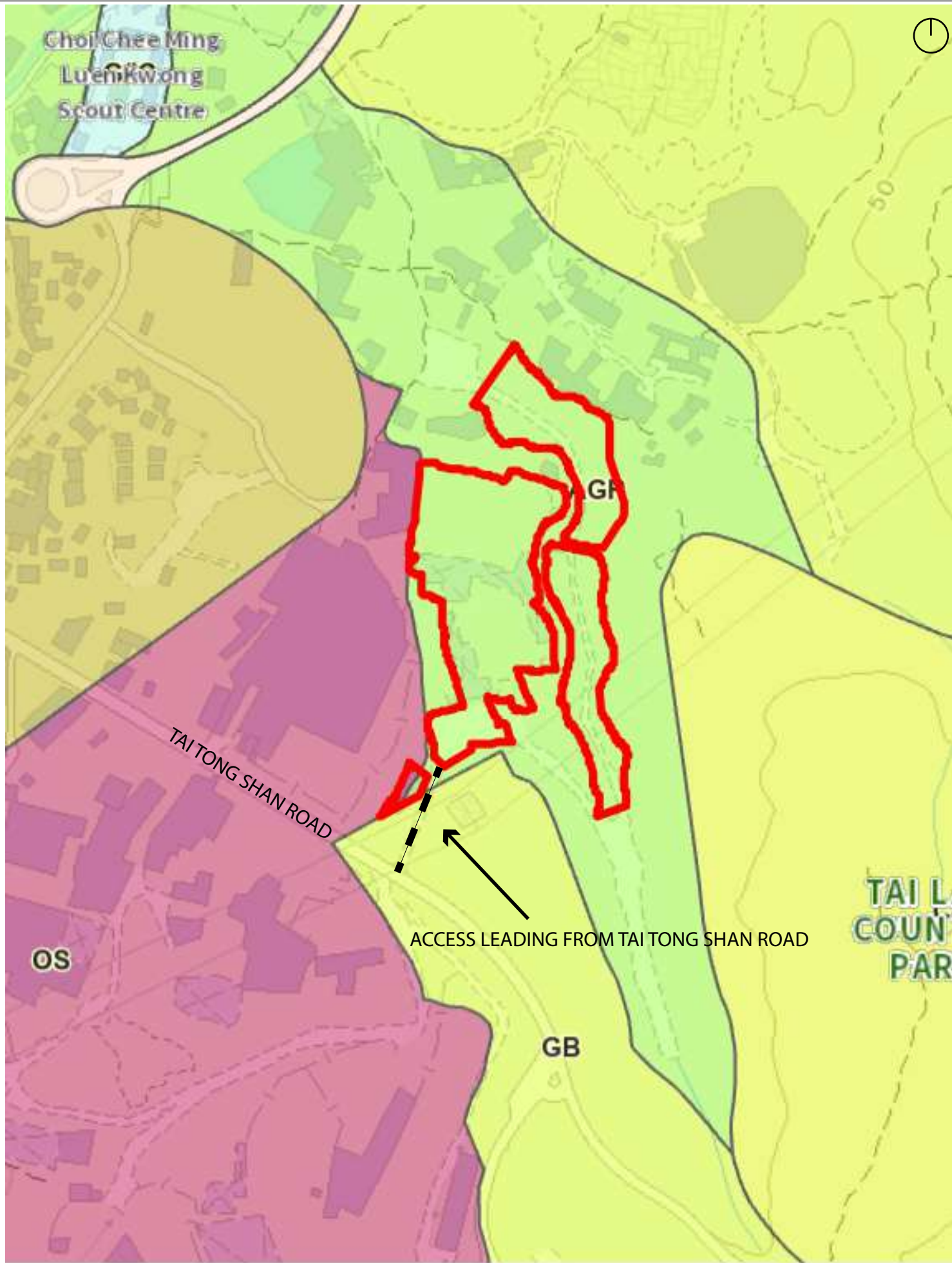




TITLE:
LOCATION PLAN

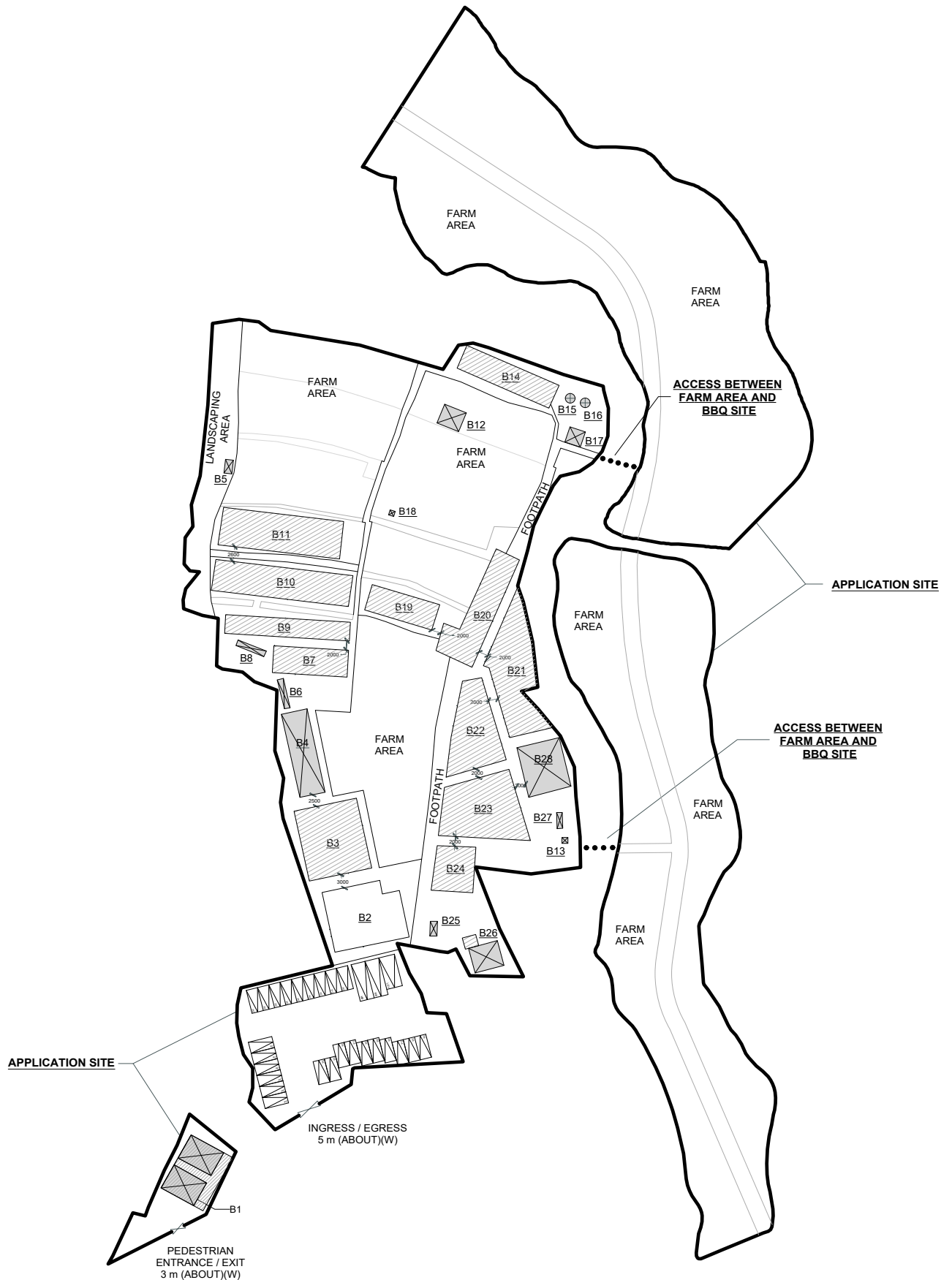
LEGEND:
 APPLICATION SITE

SCALE:
N.T.S

FIGURE NO.:
1

DATE:
AUG 2026

PREPARED BY:
 DeSPACE (International) Limited



TITLE:
LAYOUT PLAN (1/2)

FIGURE NO.:
3

DATE:
AUG 2026

LEGEND:

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (SHED STRUCTURE)
- PARKING SPACE (PC)

- L/UL SPACE (MB)
- L/UL SPACE (LGV)
- INGRESS / EGRESS

SCALE:
N.T.S

PREPARED BY:



STRUCTURE	CATEGORY	USE	COVERED AREA (ABOUT)	BUILDING HEIGHT (ABOUT)	TYPE
B1	AF	STORAGE OF TOOLS	135 m ²	4 m	ENCLOSED
B2	SS	RECEPTION AND SHOP AND SERVICES	205 m ²	3.5 m	OPEN-SIDED
B3	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES	215 m ²	3.5 m	OPEN-SIDED
B4	AF	COVERED CHILDREN PLAYING AREA AND RAIN SHELTER	104 m ²	3.5 m	ENCLOSED
B5	AF	PORTABLE TOILET	7 m ²	2.3 m	ENCLOSED
B6	AF	PORTABLE TOILET	9 m ²	2.5 m	ENCLOSED
B7	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	96 m ²	3.5 m	OPEN-SIDED
B8	AF	PORTABLE TOILET	9 m ²	2.5 m	ENCLOSED
B9	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES	108 m ²	3.5 m	OPEN-SIDED
B10	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	202 m ²	3.5 m	OPEN-SIDED
B11	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	213 m ²	3.5 m	OPEN-SIDED
B12	AF	COVERED CHILDREN PLAYING AREA AND RAIN SHELTER	25 m ²	3 m	ENCLOSED
B13	AF	PORTABLE TOILET	4 m ²	2.4 m	ENCLOSED
B14	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES	116 m ²	3.5 m	OPEN-SIDED
B15	AF	WATER TANK FOR LANDSCAPING USE	4 m ²	6 m	ENCLOSED
B16	AF	WATER TANK FOR LANDSCAPING USE	4 m ²	6 m	ENCLOSED
B17	AF	STORAGE OF TOOLS	13 m ²	3 m	ENCLOSED
B18	AF	STORAGE OF TOOLS	2 m ²	3 m	ENCLOSED
B19	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	88 m ²	3.5 m	OPEN-SIDED
B20	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES	164 m ²	3.5 m	OPEN-SIDED
B21	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES	224 m ²	3.5 m	OPEN-SIDED
B22	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES	173 m ²	3.5 m	OPEN-SIDED
B23	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES	223 m ²	3.5 m	OPEN-SIDED
B24	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES	86 m ²	3.5 m	OPEN-SIDED
B25	AF	GUARD HOUSE	5 m ²	2.5 m	ENCLOSED
B26	AF	STORAGE OF TOOLS	43 m ²	3 m	ENCLOSED
B27	AF	PORTABLE TOILET	4 m ²	2.5 m	ENCLOSED
B28	AF	STORAGE OF TOOLS AND BBQ PIT	102 m ²	3.5 m	ENCLOSED
TOTAL			<u>2,583 m²</u>	<u>2.3-6 m</u>	

ENCLOSED: 15 (54%)

OPEN-SIDED: 13 (46%)

LEGEND

AF:	ANCILLARY USES	470 m ² (18%)
BBQ:	BARBECUE SITE	1,908 m ² (74%)
SS:	SHOP AND SERVICES	205 m ² (8%)

SUB TOTAL

TITLE:
LAYOUT PLAN (2/2)

FIGURE NO.:
3

DATE:
AUG 2026

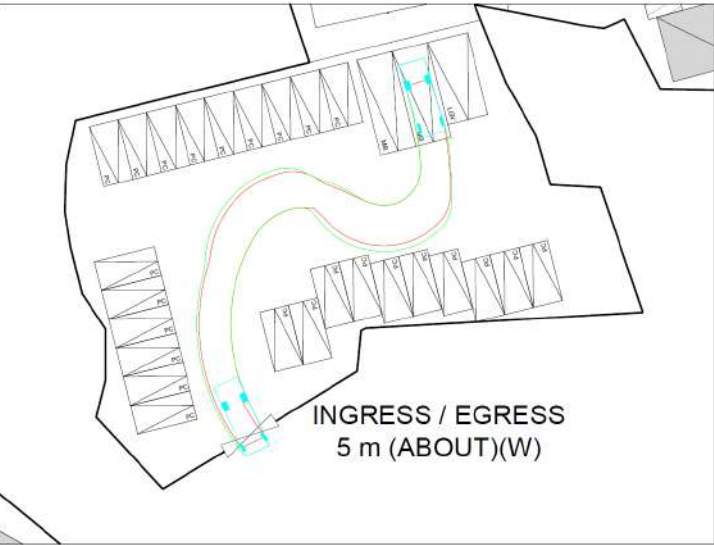
SCALE:
N.T.S

PREPARED BY:

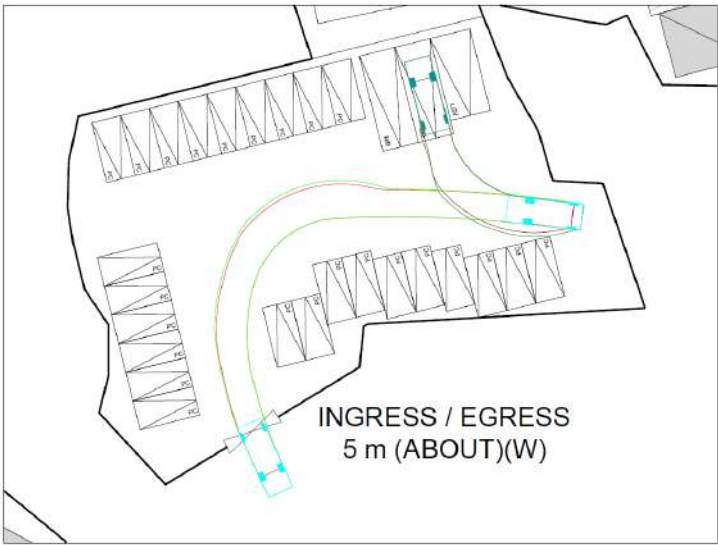


TYPE OF VEHICLE: MINIBUS / LIGHTBUS
DIMENSION OF VEHICLE: 2m (W) x 6.5m (L)

FROM THE APPLICATION SITE TO THE LOCAL ACCESS



FROM THE LOCAL ACCESS TO THE APPLICATION SITE

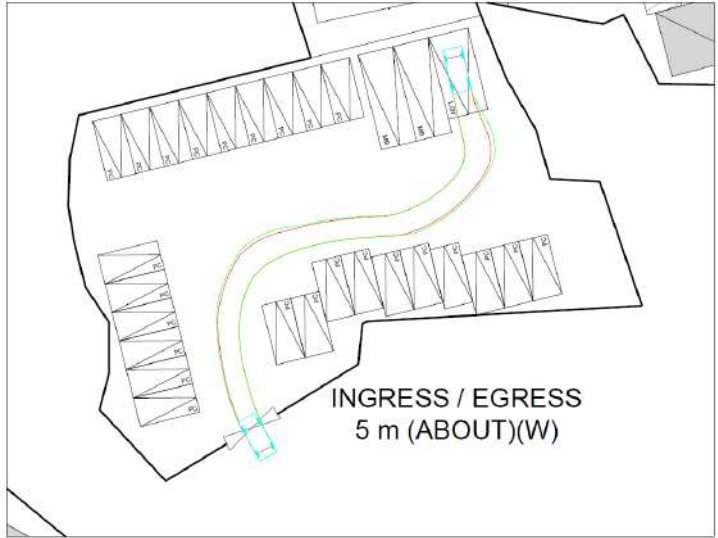


TYPE OF VEHICLE: LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE: 2.1m (W) x 5.2m (L)

