

寄件者: Louis Tse [REDACTED]
寄件日期: 2024年10月18日星期五 10:32
收件者: tpbpd/PLAND
副本:
主旨: [Supersede][FI] S.16 Application No. A/YL-KTN/1049 - FI to address departmental comments
附件: FI1 for A_YL-KTN_1049 (20241018).pdf
類別: Internet Email

Dear Sir,

Attached herewith the revised FI to **supersede** the FI submitted on 17/10/2024 (*below email*), to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

寄件者: Louis Tse
寄件日期: 2024年10月17日下午03:48
收件者: Town Planning Board <tpbpd@pland.gov.hk>

主旨: [FI] S.16 Application No. A/YL-KTN/1049 - FI to address departmental comments

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

Our Ref. : DD107 Lot 1750A4 RP & VL
Your Ref. : TPB/A/YL-KTN/1049

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

By Email

18 October 2024

Dear Sir,

1st Further Information

Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing and Prawning Ground and Barbecur Site), Shop and Services and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1049)

We are writing to submit further information to address departmental comments on the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Ms. Olivia NG

email: awyyan@pland.gov.hk)
email: olyng@pland.gov.hk)



Responses-to-Comments

Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing and Prawning Ground and Barbecur Site), Shop and Services and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1049)

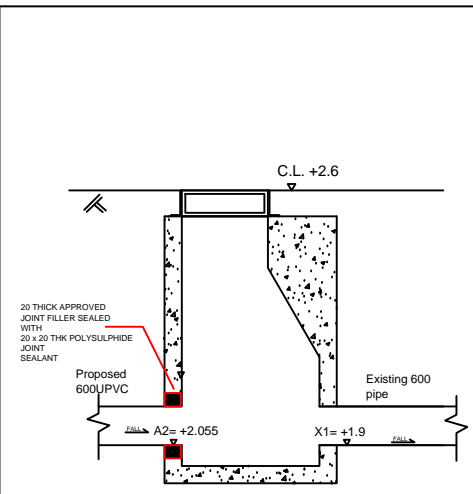
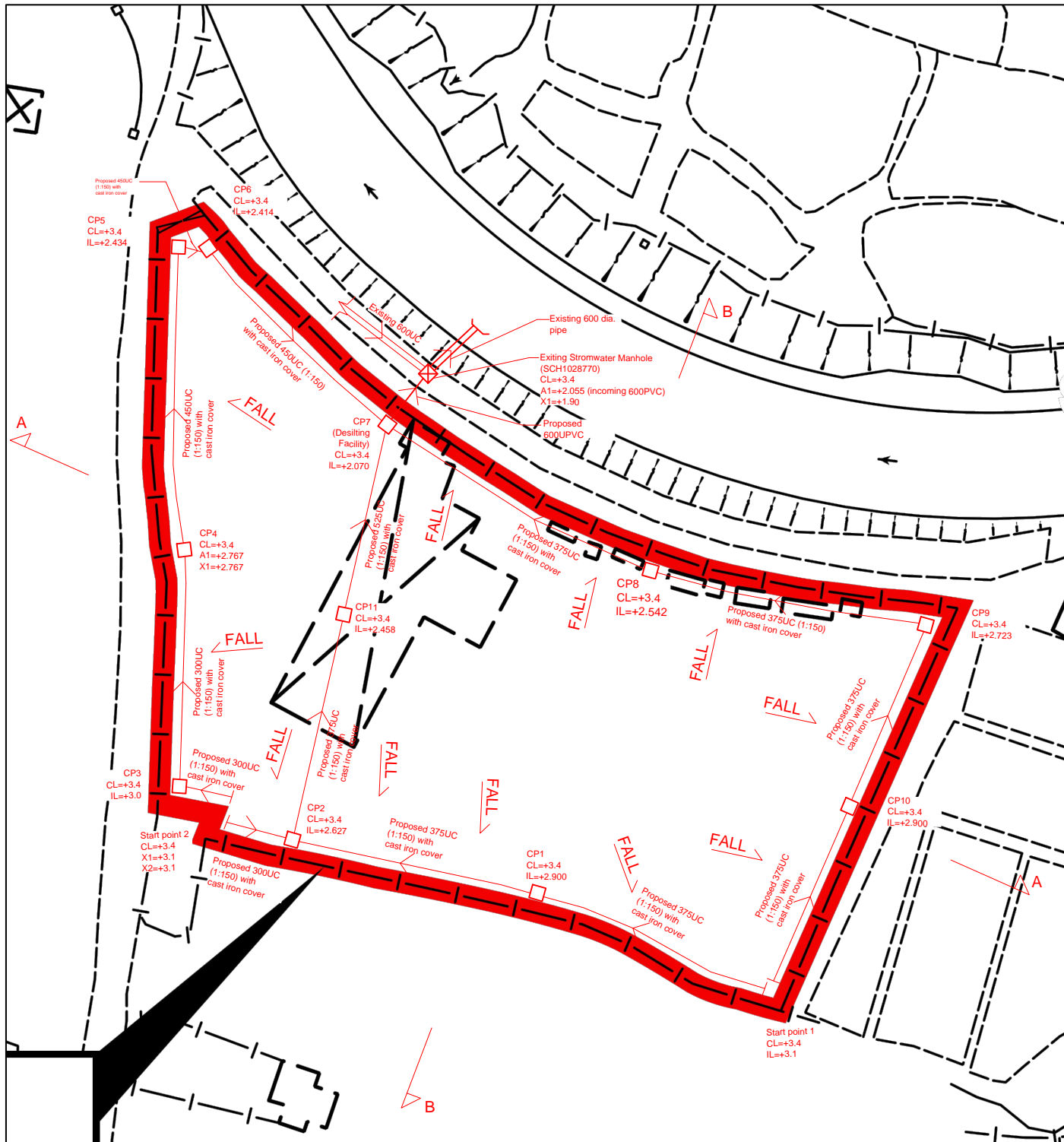
(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)		
(a)	A R-to-C table should be provided to address comment below item to item.	It is provided. Please also refer to the revised drainage proposal (Annex I).
(b)	GEO Technical Guidance Note No. 43 should be adopted for u-channel checking as Figure 8.7 of the Geotechnical Manual for Slopes (GCO, 1984) was superseded.	GEO Technical Guideline Note No.43 is adopted.
(c)	SDM Corrigendum Nos. 1/2022 and 1/2024 should be considered.	SDM Corrigendum Nos. 1/2022 and 1/2024 are considered.
(d)	Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.	0.2m concrete filling is completed on site. It levels the application site (the Site) with surrounding area.
(e)	According to our record, there is existing drains connecting to manhole SCH1028770. Please indicate on drainage plan and update the manhole details.	It is indicated and updated.
(f)	The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel.	The fall direction is indicated.
(g)	The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, should be	It is indicated and connection details are provided.

	indicated on plan. The relevant connection details should be provided for comment.	
(h)	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Fence wall with bottom opening would be erected on the Site. Typical details of fence wall are provided.
(i)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Cross sections are provided.
(j)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(k)	The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission 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).	Noted.
(l)	<p>It appears that the discharge point is at a DSD's existing u-channel. If the applicant wishes to make any other connection to the public drainage system in the area, please clarify whether the applicant agrees to abide the following:</p> <p>The applicant shall furnish me with their connection proposal for agreement. After obtaining my agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to this Division for the formal application for the</p>	It is agreed by the applicant.

