

寄件者: Rich Gold <[REDACTED]>
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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Your Ref.: A/YL-KTN/1061

Our Ref.: P23044/TL25026

28 January 2025

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

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

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

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.	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.	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.	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.

(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 ground level at the eastern side of the site is higher than the western side. The surface run-off flows from the east to the west. Please refer to cross-section for 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.	Noted. Please refer to enclosed site photos 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.	Hoarding with openings will be provided along the site boundary. Please refer to Plan 5.2a for the details of hoardings.
(x)	Please advise and indicate all rooftop drainage systems on plan.	The rooftop of the structures slightly sloped downwards the site. The runoff from the rooftop will fall to the site and collect by the u-channel on site.
(xi)	Cross sections - Adjacent ground levels should be shown in sections.	Adjacent ground levels are provided.
(xii)	All upstream catchment areas should be also considered in the assessment.	The upstream flow is considered. Please refer to hydraulic calculations for details.
(xiii)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.

<p>(xiv)</p>	<p>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)).</p>	<p>Noted.</p>
<p>(xv)</p>	<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: 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.</p>	<p>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.</p>

Viewpoint A1



Viewpoint A2



Viewpoint A3

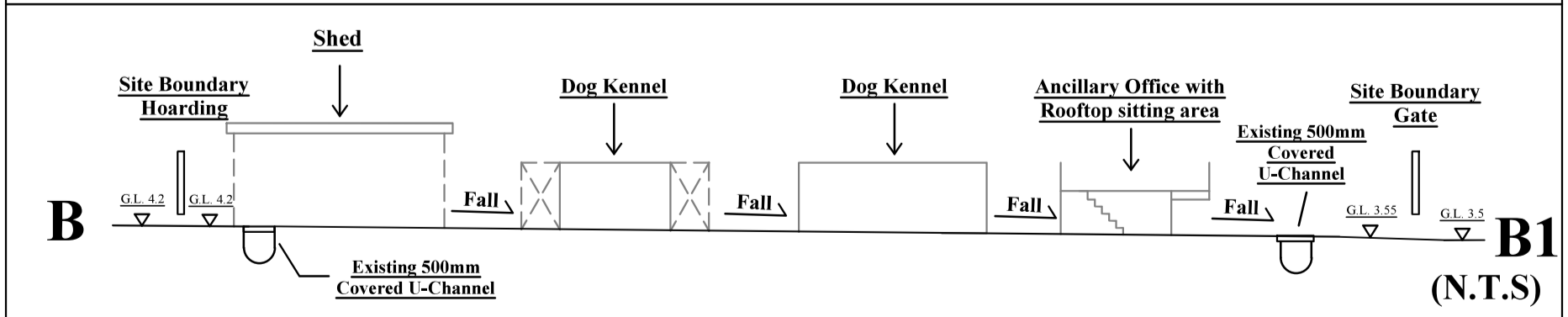
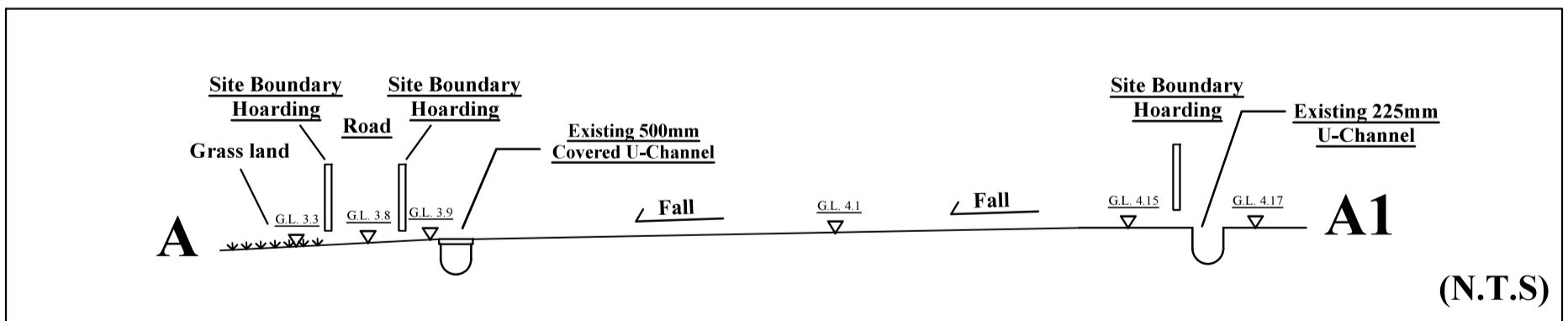
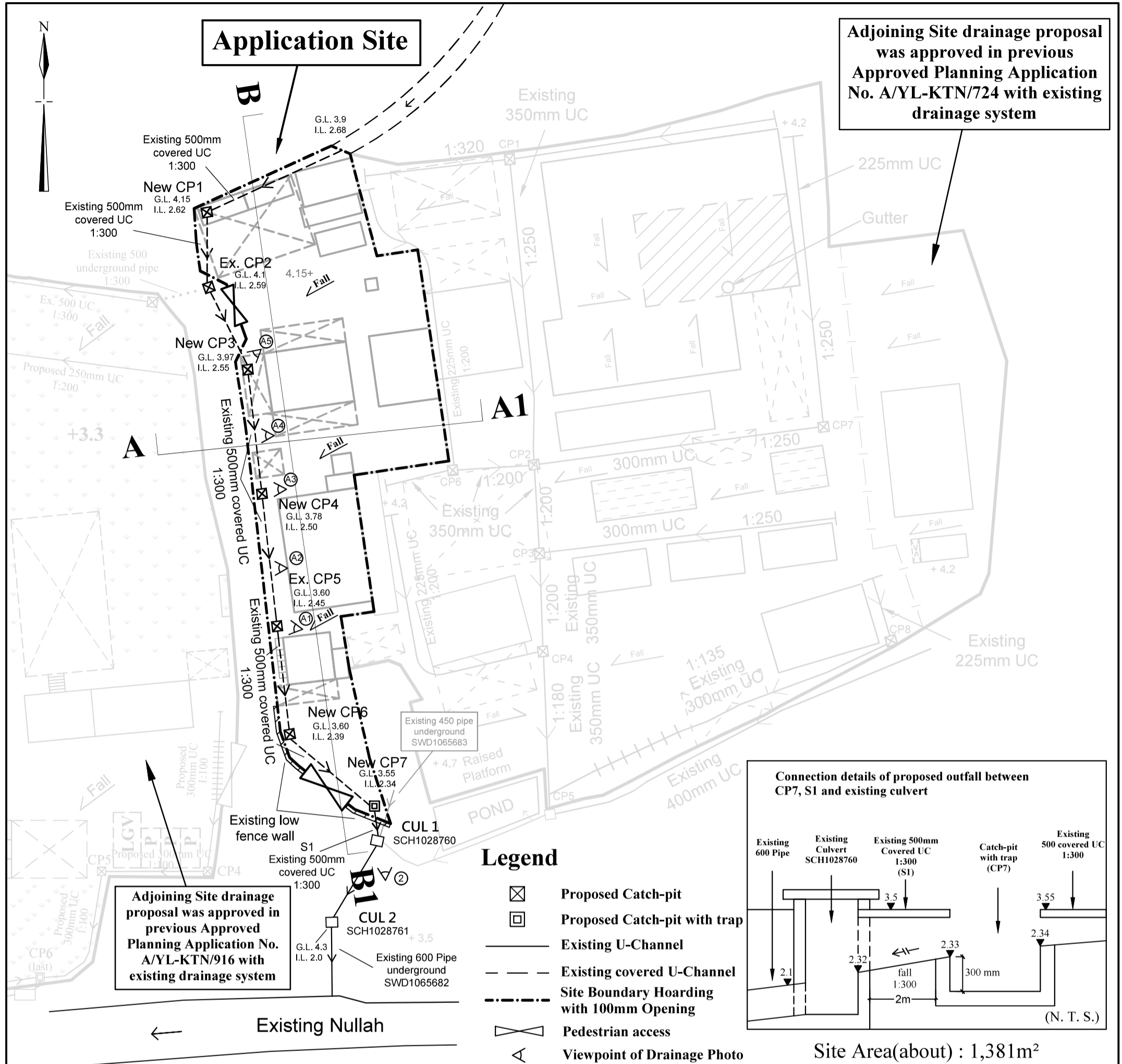


