寄件者: Rich Gold -

寄件日期: 2025年01月28日星期二 10:50

收件者: tpbpd/PLAND

副本: Andrea Wing Yin YAN/PLAND

主旨: S.16 Planning Application No. A/YL-KTN/1061 - Submission of

Further Information

附件: KTN1061_P23044_FI_28.1.2025.pdf

類別: Internet Email

Your Ref.: A/YL-KTN/1061 Our Ref.: P23044/TL25026

Dear Sir/Madam,

Attached please find our further information for the captioned s.16 planning application. Hard copy will be delivered to the Board.

Regards, Janice Tang



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Gold Rich Planners & Surveyors Ltd.

金潤規劃測量師行有限公司

Your Ref.: A/YL-KTN/1061

Our Ref.: P23044/TL25026

28 January 2025

The Secretary
Town Planning Board

By Post and E-mail tpbpd@pland.gov.hk

15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Sir,

Submission of Further Information (FI)

Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land in "Agriculture" Zone, Lot Nos. 1493 (Part) and 1500 (Part) in D. D. 107 and Adjoining Government Land,

Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1061)

We write to submit FI in response to DSD's comments conveyed by the Planning Department and FS251 certificates for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Francis LAU

Encl.

c.c.

DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN)

By E-mail only

Your Ref.: A/YL-KTN/1061 Our Ref.: P23044

Further Information for Planning Application No. A/YL-KTN/1061

(i) Response-to-Comments

Comments from the Drainage Services Department

Contact Person: Mr. Terence TANG (Tel: 2300 1257)

I.	Comments]	Responses
(i)	Please provide hydraulic calculation to justify the velocity of 1 in 300 gradient.		Please refer to the hydraulic calculations for details.
(ii)	SDM Corrigendum No. 1/2022 and 1/2024 should be considered.		SDM Corrigendum No. 1/2022 and 1/2024 are considered. A 16% increase of rainfall is applied. Please refer to hydraulic calculations.
(iii)	Sedimentation reduction should be taken into account in the assessment.	8	Sedimentation reduction is taken into account. A 10% decrease in cross-section area is applied. Please refer to hydraulic calculations.
(iv)	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.	1	No site formation/ land filling works need to be carried out under this application.
(v)	Please demonstrate with hydraulic calculations, with catchment plan, that all proposed/existing drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands.	- 1	Please refer to the hydraulic calculations for details.
(vi)	Please submit calculation demonstrating the downstream drainage system receiving the discharge from the development has adequate spare capacity to accommodate the runoff.		Please refer to the hydraulic calculations for details.

Your Ref.: A/YL-KTN/1061 Our Ref.: P23044

(vii)	Please advise why u-channel is not provided at the eastern side of the site. Please advise how the overland flow from the above area of the site could be properly intercepted and discharged. Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands.	the The	e ground level at the eastern side of site is higher than the western side. e surface run-off flows from the east the west. Please refer to cross-section details.
(viii)	The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please provide site photos to show existing condition and existence of the existing drainage facilities which receive the discharge from the application site.	- 1	ted. Please refer to enclosed site otos for details.
(ix)	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.	alo	arding with openings will be provided ong the site boundary. Please refer to an 5.2a for the details of hoardings.
(x)	Please advise and indicate all rooftop drainage systems on plan.	slo	e rooftop of the structures slightly ped downwards the site. The runoff m the rooftop will fall to the site and lect by the u-channel on site.
(xi)	Cross sections - Adjacent ground levels should be shown in sections.	Ad	jacent ground levels are provided.
(xii)	All upstream catchment areas should be also considered in the assessment.	refe	e upstream flow is considered. Please er to hydraulic calculations for rails.
(xiii)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	No	ted.

Your Ref.: A/YL-KTN/1061 Our Ref.: P23044

(xiv) 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.

(xv) 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:

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 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.

The connection to the public drainage system is an existing covered u-channel. No work needs to be carried out to connect to the public drainage system.