	<p>required connection. Upon my acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The connection pipe outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD.</p>	
<p>2. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. WONG Cheuk-ling; Tel.: 2150 6933)</p>		
(a)	<p>There is a watercourse located to the north of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation.</p>	<p>2.5m high boundary fencing will be erected along the periphery of the Site to avoid any disturbance caused by the proposed development.</p> <p>The applicant has submitted a drainage proposal to provide drainage facilities within the Site, including the provision of peripheral u-channels and catchpits, to mitigate the potential adverse drainage impact. During the operation of the proposed development, surface run-off will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and catchpits will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational. Therefore, disturbance to the watercourse nearby should <u>not</u> be anticipated.</p>
<p>3. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHUNG Wing-hei; Tel.: 2733 7737)</p>		
(a)	<p>With regard to the submitted FSI proposal, he has the following comments:</p> <p>(i) The floor area of structures B5 and B8 shall be indicated on plan; and</p> <p>(ii) Legend of all FSIs shall be provided.</p>	<p>Please refer to the revised fire service installations (FSIs) proposal (Annex II).</p> <p>The floor area of structure B5 and B8 are indicated.</p> <p>The legends of all FSIs are provided.</p>

4. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. S. L. Cheng; Tel.: 2443 1072)		
(a)	There is /are unauthorized structure(s) and uses on Lot Nos. 1750A5 RP and 1750A6 RP in D.D. 107. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	The applicant will submit Short Term Wavier (STW) application to rectify the applied use after planning approval has been obtained from the Town Planning Board. No structure is proposed for domestic use.
(b)	If the planning application is approved, the STW holder(s) will need to apply to this office for modification for the STW conditions where appropriate and the lot owner(s) shall apply to this office for an STW to permit the structure(s) erected within Lot Nos. 1750 A5 RP and 1750A6 RP in D.D. 107. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	
5. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel.: 2399 2421)		
(a)	Pre-booking system shall be considered to avoid illegal parking near the site and unexpected overflow traffic.	Visitors are required to make appointments in advance to access the Site, which would help to prevent excessive number of visitors and affect the public, walk in visitors will not be served.
(b)	The applicant should note the local access between Chi Ho Road and the site is not managed by this Department.	Noted.



- Legend:**
- Proposed 300UC/375UC 450UC/525UC(1:150) with cast iron cover
 - Proposed Catchpit
 - Existing Stormwater Manhole

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 at Lots 1750A4 RP (Part), 1750A5 RP and 1750A6 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long

OZP:
 Application No. A/YL-KTN/1049

Zoning:
 Agriculture

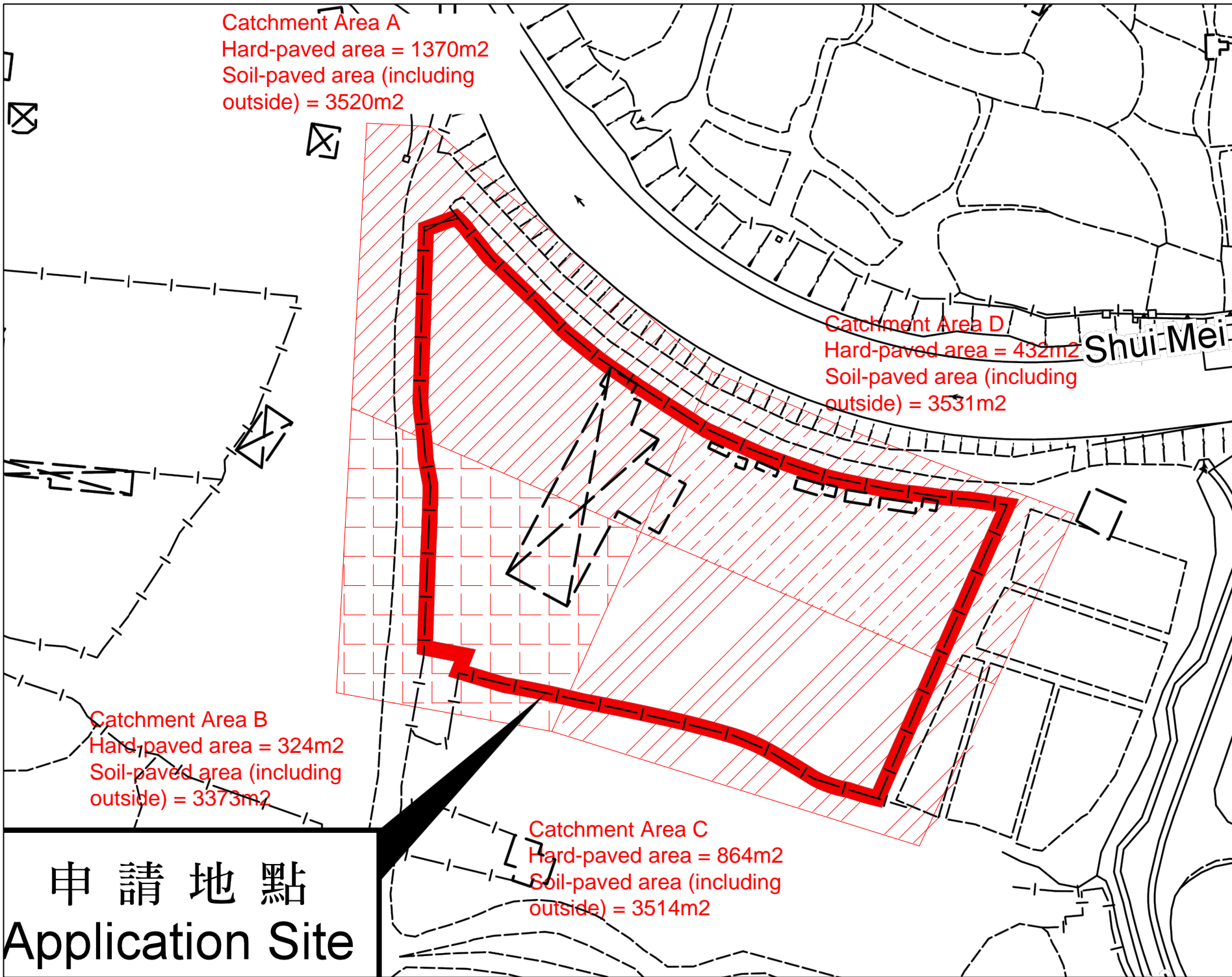
- Note:**
1. Catchpit (CP7) with desilting facility shall follow CEDD standard drawing No. C24061.
 2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
 3. All UCs are covered by cast iron
 4. The inverted level of the connection point shall be verified on site prior the commencement of work