Viewpoint A4



Viewpoint A5





1:500 (A3)

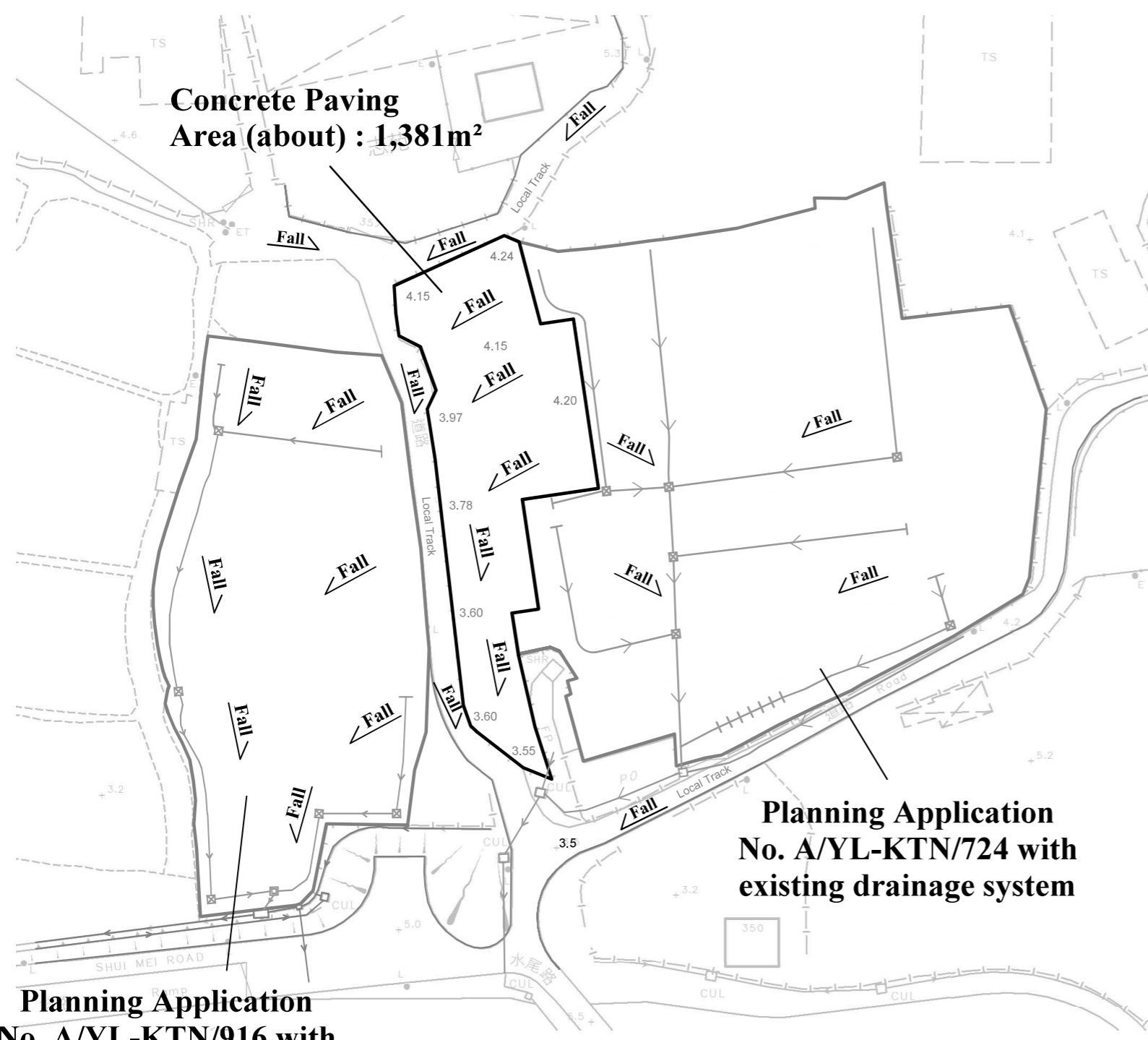
Drainage Proposal

Goldrich Planners & Surveyors Ltd.