Viewpoint A1

Our Ref.: P23044



Viewpoint A2



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Viewpoint A3

Our Ref.: P23044

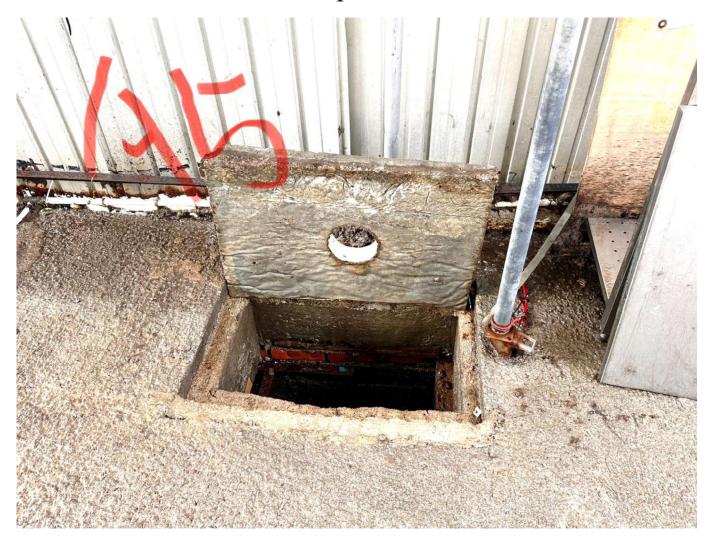


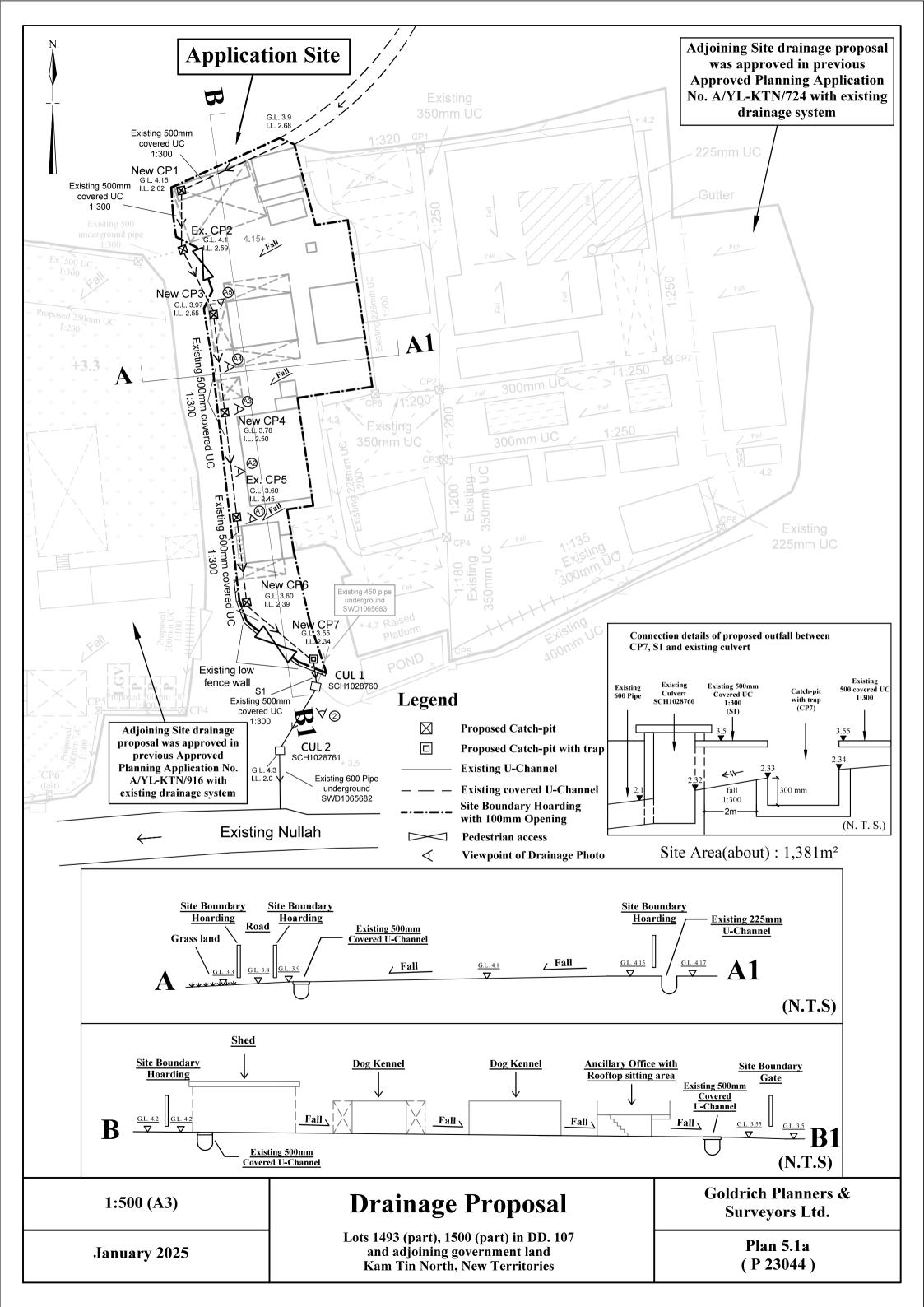
Viewpoint A4

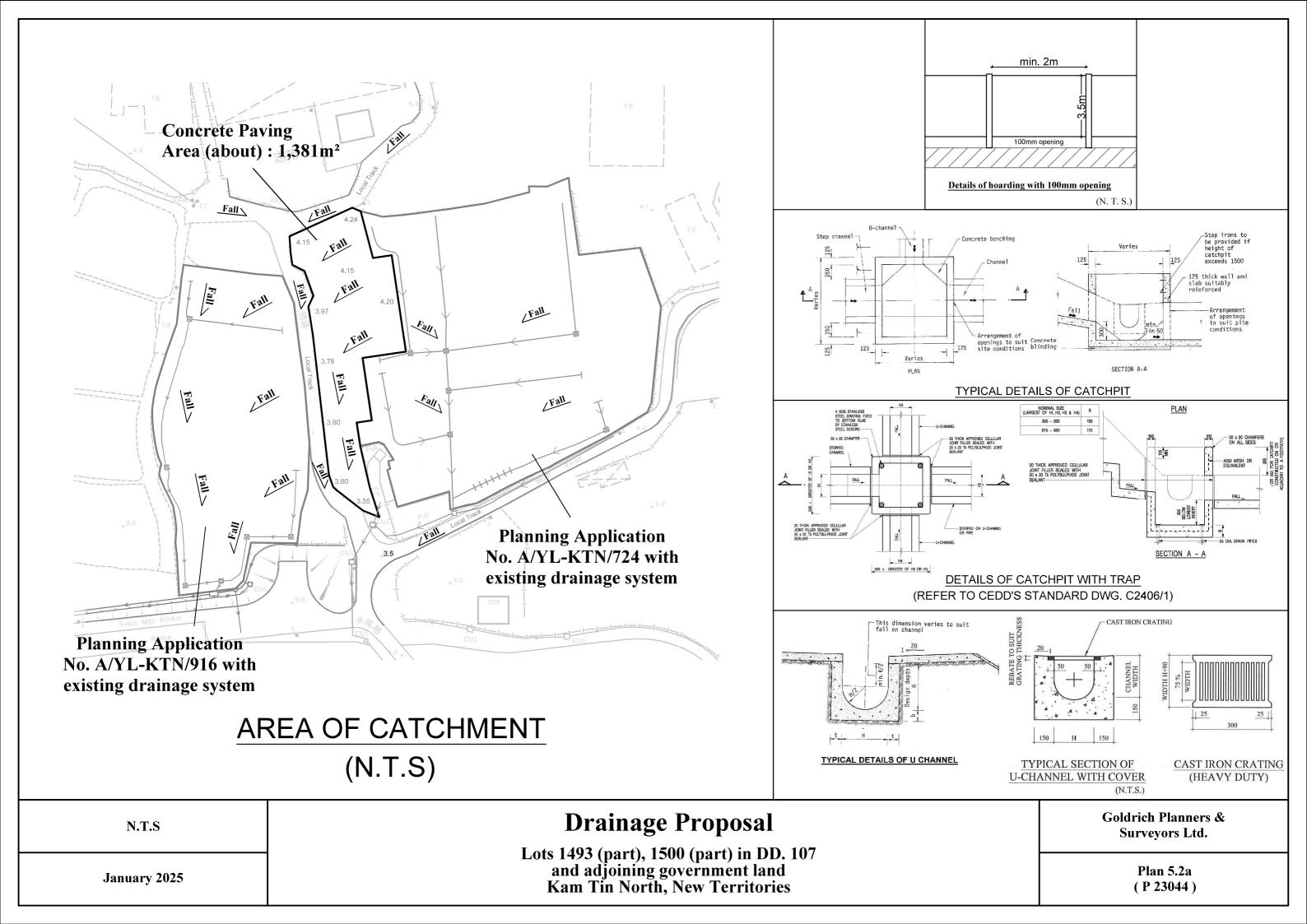


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Viewpoint A5







1 For Catchment Area of Subj	ect S	ite		Ref.
Area,	A =	1381	m^2	
Average slope,			m per 100m	
Distance on the line of natural flow,				
Time of concentraction,	t _o =	· ·) = 0.14465 (25) / (0.1^0.2*1) min	381^0.1) SDM 7.5.2 (
Pror Existing U-Channel from	CP1	to SCH1028760		
	From	То		
Ground level (mPD)	4.15	3.55	-	
Invert level (mPD)	2.62	2.32	-	