Title:
 Drainage Proposal-Layout

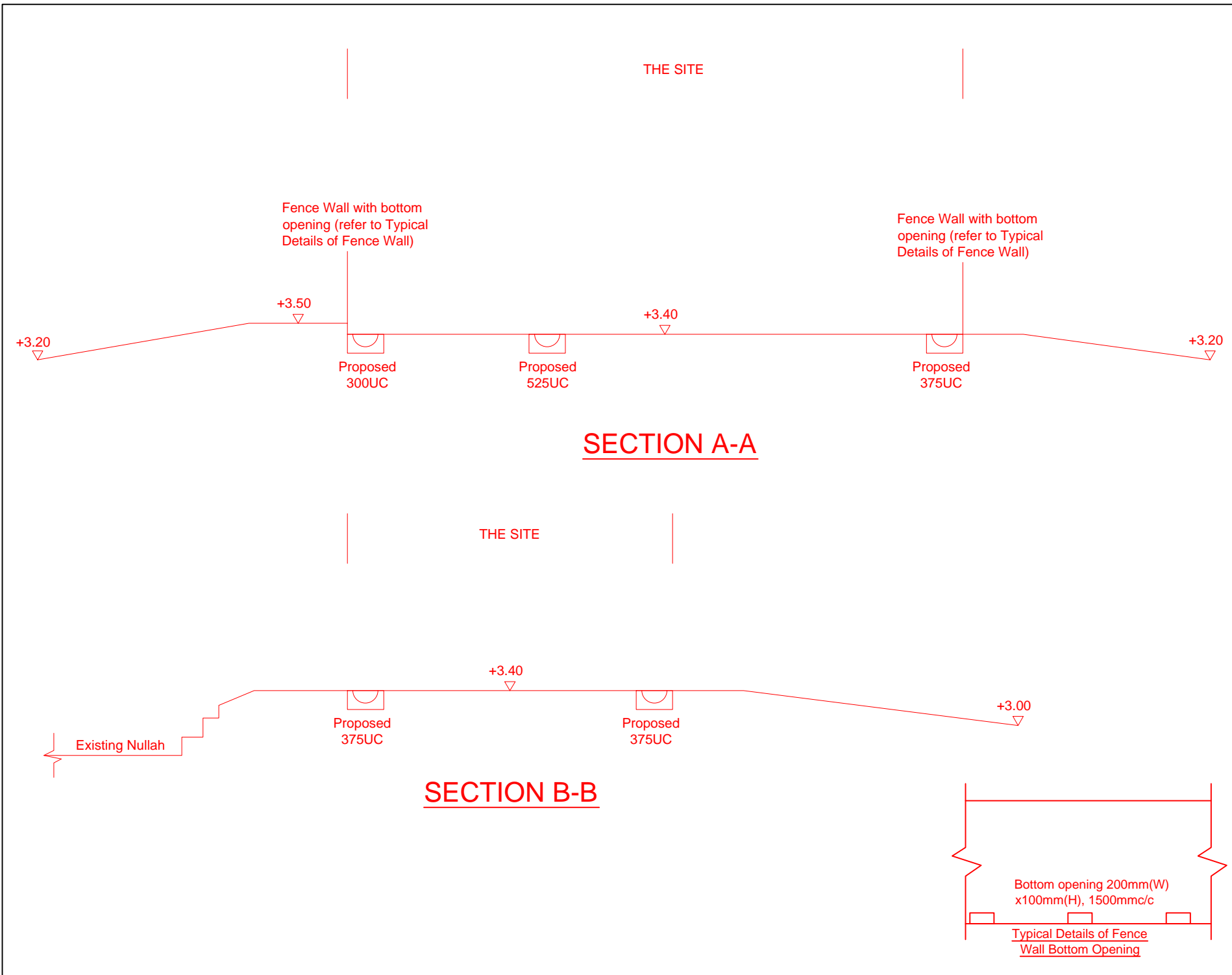
Dwg No: Fig.1
File: DD107 Lot1750

Date:
 17-10-2024

Annex I



申請地點
Application Site



Legend:

- Proposed 300UC/375UC 450UC/525UC(1:150) with cast iron cover
- Proposed Catchpit
- Existing Stormwater Manhole

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 at Lots 1750A4 RP (Part), 1750A5 RP and 1750A6 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long

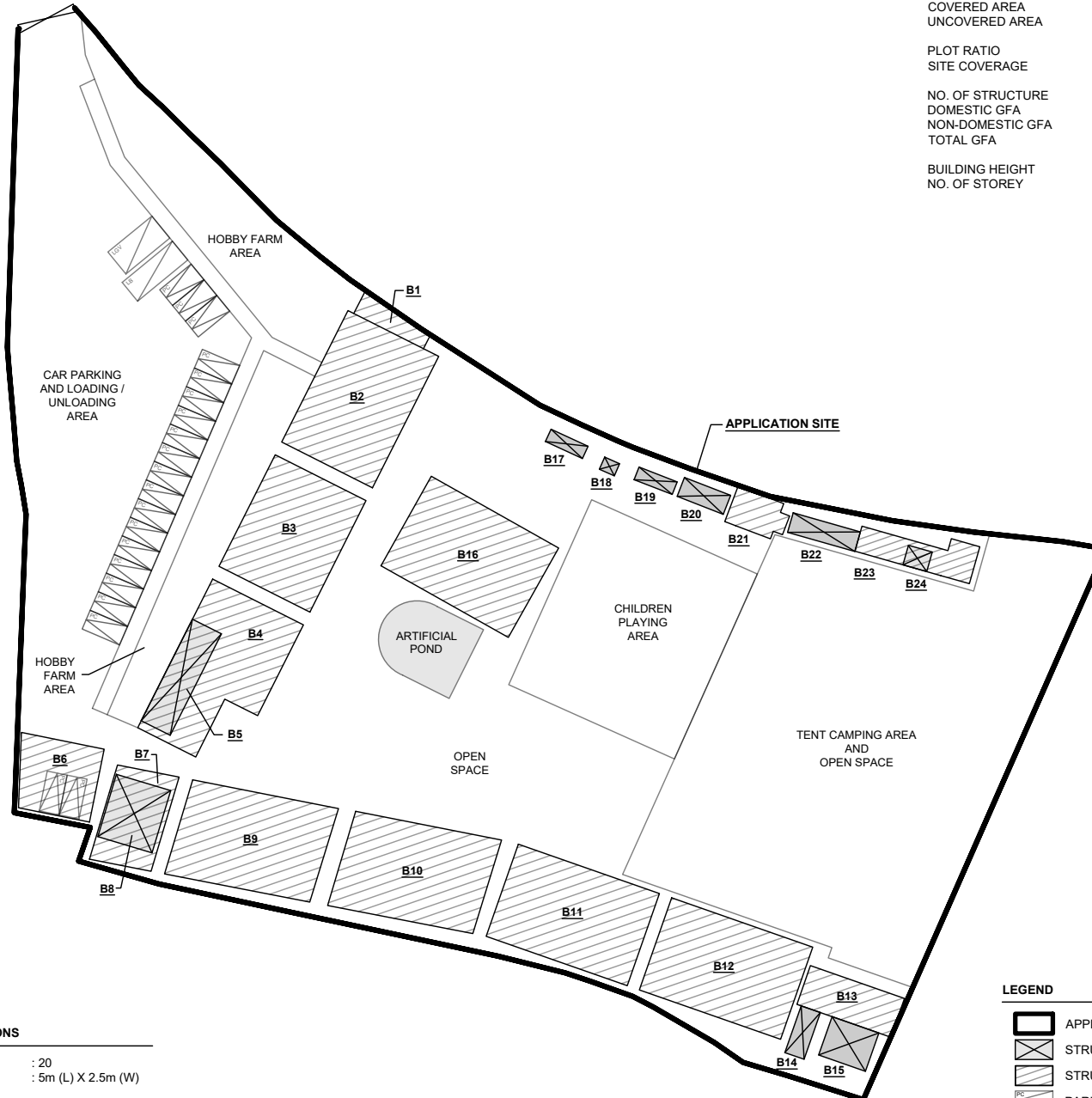
OZP:
 Application No. A/YL-KTN/1049

Zoning:
 Agriculture

Title:
 Section

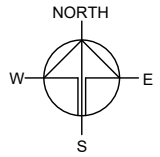
Dwg No:	File:
Fig.3	DD107 Lot1750
Date:	
17-10-2024	

INGRESS / EGRESS
7.3 m (ABOUT)(W)



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 9,375 m ²	(ABOUT)
COVERED AREA	: 2,208 m ²	(ABOUT)
UNCOVERED AREA	: 7,167 m ²	(ABOUT)
PLOT RATIO	: 0.24	(ABOUT)
SITE COVERAGE	: 24 %	(ABOUT)
NO. OF STRUCTURE	: 24	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,208 m ²	(ABOUT)
TOTAL GFA	: 2,208 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8m - 5m	(ABOUT)
NO. OF STOREY	: 1	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 20
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (W)
NO. OF L/UL SPACE FOR LIGHT BUS	: 1
DIMENSION OF L/UL SPACE	: 8m (L) X 3m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (LB)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM, FISHING AND PRAWNING GROUND), BARBECUE SITE, HOLIDAY CAMP AND SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 800 @ A4

