

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.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTN/636
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

Appendix I

30 September 2020

Dear Sir/Madam,

Submission for Compliance with Approval Condition (e) – the submission of drainage proposal

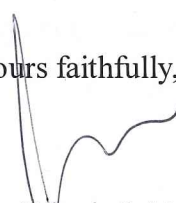
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Agriculture” Zone, Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Yuen Long (Planning Application No. A/YL-KTN/636)

I refer to your submission dated 10.9.2020 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.**
- 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, please contact Mr. Joshua YUEN (Tel:) of the Drainage Services Department directly.

Yours faithfully,


(Ms. Winnie LAU)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

Our Ref.: DD107Lot973RP(Pt)
Your ref.: A/YL-KTN/636

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

By Email

9 September 2020

Dear Sir,

Compliance with Approval Condition (e)

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 3 Years in "Agriculture" Zone,
Lot 973 RP (Part) in D.D.107, Fung Kat Heung, Yuen Long**

(Application No. A/YL-KTN/636)

We are writing to submit a letter to response to Chief Engineer/Mainland North, Drainage Services Department (**Appendix I**) and a revised drainage proposal (**Appendix II**) for compliance with approval condition (e) 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 or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Grace WONG

To: Planning Department

Reference: TPB/A/YL-KTN/636

Dear Sir/Madam

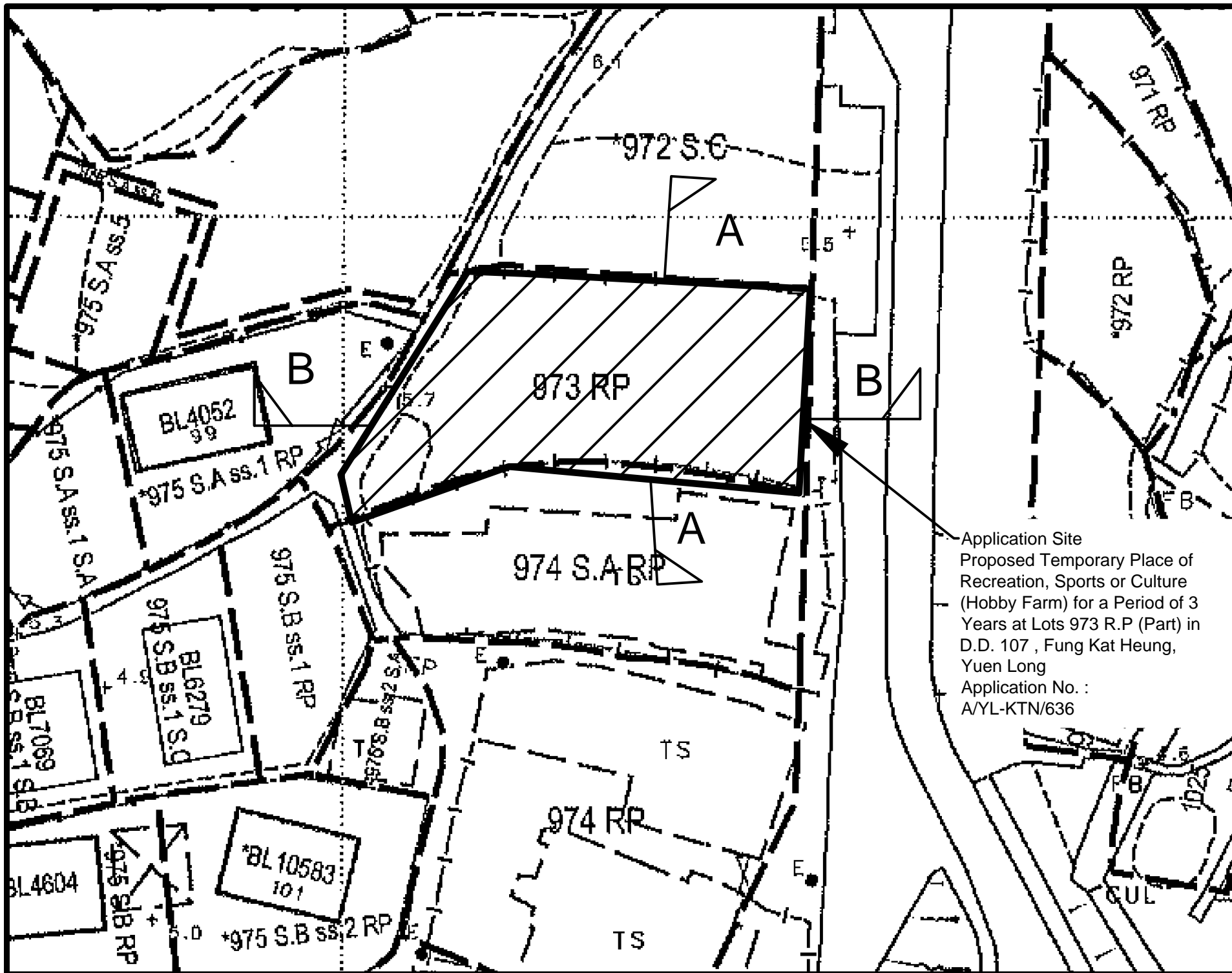
I refer to your letter dated 19th May 2020 about planning application (A/YL-KTN/636) for drainage proposal. The location is for Proposed Temporary Place of Recreation, Sports or Culture for a Period of 3 Years in “Agriculture” Zone at Lots 973RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories.

I would like to submit two sets revised drainage proposal and reply the comments shown as follows:

- a. Internal condition of catchpit is shown in View 2c
- b. Internal condition of 500mm UC is shown in View 3c

I am looking forward to your reply on the application. Should you have any queries, please free feel to contact Mr. Man at

Thanks for your kindly attention.



Legend:

	Proposed 225UC (1:150) with cast iron cover
	Existing 500UC
	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 3 Years at Lots 973 R.P (Part) in D.D. 107, Fung Kat Heung, Yuen Long

Application No. :
 A/YL-KTN/636

Application Site
 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lots 973 R.P (Part) in D.D. 107, Fung Kat Heung, Yuen Long
 Application No. :
 A/YL-KTN/636

Title:
 Drainage Proposal-Application Boundary

Dwg No:	File:
Fig.1	Lots 973 RP in D.D. 107

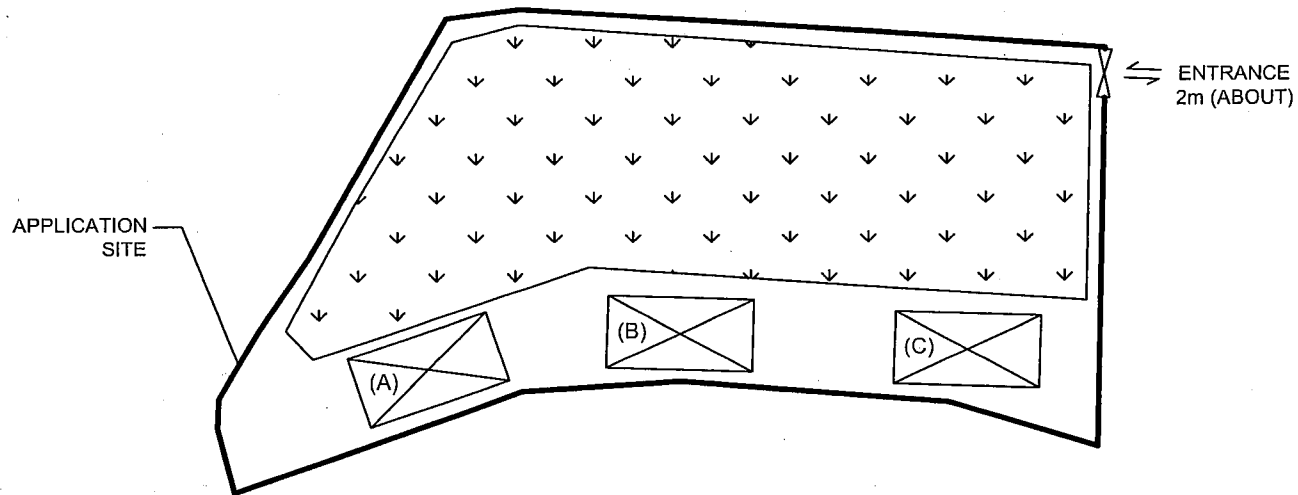
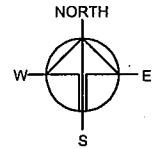
Date:
 12th Sep 2019