Width of u-channel,	\w/ =	500	mm	
Length of u-channel,				
Depth of vertical part of u-channel,	-		mm	
Gradient of u-channel,				
	•	,		
Cross-Section Area,			= 0.5 x 3.14 x 250 ² + 500 x 980	,
Wetted Perimeter,	n =	0.020	m ² = 3.14 x 250 + 2 x 980	Sedimentation Red
vvetted i enimeter,	P =			
Hydralic radius,	R =			SDM 8.2.1
•	=		m	
Use Manning Equation for e	stima	iting velocity of s	tormwater	
Take	n =	0.016	for concrete lined channels:-	SDM Table
			$= (0.193)^1/6 \times (0.193 \times 0.003)^1$	/2 / 0.016 SDM Table
•	=		·	
Time of flow,	t _f =	1.2	min	
Use "Rational Method" for c	alcul	ation of design fl	ow	
Design intensity,	i =	$a / (t_0 + t_f + b)^c$		SDM 4.3.2
,			29) $^0.35$ for return period T = 50 y	
	=			SDM Table 3
Type of surface		Runoff Coefficient C	Catchment Area A (m ²)	<u>C x A</u> SDM 7.5.2 (
Flat Glassland(heavy soil)		0.25	0.0	0.0
Concrete Paving		0.95		1312.0
_			SUM =[1312.0
Upstream flow,	o -	0.086	m^3/c	
opsilean now,	Q _u –	0.000	111 /3	
Design flow,	$Q_d =$	0.278i Σ C _i A _i x 1.16	S + Q _u where A _i is in km ²	SDM 7.5.2 (
			.95 / 1000000 x 1.16 + 0.086	Corrigendum 1/2
	=	0.192	m ³ /s	
Allowable flow,				
	=	0.529 x 1.22	37.	
	=	0.581	m /S	
	>	Q _d (O.K.)		
Reference was made to Stormwate	er Dra	inage Manual (SDM)	by DSD	
Scale: NA		Hydraul	ic Calculation	Goldrich Planners &
	l	·		Surveyors Ltd.
	I	Lots 148	6 (Part), 1489 (Part)	D 1
January 2025			vernment Land in D. D. 107	Page 1