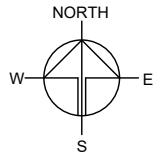
DRAWN BY: MN DATE: 12.8.2024

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN

DWG. NO.: PLAN 4 VER.: 001



STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORAGE OF TOOLS	24m ² (ABOUT)	24m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B2*	RAIN SHELTER FOR CHILDREN PLAYING AREA	227m ² (ABOUT)	227m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B3*	RAIN SHELTER FOR BARBECUE	193m ² (ABOUT)	193m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B4*	RAIN SHELTER FOR BARBECUE	221m ² (ABOUT)	221m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES	COVERED BY B4	COVERED BY B4	3m (ABOUT)(1-STOREY)
B6*	RAIN SHELTER FOR PARKING SPACE	88m ² (ABOUT)	88m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B7*	RAIN SHELTER	93m ² (ABOUT)	93m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B8	STORAGE OF TOOLS, RECEPTION	COVERED BY B7	COVERED BY B7	5m (ABOUT)(1-STOREY)
B9*	RAIN SHELTER FOR PRAWNING	219m ² (ABOUT)	219m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B10*	RAIN SHELTER FOR PRAWNING	219m ² (ABOUT)	219m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B11*	RAIN SHELTER FOR BARBECUE	221m ² (ABOUT)	221m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B12*	RAIN SHELTER FOR BARBECUE	221m ² (ABOUT)	221m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B13*	RAIN SHELTER	62m ² (ABOUT)	62m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B14	ACTIVITIES ROOM	31m ² (ABOUT)	31m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B15	ACTIVITIES ROOM	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B16*	RAIN SHELTER FOR FISHING	227m ² (ABOUT)	227m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B17	PORTABLE TOILET	8m ² (ABOUT)	8m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B18	PORTABLE TOILET	3m ² (ABOUT)	3m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B19	PORTABLE TOILET	8m ² (ABOUT)	8m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B20	PORTABLE TOILET	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B21	RAIN SHELTER	31m ² (ABOUT)	31m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B22	STORAGE OF TOOLS	22m ² (ABOUT)	22m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B23	RAIN SHELTER	60m ² (ABOUT)	60m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B24	METER ROOM	COVERED BY B23	COVERED BY B23	3m (ABOUT)(1-STOREY)
TOTAL		2,208 m² (ABOUT)	2,208 m² (ABOUT)	

*4 SIDE OPENED SHELTER

PLANNING CONSULTANT



PROJECT

TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM, FISHING AND PRAWNING GROUND), BARBECUE SITE, HOLIDAY CAMP AND SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

-

DRAWN BY	DATE
MN	12.8.2024

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE
DETAILS OF STRUCTURES

DWG NO.	VER.
PLAN 5	001

Company: Handship Engineering Company Limited
Project: Proposed drainage at Lots 1750A4 RP (Part), 1750A5 RP and 1750A6 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
Date: 17/10/2024

Calculation for Design of Channels:

Catchment Area :	m ²	km ²			c		i		Peak runoff									
									liter/min	liter/min	m ³ /s	m ³ /s						
A(Hard-paved)	1370	0.00137	X	0.278	0.95	X	226.8	=	4924	8253	0.0821	0.138						
A(Soil-paved)	3520	0.00352							3329		0.0555							
B(Hard-paved)	324	0.000324							1165	4355	0.0194	0.073						
B(Soil-paved)	3373	0.003373							3190		0.0532							
C(Hard-paved)	864	0.000864							3105	6429	0.0518	0.107						
C(Soil-paved)	3514	0.003514							3324		0.0554							
D(Hard-paved)	432	0.000432							1553	4892	0.0259	0.082						
D(Soil-paved)	3531	0.003531							3340		0.0557							
Total =									23929		0.3988							

According to (Figure 8.7 - Chart for the Rapid Design of Channels),

- For gradient 1:150, 375UC or above will be suitable for A
- For gradient 1:150, 300UC or above will be suitable for B
- For gradient 1:150, 375UC or above will be suitable for C
- For gradient 1:150, 300UC or above will be suitable for D

Total Peak runoff for B and C = 10784 liter/min
 For gradient 1:150, 375UC or above will be suitable for B and C

 Total Peak runoff for C and D = 11321 liter/min
 For gradient 1:150, 375UC or above will be suitable for B and C

 Total Peak runoff for A and B = 12608 liter/min
 For gradient 1:150, 450UC or above will be suitable for A and B

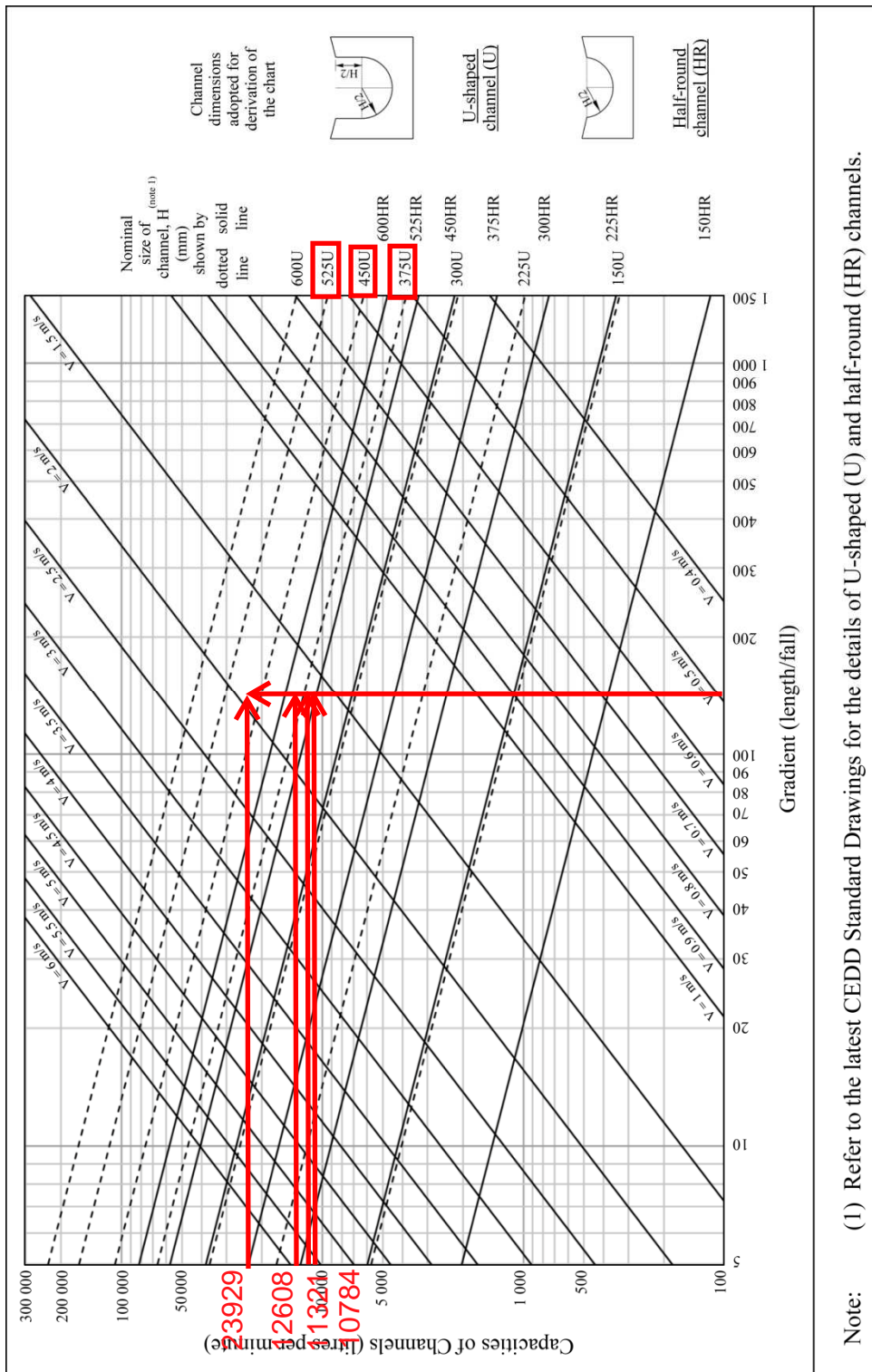
 Total Peak runoff for the whole site = 23929 liter/min
 For gradient 1:150, 525UC or above will be suitable for B and C

t	=	$0.14465 L / H^{0.2} A^{0.1}$	
	=	$0.14465 * 65 / 1^{0.2} * 169280^{0.1}$	
	=	3.551	min
i	=	$1.111 * a / (t + b)^c$	(10 yrs return period, Table 3d, Corrigendum 2024, SDM)
	=	$454.9 / (3.551 + 3.44)^{0.412}$	
	=	226.8	mm/hr
			(11.1% increase due to climate change)