APPLICATION SITE AREA: 513m² (ABOUT)
 COVERED AREA: 54m² (ABOUT)
 UNCOVERED AREA: 459m² (ABOUT)

NO. OF PROPOSED STRUCTURE: 3
 NON-DOMESTIC GFA: 54m² (ABOUT)
 BUILDING HEIGHT: 3m (ABOUT)
 NUMBER OF STOREY: 1

FARM AREA: 312m² (61%) (ABOUT)

STRUCTURE	PROPOSED USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
STRUCTURE A	FARMER RESTING ROOM	18m ² (ABOUT)	18m ² (ABOUT)	3m (ABOUT)
STRUCTURE B	STORAGE OF FARM TOOLS	18m ² (ABOUT)	18m ² (ABOUT)	3m (ABOUT)
STRUCTURE C	AGR. LEARNING CENTRE	18m ² (ABOUT)	18m ² (ABOUT)	3m (ABOUT)
TOTAL		54m ² (ABOUT)	54m ² (ABOUT)	

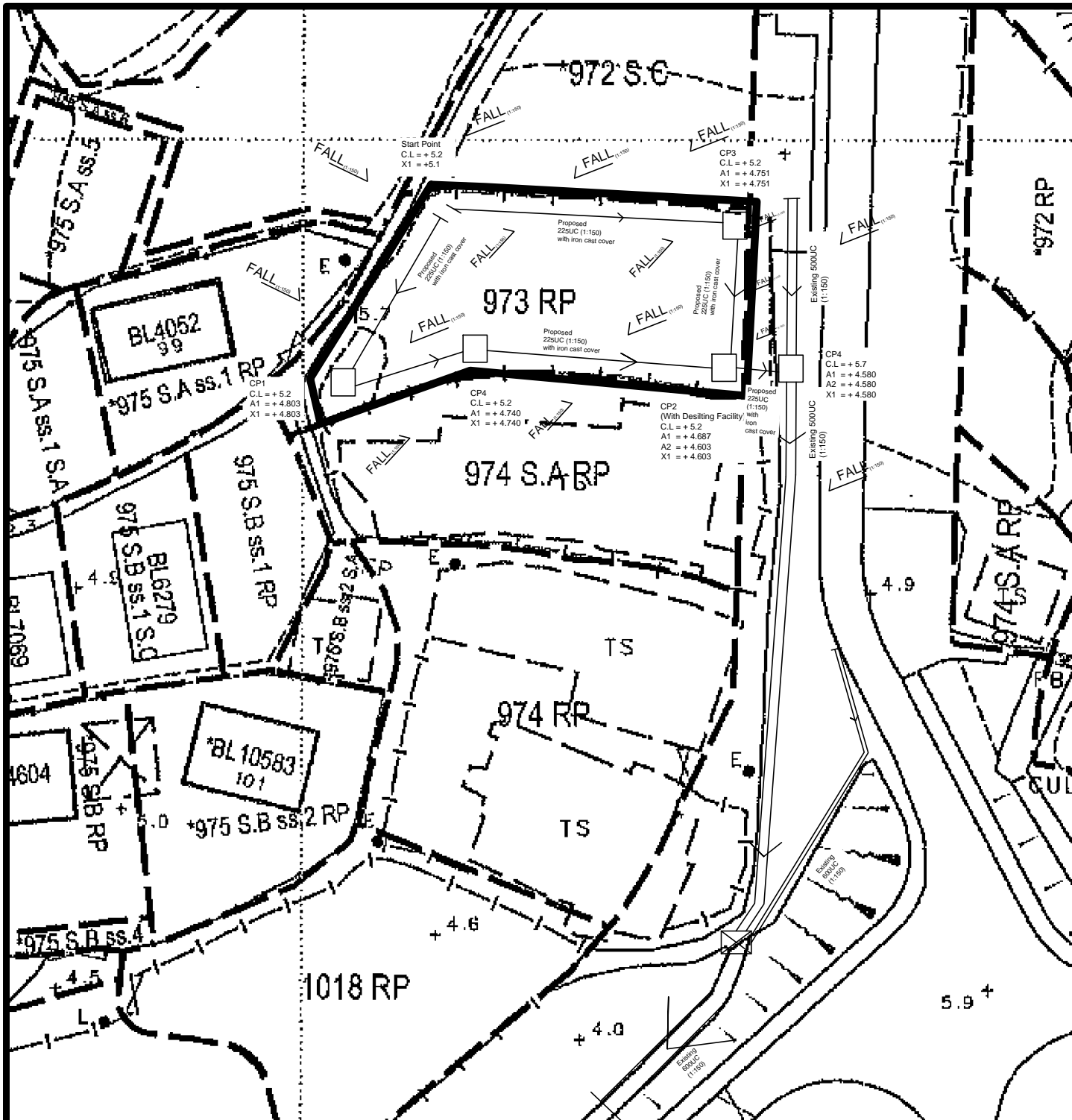


Drawing No. PN02	Ver. 01
Project PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS	
LOT 973 RP IN D.D. 107	
Drawing Title LAYOUT PLAN	
Scale of A4 1 : 600	
Drawn	Date 30.10.2018
Revised	Date

申請編號 Application No. : A/YL- KTS / 636

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



Note:

1. Catchpit (CP2) with desilting facility shall follow CEDD standard drawing No. C24061.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. All UCs are covered by iron cast
4. The inverted level of the connection point shall be verified on site prior the commencement of work

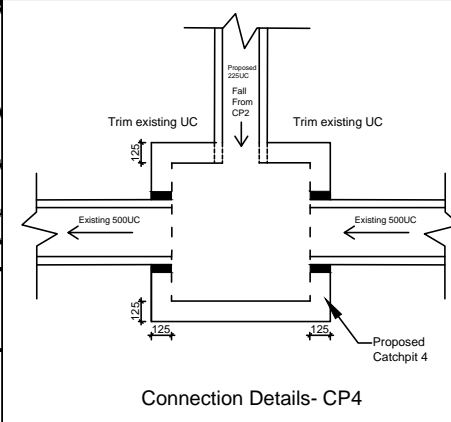
Legend:

- Proposed 225UC (1:150) with cast iron cover
- Existing 500UC
- 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 3
 Years at Lots 973 R.P
 (Part) in D.D. 107 , Fung
 Kat Heung, Yuen Long