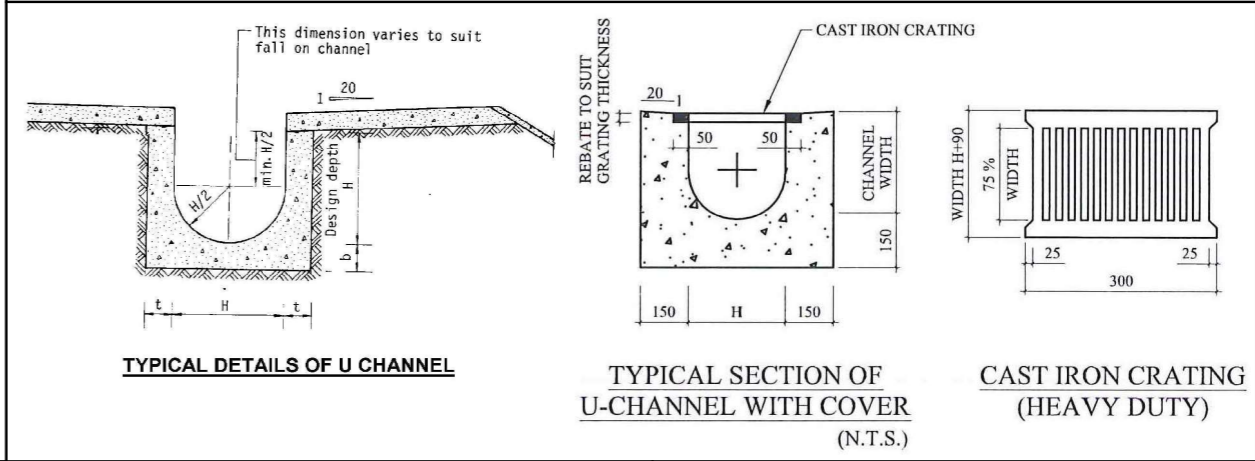
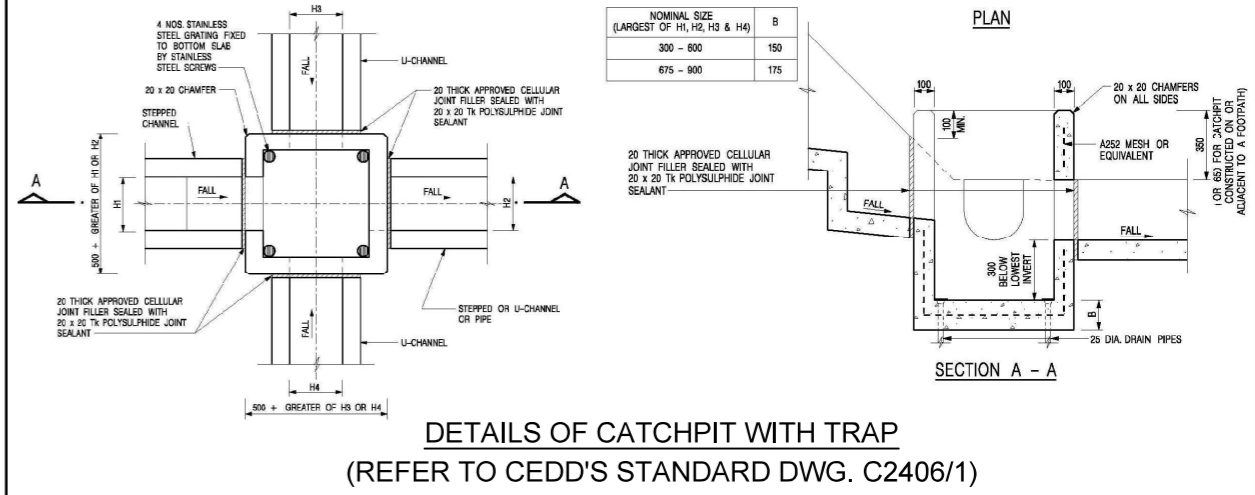