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

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

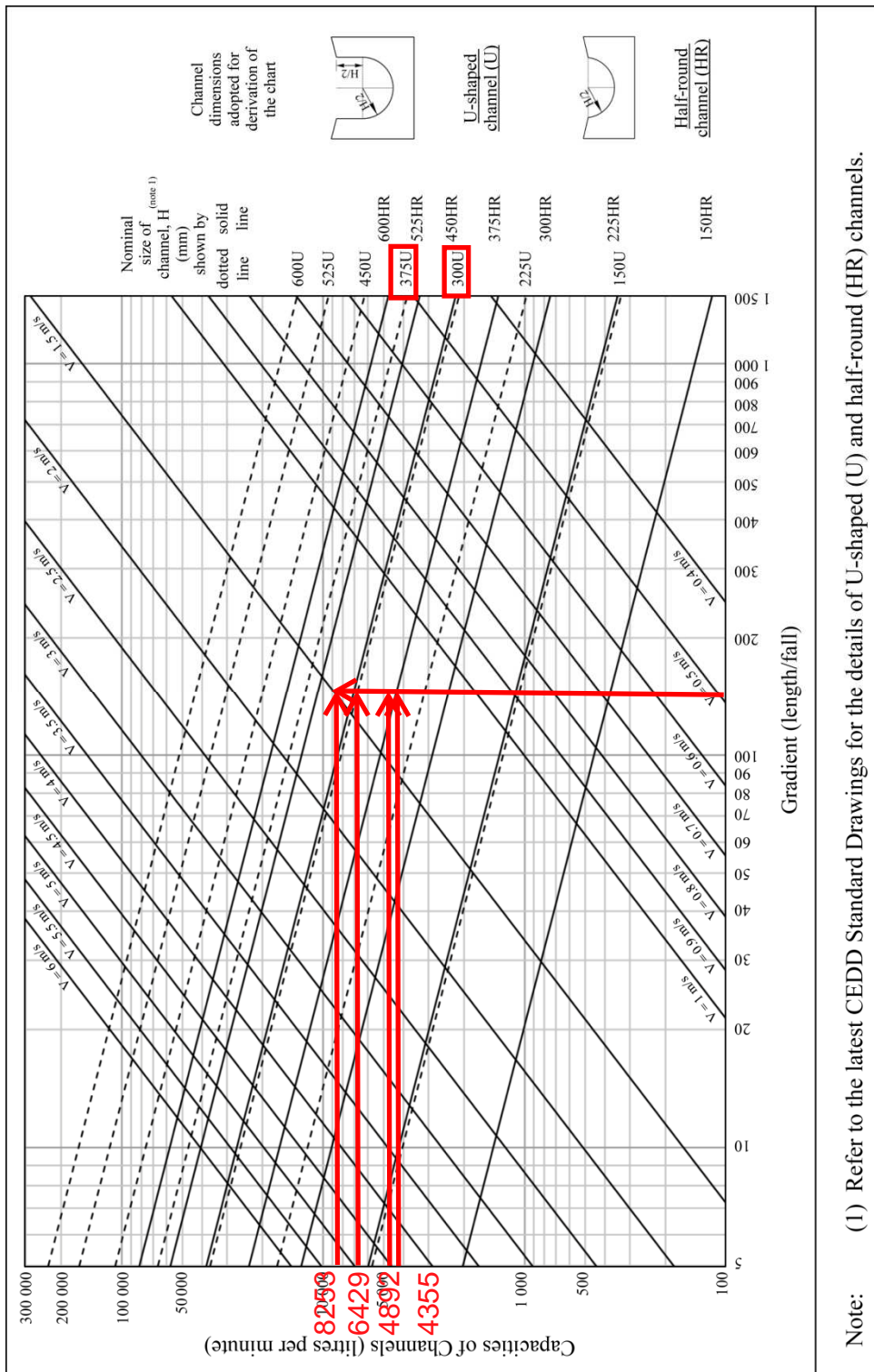


GEO Technical Guidance Note No. 43 (TGN 43)

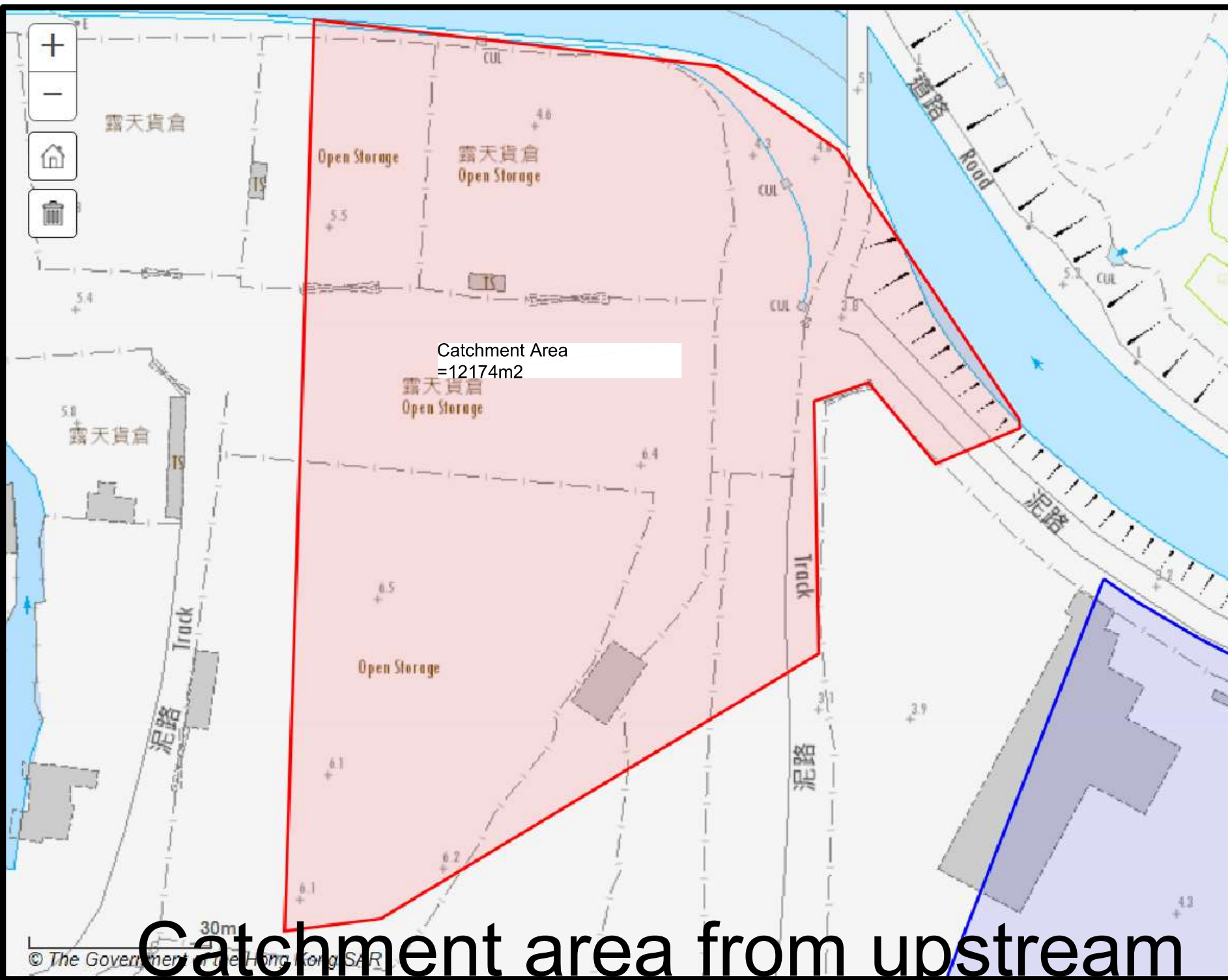
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

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



Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.



Legend:

- Proposed 300UC/375UC 450UC(1:150) with cast iron cover
- Existing UPVC
- Proposed Catchpit
- Existing Stormwater Manhole

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 at Lots
 1750A4 RP (Part),
 1750A5 RP and 1750A6
 RP (Part) in D.D. 107,
 Fung Kat Heung, Kam
 Tin, Yuen Long

OZP:
 Application No.
 A/YL-KTN/1049

Zoning:
 Agriculture

Title:
 Catchment Area
 (Con't)

Dwg No:	File:
Fig.3b	DD107 Lot1750

Date:
 4th Dec
 2020

Catchment area from upstream

Company: Handship Engineering Company Limited
Project: Proposed drainage at Lots 1750A4 RP (Part), 1750A5 RP and 1750A6 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
Date: 17/10/2024

CHECK EXISTING 600mm dia pipes (SWD1065691)

Upstream flow from 375UC and 600UC

Upstream, Catchment Area = 12174 m²
 = 0.012174 km²

Peak runoff in m³/s = 0.278 x 0.25 x 250 mm/hr x 0.012174 km²
 = 0.211523 m³/s
 = 12691 liter/min

For gradient 1:100, existing 375UC has adequate capacity for stormwater collection system

Total Peak runoff to SWD1065691 (Site catchment and upstream area) = 0.6 m³/s = 36621 liter/min

Check existing 600mm dia. Pipes (SWD1065691) by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V = mean velocity (m/s)
 g = 9.81 m/s² gravitational acceleration (m/s²)
 D = 0.6 m internal pipe diameter (m)
 ks = 0.00015 m hydraulic pipeline roughness (m)
 v = 1.14E-06 m²/s kinematic viscosity of fluid (m²/s)
 s = 0.01 hydraulic gradient

(Table 5, from DSD Sewerage Manual, concrete pipe)

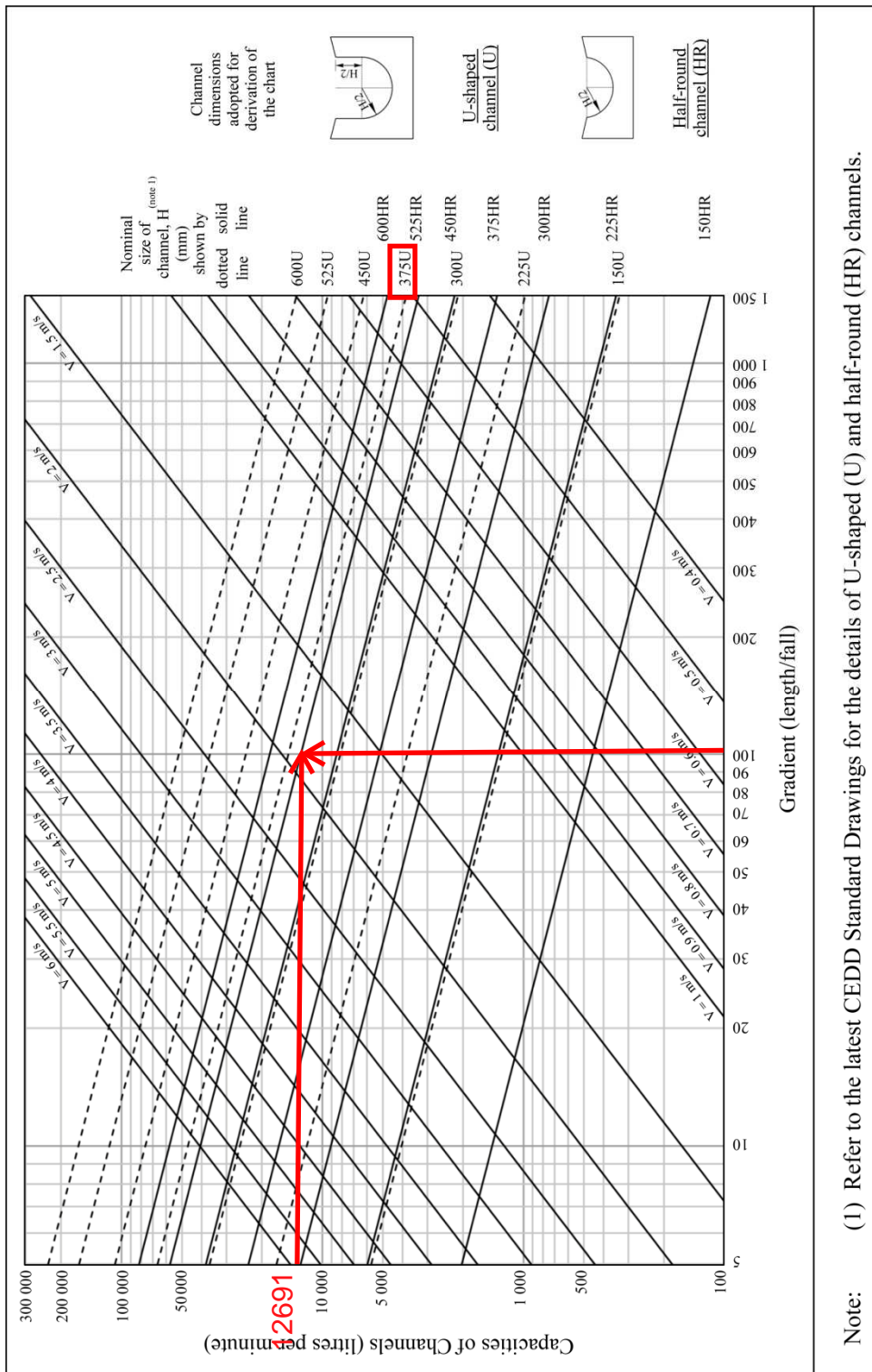
Pipe area = 0.283 m²
 10% reduction of flow area = 0.254 m²
 Therefore, design V of pipe capacity = 2.806 m/s > Design velocity = 0.6103 m/s / 0.254
 = 2.15866 m/s ==> **O.K.**

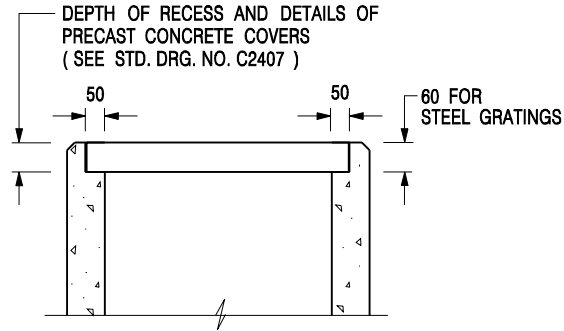
Existing 600mm dia. Pipe have spare capacity to accommodate the flow from the application site

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

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






**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

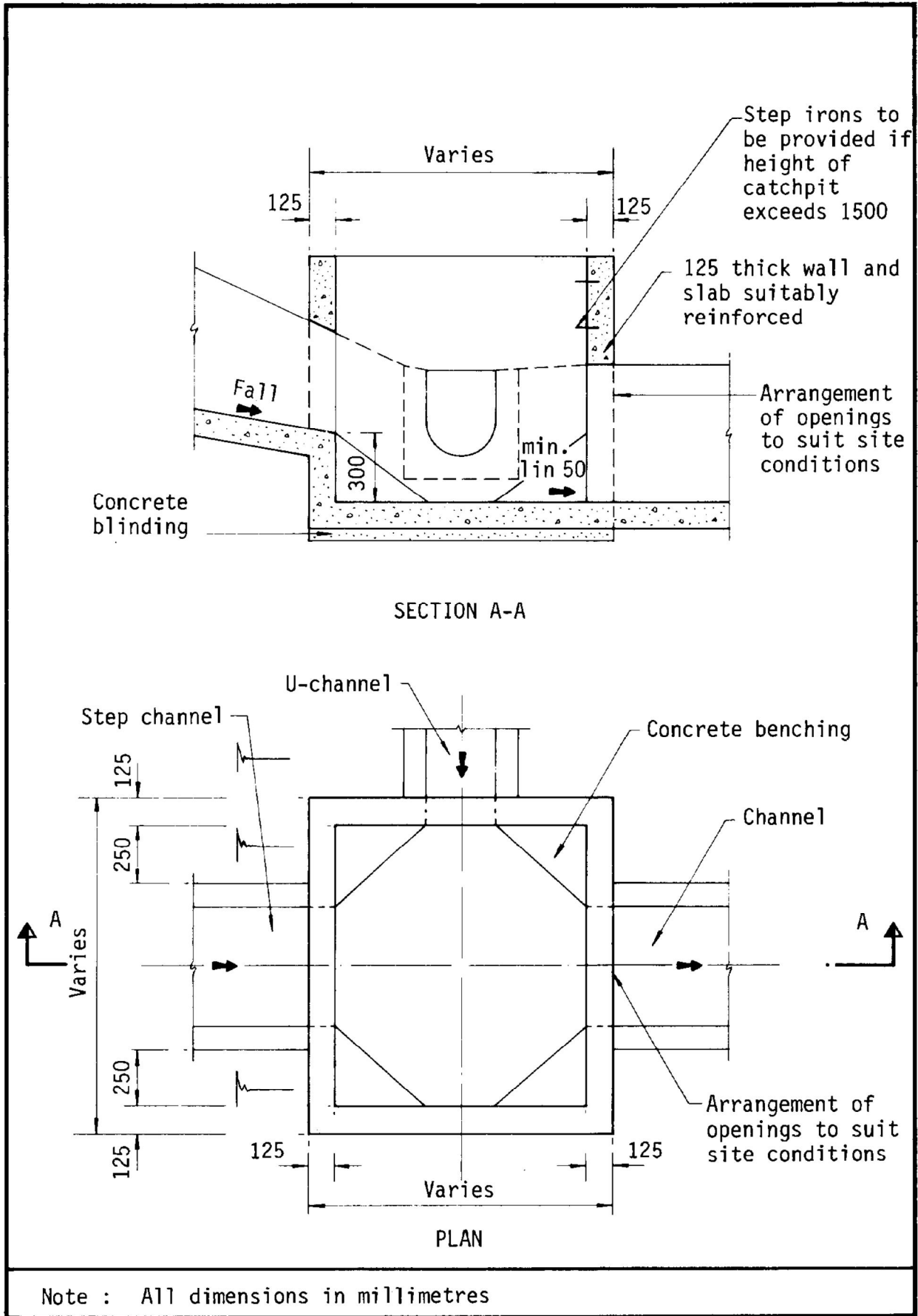
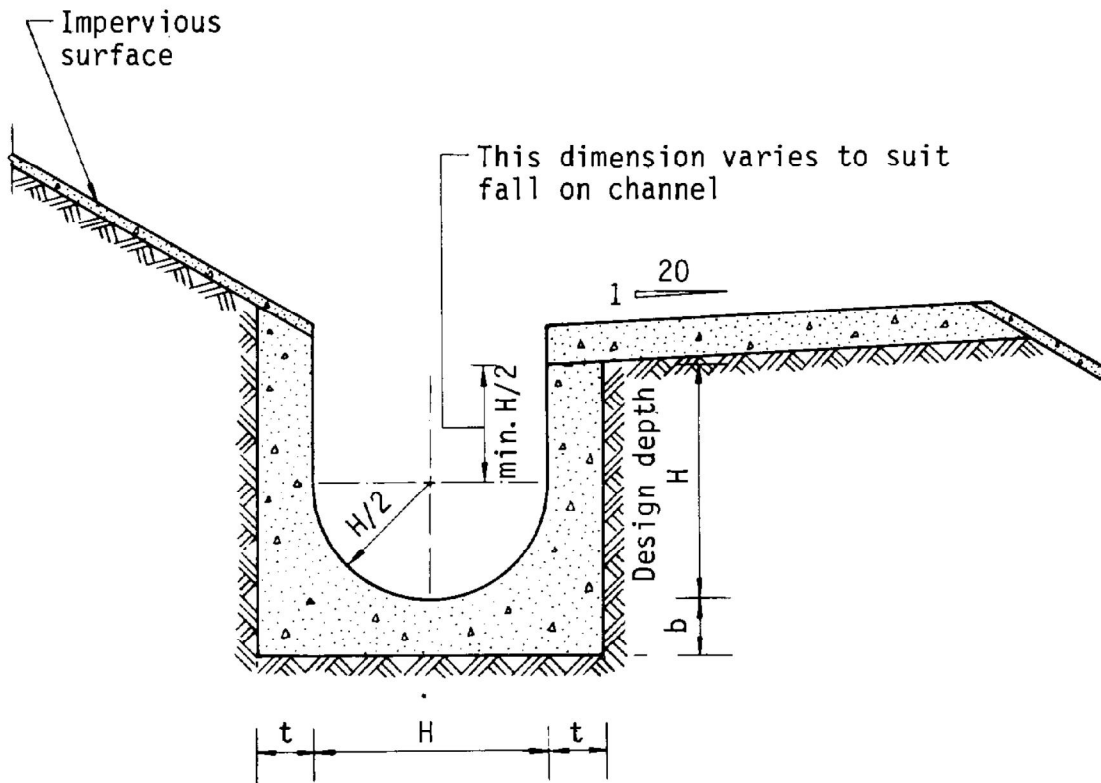


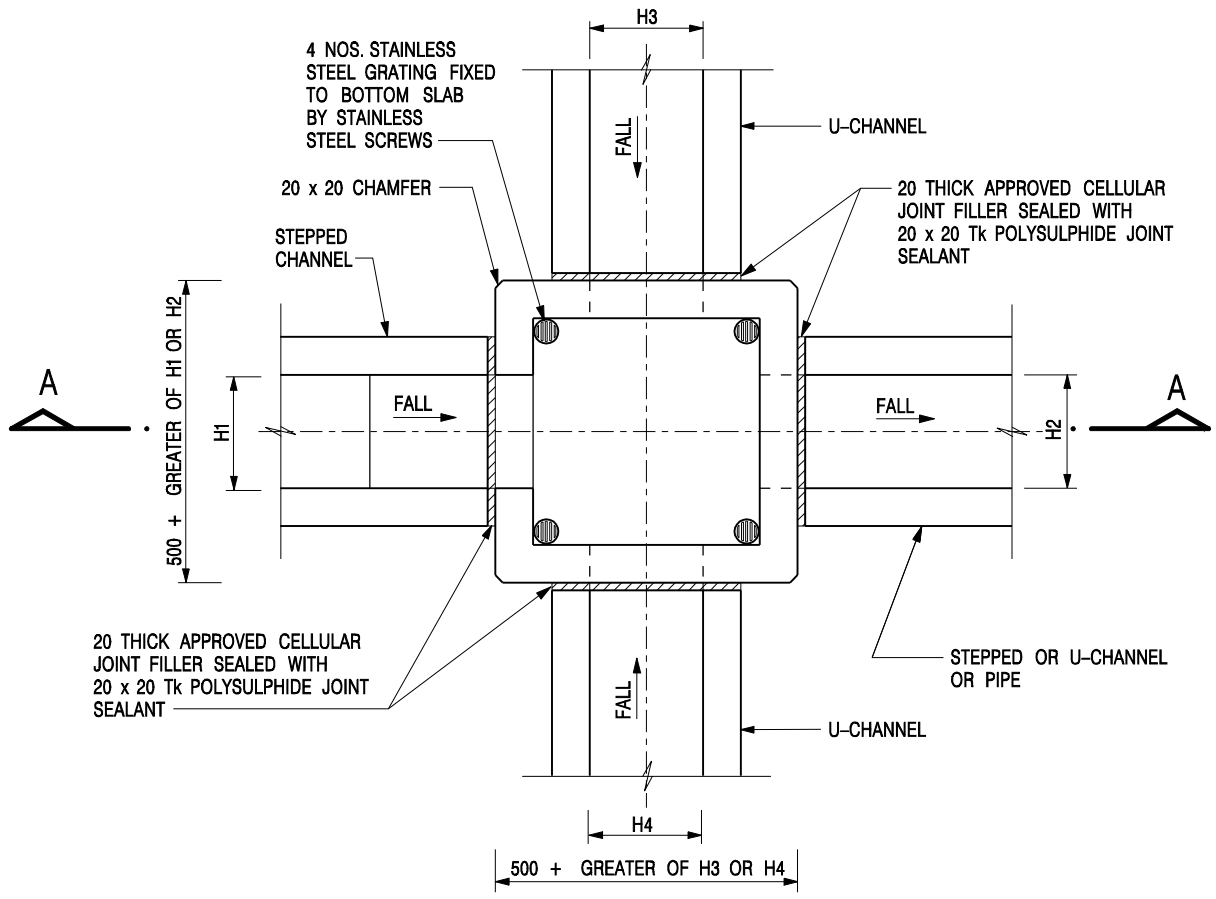
Figure 8.10 - Typical Details of Catchpits



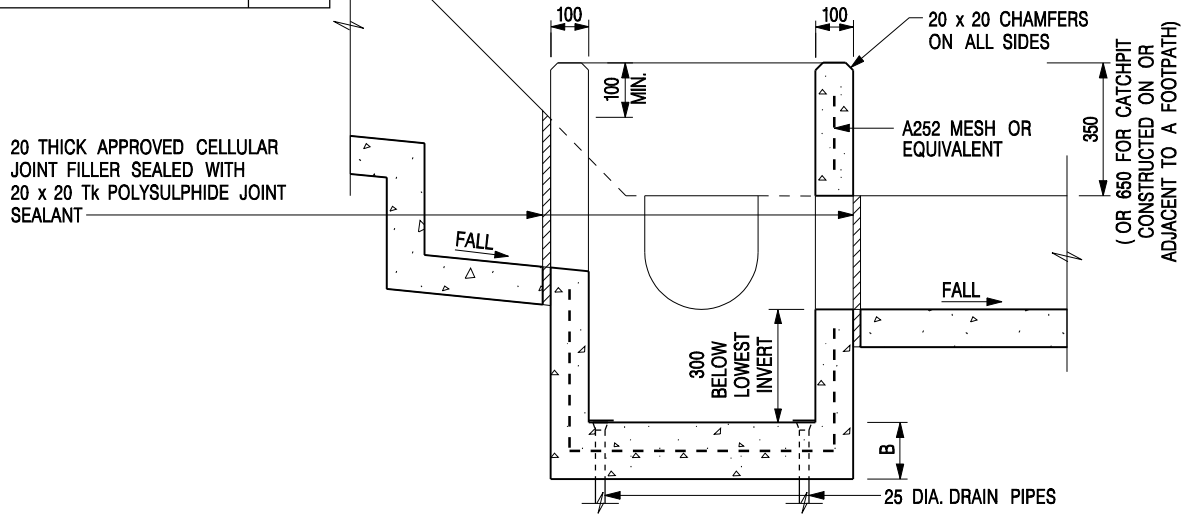
Dimensions of U - channel

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



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**

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

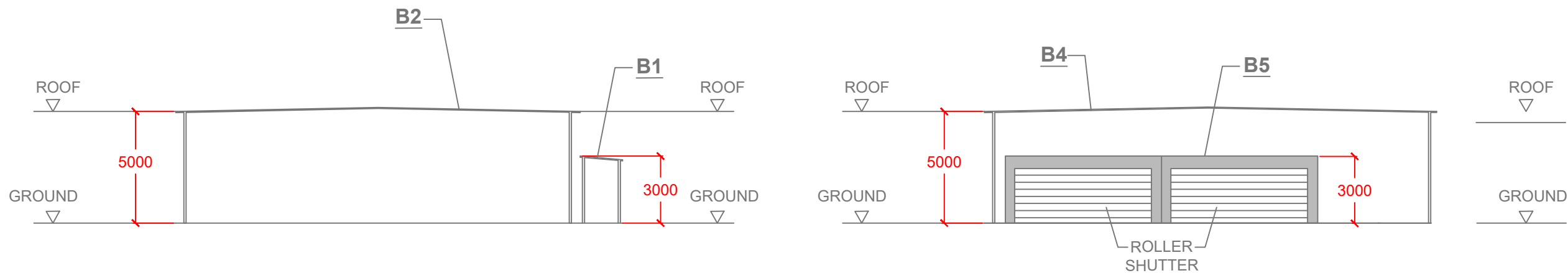
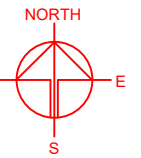
- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. & PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. FIRE ALARM SYSTEM

- 2.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2017 AND FSD CIRCULAR LETTER NO.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 2.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F F.S. PUMP ROOM.

3. MISCELLANEOUS F.S. INSTALLATION

- 3.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 3.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CL 4/2021.
- 3.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 3.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 3.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 3.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.



SECTION PLAN OF STRUCTURE B1 - B2 AND B4 - B5

(INDICATIVE ONLY)



PROJECT
TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM, FISHING AND PRAWNING GROUND), BARBECUE SITE, HOLIDAY CAMP AND SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
NOT TO SCALE

DRAWN BY
MN

DATE
12.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE
FSIs PROPOSAL (1/2)

DWG NO.
Annex II

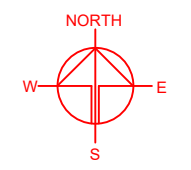
VER.
001

DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 9,375 m ² (ABOUT)
COVERED AREA	: 2,208 m ² (ABOUT)
UNCOVERED AREA	: 7,167 m ² (ABOUT)
PLOT RATIO	: 0.24 (ABOUT)
SITE COVERAGE	: 24 % (ABOUT)
NO. OF STRUCTURE	: 24
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 2,208 m ² (ABOUT)
TOTAL GFA	: 2,208 m ² (ABOUT)
BUILDING HEIGHT	: 2.8m - 5m (ABOUT)
NO. OF STOREY	: 1

PARKING AND LOADING/UNLOADING PROVISIONS	
NO. OF PRIVATE CAR PARKING SPACE	: 18
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (W)
NO. OF L/UL SPACE FOR LIGHT BUS	: 1
DIMENSION OF L/UL SPACE	: 8m (L) X 3m (W)

INGRESS / EGRESS
7.3 m (ABOUT)(W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORAGE OF TOOLS	24m ² (ABOUT)	24m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B2*	RAIN SHELTER FOR CHILDREN PLAYING AREA	227m ² (ABOUT)	227m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B3*	RAIN SHELTER FOR BARBECUE	193m ² (ABOUT)	193m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B4*	RAIN SHELTER FOR BARBECUE	221m ² (ABOUT)	221m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES	COVERED BY B4	56m ² (COVERED BY B4)	3m (ABOUT)(1-STOREY)
B6*	RAIN SHELTER FOR PARKING SPACE	88m ² (ABOUT)	88m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B7*	RAIN SHELTER	93m ² (ABOUT)	93m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B8	STORAGE OF TOOLS, RECEPTION	COVERED BY B7	56m ² (COVERED BY B7)	5m (ABOUT)(1-STOREY)
B9*	RAIN SHELTER FOR PRAWNING	219m ² (ABOUT)	219m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B10*	RAIN SHELTER FOR PRAWNING	219m ² (ABOUT)	219m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B11*	RAIN SHELTER FOR BARBECUE	221m ² (ABOUT)	221m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B12*	RAIN SHELTER FOR BARBECUE	221m ² (ABOUT)	221m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B13*	RAIN SHELTER	62m ² (ABOUT)	62m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B14	ACTIVITIES ROOM	31m ² (ABOUT)	31m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B15	ACTIVITIES ROOM	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B16*	RAIN SHELTER FOR FISHING	227m ² (ABOUT)	227m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B17	PORTABLE TOILET	8m ² (ABOUT)	8m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B18	PORTABLE TOILET	3m ² (ABOUT)	3m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B19	PORTABLE TOILET	8m ² (ABOUT)	8m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B20	PORTABLE TOILET	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B21	RAIN SHELTER	31m ² (ABOUT)	31m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B22	STORAGE OF TOOLS	22m ² (ABOUT)	22m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B23	RAIN SHELTER	60m ² (ABOUT)	60m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B24	METER ROOM	COVERED BY B23	8m ² (COVERED BY B23)	3m (ABOUT)(1-STOREY)
TOTAL		2,208 m² (ABOUT)	2,208 m² (ABOUT)	



*4 SIDE OPENED SHELTER

FIRE SERVICE INSTALLATIONS	
	EXIT SIGN
	EMERGENCY LIGHT
	5 KG CO2 TYPE FIRE EXTINGUISHER
	4 KG DRY POWER TYPE FIRE EXTINGUISHER
	2,000 LITRES FIBRE GLASS F.S. WATER TANK
	HOSE REEL SET

LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (LB)
	INGRESS / EGRESS

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM, FISHING AND PRAWNING GROUND), BARBECUE SITE, HOLIDAY CAMP AND SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 500 @ A3

DRAWN BY MN	DATE 12.8.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL (2/2)

DWG NO. Annex II	VER. 001
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