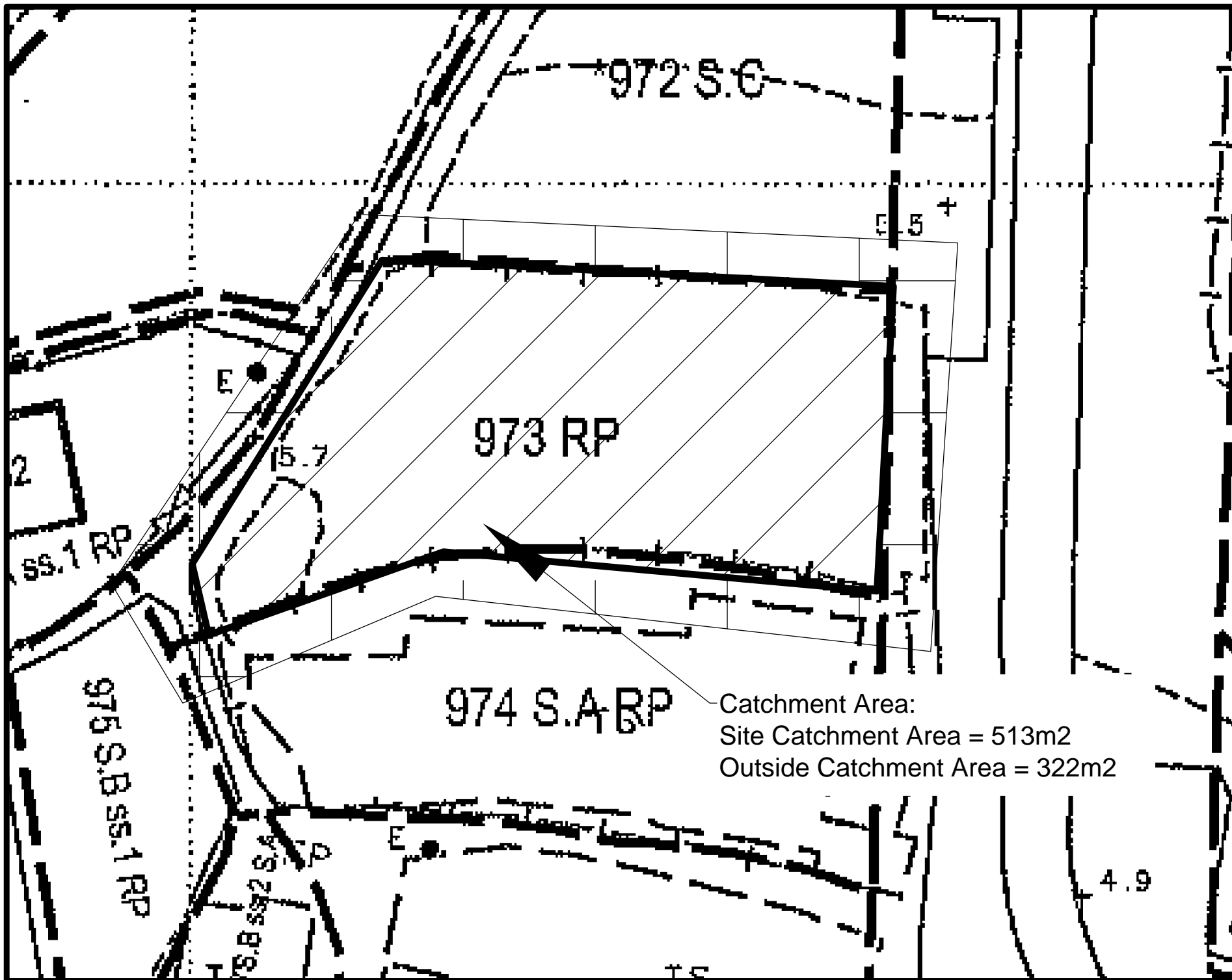
Application No. :
 A/YL-KTN/636



Title:
 Drainage layout

Dwg No: Fig.2
File: Lots 973 RP in D.D. 107

Date:
 16th March
 2020



- Legend:
- Proposed 225UC (1:150) with cast iron cover
 - ⇨ Existing 500UC
 - Proposed Catchpit
 - ⊕^{5.7} 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 3
 Years at Lots 973 R.P
 (Part) in D.D. 107 , Fung
 Kat Heung, Yuen Long

Application No. :
 A/YL-KTN/636

Title:
 Catchment area

Dwg No:	File:
Fig.3	Lots 973 RP in D.D. 107

Date:
 17th April
 2019

Catchment Area:
 Site Catchment Area = 513m²
 Outside Catchment Area = 322m²

Company: 恆協工程有限公司 HANDSHIP ENGINEERING LIMITED
Project : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
 at Lots 973 R.P (Part) in D.D. 107 , Fung Kat Heung,
Date: 2019/4/17

Calculation for channels:

Catchment Area of site

Site Catchment Area = 513 m²
 = 0.000513 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.000513 km²
 = 0.033871 m³/s
 = 2032 liter/min

Outside Catchment Area

Area = 322 m²
 = 0.000322 km²

Peak runoff in m³/s = 0.278 x 0.25 x 250 mm/hr x 0.000322 km²
 = 0.005595 m³/s
 = 336 liter/min

Total Peak Runoff for site = 0.039466 m³/s
 = 2368 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
 For gradient 1:150, 225UC will be suitable.