FROM THE APPLICATION SITE TO THE LOCAL ACCESS



FROM THE LOCAL ACCESS TO THE APPLICATION SITE



TITLE:
SWEEP PATH ANALYSIS

FIGURE NO.:
4

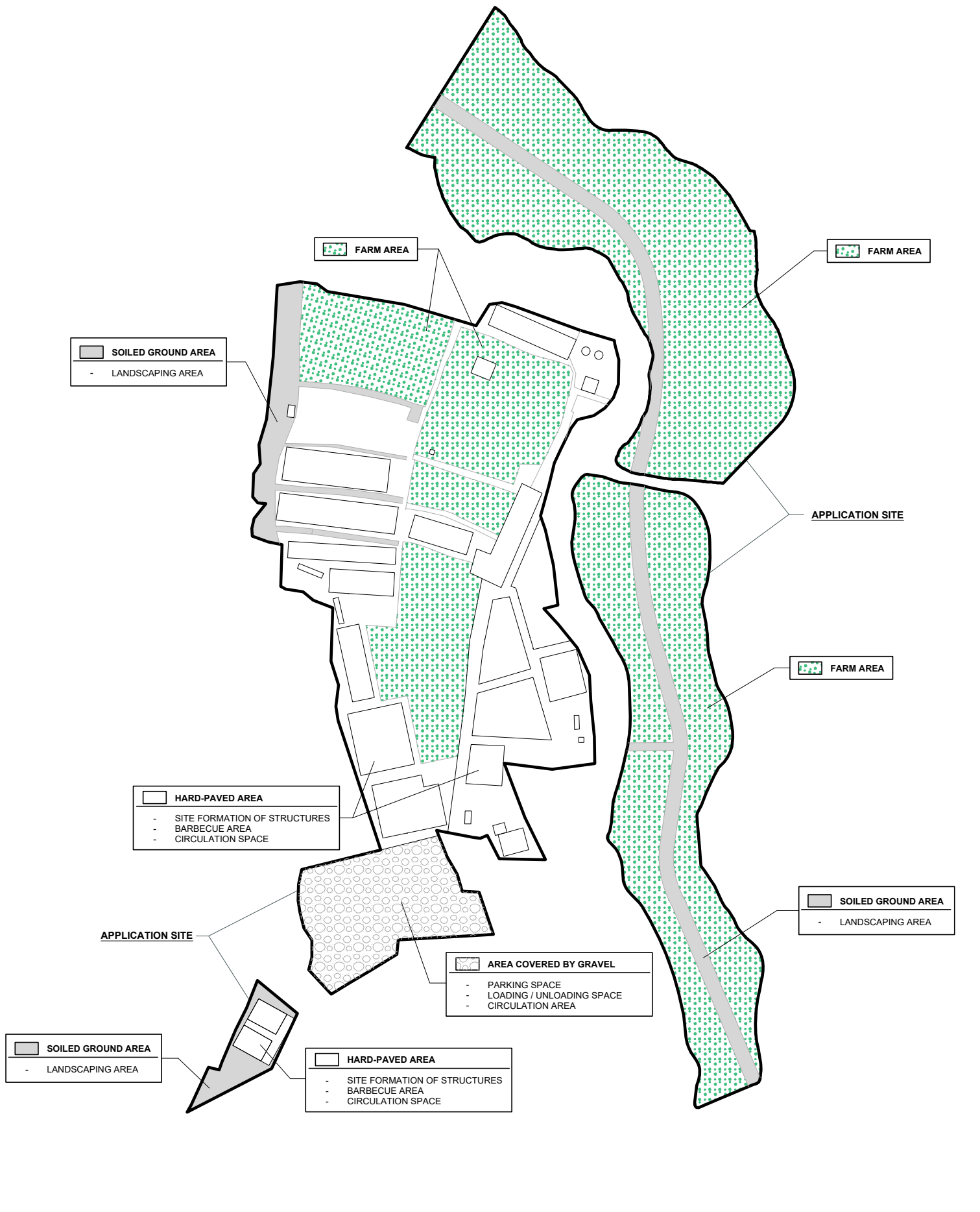
DATE:
AUG 2026

SCALE:
N.T.S

PREPARED BY:
 DeSPACE (International) Limited

Appendix 1

Land Filling Plan



TITLE:
LAND FILLING PLAN

LEGEND:

 APPLICATION SITE

SCALE:
N.T.S

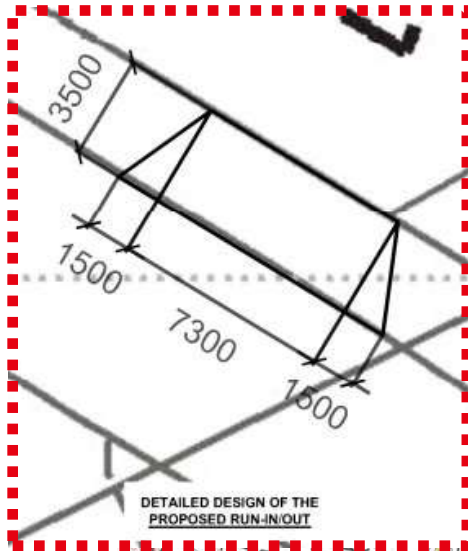
APPENDIX:	DATE:
1	AUG 2026

PREPARED BY:

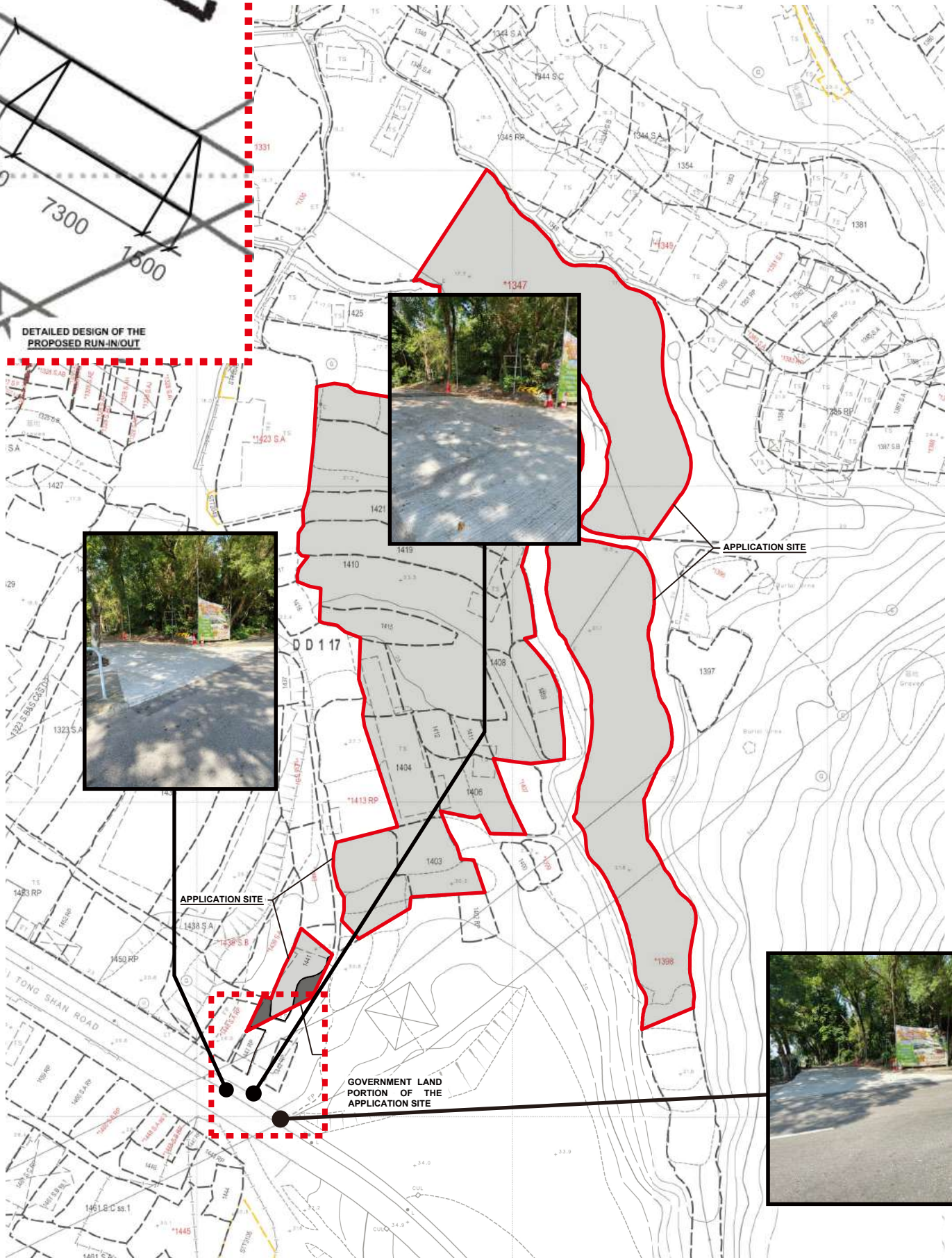
 DeSPACE (International) Limited

Appendix 2

Existing Run In/out Plan



DETAILED DESIGN OF THE
PROPOSED RUN-IN/OUT



TITLE:
EXISTING RUN IN/OUT PLAN

LEGEND:
 APPLICATION SITE

SCALE:
N.T.S

APPENDIX:
2

DATE:
AUG 2026

PREPARED BY:



Appendix 3

Drainage Record Plan

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓

**By Post & Fax****Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/643
電話號碼 Tel. No.: 2158 6286
傳真機號碼 Fax No.: 2489 9711

5 February 2026

DeSPACE (International) Ltd.

Dear Sir/Madam,

Compliance with Approval Condition (b)
Planning Application No. A/YL-TT/643

I refer to your submission dated 15.1.2026 for compliance with the captioned approval condition (b) on the submission of a revised drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed comments at **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.

Should you have any queries on the departmental comments, please contact Mr. LOU Tai-yeong (Tel: 3965 8929) of DSD or the undersigned.

Yours faithfully,

(Ms. Eva TAM)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CE/MN, DSD

(Attn.: Mr. LOU Tai-yeong)

Internal

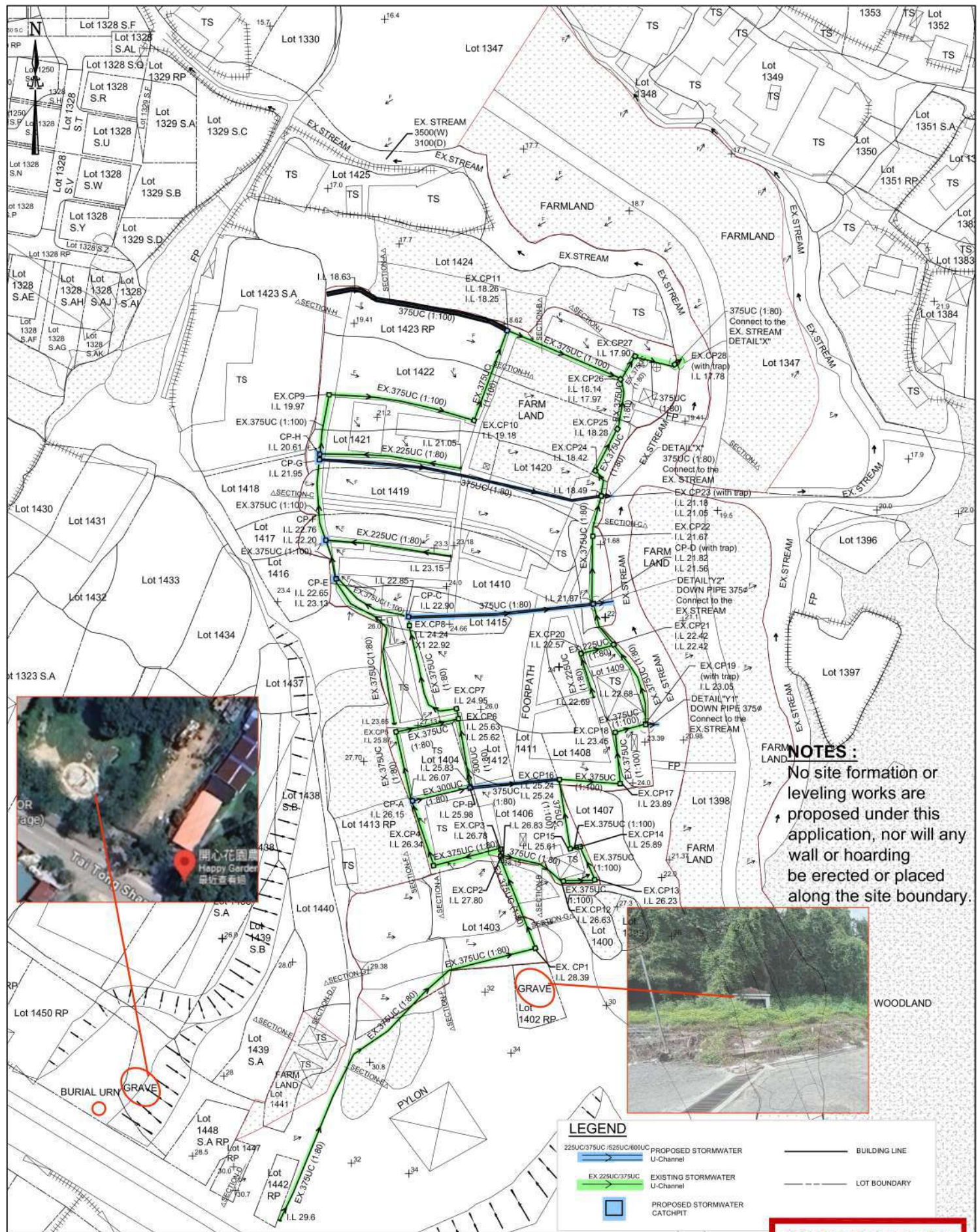
CTP/TPB (2)

ET/KL/kl

APPENDIX

Comments of the Chief Engineer/Mainland North of Drainage Services Department
(CE/MN of DSD)

- 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 existing stream, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant(s) shall resolve any conflicts/disagreements arisen for discharging the runoff from the application site(s) to the proposed discharge point(s). In the case that it is a local village drains, the DO/YL should be consulted. Moreover, the applicant(s) should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the application site(s). Regular maintenance should be carried out by the applicant(s) to avoid blockages of the system.
- iv) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- v) The applicant should resolve any conflicts/disagreements with relevant lot owner(s) and seek permission from the DLO/YL for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the application site(s).



