Part), 1645 RP (Part) and 1646 RP
(Part) in D.D. 112, and Adjoining Government Land, Shui Tsan Tin, Shek Kong, Yuen Long
(Application No. A/YL-SK/261)**

I refer to your submission dated 14.12.2021 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 Drainage Services Department directly.

Yours faithfully,

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

- 2 -

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:

The applicant is reminded to note the following:

- (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 affected any existing natural streams, village drains, ditches and the adjacent areas.
- (iv) The applicant should consult District Lands Officer/Yuen Long, Lands Department and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.

Our Ref.: DD112lots1626RP(Part)&VL
Your ref.: TPB/A/YL-SK/261

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

By Email

14 December 2021

Dear Sir,

Compliance with Approval Condition (c)

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
For a Period of 5 Years with Filling of Land by 0.2m in "Agriculture" Zone,
Lots 1626 RP (Part), 1627 RP (Part), 1628 S.A ss.1 (Part), 1628 S.B RP (Part), 1628 S.C
ss.1 (Part), 1628 S.D, 1644 S.B (Part), 1644 RP (Part), 1645 RP (Part) and 1646 RP (Part)
in D.D 112, and Adjoining Government Land, Shui Tsan Tin, Shek Kong, Yuen Long**

(Application No. A/YL-SK/261)

We are writing to submit a revised drainage proposal (**Appendix I**) for compliance with approval condition (c) 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 Mr. Bon TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

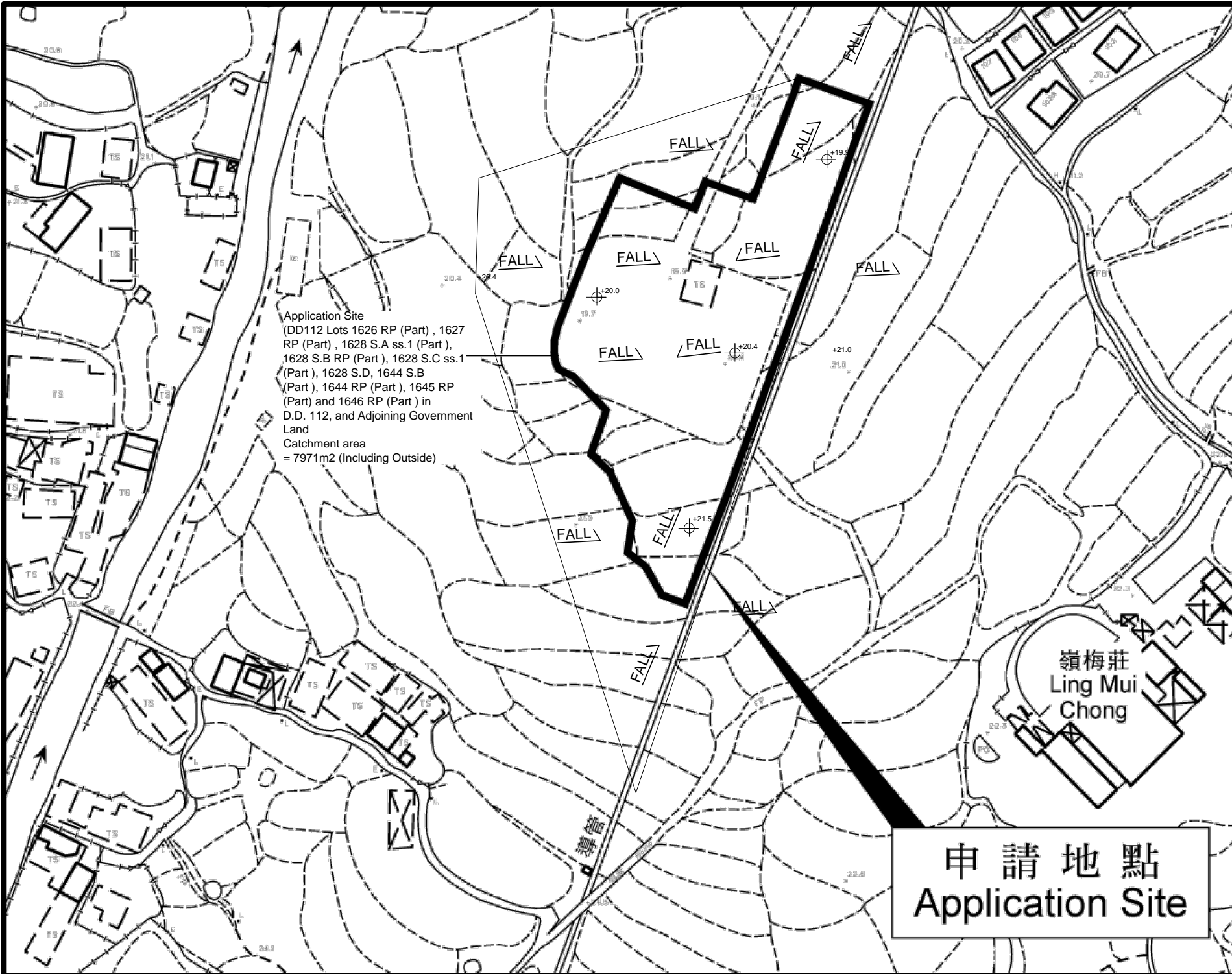
For and on behalf of
R-riches Property Consultants Limited



Orpheus LEE
Planning and Development Consultant

cc DPO/FSYLE [REDACTED]





Application Site
(DD112 Lots 1626 RP (Part) , 1627
RP (Part) , 1628 S.A ss.1 (Part) ,
1628 S.B RP (Part) , 1628 S.C ss.1
(Part) , 1628 S.D, 1644 S.B
(Part) , 1644 RP (Part) , 1645 RP
(Part) and 1646 RP (Part) in
D.D. 112, and Adjoining Government
Land
Catchment area
= 7971m2 (Including Outside)