SD Ref.: 防處檔號		類型	消防(裝 (Reg (第)	CE INSTALLATION	dio/Visual Advisor	
Name of		(全水的減人)			tomatic Fixed Inst	
	Building:				tomatic Fixed Inst	
婁宇名和 Street No	<u>i</u> ji	3(part),1500(part)			luge System 集本	
門牌號婁	的/市州段	77 and adjoining go District	往拉	5/层茄夕稲	1- mater 2 radore	
Block: 座		District 分區	Ka		rea: HK 以區 香港	K 九龍
A Section	Building 樓字類型:□Inc			Domestic住宅 Compos	ite綜合 Licensed premises and Equipment) Regulations, the owner	A Committee of the Comm
	t 1 Annual Inspection(一部 只適用於年極	equip 計車百 once	ment which is installe in every 12 months.	d in any premises shall have such fire so	ervice installation or equipment inspected 人條(b)款,擁有裝置在任何處所內的	by a registered contractor at least 自任何消防裝置或設備的人;
ode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/YY)	Next Due Date 下次到期日(DD/MM/YY)
				應急照明系統	rergency Lighting	E Salves & Er
				料	u Sign 出口指示J	E 13 E
			à st	MFA) 火警警報系	re Alarm System (N	Fi P Fi
				当防控制中心	re Control Centre i	14 7 Fi
				日火警偵測系統	Detection System	17 26 27
	二部 Installation / Mod	dification / Repair	/ Inspection	work 裝置/改裝/修	理/檢查工作。	(a) [a]
ode編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Wo	rk Carried out 完成之工作內容	Comment on Condition 狀況	7C/IX, CI 393(DD/MINUTI)
24	16 x 5KG CO2 GAS TYPE F.E.	AS ABOVE	TO SUPI	PLY AND INSTALL	Conforms with F	SD 16-1-2025
	動操作固定器具	nce 認可的自	ed Applia	Operated Approve	xed Automatically	19 . Fi
				固定泡沫系統	xed Foam System	Fi 20 Fi
-				n 氣體偵測系統	as Detection System	o Grand
				m后题排放系统	eg Extraction Syste	
	三部 Defects 損壞事項				ose Reel 消防候輔	H Lagrange
ode編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstand	ing Defects 未修缺點	Comment on Defe	cts 缺點評述
	1 年提器具	可的人手操	liance m	ted Approved App	rtable Hand-opera	Pc 25 - Pc
				irease 樓梯增壓	essurization of Stai	19
	水管系統	三水泵的環狀	東方固:	ith Fixed Pump(s)	ng Main System v	R
				麗系統	rinkler System Æ	S * * S
		结		ion System 静底	at Single Extract	SI
king order in ipment and In ne by the Dir 人籍此證 肖防處處	ify that the above installations/equip a accordance with the Codes of Pra- spection, Testing and Maintenance rector of Fire Services. Defects are list 明以上之消防裝置及設行 長不時公佈的最低限度= 查測試及保養守則的規格	actice for Minimum Fire S of Installations and Equipn ted in Part 3. 備經試驗,證明性 之消防裝置及設備	Service Installation ment published from 能良好,符 守則與裝置	s and Signature: n time 受權人簽署	Chan Yuen Hung RC 3/185	Inspected
	書涉及年檢事項			Company Name: 公司名稱	Intercept Fire & S	TE CONTRACTOR STATE OF THE PARTY OF THE PART
	配所當眼處以供 ertificate should be displayed at promin for FSD's inspection if any annual m	ent location of the building or	查核 premises	Telephone: 聯絡電話	Tech.Ltd 2425 5404	SECURITY TEC
	for PSD's inspection it any annual in	naintenance work is involved.		Date:	22-1-2025	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