PLAN
(SCALE 1 : 1200.)

RECORD PLAN

APPLICATION AREA

Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.

DRAWING TITLE

STORMWATER DRAINAGE WORK

DRAWING NO.

ST-1H

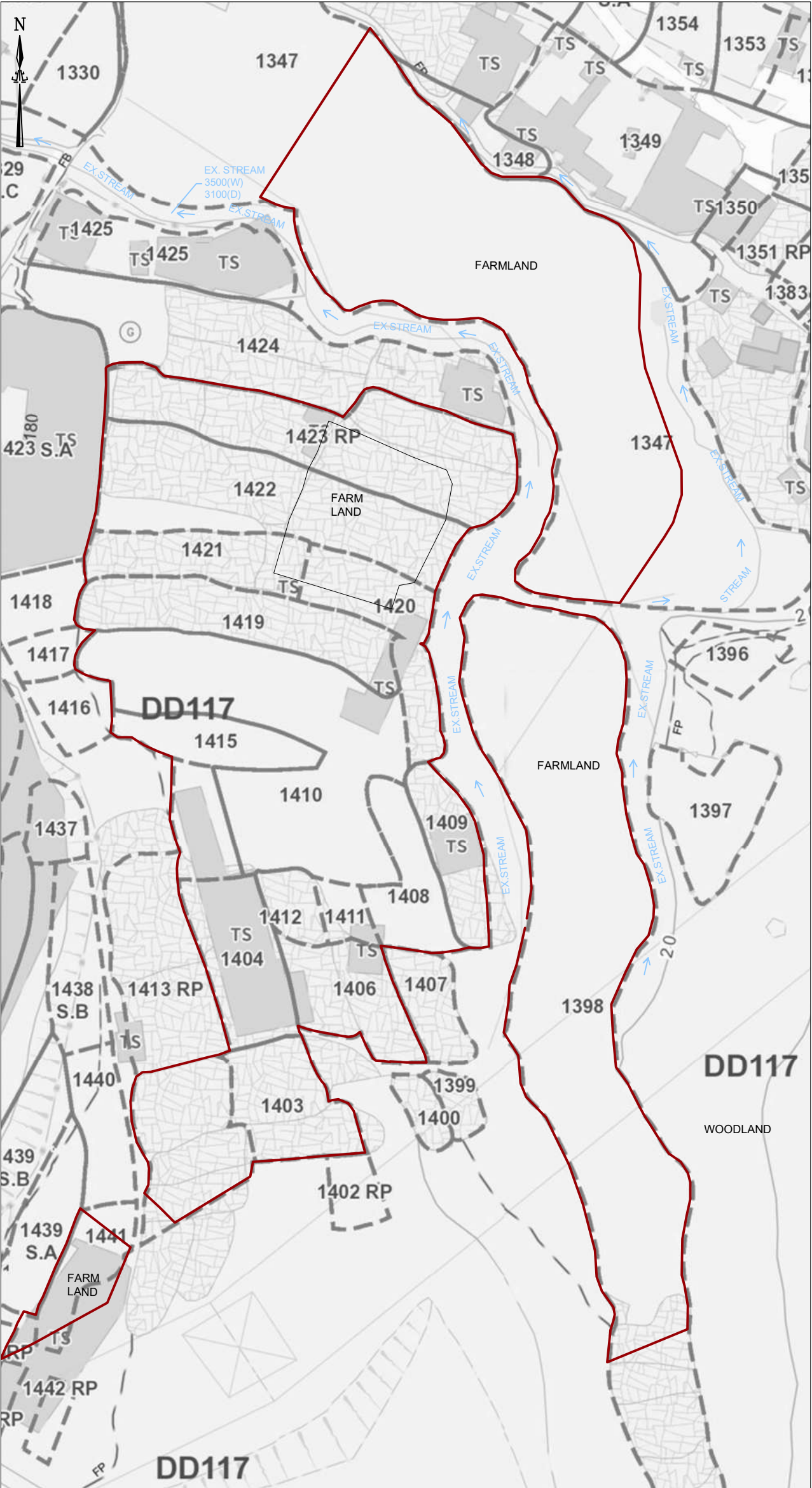
DRAWING DATE

3 JUN 2026

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Solar-Iil Design Consulting Limited

景佑設計工程顧問有限公司



STORMWATER DRAINAGE PLAN
(SCALE 1 : 1000)

CATCHPIT	C L	A 1	A 2	X 1	X 2
EX.CP01 (CEDD DRAWING NO. C2405/1)	28.77	28.39	-----	28.09	-----
EX.CP02 (CEDD DRAWING NO. C2405/1)	28.22	27.80	-----	26.79	-----
EX.CP03 (CEDD DRAWING NO. C2405/1)	27.20	26.78	-----	26.54	-----
EX.CP04 (CEDD DRAWING NO. C2405/1)	26.80	26.34	-----	26.34	-----
CP-A (CEDD DRAWING NO. C2405/1)	26.80	26.15	-----	26.15	-----
CP-B (CEDD DRAWING NO. C2405/1)	26.70	25.98	-----	25.51	-----
EX.CP05 (CEDD DRAWING NO. C2405/1)	26.70	25.87	-----	25.81	-----
EX.CP06 (CEDD DRAWING NO. C2405/1)	26.01	25.63	25.62	24.98	-----
EX.CP07 (CEDD DRAWING NO. C2405/1)	25.33	24.95	-----	24.58	-----
EX.CP08 (CEDD DRAWING NO. C2405/1)	24.62	24.24	-----	22.92	-----
CP-C (CEDD DRAWING NO. C2405/1)	24.40	22.90	-----	22.10	-----
CP-D (CEDD DRAWING NO. C2406/1)	22.20	21.82	21.56	21.56	-----
CP-E (CEDD DRAWING NO. C2405/1)	24.00	22.65	23.13	22.29	-----
CP-F (CEDD DRAWING NO. C2405/1)	23.30	22.76	22.20	22.16	-----
CP-G (CEDD DRAWING NO. C2405/1)	22.50	21.95	-----	21.90	-----
CP-H (CEDD DRAWING NO. C2405/1)	21.40	20.61	-----	20.11	-----
EX.CP09 (CEDD DRAWING NO. C2405/1)	20.35	19.97	-----	19.53	-----
EX.CP10 (CEDD DRAWING NO. C2405/1)	19.56	19.18	-----	18.48	-----
EX.CP11 (CEDD DRAWING NO. C2405/1)	18.64	18.26	18.25	18.25	-----
EX.CP12 (CEDD DRAWING NO. C2405/1)	27.01	26.63	-----	26.30	-----
EX.CP13 (CEDD DRAWING NO. C2405/1)	26.85	26.23	-----	25.98	-----
EX.CP14 (CEDD DRAWING NO. C2405/1)	26.65	25.89	-----	25.63	-----
EX.CP15 (CEDD DRAWING NO. C2405/1)	26.65	25.61	-----	25.40	-----
EX.CP16 (CEDD DRAWING NO. C2405/1)	26.00	25.24	25.24	24.04	-----
EX.CP17 (CEDD DRAWING NO. C2405/1)	24.50	23.89	-----	23.59	-----
EX.CP18 (CEDD DRAWING NO. C2405/1)	24.00	23.45	-----	23.15	-----
EX.CP19 (CEDD DRAWING NO. C2406/1)	23.43	23.05	-----	23.00	-----
EX.CP20 (CEDD DRAWING NO. C2405/1)	23.35	22.57	-----	22.52	-----
EX.CP21 (CEDD DRAWING NO. C2405/1)	22.80	22.42	22.42	21.95	-----
EX.CP22 (CEDD DRAWING NO. C2405/1)	22.05	21.67	-----	21.30	-----
EX.CP23 (CEDD DRAWING NO. C2406/1)	21.56	21.18	21.05	21.00	-----
EX.CP24 (CEDD DRAWING NO. C2405/1)	18.82	18.42	-----	18.42	-----
EX.CP25 (CEDD DRAWING NO. C2405/1)	18.68	18.28	-----	18.28	-----
EX.CP26 (CEDD DRAWING NO. C2405/1)	18.54	18.14	17.97	17.97	-----
EX.CP27 (CEDD DRAWING NO. C2405/1)	18.28	17.90	-----	17.90	-----
EX.CP28 (CEDD DRAWING NO. C2406/1)	18.20	17.78	-----	17.76	-----

LEGEND

- 375UC/ 300UC/ 225UC

U-Channel

PROPOSED STORMWATER CATCHPIT

LOT BOUNDARY

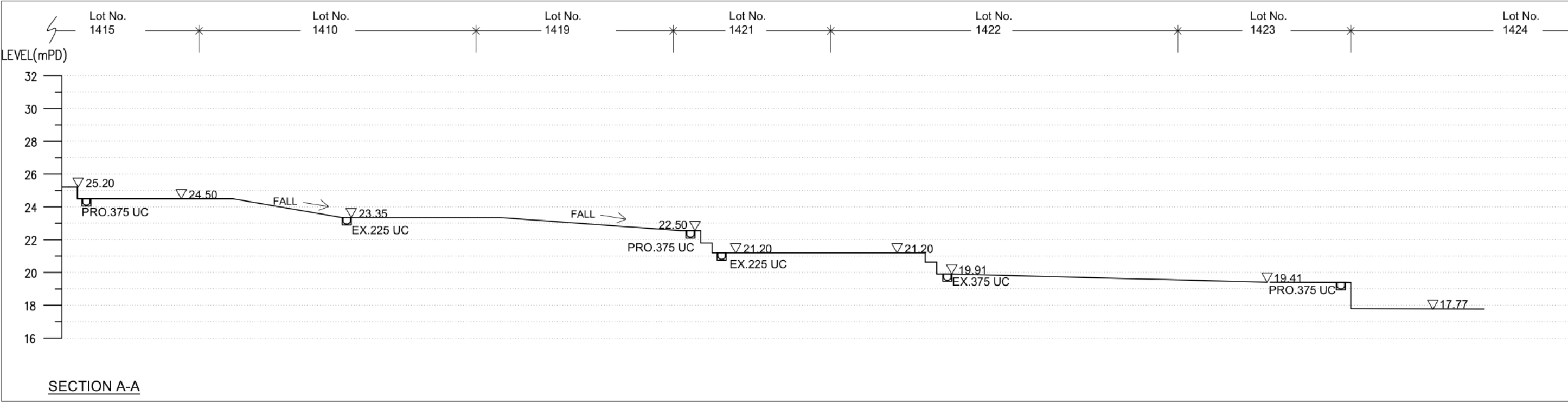
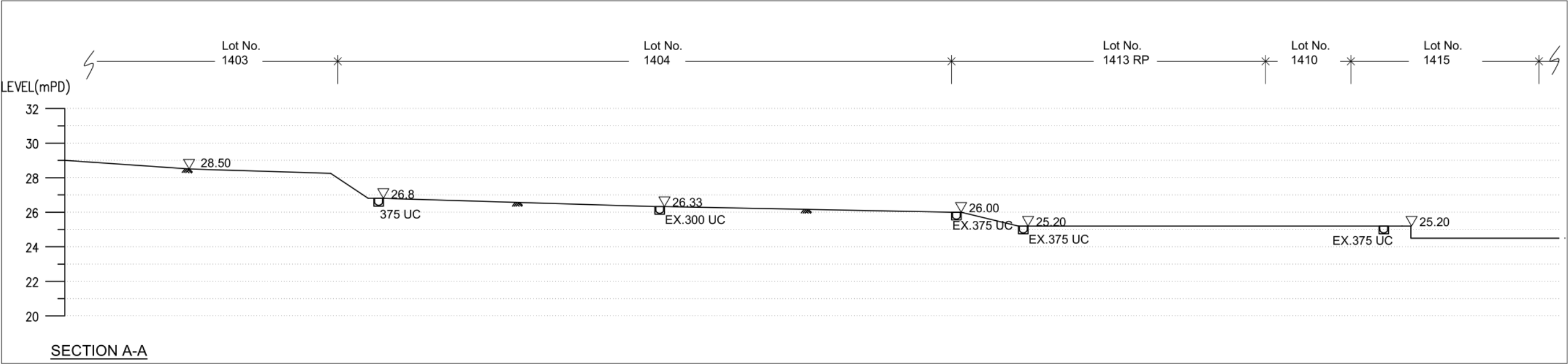
BUILDING LINE