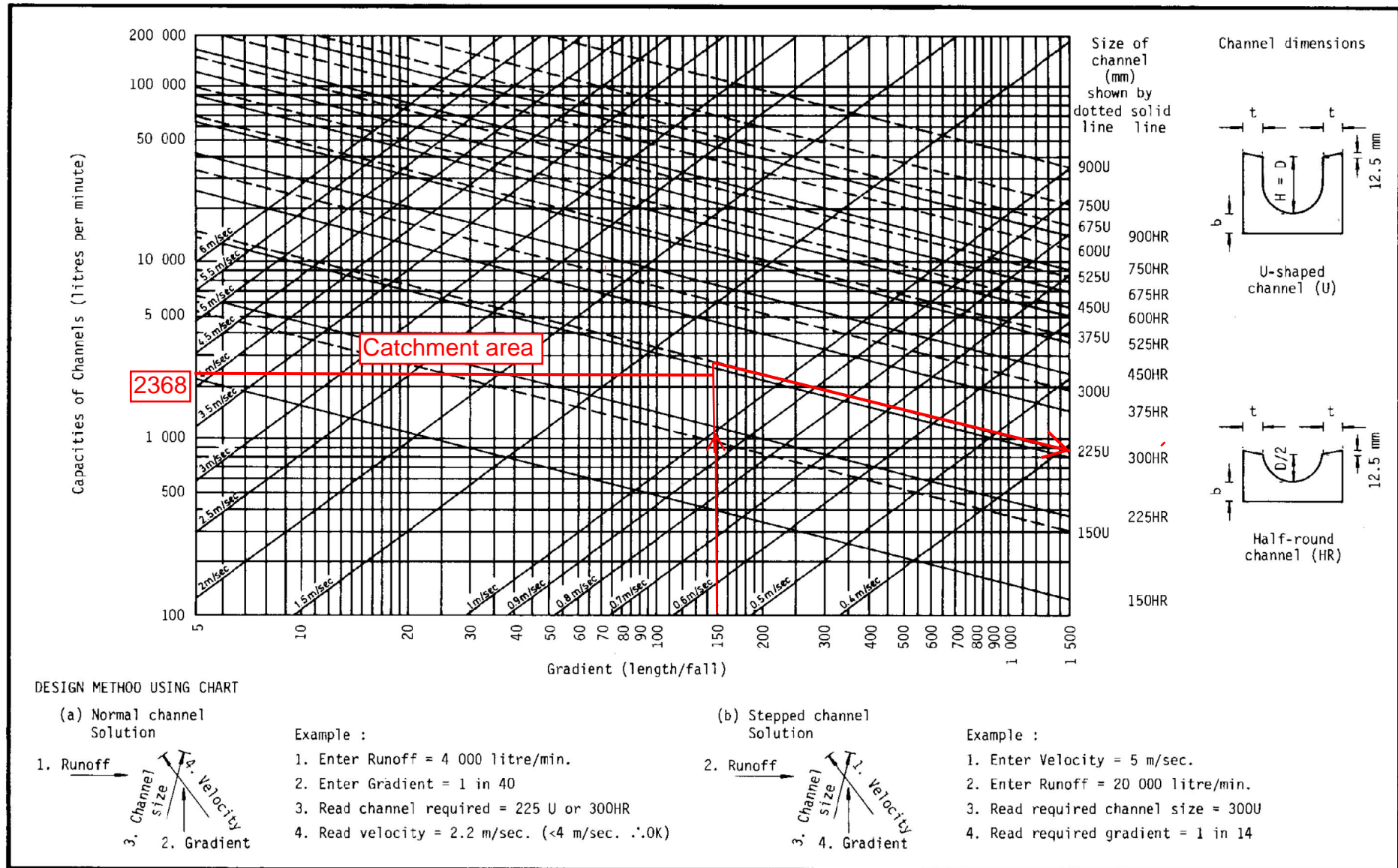
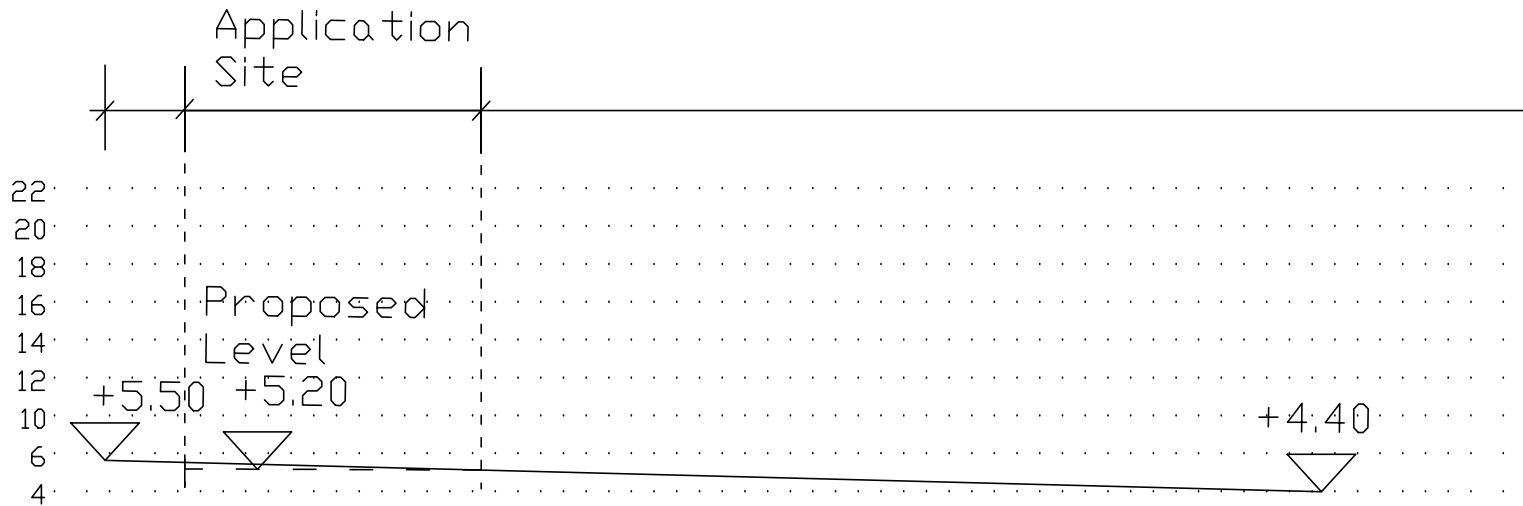
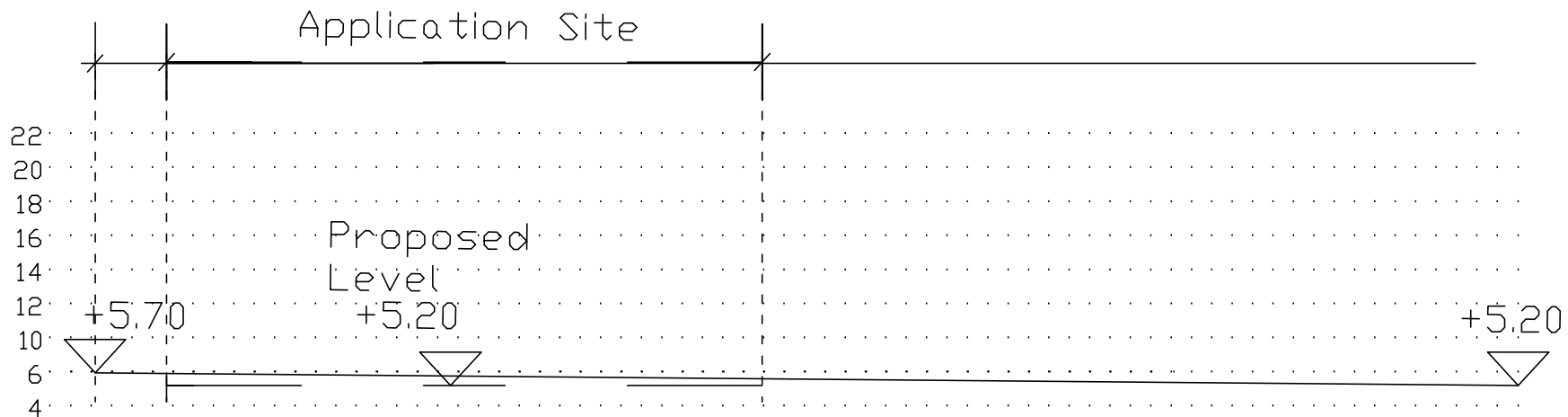


Figure 8.7 - Chart for the Rapid Design of Channels



Section A-A



Section B-B

Legend:

- Proposed 225UC (1:150) with cast iron cover
- Existing 500UC
- Proposed Catchpit
- ⊕^{+5.7} 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 3
Years at Lots 973 R.P
(Part) in D.D. 107, Fung
Kat Heung, Yuen Long

Application No. :
A/YL-KTN/636

Title:

Drainage Proposal-
Section

Dwg No:

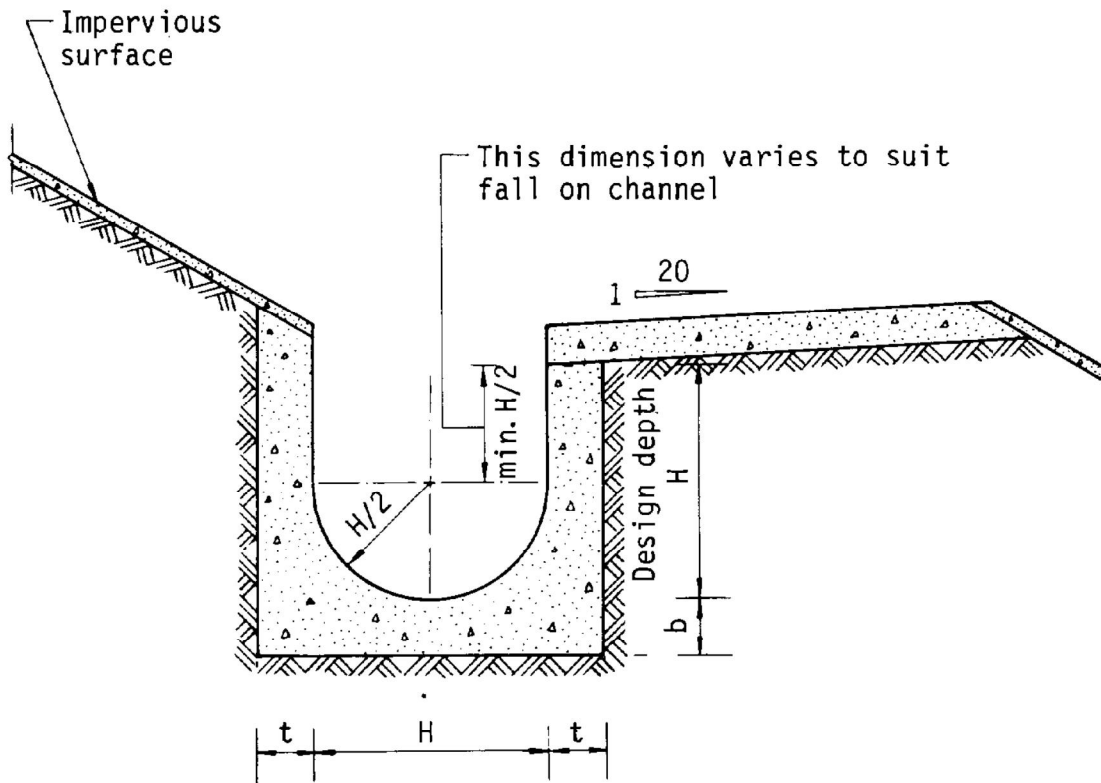
Fig.4

File:

Lots 973 RP in
D.D. 107

Date:

18th Jan
2020



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

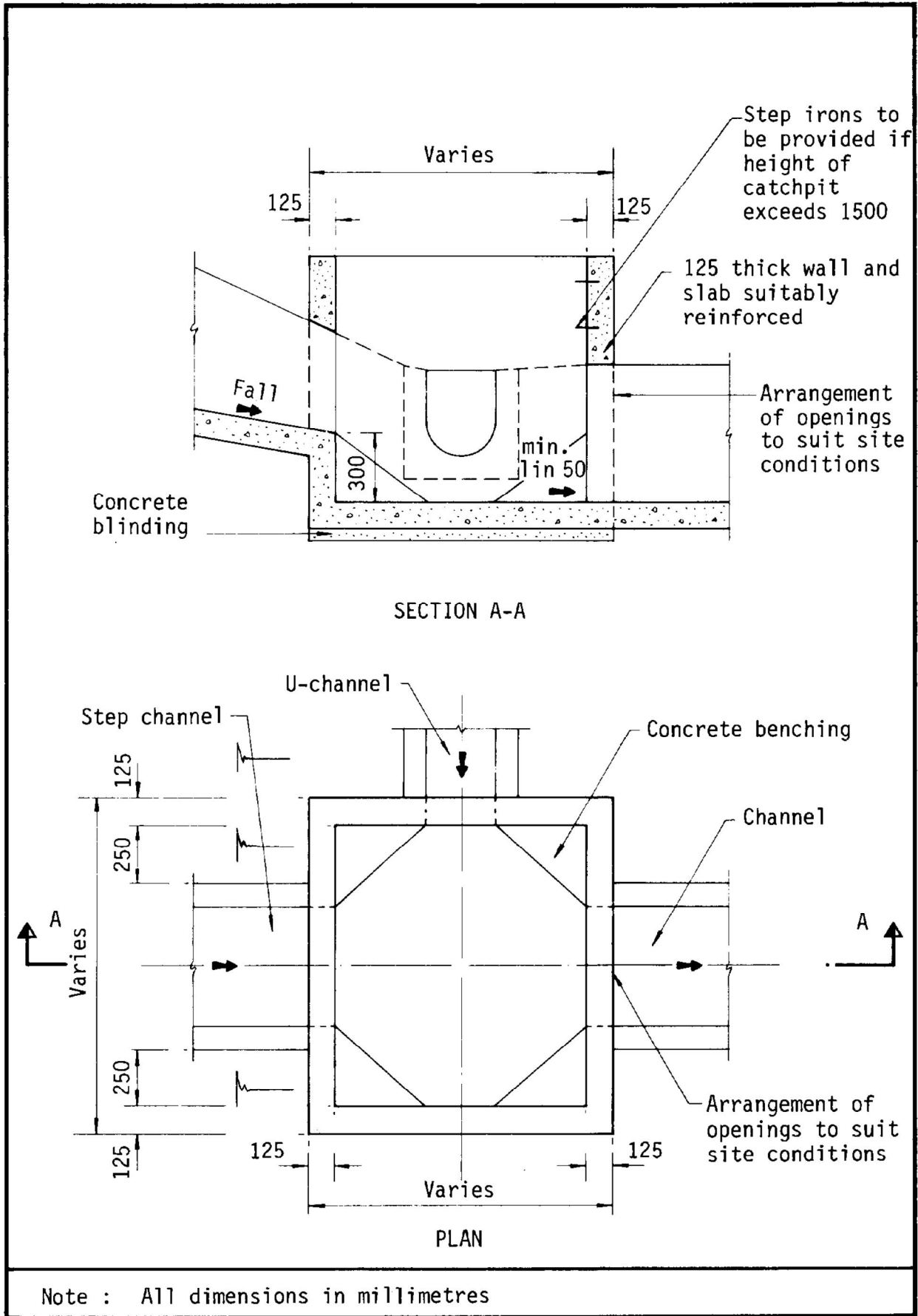
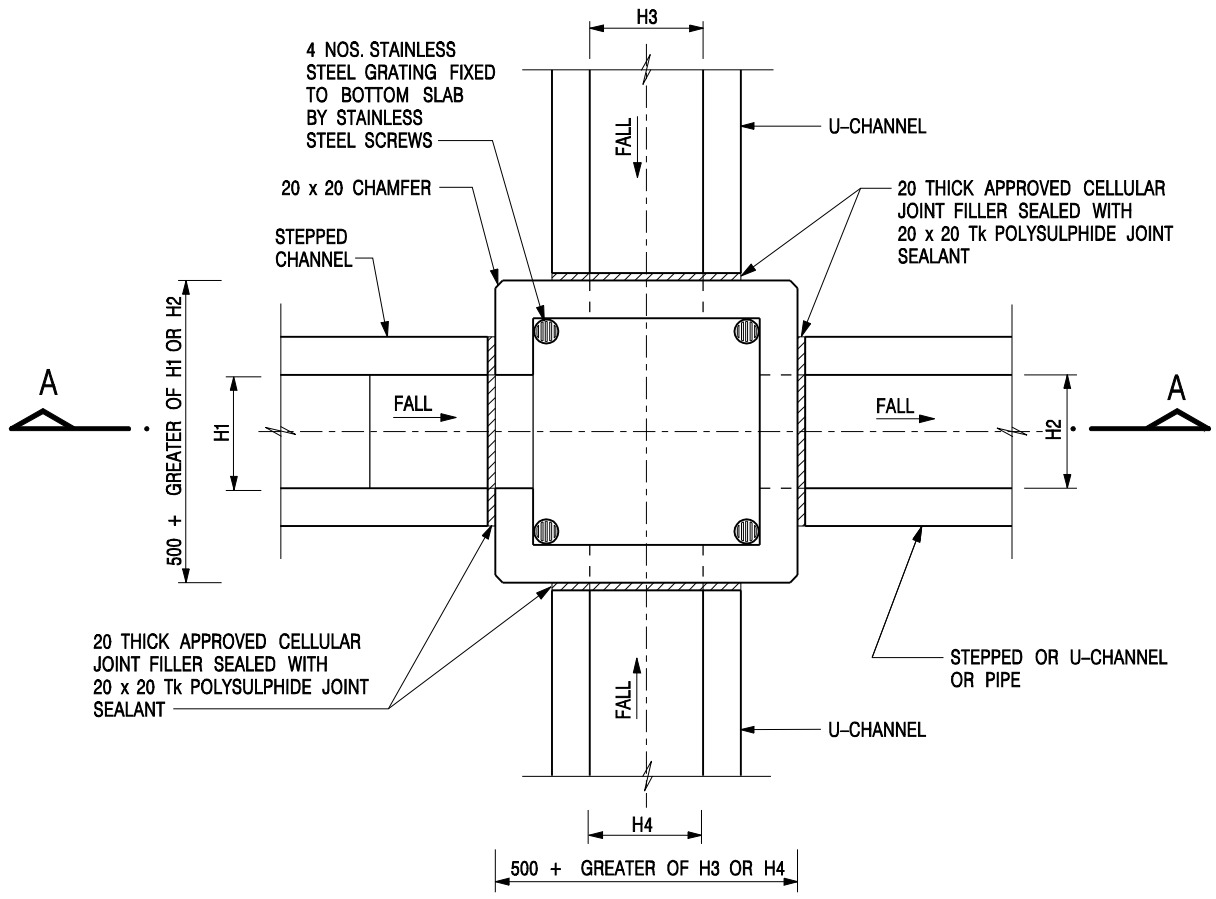
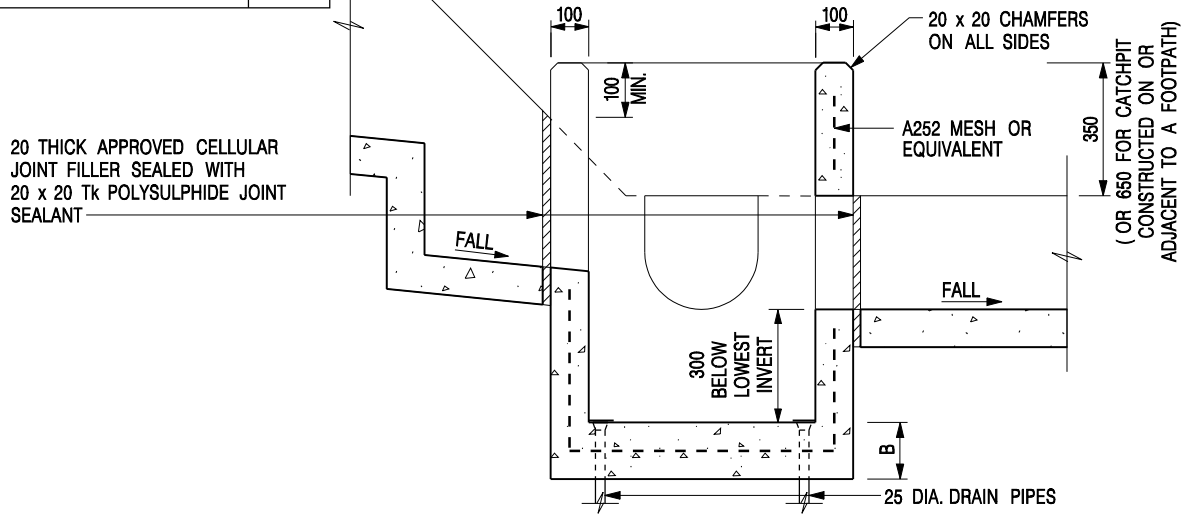


Figure 8.10 - Typical Details of Catchpits



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



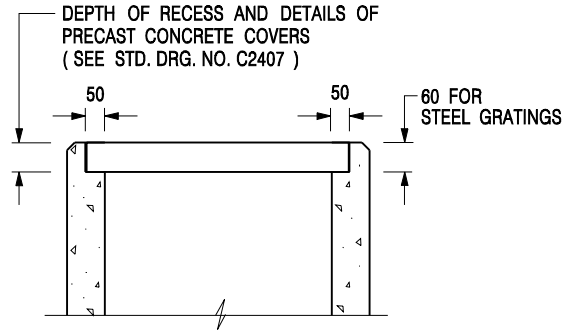
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 2 FOR OTHER NOTES.

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

CEDD **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

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




**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

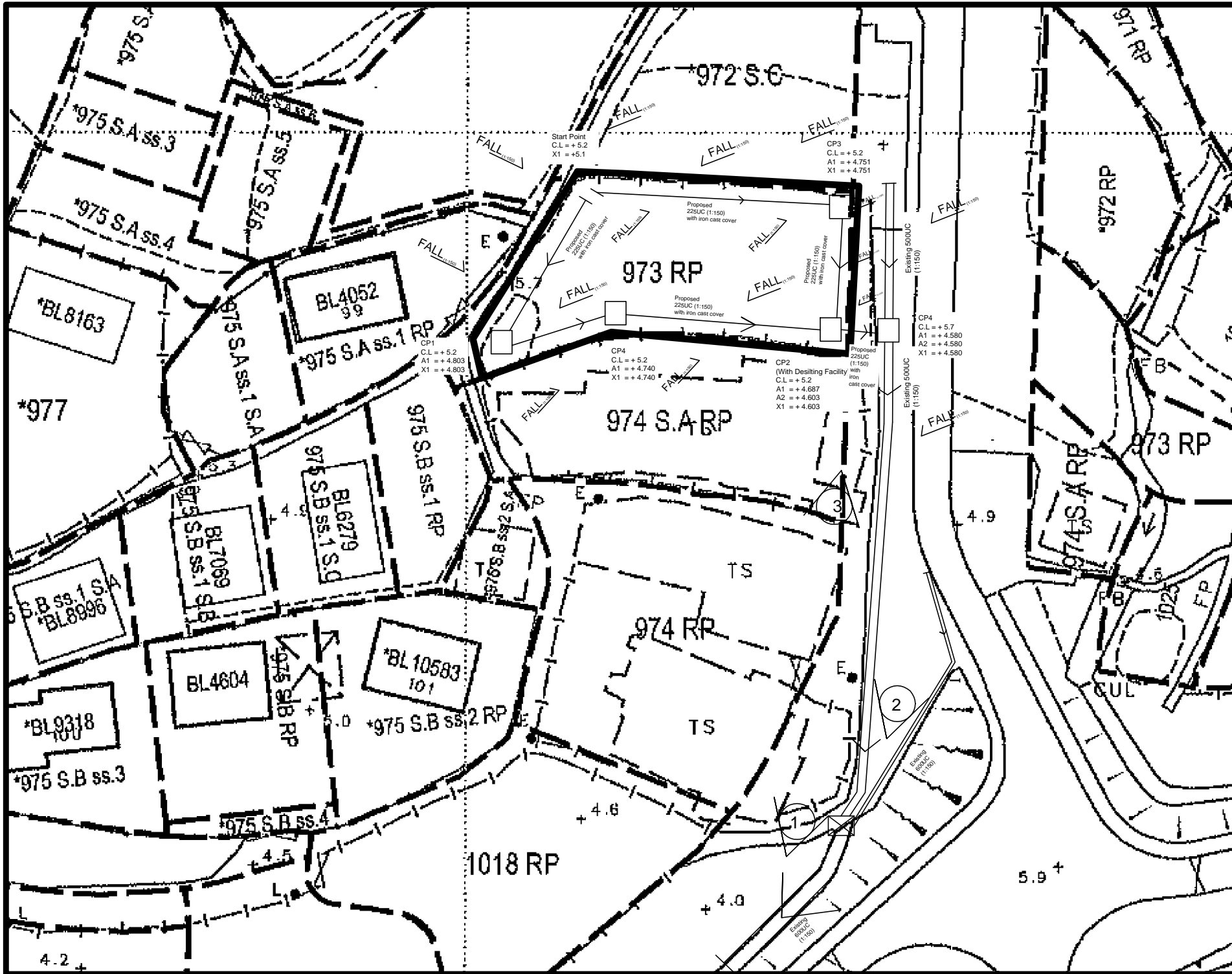
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED 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	DRAWING NO.
DATE JAN 1991	C2406 /2

APPENDIX SITE PHOTO



Legend:

	Proposed 225UC (1:150) with cast iron cover
	Existing 500UC
	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 3
 Years at Lots 973 R.P
 (Part) in D.D. 107 , Fung
 Kat Heung, Yuen Long

Application No. :
 A/YL-KTN/636

Title:
 EYE LOCATION PLAN

Dwg No:	File:
Fig.5	Lots 973 R.P in D.D. 107

Date:
 16th March
 2020



View 1a Existing 600UC



View 1b Internal Condition of Existing 600UC



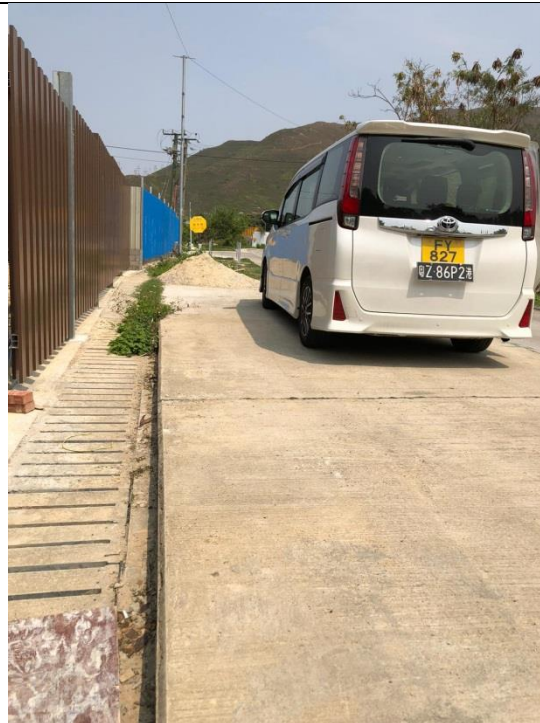
View 2a Existing 600UC and 500UC its connection point by catchpit



View 2b Existing 600UC and 500UC its connection point by catchpit



View 2c Internal condition of Existing 600UC and 500UC its connection point by catchpit



View 3a Existing 500UC besides proposed site



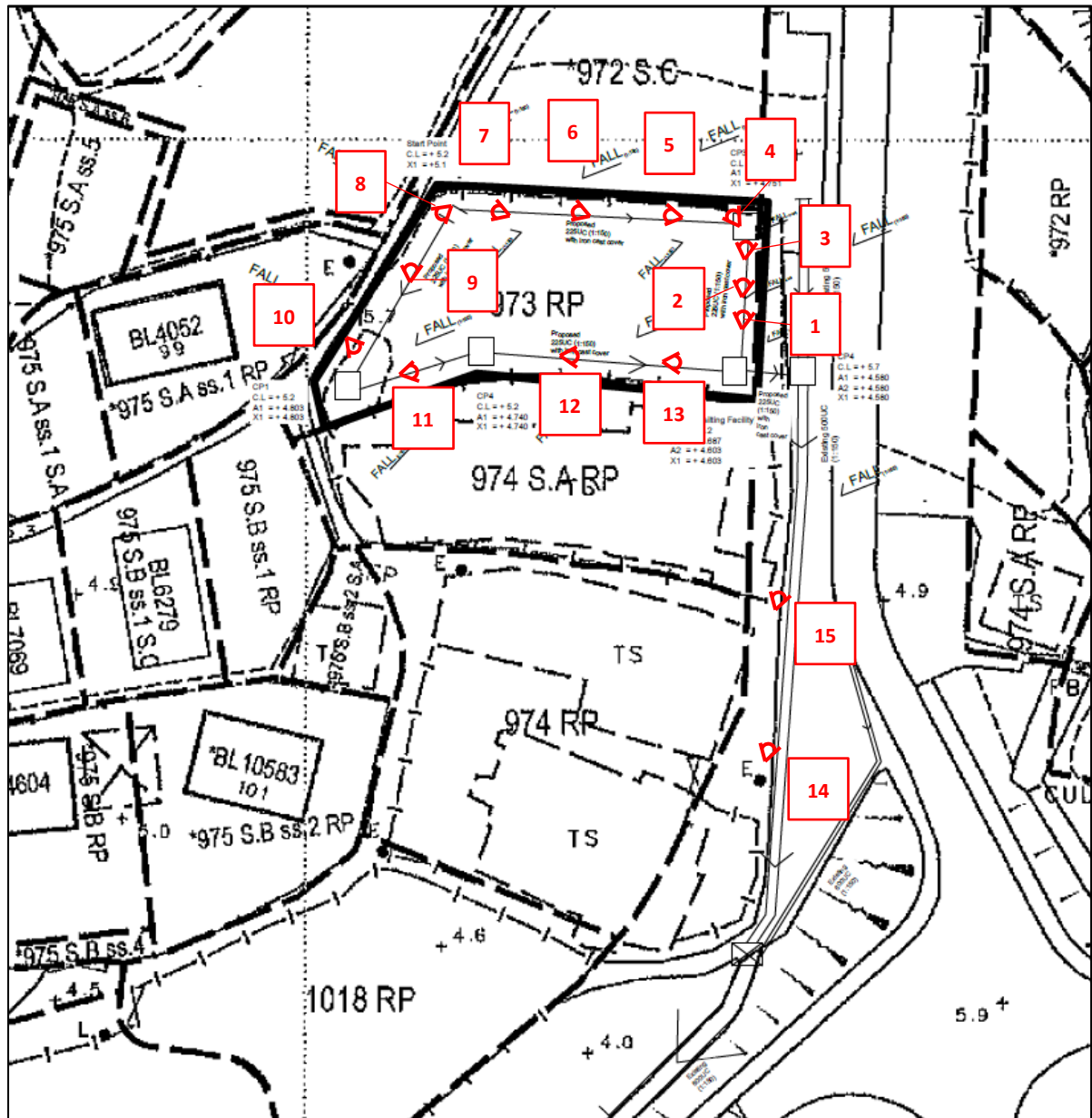
View 3b Internal Condition of Existing 500UC
besides proposed site



View 3c Internal Condition of Existing 500UC
besides proposed site

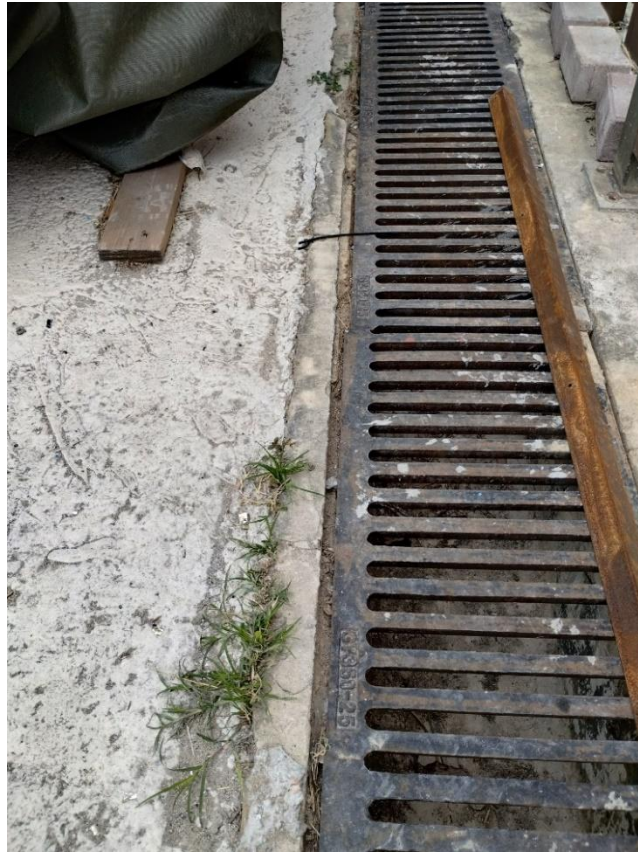
Appendix II - Photographic Record of Existing Drainage Facilities at the Application Site

a) The accepted drainage proposal of the previous S.16 planning application No. A/YL-KTN/636 and 898 is shown as follows:



b) Photographic Records of the Existing Drainage Facilities at the Application Site

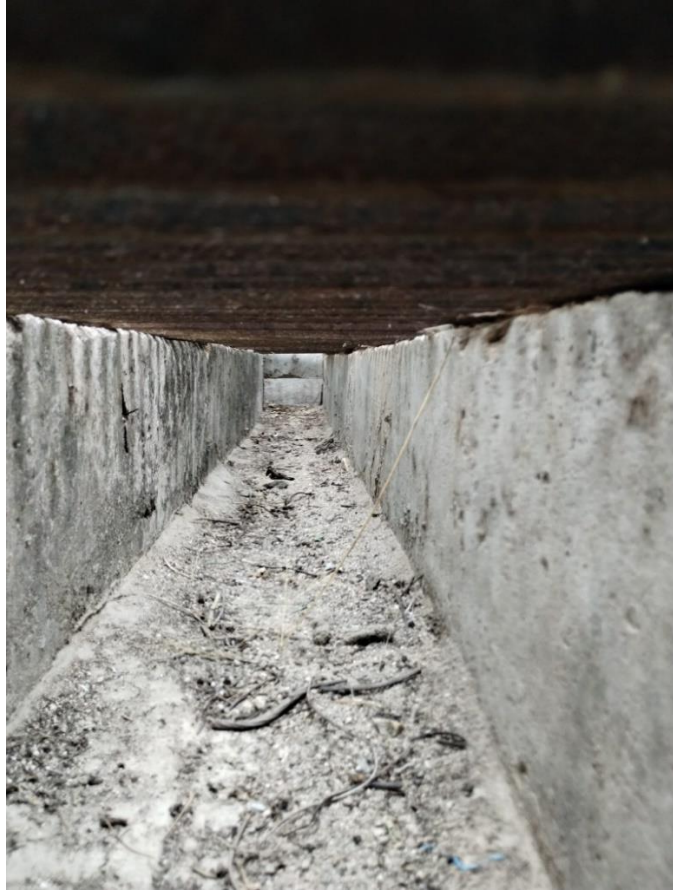
01



02



03



04



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06



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12



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14



15



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.

來函檔號 Your Reference : DD107 Lot 973 RP
本署檔號 Our Reference : TPB/A/YL-KTN/898
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

Appendix III

25 August 2023

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (f)
– the Submission of a Fire Service Installations Proposal**

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
for a Period of 3 Years and Filling of Land in “Agriculture” Zone,
Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
(Application No. A/YL-KTN/898)**

I refer to your submission dated 24.7.2023 for compliance with the captioned approval condition. 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**.

Yours faithfully,

(Anthony LUK)

District Planning Officer/

Fanling, Sheung Shui & Yuen Long East
Planning Department

- 2 -

c.c.

D of FS

(Attn.: Mr. CHEUNG Wing Hei)

Internal

CTP/TPB

AL/LD/CW/cy

Appendix**Comments from the Director of Fire Services:**

Please be advised that the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

Our Ref.: DD107 Lot 973 RP
Your Ref.: TPB/A/YL-KTN/898

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

By Email

24 July 2023

Dear Sir,

Compliance with Approval Conditions (f)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years
and Filling of Land in "Village Type Development" Zones, Lot 973 RP (Part) in D.D. 107,
Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/898)

We are writing to submit a FSIs proposal (**Appendix I**) for compliance with approval conditions (f) of the subject application, i.e. the submission of fire services installations 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 | or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited




Orpheus LEE
Planning and Development Consultant

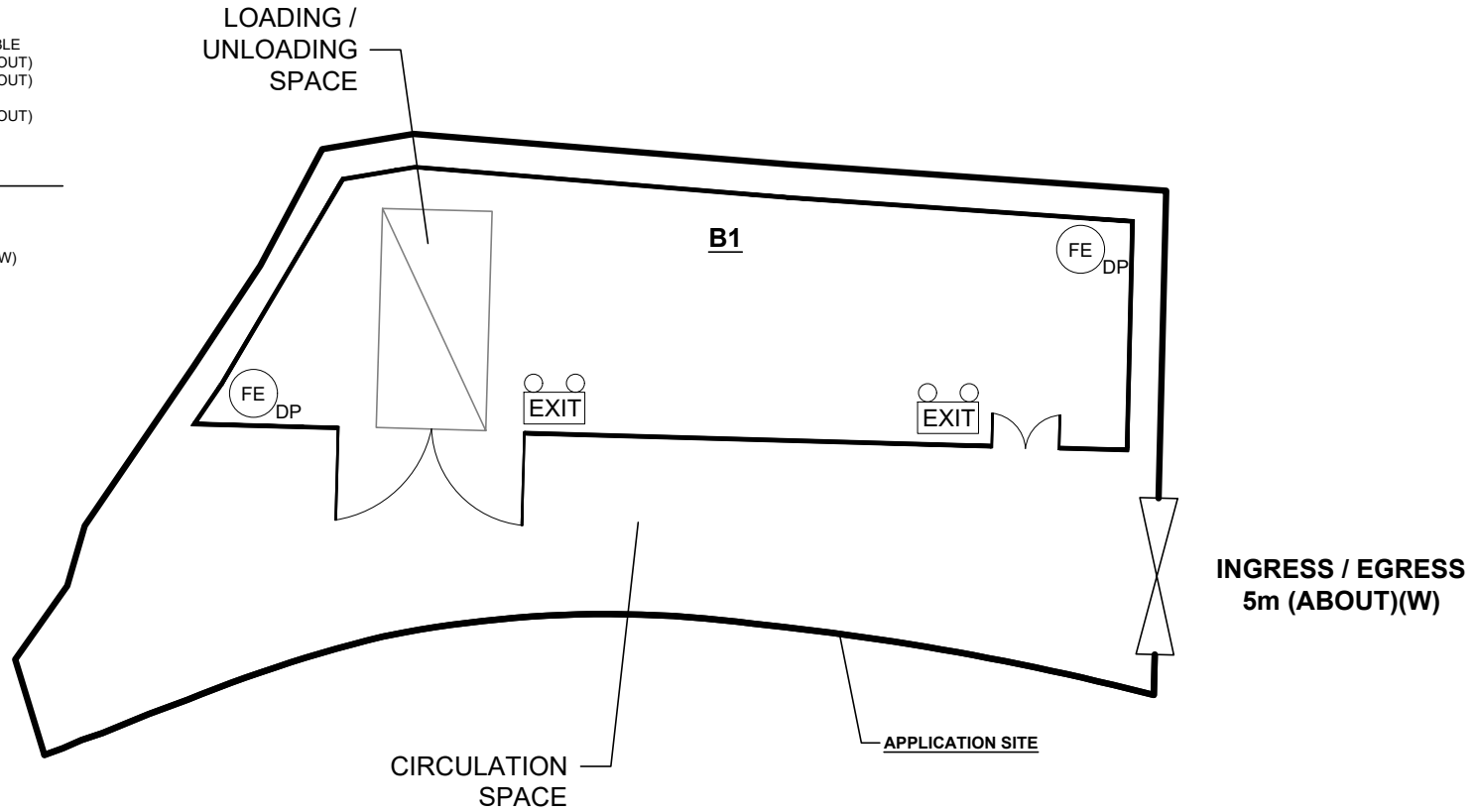
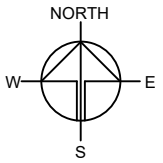
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 502 m ²	(ABOUT)
COVERED AREA	: 220 m ²	(ABOUT)
UNCOVERED AREA	: 282 m ²	(ABOUT)
PLOT RATIO	: 0.44	(ABOUT)
SITE COVERAGE	: 44 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 220 m ²	(ABOUT)
TOTAL GFA	: 220 m ²	(ABOUT)
BUILDING HEIGHT	: 8.23 m	(ABOUT)
NO. OF STOREY	: 1	



LOADING/UNLOADING PROVISION

NO. OF LIGHT GOODS	: 1
VEHICLE PARKING SPACE	: 1
DIMENSION OF	
LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE AND COVERED L/UL AREA	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
TOTAL		220 m² (ABOUT)	220 m² (ABOUT)	







FIRE SERVICE INSTALLATIONS

-  2 x EXIT SIGN AND EMERGENCY LIGHT
-  2 x 4 KG DRY POWER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
- 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.

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  LOADING / UNLOADING SPACE
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 973 RP (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 250 @ A4

DRAWN BY

OL

DATE

16.1.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSI PROPOSAL

DWG NO.

APPENDIX II

VER.

001