D Ref.:	FIRE	坚 膜 消	ALLATIONS AND EQUIPMENT 防(裝置及設備)規例 (Regulation 9(1)) (第九條(1)款)		A 92561
	CERT	TFICATE OF FIR	RE SERVICE INSTALLATION A 消防裝置及設備證書	ND EQUIPMENT	
lame of CI 頂客姓名	lient: 擁有人	不含水的減少	tallation other than Water	tomatic Fixed Ins	uA La San Au
lame of Bu 婁宇名稱	uilding :雪景 图 使	作滅火劑的自	tallation using Water 用水	tomatic Fixed lns	A. A.
The state of the s		(part),1500(part)	Street/Road/Estate Name: 街道/屋苑名稱	luge System 幕永	Da
Block: 座 vpe of Bu	in DD.107	and adjoining go District: 分區	Description of the North	62 BESTEV & TSZEZE V	九龍 分新界
Part	1 Annual Inspection O 部 只適用於年檢	NLY In accor equipme	ricialing架 Diffusion EEE Composition and the Regulation & Open Fire Service (Installations, and which is installed in any premises shall have such fire servery 12 months. 根據清靜方裝置及設備)規例第六代個月由一名註冊承辦商檢查該等消防裝置或設備至	ind Equipment) Regulations, the owner vice installation or equipment inspected 條(b)數,擁有裝置在任何處所內的	of any fire service installation or by a registered contractor at least 的任何消防裝置或設備的人,
ode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/YY)	Next Due Date 下次到期日(DD/MM/YY)
			14 A Die De 25 25	ergency Generati	. 7
				ergency Lighting	
				tSign 出口指示	
			MFA) 火警警報系統		
			消防控制中心	e Control Centre	IPI ABOR
out 2 笛·	一並 Installation / Made	l:Ct: / D:-	/Inspection work 裝置/改裝/修	四, 快太工作	
ode編碼 (1-35)	Type of FSI 裝置類型—		Nature of Work Carried out 完成之工作內容	Comment on Condition 狀	Completion Date 完成日期(DD/MM/YY)
11	6 x 應急照明燈	As above	全新安裝緊急照明燈 ("a & b" Model: TS-EL 2053)	Conforms with F	57
12	6 x 出口指示燈箱	nce 認可的自	工机入权内的国际进行		
				ed Foam System	
				s Detection System	2 - Ga
2 75	→		m有期性好会站	Mitara marteres bear -	
art 3 %		百			L C
Code編碼 (1-35)	三部 Defects 損壞事項 Type of FSI 裝置類型	頁 Location(s) 位置	Outstanding Defects 未修缺點	se Reel 省际電台	oH fects 缺點評述
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on De	Pol
Code编码 (1-35)	Type of FSI 裝置類型	Location(s) 位置	My Approved Appliance	Con the first of the state of t	Por
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	虐換物末 stapled gnibnatetuO ustred Approved Appliance 診 rease 模様増壓	se Reel 's for size of the common of the Execution of State of Sta	Por
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	超频数末 stopled gnibnateuO using 子表版大同 ed Approved Appliance 趁 rease 模術增壓 ith Fixed Pump(s) 緊有固	se Reel के हरूनहों के विकास के कि नहीं की Common of Strict Extended Surization of String Main System w	27 × Rin
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	超線物末 zrəfəd gnibnatatuO nished Approved Appliance 超 rease 接海増壓 ith Fixed Pump(s) 緊有国 懸糸銃	se Reel अहम्ब्रह्म and no tramportable Hand-operal ssurization of Stai inkler System 4	27 × Rir
(1-35)	Type of FSI 裝置類型 主手提器具 水管系統	Tocation(s) 位置 可的人手標 定來系的聚批	超频数末 stopled gnibnateuO ned Approved Appliance 並 nease 模術增壓 ith Fixed Pump(s) 緊有固 業系統	se Reel अहम्ब्रह्म and no tramportable Hand-operal ssurization of Stai inkler System 4	27 × Spr 28 × Spr 27 × Rir
We hereby ce orking order quipment and time by the E	Type of FSI 裝置類型 具器 异主	Location(s) 位置	ed Approved Appliance 證 ith Fixed Pump(s) 餐存因 ith Fixed Pump(s) 餐存因 ith System in System in System in System in System in System in Fixed Pump(s) 餐存因 in System in Sy	se Reel 当际电脑 od no tnammo rable Hand-opera ssurization of Sta inkler System 在 inkler System A inkler System	ing sign of the si
We hereby ce orking order quipment and time by the D 太人藉此刻	Type of FSI 裝置類型 具 器 录 手 i	Location(s) 位置 Location(s) 位置 Location(s) 位置 Location(s) 位置 Location(s) 位置	ed Approved Appliance 達 ith Fixed Pump(s) 奏有因 ith Fixed Pump(s) 奏有因 ith Servicians and more in the service installations and with Service installations and Service in	se Reel 当 版 考述 od no trammon rable Hand-operate ssurization of State inkler System 在 inkler System Extraction A inkler System Extraction	off
We hereby cover for the proving order equipment and to time by the E 本人藉此改合消防處度 毀 備之札	Type of FSI 裝置類型 Ttify that the above installations/equ in accordance with the Codes of P Inspection, Testing and Maintenanc incetor of Fire Services, Defects are l 登明以上之消防裝置及設 這長不時公佈的最低限度 企查測試及保養守則的規	Location(s) 位置 ipment have been tested an ractice for Minimum Fire ee of Installations and Equipisted in Part 3. 情經試驗,證明性之消防裝置及設備格,損壞事項列於	Outstanding Defects 未修缺點 Approved Appliance Approved Appliance Approved Appliance Authorized Signature: 安權人簽署 能良好、符 [1] 能良好、符 [2] 「新文章 [3] 「新文章 [4] 「「「「「「「「「」」」」 「「「「」」 「「「」」 「「」」 「「」 「 「	See Reel 当 Front and Comment on De Comment on De Comment on De Comment on State of See See See See See See See See See Se	ing in second in
We hereby cerorking order quipment and time by the E A 为 所 成 成 从 看 此 业 负 通 情 之 札 如 直	Type of FSI 裝置類型 具 器 共 主 rtify that the above installations/equ in accordance with the Codes of P Inspection, Testing and Maintenanc Director of Fire Services, Defects are I 臺明以上之消防裝置及設 處長不時公佈的最低限度	Location(s) 位置 Location(s) 位	Outstanding Defects 未修缺點 a sound A povoid A po	Se Roel & Ford and Comment on the Executed States of the Executed St	For FSD use only: Inspected Security