SUBJECT BUILDING

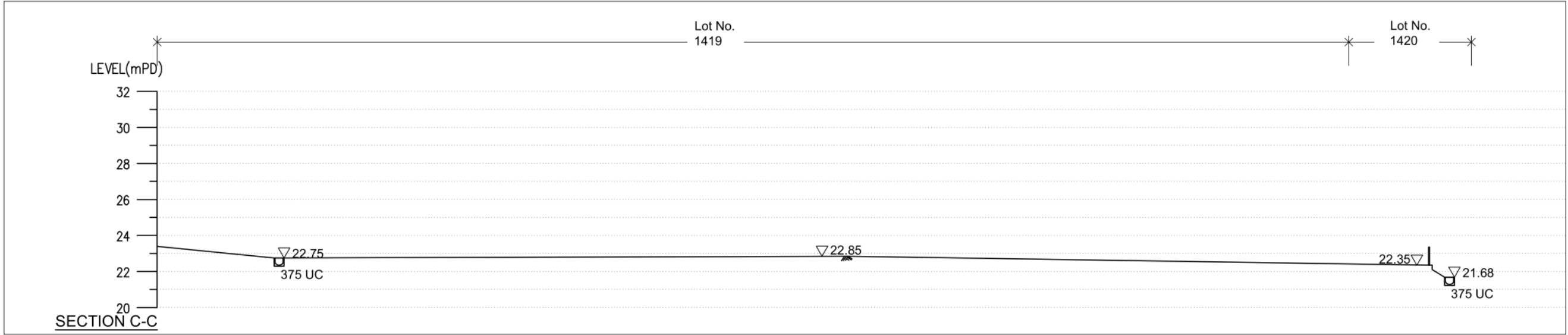
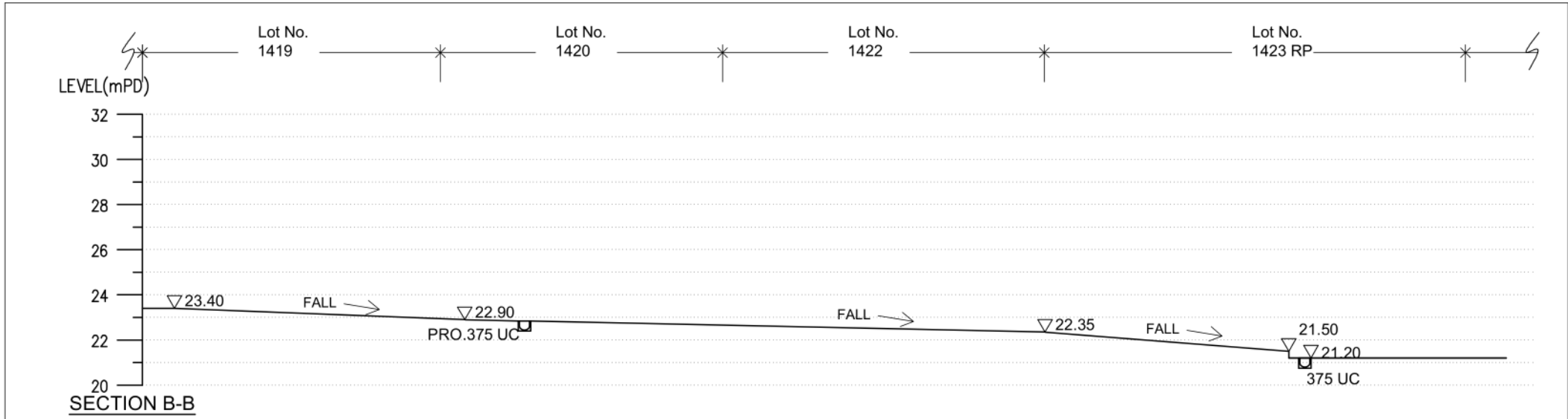
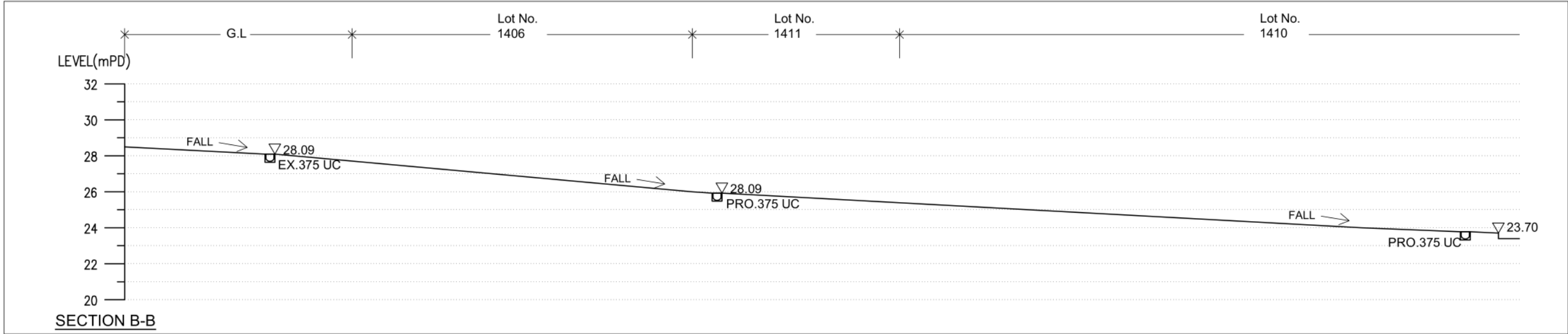
PLATFORM LEVEL IN mPD

APPLICATION FOR STORMWATER DRAINAGE WORK

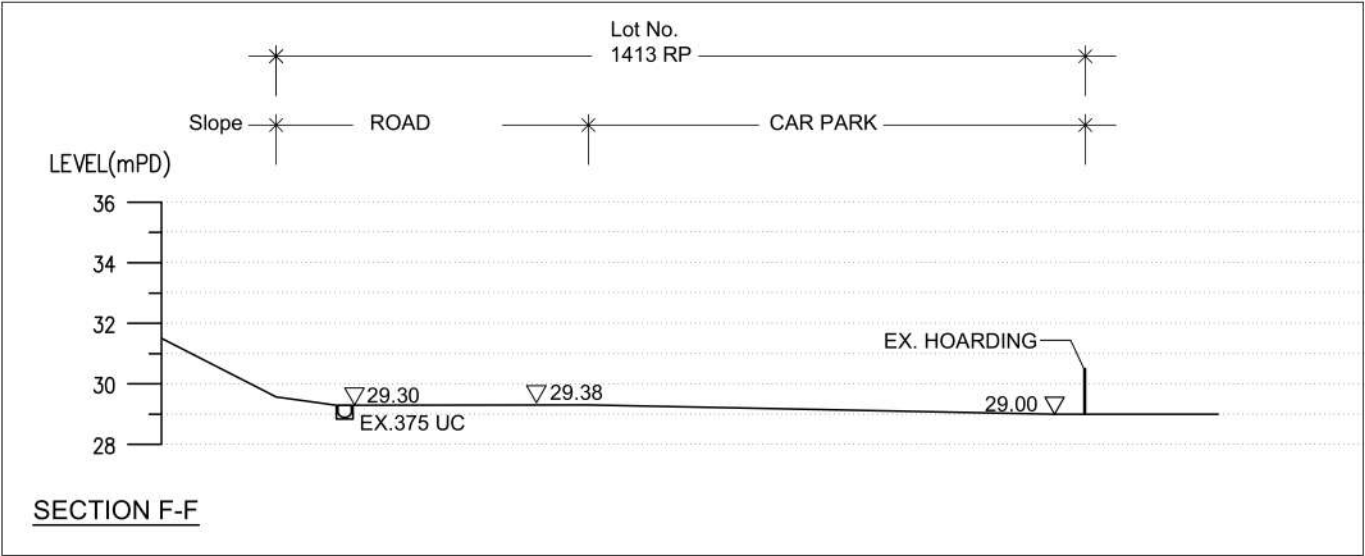
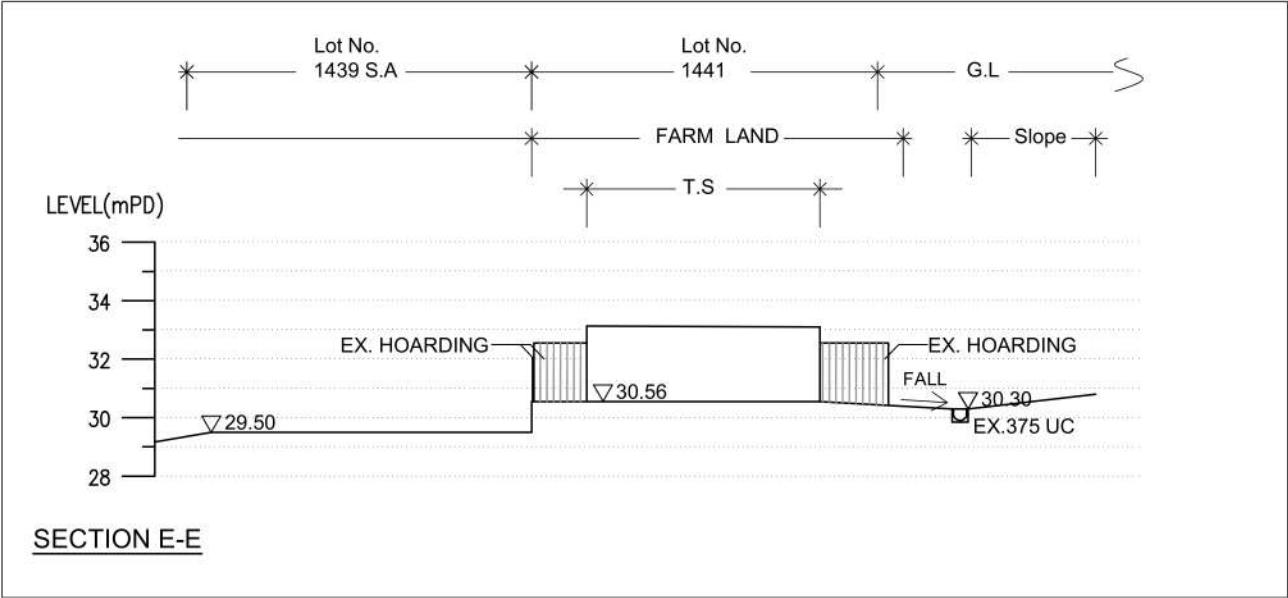
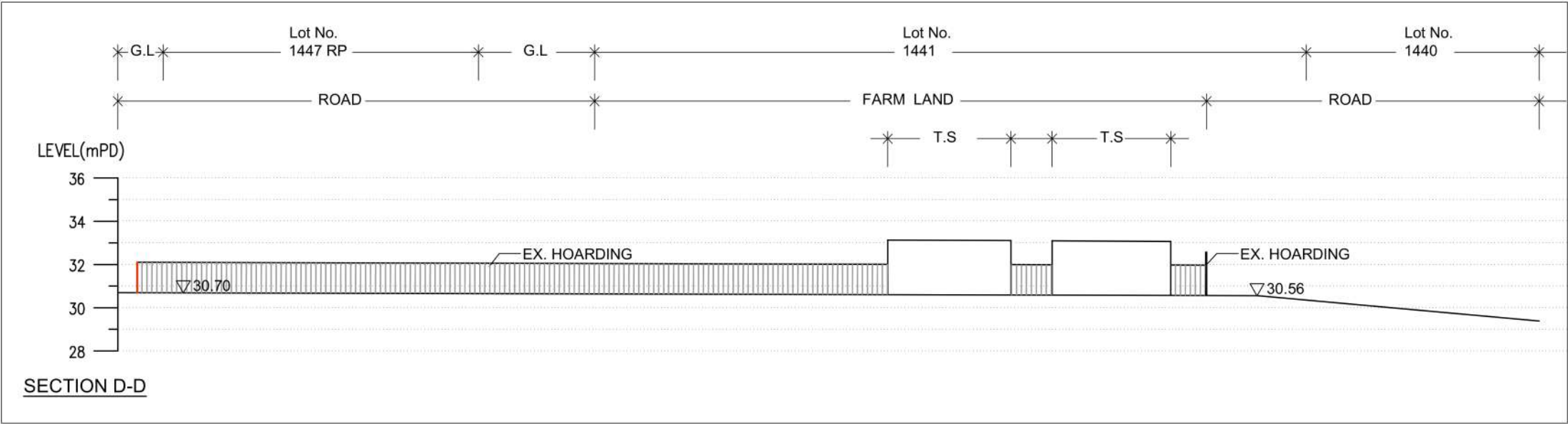
SITE PHOTO VIEW
- NOTES FOR DRAINAGE WORKS
- No site formation or leveling works are proposed under this application.
- “Area J” does not involve any paving works and is currently used as active farmland that depends on a reliable water supply for irrigation. Rainwater is primarily absorbed into the soil and utilised by crops. Any excess stormwater, after infiltration and uptake, is conveyed as surface runoff and ultimately discharged into nearby watercourses.
- APPLICATION SITE
- Various Lots in D.D.117 and
Adjoining Government Land
Tai Tong,
Yuen Long, N.T.
- DRAWING TITLE
- STORMWATER
DRAINAGE WORK
- DRAWING NO.
- ST-2H
- DRAWING DATE
- 3 JUN 2026
- This drawings and all related
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Consulting Limited**
- 景佑設計工程顧問有限公司



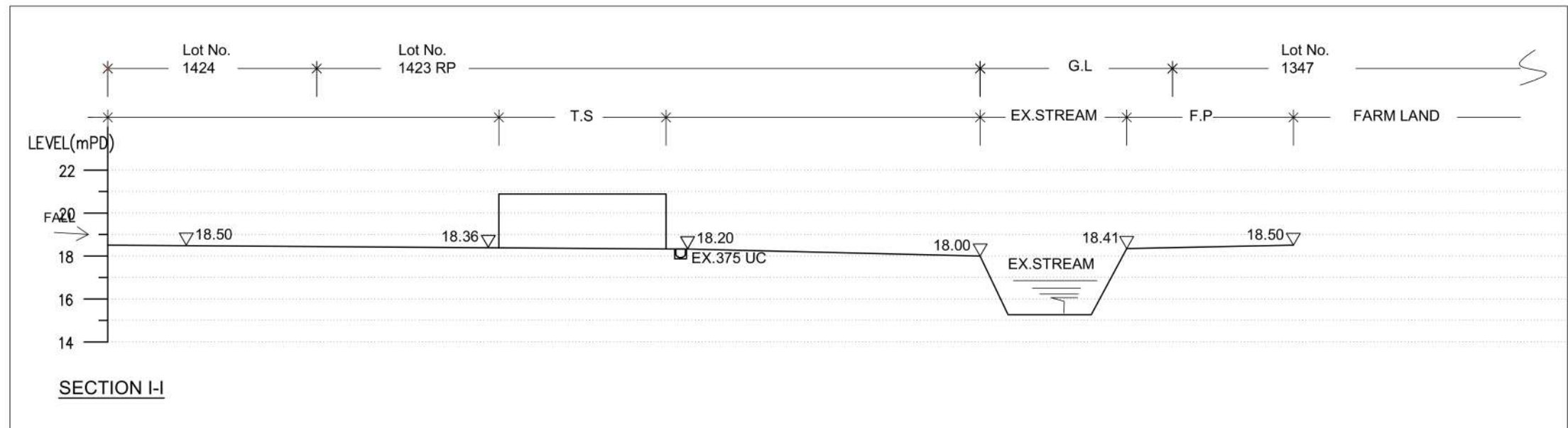
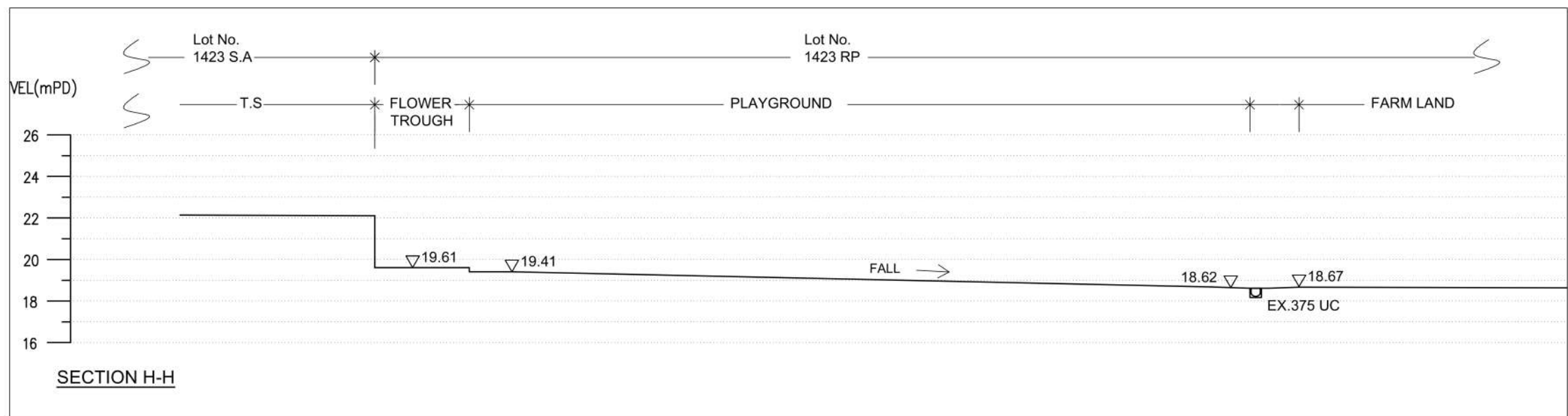
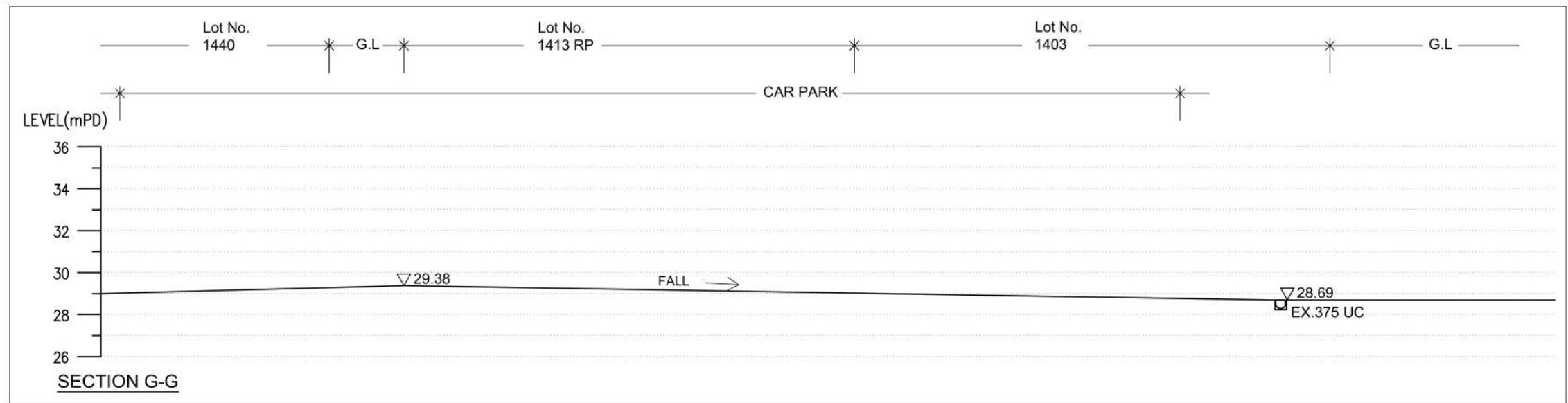
APPLICATION SITE Lots 3669 S.A ss. 2, 3669 S.B ss. 1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D.104 Pok Wai, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-3H	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	Solar-lil Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 3 JUN 2026		