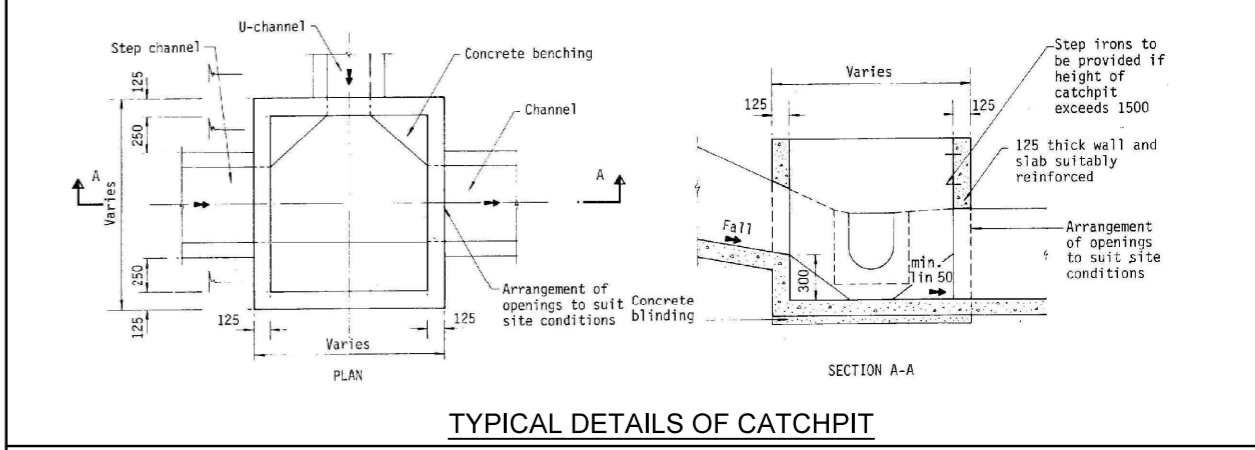
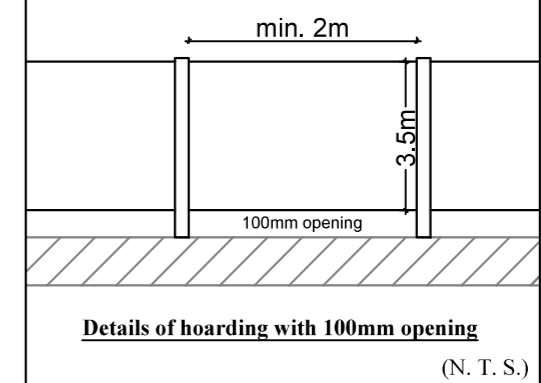
January 2025