- Legend:
- Proposed 375 UC (1:100) with cast iron cover
 - Existing Stream
 - Proposed Catchpit with iron cover
 - 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) at Lots
1626 RP (Part) , 1627 RP
(Part) , 1628 S.A ss.1
(Part) , 1628 S.B RP (Part)
, 1628 S.C ss.1 (Part) ,
1628 S.D, 1644 S.B
(Part) , 1644 RP (Part) ,
1645 RP (Part) and 1646
RP (Part) in D.D. 112,
and Adjoining
Government Land, Shui
Tsan Tin, Shek Kong,
Yuen Long

APPLICATION NO.:
A/YL-SK/261

Title:
Drainage Proposal-
Application Boundary
Catchment Zone and
area

| | |
|---------------------------|------------------|
| Date: 24th Nov 2020 | Dwg No. Fig.1 |
|---------------------------|------------------|

申請地點
Application Site



- Note:**
- Catchpit (CP4) 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.

3. No fence wall ,solid wall and hoarding shall be proposed

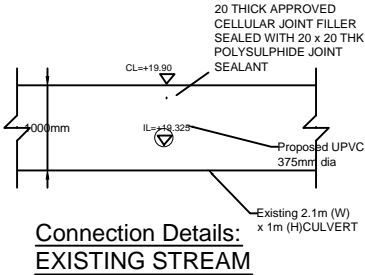
4. The invert level of the connection point shall be verified on site before commencement of works

| | |
|----------------|--|
| Legend: | |
| | Proposed 375 UC (1:100) with cast iron cover |
| | Existing Stream |
| | Proposed Catchpit with iron cover |
| | 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) at Lots 1626 RP (Part) , 1627 RP (Part) , 1628 S.A ss.1 (Part) ,1628 S.B RP (Part) , 1628 S.C ss.1 (Part) , 1628 S.D, 1644 S.B (Part) , 1644 RP (Part) , 1645 RP (Part) and 1646 RP (Part) in D.D. 112, and Adjoining Government Land, Shui Tsan Tin, Shek Kong, Yuen Long

APPLICATION NO.:
A/YL-SK/261



Title:
Drainage Proposal-
Layout

| | |
|----------------------------------|-------------------------|
| Date: 12th Dec 2021 | Dwg No. Fig.2 |
|----------------------------------|-------------------------|

Company: HANDSHIP ENGINEERING COMPANY LIMITED
Project : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
 at Lot 11626 RP (Part) , 1627 RP (Part) , 1628 S.A ss.1 (Part) ,
 1628 S.B RP (Part) , 1628 S.C ss.1 (Part) , 1628 S.D, 1644 S.B
Date: 2019/7/19

Calculation for channels:

Catchment Area of site

| | | | |
|---------------------------|---|----------|-----------------|
| Soil-paved Catchment Area | = | 7698 | m ² |
| | = | 0.007698 | km ² |

| | | | | | | | | | | |
|----------------------------------|---|----------|-------------------|------|---|-----|-------|---|----------|-----------------|
| Peak runoff in m ³ /s | = | 0.278 | x | 0.25 | x | 250 | mm/hr | x | 0.007698 | km ² |
| | = | 0.133753 | m ³ /s | | | | | | | |
| | = | 8025 | liter/min | | | | | | | |

| | | | |
|---------------------------|---|----------|-----------------|
| Hard-paved Catchment Area | = | 273 | m ² |
| | = | 0.000273 | km ² |

| | | | | | | | | | | |
|----------------------------------|---|----------|-------------------|------|---|-----|-------|---|----------|-----------------|
| Peak runoff in m ³ /s | = | 0.278 | x | 0.95 | x | 250 | mm/hr | x | 0.000273 | km ² |
| | = | 0.018025 | m ³ /s | | | | | | | |
| | = | 1081 | liter/min | | | | | | | |

| | | | |
|--|---|----------|-------------------|
| Total peak runoff in m ³ /s | = | 0.151778 | m ³ /s |
| | = | 9107 | liter/min |

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
 For gradient 1:100, 375UC will be suitable for site