APPLICATION SITE Lots 3669 S.A ss. 2, 3669 S.B ss. 1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D.104 Pok Wai, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-4H	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	Solar-lil Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 3 JUN 2026		



APPLICATION SITE Lots 3669 S.A ss. 2, 3669 S.B ss. 1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D.104 Pok Wai, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-5H	This drawings and all related information are property of Solar-Il Design Consulting Limited, any use must be approved by the company.	Solar-Il Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 3 JUN 2026		



APPLICATION SITE

Lots 3669 S.A ss. 2, 3669 S.B ss. 1,
3670 RP (Part), 3671 S.A, 3672 S.A,
3673 S.A and 3674 RP
in D.D.104
Pok Wai,
Yuen Long, N.T.

DRAWING TITLE

STORMWATER
DRAINAGE WORK

DRAWING NO.

ST-6H

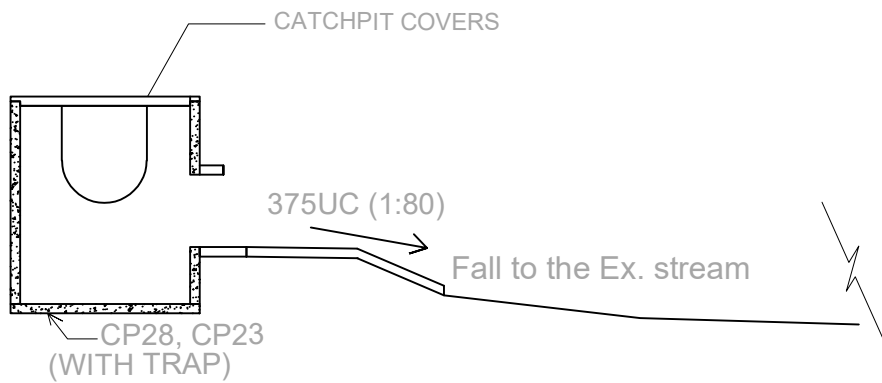
DRAWING DATE

3 JUN 2026

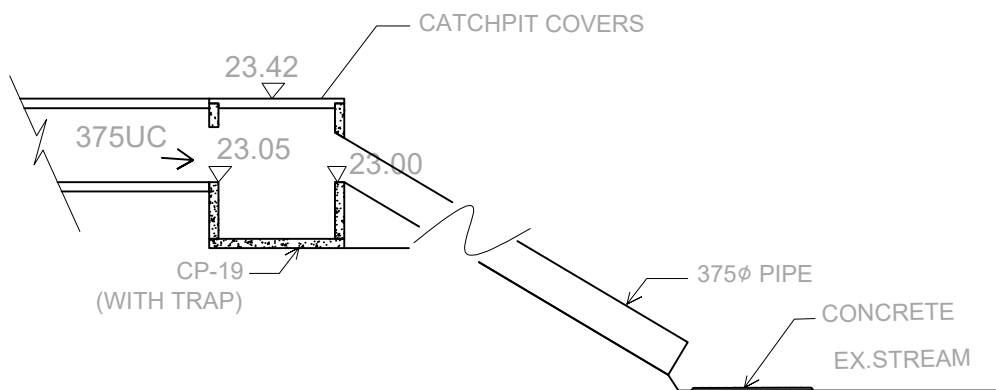
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Consulting Limited**

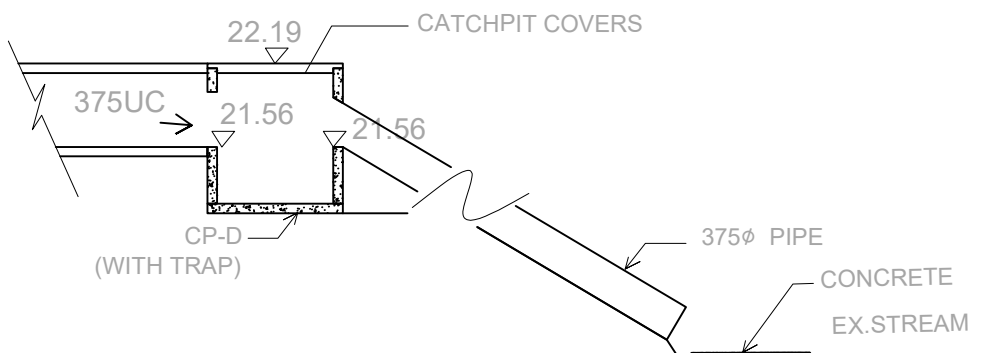
景佑設計工程顧問有限公司



DETAIL "X"



DETAIL "Y1"



DETAIL "Y2"

APPLICATION AREA

Various Lots in D.D.117 and
Adjoining Government Land
Tai Tong,
Yuen Long, N.T.

DRAWING TITLE

STORMWATER
DRAINAGE WORK

DRAWING NO.

ST-7H

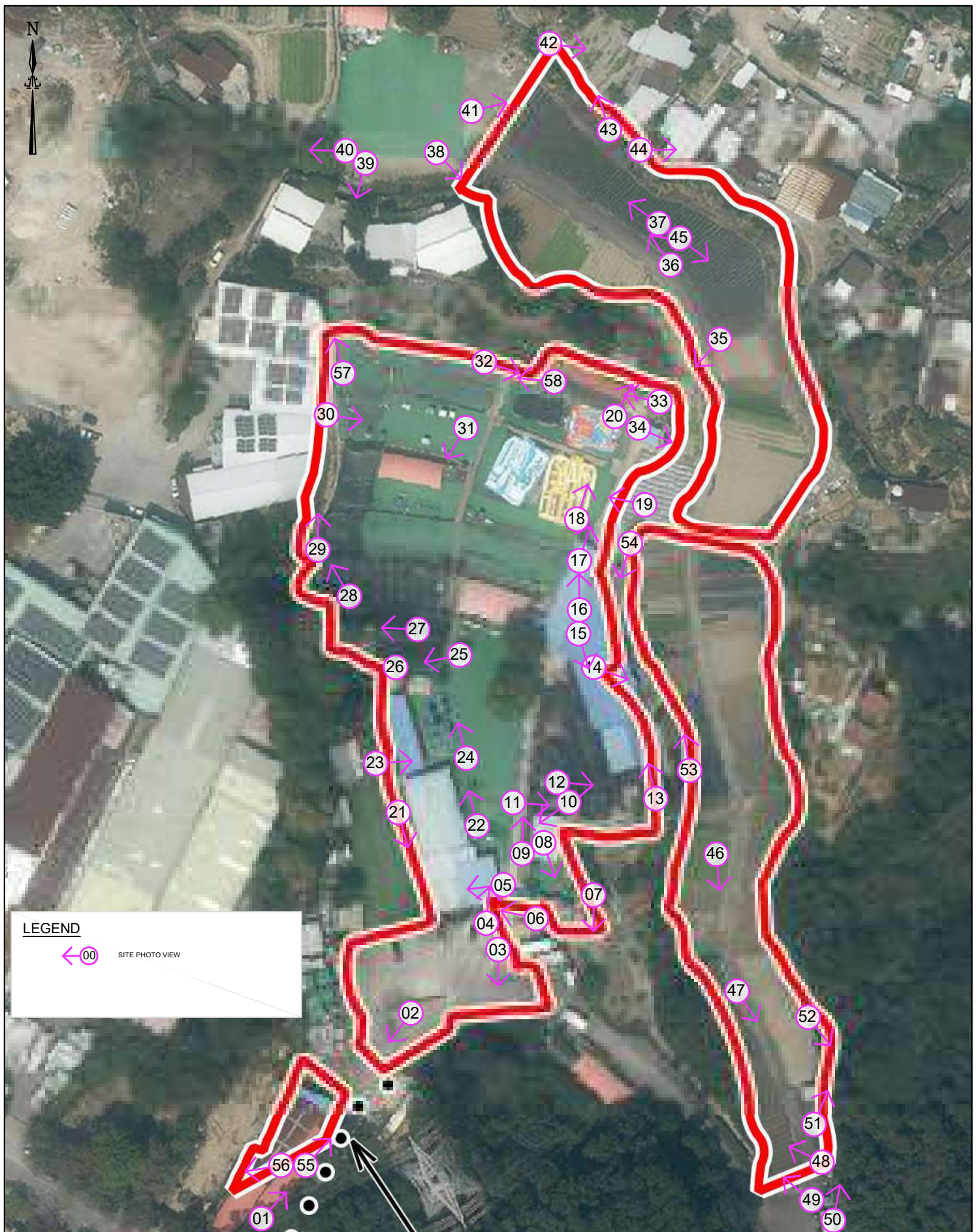
DRAWING DATE

3 JUN 2026

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APPLICATION AREA Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-8H DRAWING DATE 3 JUN 2026	This drawings and all related information are property of Solar-Iil Design Consulting Limited, any use must be approved by the company.	Solar-Iil Design Consulting Limited 景佑設計工程顧問有限公司
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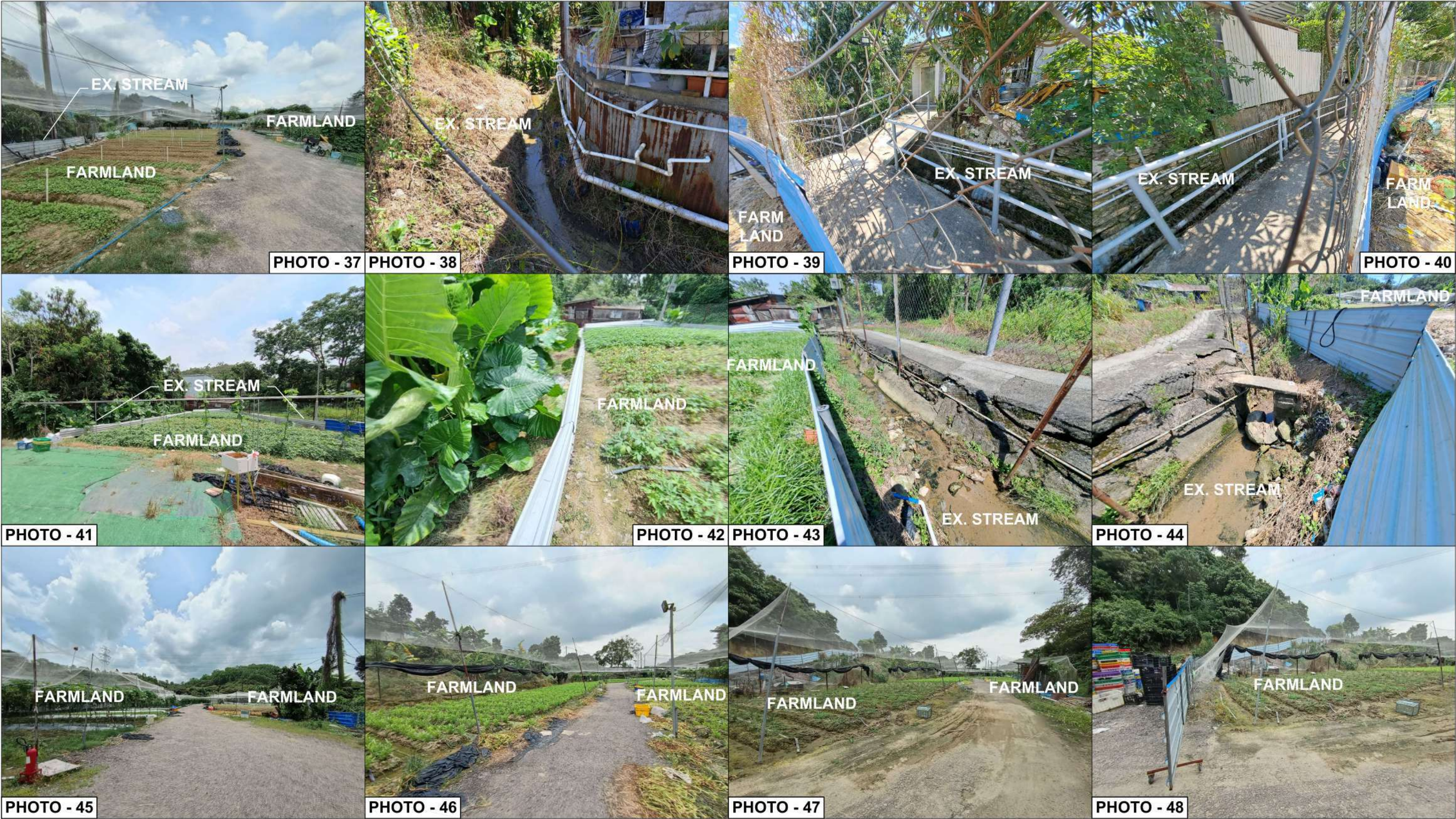
APPLICATION SITE Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-9H	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	Solar-lil Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 3 JUN 2026		



APPLICATION SITE Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-10H	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	Solar-lil Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 3 JUN 2026		



APPLICATION SITE Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-11H	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	Solar-lil Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 3 JUN 2026		



APPLICATION SITE Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-12H	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	Solar-lil Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 3 JUN 2026		



PHOTO - 49



PHOTO - 50



PHOTO - 51



PHOTO - 52



PHOTO - 53



PHOTO - 54

APPLICATION AREA Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-13H DRAWING DATE 3 JUN 2026	This drawings and all related information are property of Solar-Il Design Consulting Limited, any use must be approved by the company.	Solar-Il Design Consulting Limited 景佑設計工程顧問有限公司
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PHOTO - 55



PHOTO - 56



PHOTO - 57



PHOTO - 58

APPLICATION AREA

Various Lots in D.D.117 and
Adjoining Government Land
Tai Tong,
Yuen Long, N.T.