Lots 1493 (part), 1500 (part) in DD. 107 and adjoining government land Kam Tin North, New Territories

Plan 5.1a (P 23044)



**AREA OF CATCHMENT
(N.T.S)**



N.T.S

January 2025

Drainage Proposal

Lots 1493 (part), 1500 (part) in DD. 107 and adjoining government land Kam Tin North, New Territories

Goldrich Planners & Surveyors Ltd.

**Plan 5.2a
(P 23044)**

1 For Catchment Area of Subject Site

Area, A = **1381 m²**
 Average slope, H = **0.1 m per 100m**
 Distance on the line of natural flow, L = **25 m**

Time of concentration, $t_0 = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (25) / (0.1^{0.2} \times 1381^{0.1})$
 = **2.8 min**

Ref.

SDM 7.5.2 (d)

2 For Existing U-Channel from CP1 to SCH1028760

	From	To
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, $L_c =$ **87.9 m**
 Depth of vertical part of u-channel, d = **980 mm**
 Gradient of u-channel, $S_f = (2.62-2.32)/87.9 =$ **0.0034**

Cross-Section Area, a = $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 250^2 + 500 \times 980 \times 0.9$
 = **0.529 m²**

Wetted Perimeter, p = $\pi r + 2 d = 3.14 \times 250 + 2 \times 980$
 = **2.745 m**

Hydraulic radius, R = a / p
 = **0.193 m**

SDM 9.3 (b)
 Sedimentation Reduction

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = **0.016** for concrete lined channels:-
 Allowable velocity, v = $R^{1/6} \times (RS_f)^{1/2} / n = (0.193)^{1/6} \times (0.193 \times 0.003)^{1/2} / 0.016$
 = **1.22 m/s**
 Time of flow, $t_f =$ **1.2 min**

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_0 + t_f + b)^c$
 = $505.5 / (2.8 + 1.2 + 3.29)^{0.35}$ for return period T = 50 years
 = **250**

SDM 4.3.2
 Corrigendum 1/2024
 SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Glassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	1381.0	1312.0
SUM =			1312.0

SDM 7.5.2 (b)

Upstream flow, $Q_u =$ **0.086 m³/s**

Design flow, $Q_d = 0.278i \sum C_j A_j \times 1.16 + Q_u$ where A_j is in km²
 = $0.278 \times 250 \times 1311.95 / 1000000 \times 1.16 + 0.086$
 = **0.192 m³/s**

SDM 7.5.2 (a)
 Corrigendum 1/2022

Allowable flow, $Q_a = a \times v$
 = 0.529×1.22
 = **0.581 m³/s**

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Hydraulic Calculation

Goldrich Planners &
 Surveyors Ltd.

January 2025

Lots 1486 (Part), 1489 (Part)
 and adjoining Government Land in D. D. 107
 Yuen Long, N. T.

Page 1
 (P23044)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防 (裝置及設備) 規例

A 9271788

FSD Ref.:

消防處編號

(Regulation 9(1))

(第九條 (1) 款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

擁有人

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lots 1493(part),1500(part)

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Kam Tin North

Area:

地區

HK

香港

K

九龍

NT

新界

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 Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of 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/YY)	Next Due Date 下次到期日(DDMMYY)

Part 2 第二部 Installation / Modification / Repair / Inspection work 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(DDMMYY)
24	16 x 5KG CO2 GAS TYPE F.E.	AS ABOVE	TO SUPPLY AND INSTALL	Conforms with PSD requirements	16-1-2025

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

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。

Authorized
Signature:

受權人簽署

Name:

姓名

Chan Yuen Hung

FSD/RC No.:

消防處註冊號碼

RC 3/185

Company Name:

公司名稱

Intercept Fire & Security

Tech.Ltd

Telephone:

聯絡電話

2425 5404

Date:

日期

22-1-2025

For FSD
use only.

Inspected

Key-in

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.



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)

A 9256138

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

Name of Client: 顧客姓名: **擁有人**

Name of Building: 樓宇名稱: _____

Street No./Town Lot: 門牌號數/市地段: **Lots 1493(part), 1500(part)** Street/Road/Estate Name: 街道/屋苑名稱: _____
in DD.107 and adjoining government land

Block: 座: _____ District: 分區: **Kam Tin North** Area: 地區: HK 香港 K 九龍 NT 新界

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 Inspection ONLY 第一部 只適用於年檢事項		In accordance with Regulation 8(b) of 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/YY)	Next Due Date 下次到期日(DDMMYY)

Part 2 第二部 Installation / Modification / Repair / Inspection work 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(DDMMYY)
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 FSD requirements	16-1-2025
12	6 x 出口指示燈箱		全新安裝消防出路燈箱 ("Apollo")		"

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

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。

Authorized Signature: 
受權人簽署

Name: **Li Sau Ping**
姓名

FSD/RC No.: **RC 2/163 RC 1/60**
消防處註冊號碼

Company Name: **Intercept Fire & Security Tech.Ltd**
公司名稱

Telephone: **2425 5404**
聯絡電話

Date: **22-1-2025**
日期

For FSD use only:

Inspected:

Key-in:

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.