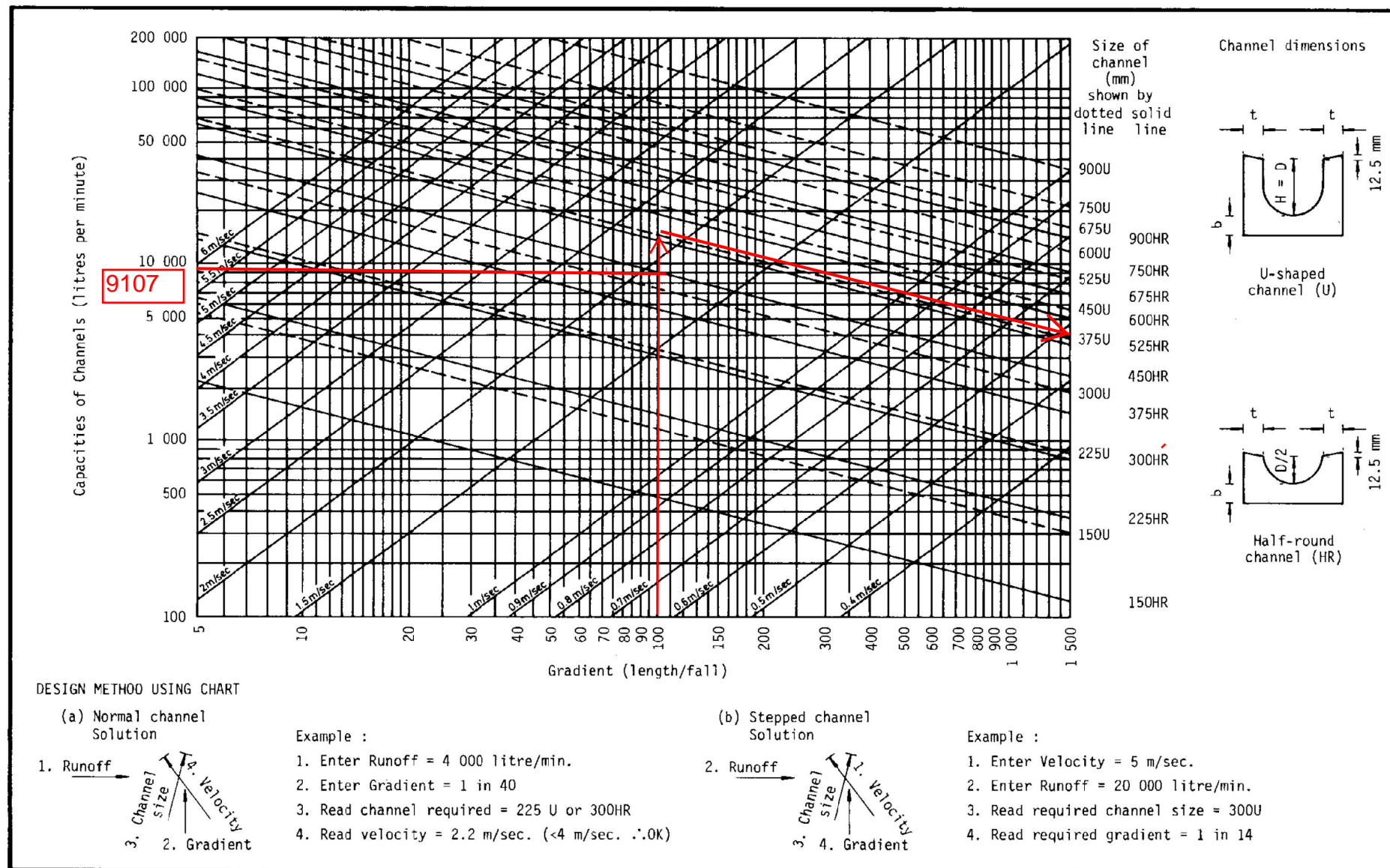
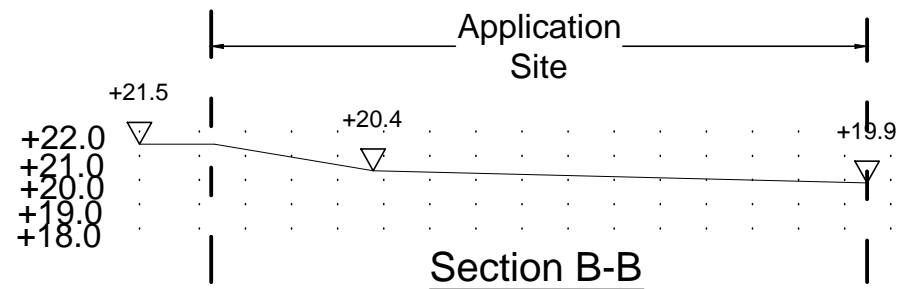
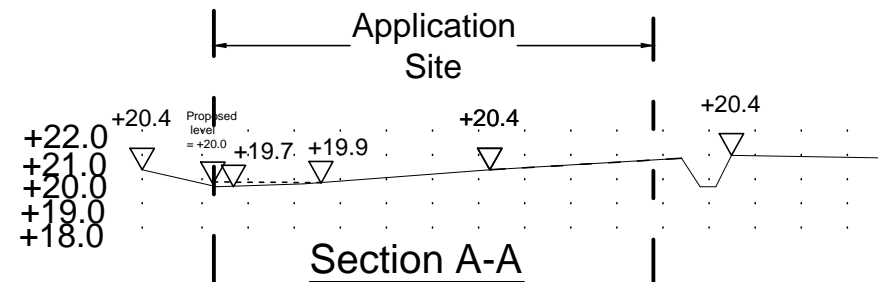