DRAWING TITLE

STORMWATER
DRAINAGE WORK

DRAWING NO.

ST-14H

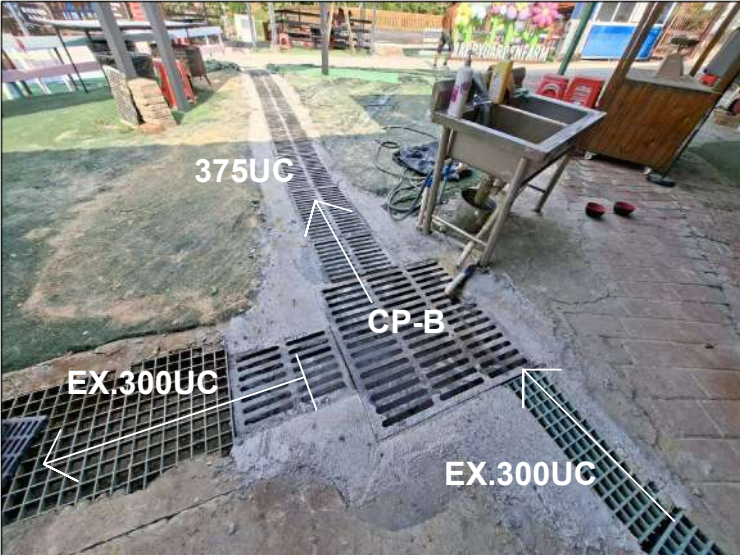
DRAWING DATE

3 JUN 2026

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Consulting Limited**

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APPLICATION AREA

Various Lots in D.D.117 and
Adjoining Government Land
Tai Tong,
Yuen Long, N.T.

DRAWING TITLE

STORMWATER
DRAINAGE WORK

DRAWING NO.

RC-1A

DRAWING DATE

13 AUG 2026

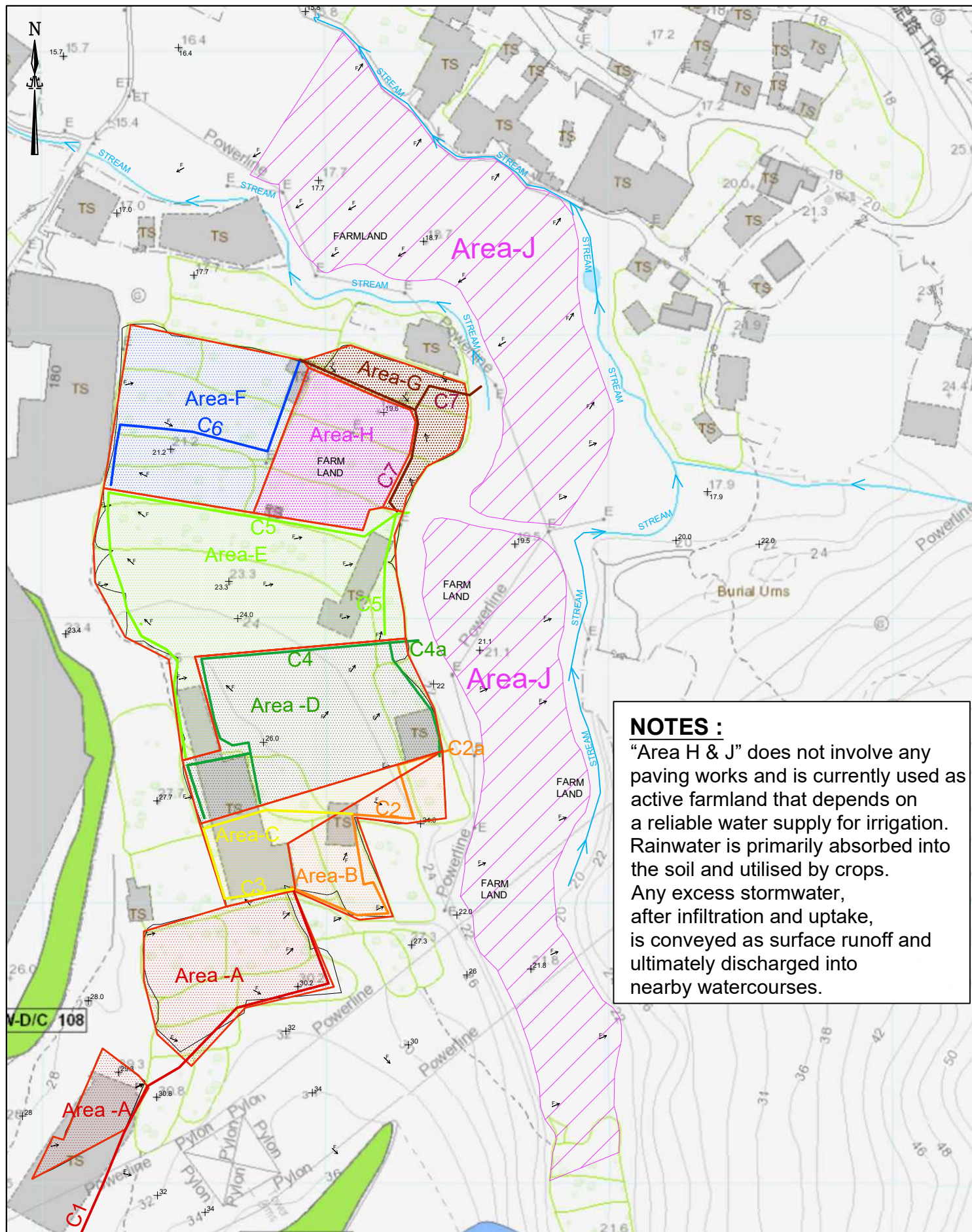
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APPLICATION AREA Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. RC-2A DRAWING DATE 13 AUG 2026	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	Solar-lil Design Consulting Limited 景佑設計工程顧問有限公司
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NOTES :

“Area H & J” does not involve any paving works and is currently used as active farmland that depends on a reliable water supply for irrigation. Rainwater is primarily absorbed into the soil and utilised by crops. Any excess stormwater, after infiltration and uptake, is conveyed as surface runoff and ultimately discharged into nearby watercourses.

APPLICATION AREA

Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.

DRAWING TITLE

DESIGN OF SURFACE DRAINAGE SYSTEM

DRAWING NO.

SF-1H

DRAWING DATE

3 JAN 2026

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Solar-lil Design Consulting Limited

景佑設計工程顧問有限公司

APPLICATION SITE

Date: 1 JAN 2026

Various Lots in D.D. 117 and Adjoining Government Land,
Tai Tong, Yuen Long, New Territories

Design of Surface Drainage System

Design Statement

- 1 Design Based on a 200 year return period storm
- 2 Maximum run-off estimation is based on the "Rational Method", i.e.

$$Q = K.I.A / 60$$

where,

Q = Max runoff (l / min)

K = Run-off mean intensity rainfall (mm/min) which depends on the
time concentration t

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

H = Average fall (m per 100m) from summit of catchment to the
point of des (δh/δL) per 100m, %

L = Distance in metres measured on the line of natural flow between
the design section and that point of the catchment from which water
would take the longest time to reach the design section.

- 3 Design channels referred to Technical Guidance Note No. 43, GEO.
- 4 Design of underground pipes referred to the Municipal Group Design Handbook, 1990.

Discharge from Catchment

Area Ref no.	Area (m ²)	L (m)	δh (m)	δL (m)	H ((δh / δL) x 100) (m/100m), (%)	Time Conc t (min)	i. (mm/hr)	For Permanent drainag i x 1.281	Q (l/min)
Area-A	1120	131	0.6	121	0.50	11	305	391	7294
Area-B	590	99	1.92	54	3.56	6	365	468	4598
Area-C	560	98	0.7	55	1.27	7	350	448	4185
Area-D	1860	115	1.13	95	1.19	8	330	423	13105
Area-E	2350	125	0.7	89	0.79	9	325	416	16307
Area-F	1360	120	0.92	95	0.97	8	330	423	9582
Area-G	520	55	0.85	48	1.77	4	400	512	4441
Area-H	810	65	0.15	59	0.25	6	365	468	1894

Channel Ref.	Area	Total Q (l/min)	Channel Size (mm)	Gradient	Capacity of Channel (l/min)	Velocity >1.3 & < 4 (m/s)	Check
C1	A	7294	375UC	1 in 80	18000	2.35	OK
C2	A+B	11892	375UC	1 in 100	17000	1.95	OK
C3	A+C	11479	375UC	1 in 80	18000	2.63	OK
C2a	A+B+C	16077	375ø	Down pipe	17,474	3.02	OK
C4	D	13105	375UC	1 in 80	18000	2.35	OK
C4a	D	13105	375ø	Down pipe	17,474	2.63	OK
C5	E	16307	375UC	1 in 80	18000	2.35	OK
C6	F	9582	375UC	1 in 100	17000	2.35	OK
C7	F+G+H	15917	375UC	1 in 80	18000	2.35	OK

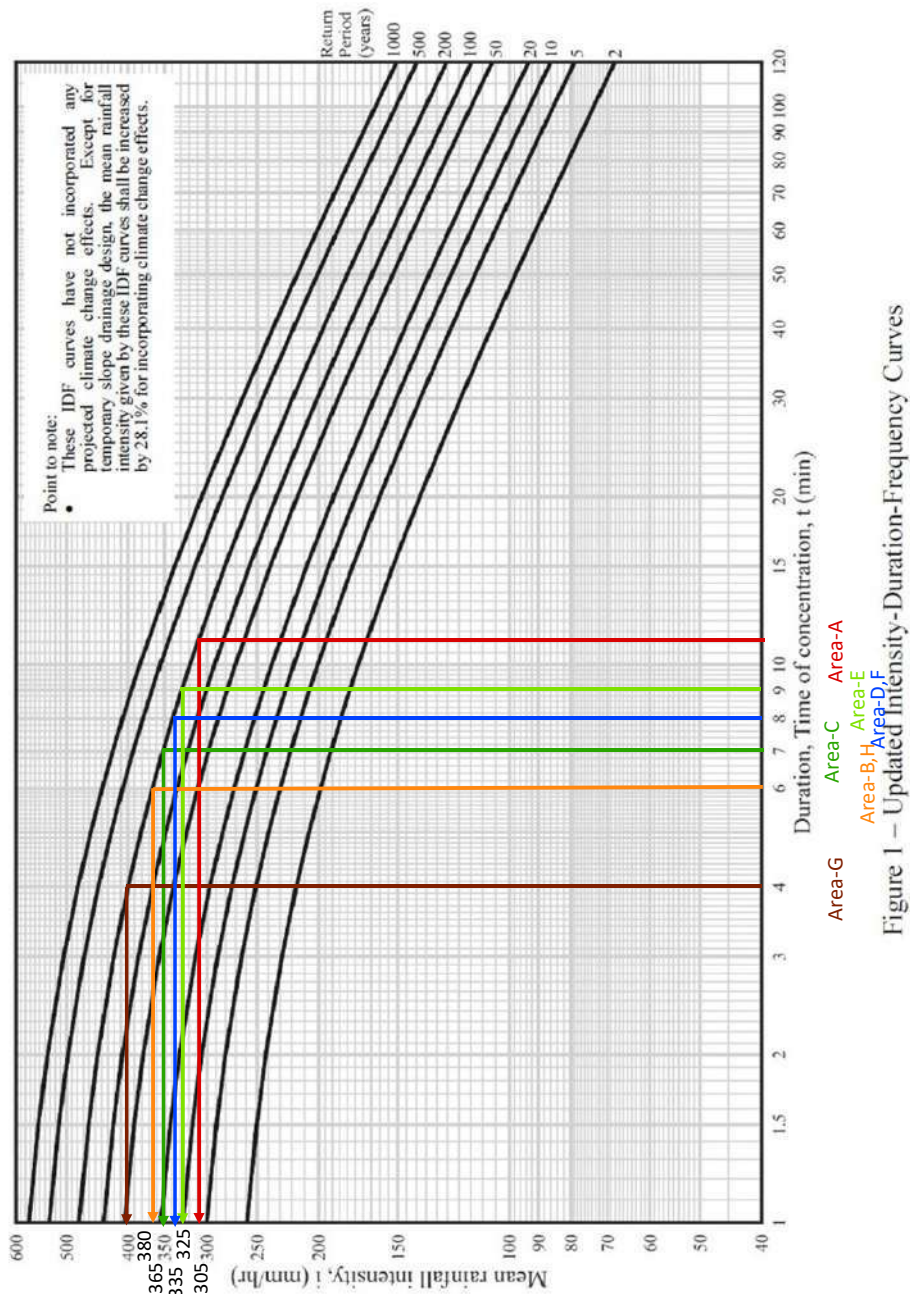
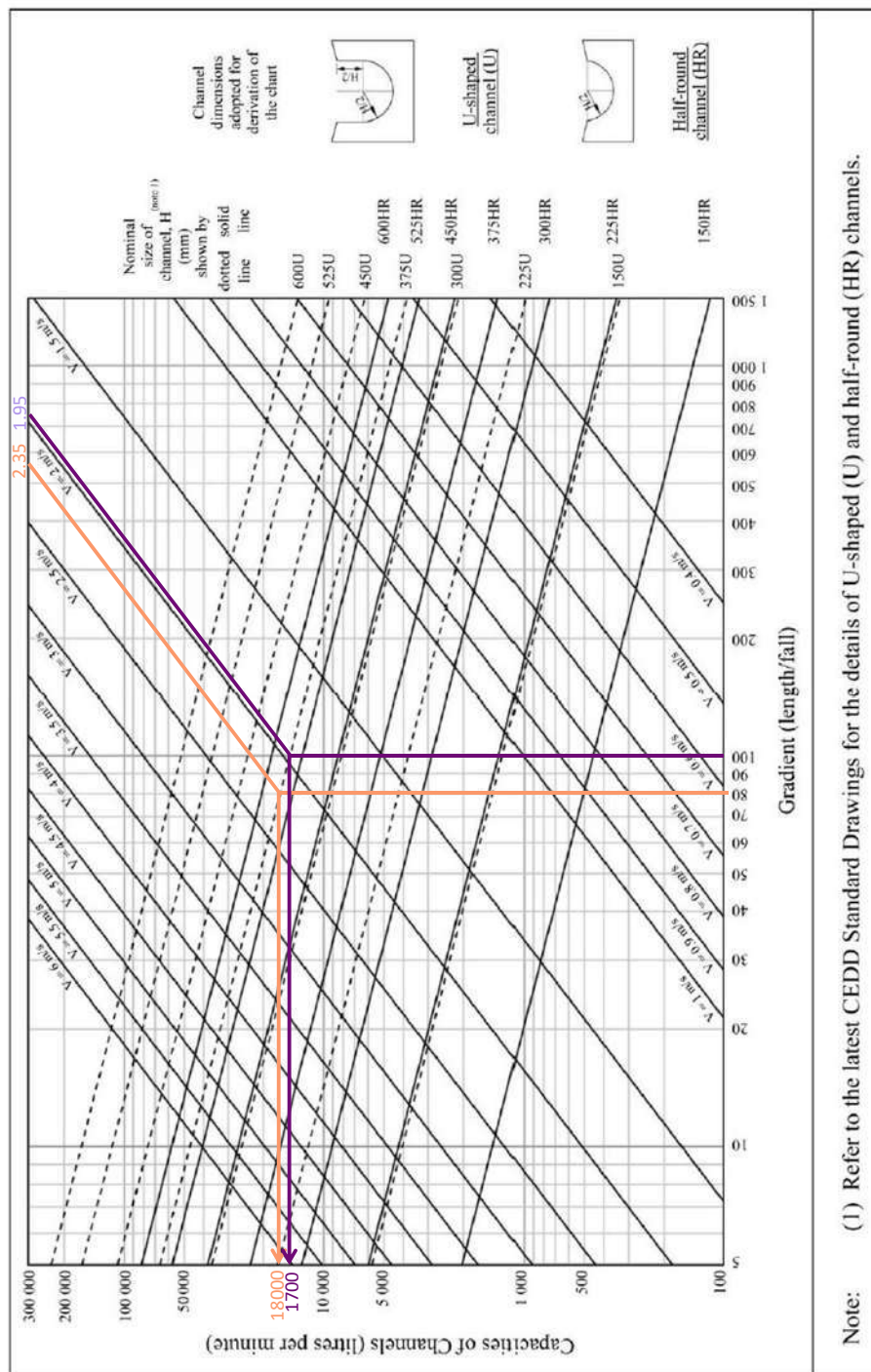


Figure 1 – Updated Intensity-Duration-Frequency Curves

- Notes:
1. These IDF curves are to supersede those given in Figure 8.2 of the Geotechnical Manual for Slopes (GCO, 1984).
 2. The mathematical formulae of these IDF curves are shown in Table 1 of Annex TGN 30 A1.

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



A13

(p.3 of 4)

$k_s = 0.015 \text{ mm}$
 $S = 0.00400 \text{ to } 0.02000$

Water (or sewage) at 15°C;
 full bore conditions.

the hydraulic gradient =
 1 in 250 to 1 in 50

velocities in ms^{-1}
 discharges in litres/sec

Gradient	(Equivalent) Pipe diameters in mm													
	150	200	225	250	275	300	350	375	400	450	500	525	600	630
0-00400	0-801	0-870	1-048	1-123	1-195	1-264	1-397	1-460	1-522	1-641	1-755	1-811	1-971	2-032
1/ 250	14-157	30-468	41-668	55-119	70-972	89-376	134-40	161-30	191-29	261-08	344-69	391-88	557-19	633-53
0-00420	0-823	0-896	1-076	1-153	1-227	1-298	1-434	1-499	1-563	1-685	1-802	1-859	2-023	2-088
1/ 238	14-543	31-293	42-795	56-604	72-881	91-776	138-00	165-81	196-40	266-02	353-86	402-41	571-97	650-32
0-00440	0-844	1-022	1-104	1-183	1-258	1-332	1-471	1-538	1-603	1-728	1-848	1-906	2-074	2-139
1/ 227	14-920	32-100	43-895	58-057	74-748	94-123	141-52	169-83	201-39	274-82	362-82	412-59	586-42	666-73
0-00460	0-865	1-047	1-131	1-212	1-289	1-364	1-507	1-575	1-642	1-770	1-893	1-952	2-124	2-190
1/ 217	15-290	32-890	44-973	59-480	76-576	96-421	144-97	173-96	206-29	281-48	371-60	422-57	600-55	682-79
0-00480	0-886	1-072	1-158	1-240	1-319	1-396	1-542	1-612	1-680	1-811	1-936	1-997	2-173	2-241
1/ 208	15-652	33-664	46-029	60-874	78-367	98-673	146-34	178-00	211-08	288-00	380-19	432-38	614-40	698-53
0-00500	0-906	1-096	1-184	1-268	1-349	1-427	1-576	1-648	1-717	1-851	1-979	2-041	2-221	2-290
1/ 200	16-007	34-423	47-065	62-241	80-124	100-88	151-65	181-97	215-77	294-40	388-62	441-91	627-98	713-95
0-00550	0-955	1-154	1-247	1-335	1-421	1-503	1-660	1-735	1-808	1-948	2-083	2-148	2-337	2-410
1/ 182	16-888	36-262	49-573	65-551	84-377	106-23	159-66	191-57	227-15	309-88	409-02	465-08	660-84	751-27
0-00600	1-001	1-210	1-307	1-400	1-489	1-575	1-739	1-818	1-894	2-042	2-183	2-251	2-449	2-525
1/ 167	17-693	38-025	51-977	68-723	88-452	111-35	167-34	200-77	238-04	324-71	426-56	487-28	692-30	787-01
0-00650	1-046	1-264	1-365	1-462	1-555	1-645	1-816	1-898	1-978	2-131	2-278	2-349	2-555	2-635
1/ 154	18-486	39-721	54-289	71-773	92-371	116-27	174-72	209-61	248-51	338-98	447-33	508-61	722-53	821-35
0-00700	1-089	1-316	1-421	1-522	1-619	1-712	1-890	1-975	2-058	2-218	2-370	2-444	2-659	2-741
1/ 143	19-252	41-356	56-520	74-716	96-151	121-02	181-84	218-14	258-61	352-71	465-43	529-17	751-68	854-45
0-00750	1-131	1-367	1-476	1-580	1-680	1-777	1-961	2-050	2-136	2-301	2-460	2-536	2-758	2-844
1/ 133	19-993	42-938	58-676	77-561	99-805	125-62	188-72	226-38	268-37	365-99	482-93	549-04	779-84	886-44
0-00800	1-172	1-416	1-528	1-636	1-740	1-840	2-031	2-122	2-211	2-382	2-546	2-625	2-855	2-943
1/ 125	20-712	44-472	60-767	80-318	103-35	130-07	195-38	234-37	277-82	378-85	499-88	568-30	807-12	917-42
0-00850	1-212	1-463	1-579	1-691	1-798	1-901	2-098	2-192	2-284	2-461	2-630	2-712	2-948	3-040
1/ 118	21-409	45-961	62-797	82-995	106-79	134-39	201-65	242-12	287-00	391-35	516-32	586-98	833-60	947-49
0-00900	1-250	1-509	1-629	1-744	1-854	1-961	2-163	2-260	2-355	2-537	2-711	2-795	3-039	3-133
1/ 111	22-088	47-409	64-771	85-600	110-13	138-59	208-15	249-66	295-93	403-49	532-32	605-15	859-34	976-72
0-00950	1-287	1-554	1-677	1-796	1-909	2-019	2-227	2-327	2-424	2-611	2-790	2-877	3-128	3-225
1/ 105	22-750	48-821	66-695	88-137	113-39	142-68	214-27	257-00	304-62	415-32	547-89	622-84	884-40	1005-2
0-01000	1-324	1-598	1-725	1-846	1-963	2-075	2-289	2-392	2-492	2-684	2-868	2-957	3-214	3-314
1/ 100	23-395	50-198	68-571	90-611	116-57	146-67	220-25	264-16	313-10	426-85	563-08	640-09	908-84	1032-9
0-01100	1-384	1-683	1-816	1-943	2-066	2-184	2-409	2-517	2-622	2-824	3-017	3-111	3-381	3-485
1/ 91	24-643	52-858	72-196	95-391	122-70	154-38	231-80	277-99	329-47	449-12	592-40	673-39	956-01	1086-5
0-01200	1-462	1-764	1-903	2-037	2-165	2-289	2-524	2-637	2-747	2-958	3-160	3-258	3-541	3-650
1/ 83	25-638	55-406	75-669	99-970	128-58	161-77	242-85	291-23	345-14	470-44	620-47	705-27	1001-2	1137-8
0-01300	1-527	1-842	1-987	2-126	2-260	2-389	2-635	2-752	2-866	3-087	3-297	3-399	3-694	3-808
1/ 77	26-988	57-657	79-007	104-37	134-23	168-85	253-47	303-95	360-20	490-93	647-44	735-89	1044-5	1187-0
0-01400	1-590	1-917	2-068	2-213	2-352	2-486	2-741	2-863	2-982	3-211	3-430	3-536	3-842	3-960
1/ 71	28-097	60-219	82-227	108-61	139-68	175-70	263-71	316-22	374-72	510-67	673-42	765-41	1086-3	1234-5
0-01500	1-651	1-990	2-146	2-296	2-440	2-579	2-844	2-970	3-094	3-331	3-558	3-667	3-985	4-107
1/ 67	29-169	62-504	85-338	112-72	144-95	182-32	273-61	328-07	388-74	529-75	698-53	793-92	1126-7	1280-3
0-01600	1-709	2-060	2-222	2-377	2-526	2-670	2-943	3-074	3-202	3-447	3-681	3-795	4-123	4-250
1/ 63	30-208	64-717	88-353	116-69	150-05	188-72	283-19	339-55	402-33	548-22	722-85	821-53	1165-8	1324-7
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1/ 59	31-217	66-866	91-280	120-55	155-00	194-84	292-50	350-89	415-51	566-15	746-44	848-32	1203-7	1367-8
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1/ 56	32-189	68-956	94-126	124-30	159-81	200-98	301-54	361-51	428-33	583-57	769-37	874-36	1240-6	1409-7
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1/ 50	34-087	72-977	99-602	131-51	169-07	212-61	318-93	382-34	452-97	617-08	813-46	924-43	1311-5	1490-1
	110	150	160	180	200	220	250	270	290	330	360	380	440	460
	for part-full circular pipes.													

$k_s = 0.015 \text{ mm}$ $S = 0.00400 \text{ to } 0.02000$

Appendix 4

Fire Service Installations Proposal

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓

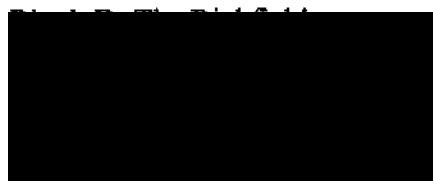
**By Post & Fax****Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Shung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/643
電話號碼 Tel. No. : 2158 6286
傳真機號碼 Fax No. : 2489 9711

5 June 2025

R-riches Property Consultants Ltd.



Dear Sir/Madam,

Compliance with Approval Condition (f)
Planning Application No. A/YL-TT/643

I refer to your submission dated 10.4.2025 and our interim reply dated 22.5.2025 for compliance with the captioned approval condition (f) on the implementation of the revised fire service installations proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** 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 has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) of FSD or the undersigned.

Yours faithfully,

(Ms. Eva TAM)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

D of FS

(Attn.: Mr. CHEUNG Wing-hei)

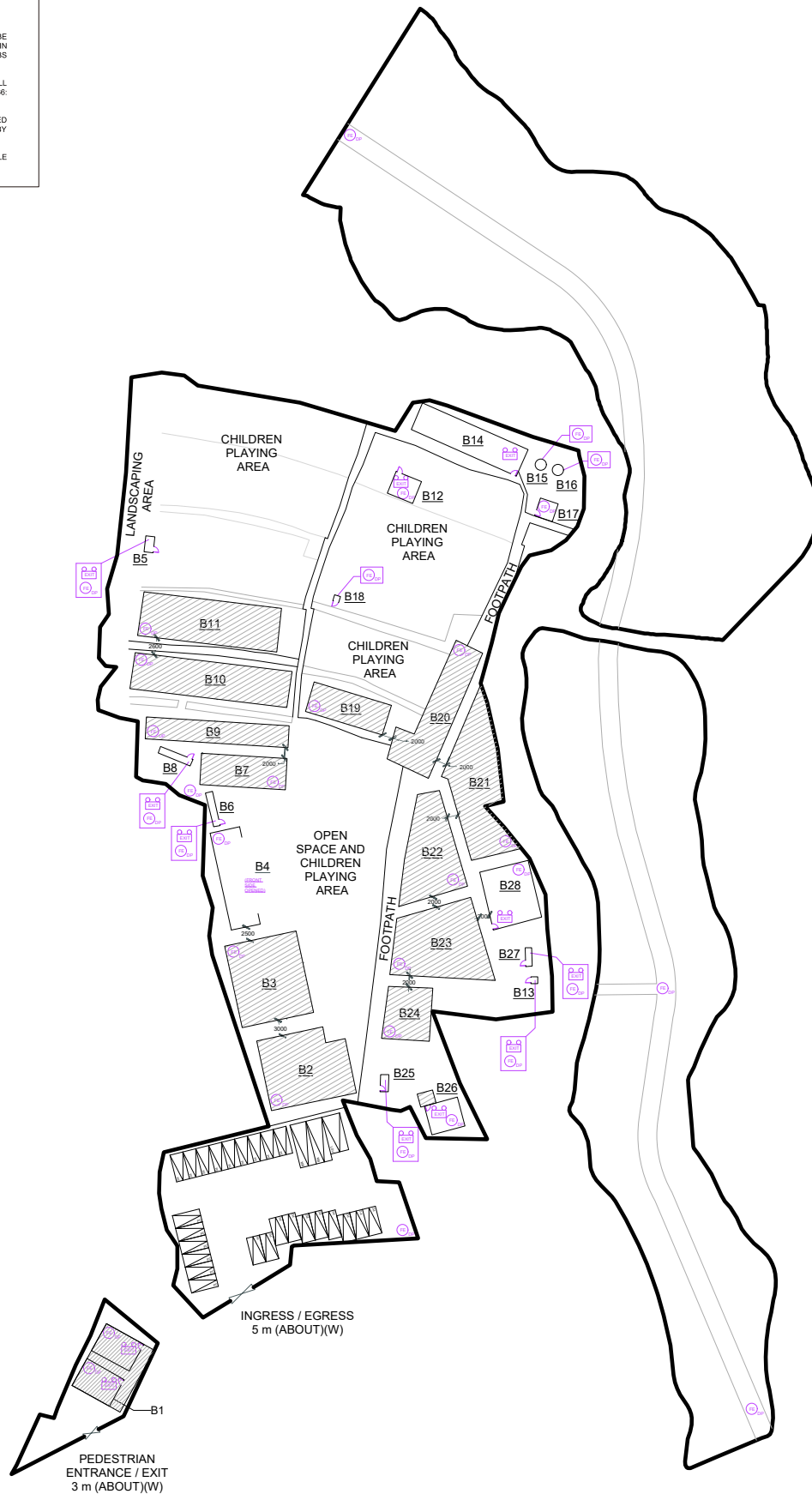
Internal

CTP/TPB (2)

ET/MC/mc



1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 6/2021
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266- PART 1 AND 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.