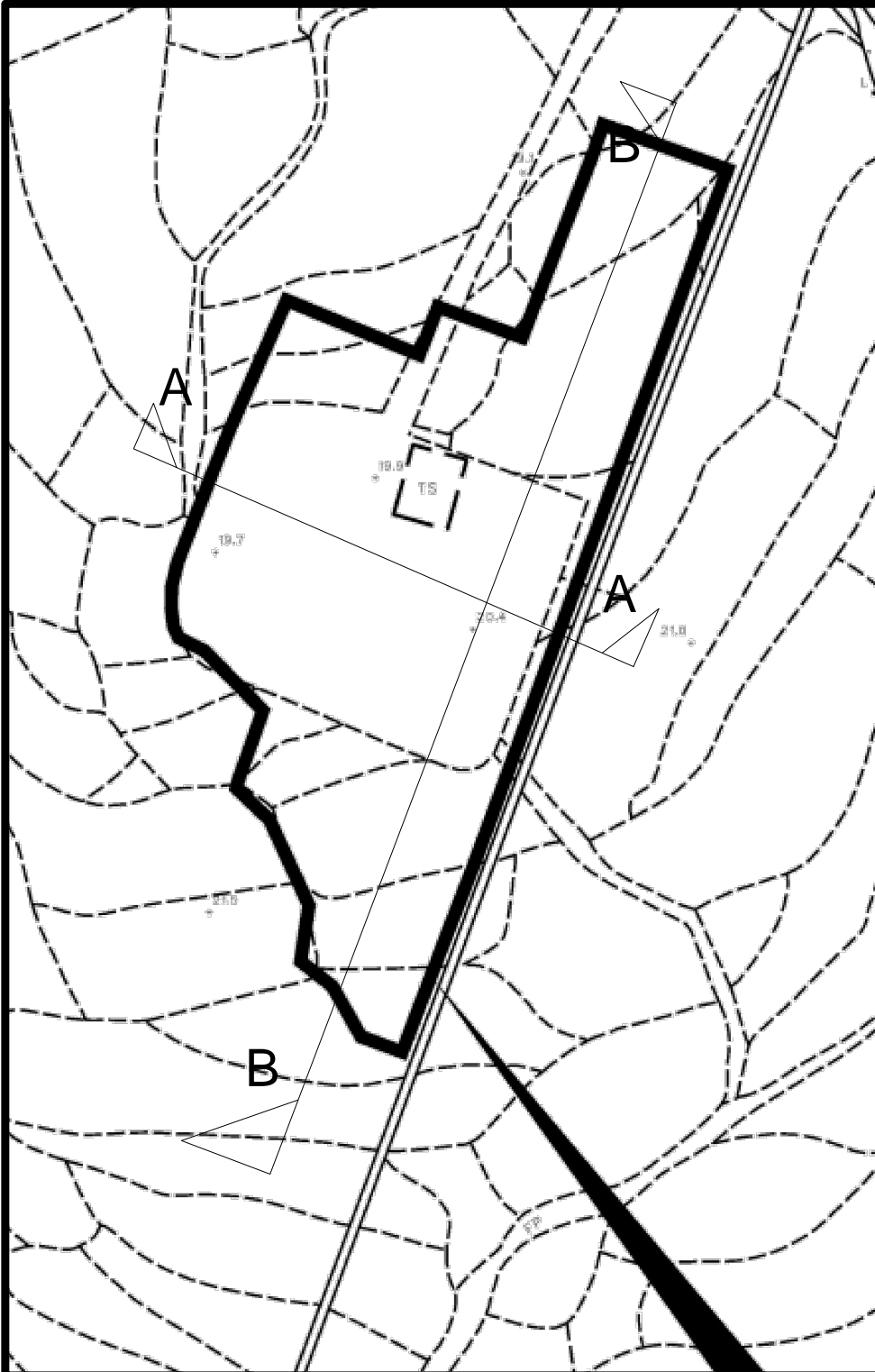
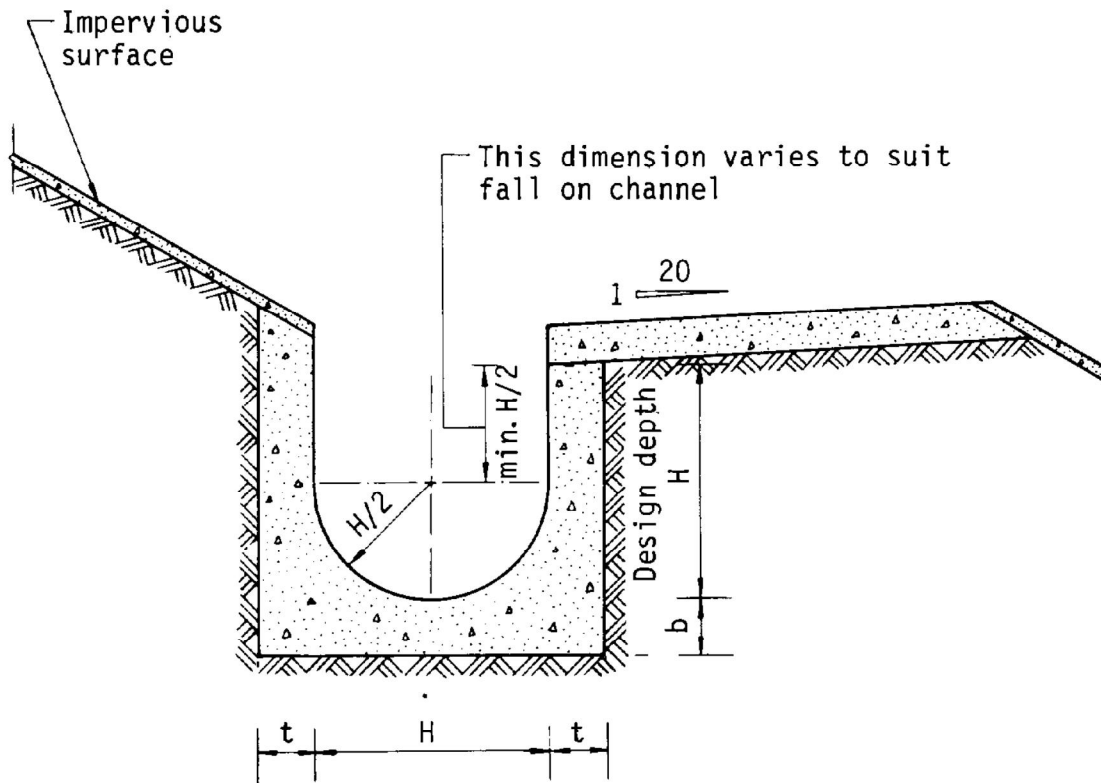


Figure 8.7 - Chart for the Rapid Design of Channels



| | |
|---|-------------------------|
| Legend: <ul style="list-style-type: none">→ Proposed 375 UC (1:100) with cast iron cover⇌ Existing Stream□ Proposed Catchpit with iron cover⊕^{+5.5} 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) at Lots 1626 RP (Part) , 1627 RP (Part) , 1628 S.A ss.1 (Part),1628 S.B RP (Part) , 1628 S.C ss.1 (Part) , 1628 S.D, 1644 S.B (Part) , 1644 RP (Part) , 1645 RP (Part) and 1646 RP (Part) in D.D. 112, and Adjoining Government Land, Shui Tsan Tin, Shek Kong, Yuen Long | |
| APPLICATION NO.: A/YL-SK/261 | |
| Title: Section | |
| Date: 27th Oct 2020 | Dwg No. Fig.3 |



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

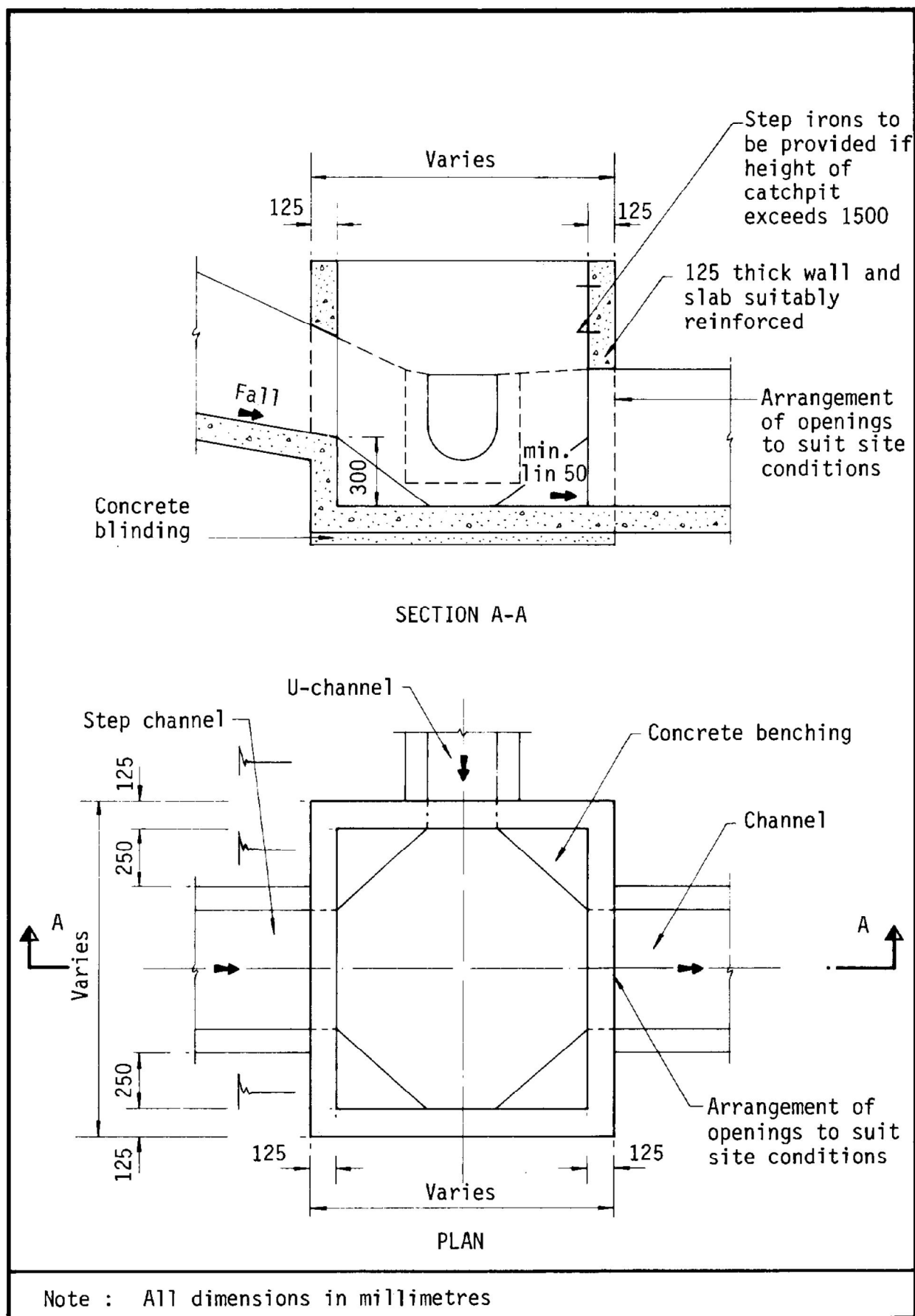
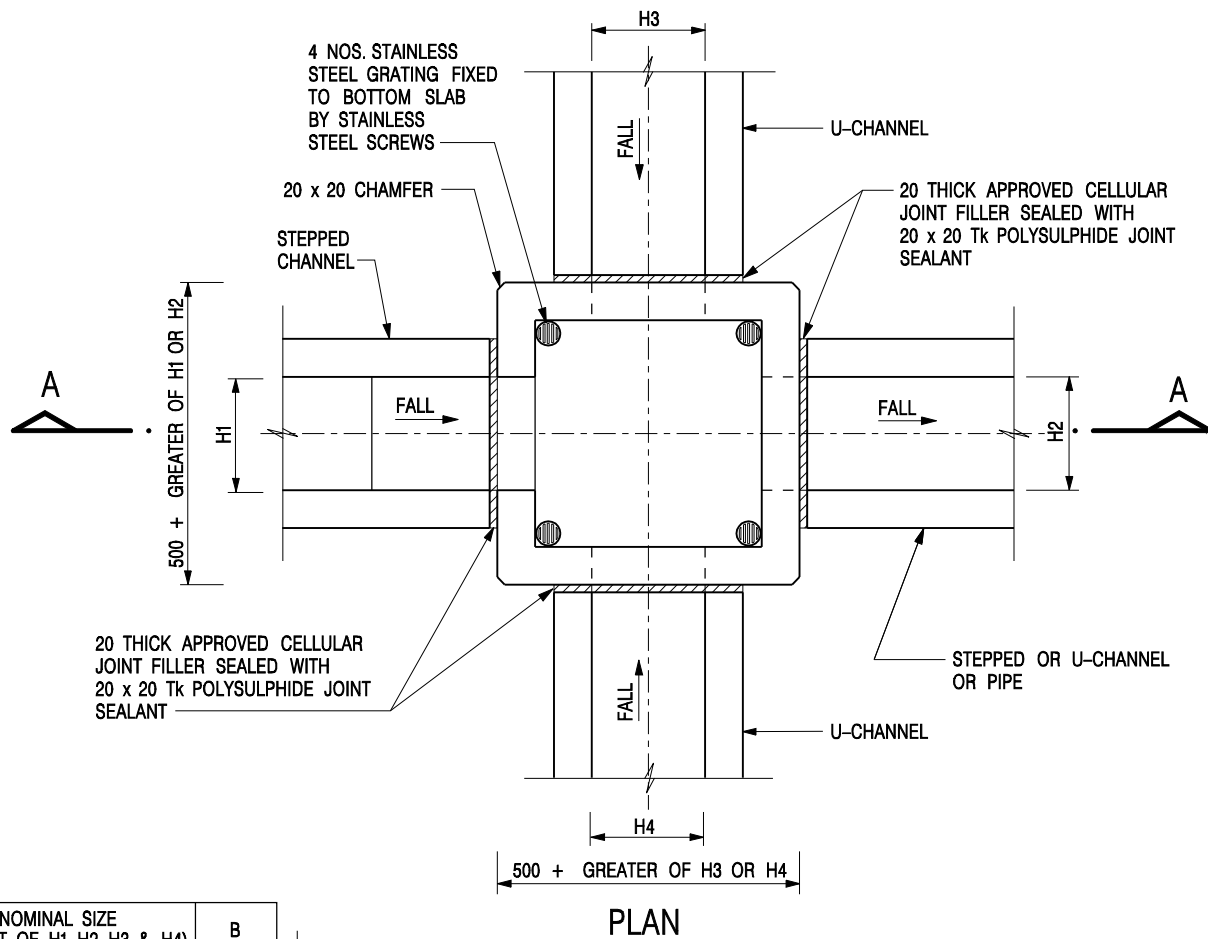
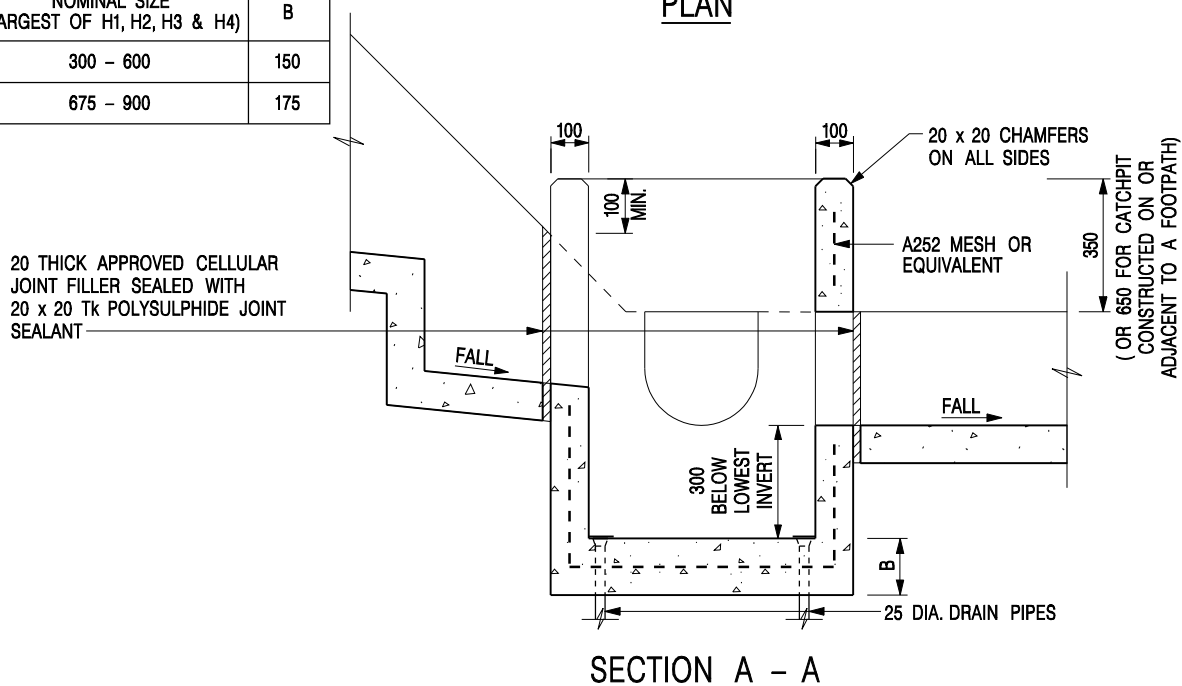


Figure 8.10 - Typical Details of Catchpits




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

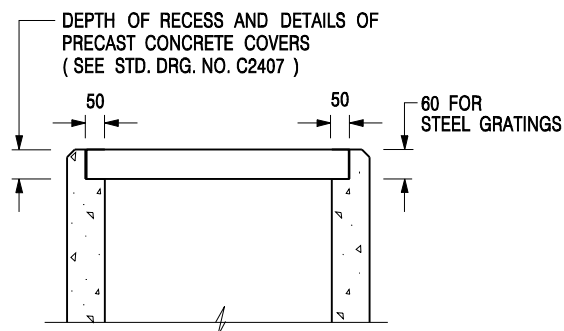


NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

| | | | |
|---|-------------------------|--------------------------------|---------|
| - | FORMER DRG. NO. C2406J. | Original Signed | 03.2015 |
| REF. | REVISION | SIGNATURE | DATE |
|  CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT | | SCALE 1 : 20 | |
| | | DATE JAN 1991 | |
| | | DRAWING NO. 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 |
| REF. | REVISION | SIGNATURE | DATE |

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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

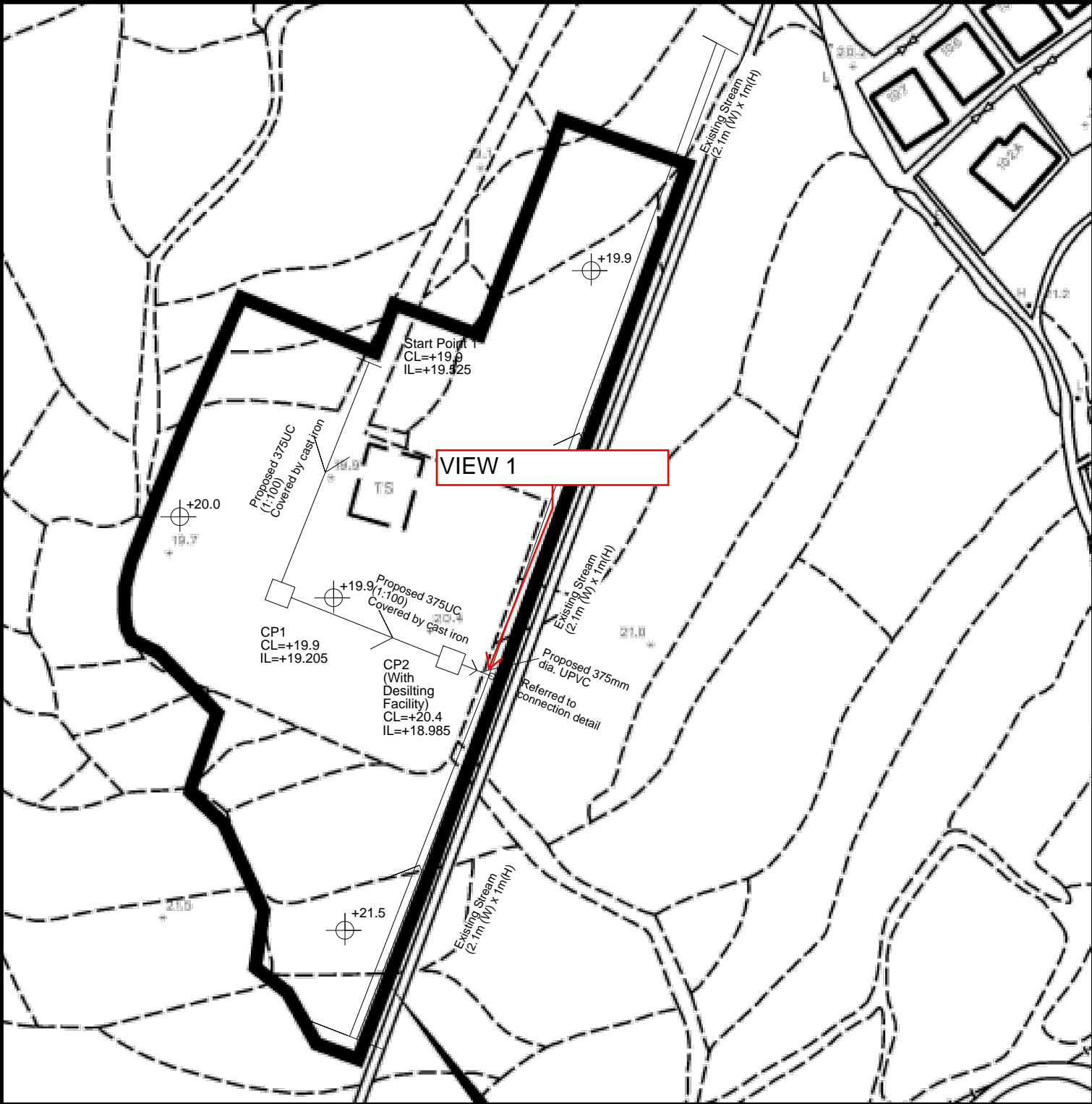
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

APPENDIX: SITE PHOTO



- Note:**
- 1. Catchpit (CP4) with desilting facility shall follow CEDD standard drawing No. C2406I.
 - 2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

3. No fence wall ,solid wall and hoarding shall be proposed

4. The invert level of the connection point shall be verified on site before commencement of works

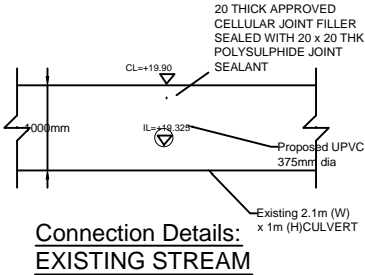
Legend:

- Proposed 375 UC (1:100) with cast iron cover
- Existing Stream
- Proposed Catchpit with iron cover
- 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) at Lots 1626 RP (Part) , 1627 RP (Part) , 1628 S.A ss.1 (Part) ,1628 S.B RP (Part) , 1628 S.C ss.1 (Part) , 1628 S.D, 1644 S.B (Part) , 1644 RP (Part) , 1645 RP (Part) and 1646 RP (Part) in D.D. 112, and Adjoining Government Land, Shui Tsan Tin, Shek Kong, Yuen Long

APPLICATION NO.:
A/YL-SK/261



Title:
EYE LOCATION
PLAN

Date:
12th Dec
2021

Dwg No.
Fig.4



VIEW1 EXISTING STREAM 2.1m (Width) x 1m depth

Appendix II

Accepted FSIs Proposal under Previous Application No. A/YL-SK/261

| DEVELOPMENT PARAMETERS | | |
|------------------------|------------------------|---------|
| APPLICATION SITE AREA | : 4,474m ² | (ABOUT) |
| COVERED AREA | : 273 m ² | (ABOUT) |
| UNCOVERED AREA | : 4,201 m ² | (ABOUT) |
| PLOT RATIO | : 0.06 | (ABOUT) |
| SITE COVERAGE | : 6 % | (ABOUT) |
| NO. OF STRUCTURE | : 3 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 273 m ² | (ABOUT) |
| TOTAL GFA | : 273 m ² | (ABOUT) |
| BUILDING HEIGHT | : 3 m - 3.5 m | (ABOUT) |
| NO. OF STOREY | : 1 | |

| STRUCTURE | USE | COVERED AREA | GROSS FLOOR AREA | BUILDING HEIGHT |
|-----------|---|---------------------------|---------------------------|------------------------|
| B1 | RAIN SHELTER RECEPTION, WASHROOM, RAIN SHELTER, WATER TANK STORAGE OF FARM TOOLS GREENHOUSE | 108m ² (ABOUT) | 108m ² (ABOUT) | 3.5m (ABOUT)(1-STOREY) |
| B2 | | 120m ² (ABOUT) | 120m ² (ABOUT) | 3.5m (ABOUT)(1-STOREY) |
| B3 | | 45m ² (ABOUT) | 45m ² (ABOUT) | 3m (ABOUT)(1-STOREY) |
| TOTAL | | 273m ² (ABOUT) | 273m ² (ABOUT) | |



FIRE SERVICE INSTALLATIONS

| | |
|--|--|
| | EXIT SIGN |
| | EMERGENCY LIGHT |
| | 4 KG DRY POWDER TYPE 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.

NO PARKING NOR LOADING/UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

LEGEND

| | |
|--|------------------------|
| | APPLICATION SITE |
| | STRUCTURE |
| | STRUCTURE (GREENHOUSE) |
| | FARM AREA |

PLANNING CONSULTANT



PROJECT

TEMPORARY PLACE OF RECREATION,
SPORTS OR CULTURE (HOBBY FARM) WITH
ANCILLARY FACILITIES AND ASSOCIATED
FILLING OF LAND FOR A PERIOD OF 5 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 112 AND ADJOINING
GOVERNMENT LAND, SHEK KONG, YUEN
LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

22.4.2025

REVISED BY

DATE

TITLE

FSIS PROPOSAL

DWG NO.

APPENDIX II

VER.

001



Appendix III

Photographic Record of the Existing Drainage Facilities within the Site

Appendix III - Photographic Record of the Existing Drainage Facilities

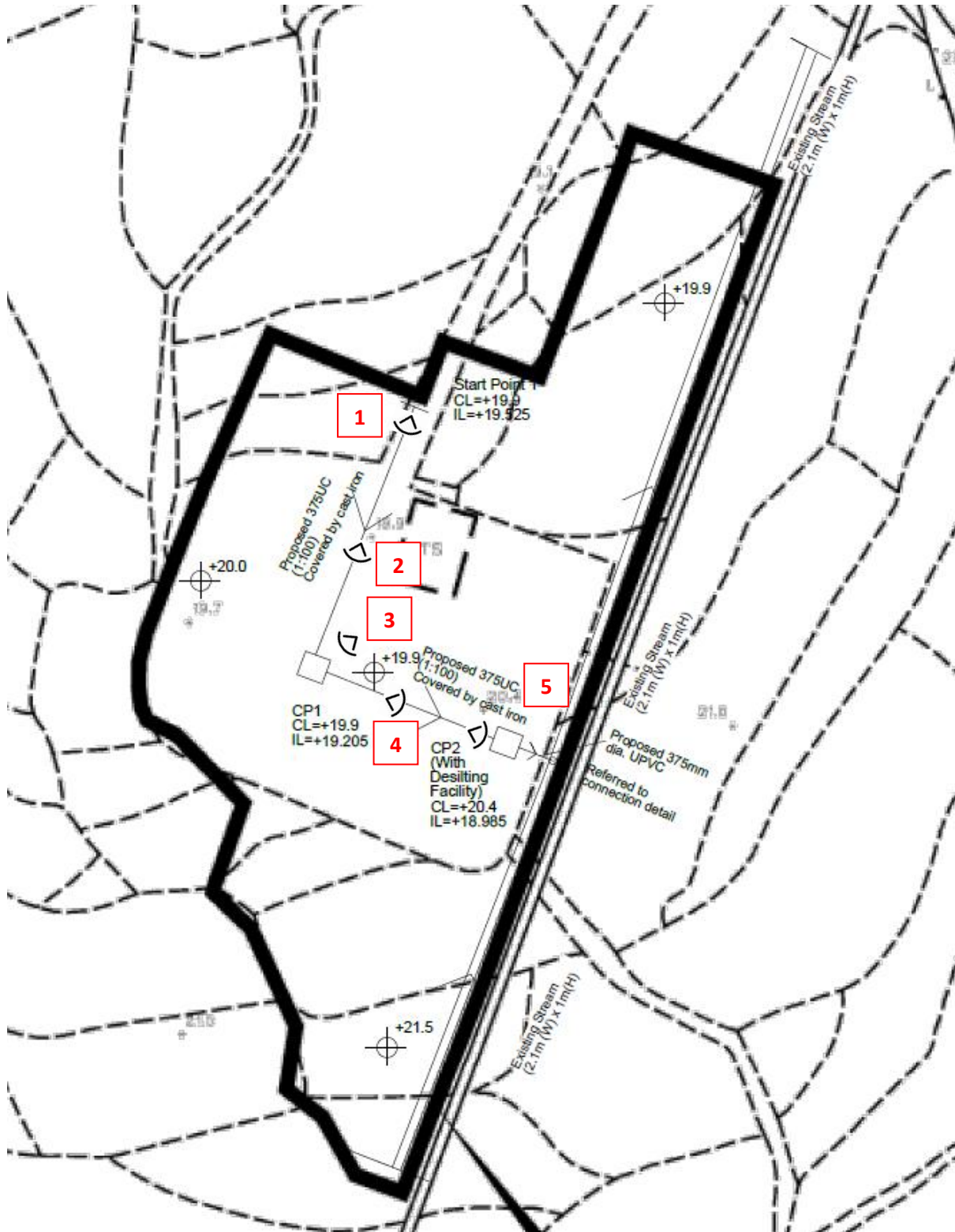


Fig. 1 - Drainage proposal accepted under previous application No. A/YL-SK/261



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5