DeSPACE (International) Limited

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

Serial Number

FSD Ref.:
消防處編號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client 顧客姓名

開心花園農莊

Address 地址

DD117, Lot 1408, Tai Tong Kuk, Yuen Long

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☒ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Maintenance ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

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/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	Emergency Lighting -9 nos. emergency lighting	G/F	Conforms with FSD requirements	02/04/2025	01/04/2026
12	Exit Sign -9 nos. exit sign	G/F	Conforms with FSD requirements	02/04/2025	01/04/2026

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

受權人簽署

Name:

姓名

Chan Yiu Lam

FSD/RC No.:

消防處註冊號碼

RC1 / 0455 RC2 / 0627

Company Name:

公司名稱

德耀消防工程
有限公司

Telephone:

聯絡電話

Date:

日期

02/04/2025

For FSD use only

Inspected

Key-in

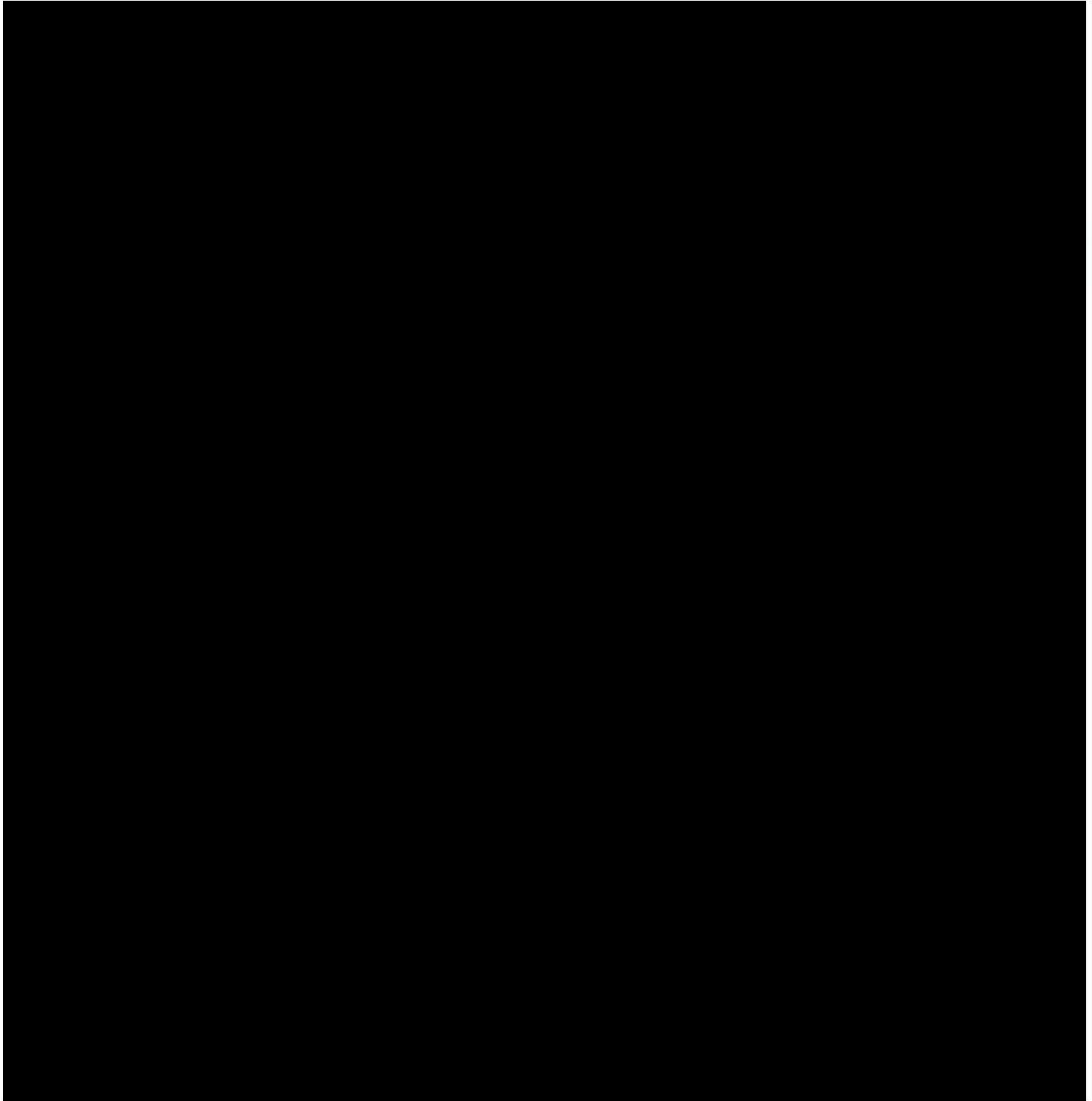
Verified

Serial Number

[REDACTED]

Name of Client 顧客姓名

開心花園農莊



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處編號消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

Serial Number

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client 顧客姓名

開心花園農莊

Address 地址

DD117, LOT 1408, Tai Tong Kuk, Yuen Long, NT

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☒ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Maintenance
ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

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/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	Portable Fire Extinguisher - 33nos. 5kg CO2 gas type F.E.	G/F	Conforms with FSD requirements	16/10/2024	15/10/2025

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人/備此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或
處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or
premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:

受權人簽署

Name:

姓名

Chow Wai Chiu

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Chow Wai Chiu

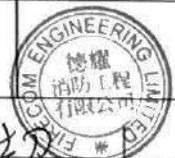
Telephone:

聯絡電話

Date:

日期

16/10/2024

For FSD
use only

Inspected

Key-in

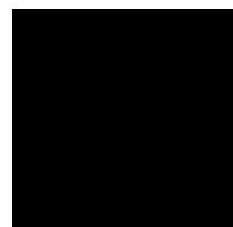
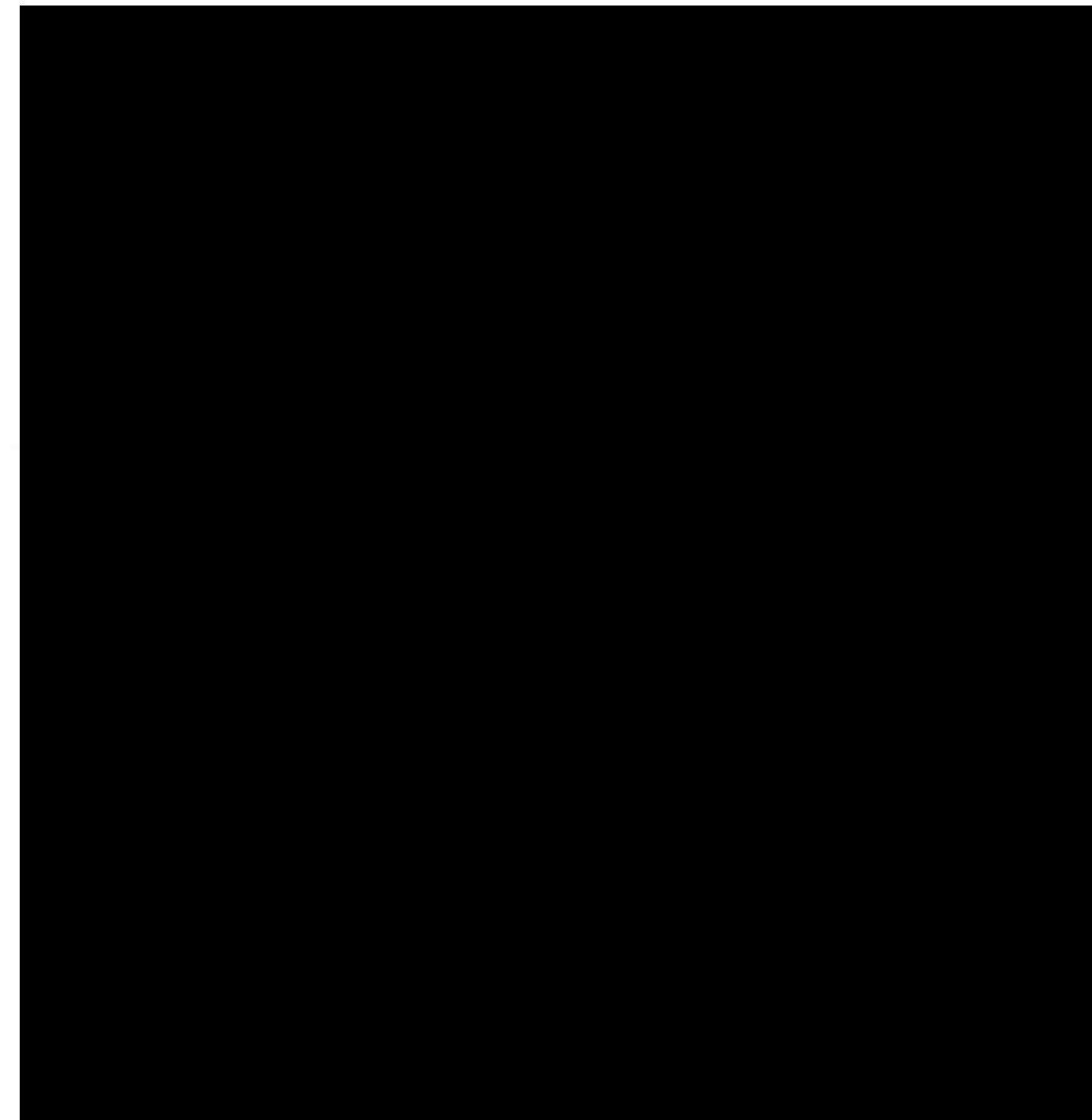
Verified

Serial Number

[REDACTED]

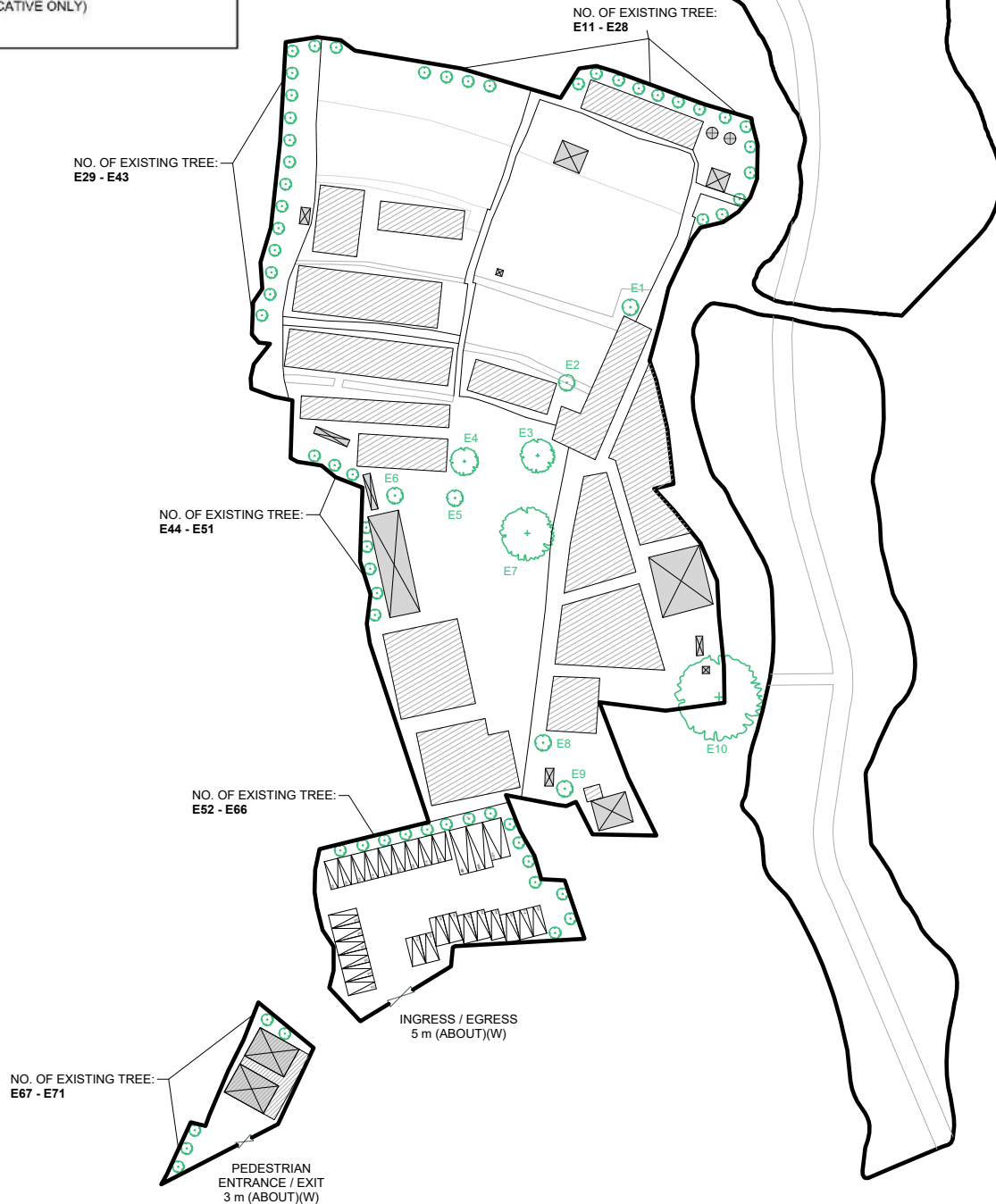
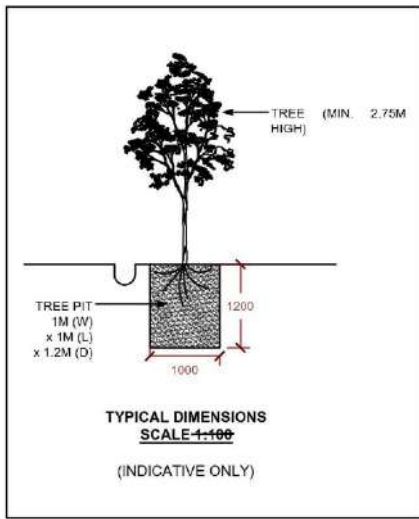
Name of Client 顧客姓名

開心花園農莊



Appendix 5

Landscape Proposal



TITLE:
LANDSCAPE PROPOSAL

APPENDIX:
5

DATE:
AUG 2026

LEGEND:

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (SHED STRUCTURE)
- PARKING SPACE (PC)

- LGV L/UL SPACE (LGV)
- INGRESS / EGRESS
- MB L/UL SPACE (MB)
- EXISTING TREE

SCALE:
N.T.S

PREPARED BY:

