

Annex 1

Accepted submission of drainage proposal of the Previous Application

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 : PLG-10094
本署檔號 Our Reference : TPB/A/YL-KTS/919
電話號碼 Tel. No. :
傳真機號碼 Fax No. :

30 March 2023

Dear Sir/Madam,

Submission for Compliance with Approval Condition (f) – The Submission of a Drainage Proposal

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in “Agriculture” (“AGR”) Zone, Lot 1185 S.E RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long (Application No. A/YL-KTS/919)

I refer to your submission 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 comment(s) 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**.

Should you have any queries, please contact Mr. Jeff TSE of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

C.C.
CE/MN, DSD

(Attn.: Mr. Jeff TSE)

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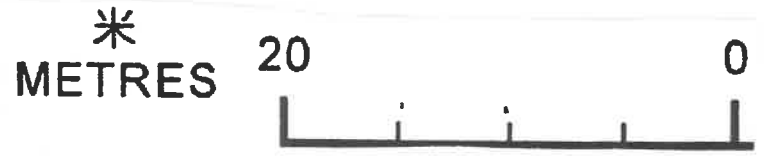
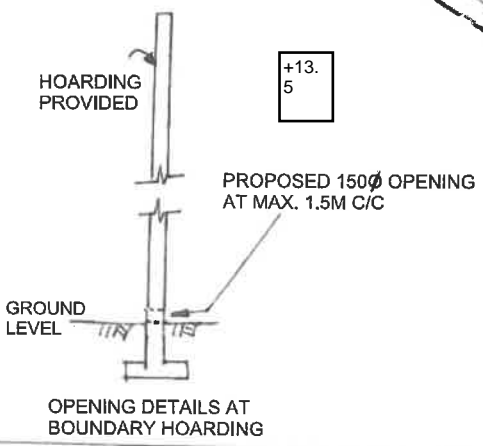
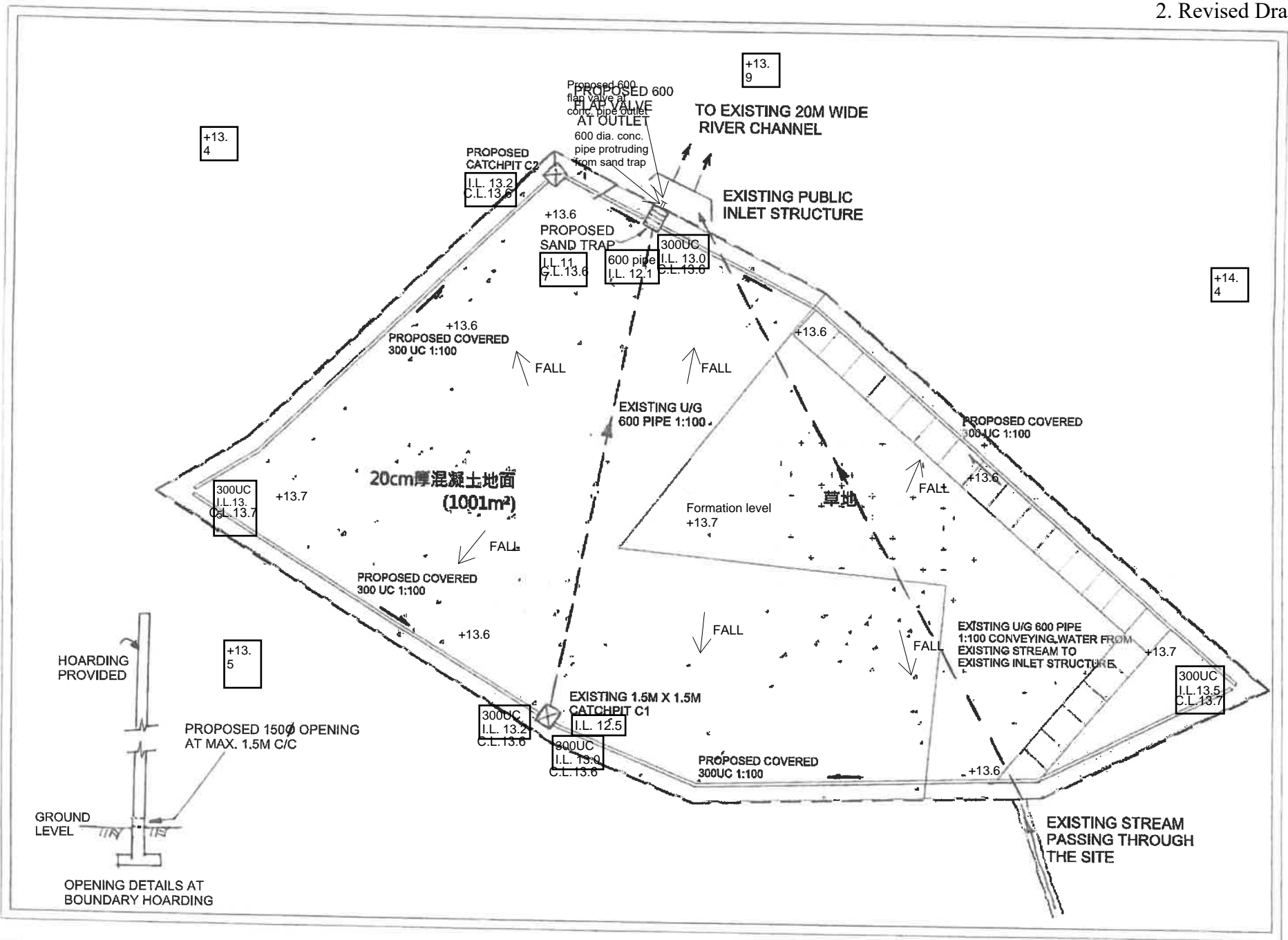
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Appendix

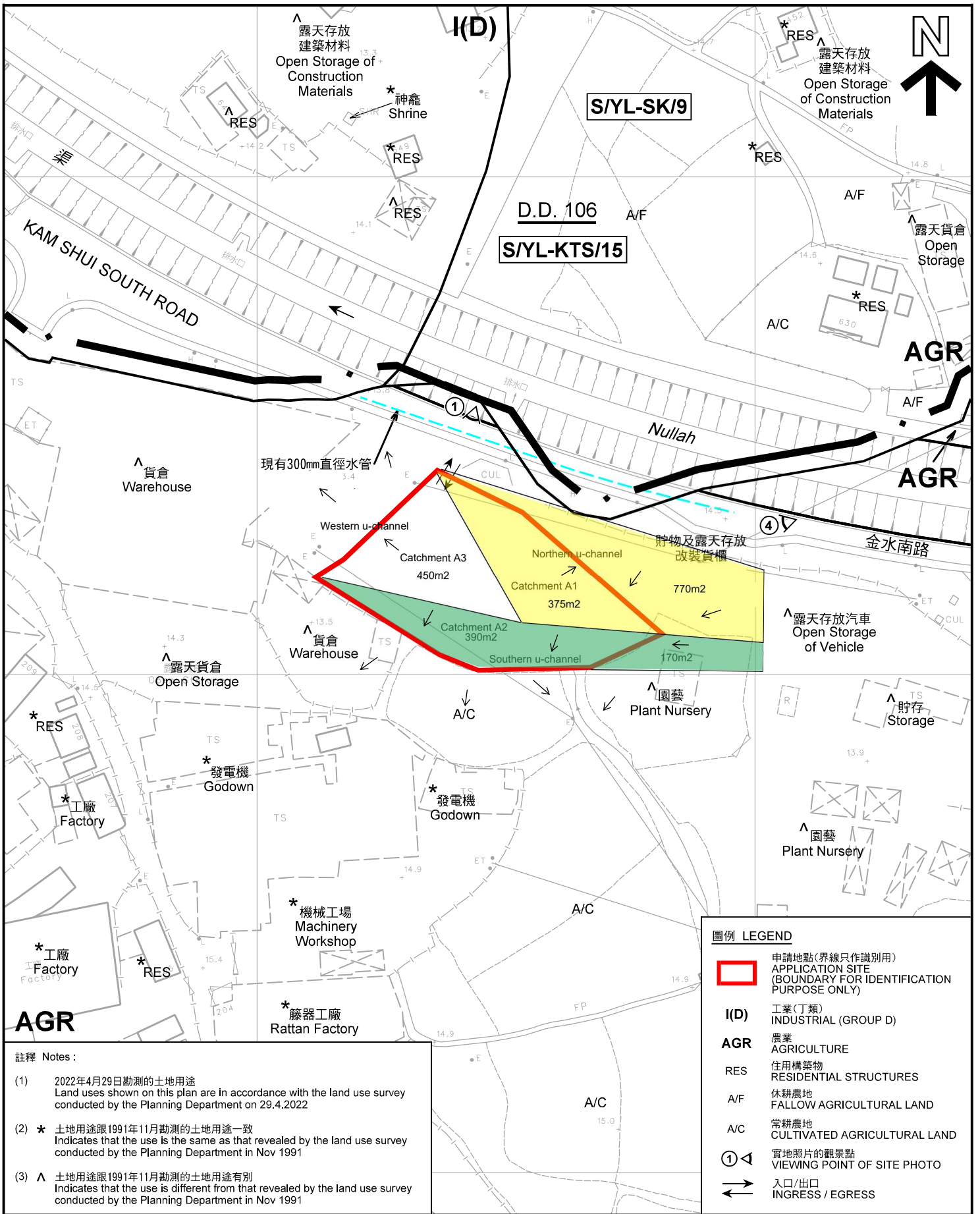
Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- a. The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- b. 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.
- c. The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- d. The applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.
- e. The applicant should submit form HBP1 to this Division for application of technical audit for any proposed connection to DSD's drainage facilities.

Further Comments from DSD	Response
1. The cover levels of the proposed catchpits/sand traps should be shown on the drainage plan.	Noted. The cover levels of the proposed catchpits/sand traps are shown on the revised drainage plan.
2. Referring to the cross sections provided, the ground to the east and south of the application site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchments should be considered in the calculations.	Noted. The revised calculation has taken the adjacent grounds to the east and south of the application site into account. As shown in the enclosed design calculation, the usages of the northern, southern and western u-channels are 75%, 36.7% and 30% respectively. The usage of the outlet 600mm dia. pipe is only 21.1%. The proposed drainage arrangement has sufficient capacity to cater for the flows.
3. The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel.	Some proposed site levels and flow directions are added on the revised drainage plan. In addition, it is proposed to construct a short section (about 0.5m) of 600mm diameter concrete pipe protruding from the proposed sand trap for the installation of the proposed flap valve.

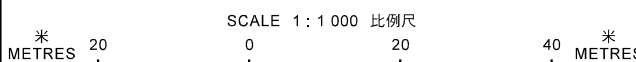


參考編號 REFERENCE No. A/YL-KTS/919	PROPOSED DRAINAGE PLAN
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平面圖 SITE PLAN

擬議臨時動物寄養所(為期5年)及填土工程
元朗錦田南丈量約份第106約地段第1185號E分段餘段
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT
FOR A PERIOD OF 5 YEARS AND FILLING OF LAND
LOT 1185 S.E RP IN D.D. 106, KAM TIN SOUTH, YUEN LONG



CATCHMENT AREAS PLAN

Drainage Design Calculation**Catchments**

The proposed site was generally flat with site area of about 1513m²
 With reference to the Catchment Plan attached:

Considering the catchment areas for the northern u-channel conveying run of the sand trap,
 Catchment area from northern and eastern adjacent areas = 770 m²
 Catchment area within northern part of the site A1 = 375 m²
 Total catchment for the northern u-channel collecting runoff to sand trap = 770 + 375 = **1145 m²**

Considering the catchment areas for the southern u-channel conveying runoff to catchpit C1,
 Catchment area from eastern adjacent area = 170m²
 Catchment area within southern part of the site A2 = 390m²
 Total catchment for the southern u-channels collecting runoff to catchpit C1 = 170 + 390 = **560 m²**

Considering the catchment area for the western u-channel conveying runoff to catchpit C2,
 Catchment area within western part of the site A3 = 450m²
 Catchment for the western u-channel collecting runoff to catchpit C2 = **450 m²**

Flows on u-channels:

Runoff coefficient k = 1.0
 Rainstorm return period = 1 in 50 year
 Assume time of concentration = 3 minute,

Max. flow on northern u-channel, $Q = kAi/3600 = 1 \times 1145 \times 295 / 3600 = 93.8 \text{ l/s} = 5,630 \text{ l / min.}$
 Max. flow on southern u-channel, $Q = kAi/3600 = 1 \times 560 \times 295 / 3600 = 45.9 \text{ l/s} = 2,753 \text{ l / min.}$
 Max. flow on western u-channel, $Q = kAi/3600 = 1 \times 450 \times 295 / 3600 = 36.9 \text{ l/s} = 2,213 \text{ l / min.}$

Checking of Capacity of Proposed 300mm UC:-

For 300 UC of gradient of 1 : 100,

From Figure 8.7,

$Q = 7,500 \text{ l/min.} > 5,630 \text{ l/min.}$ O.K.
 Flow velocity = 1.75 m/s > 1.3 m/s O.K.

Usage of northern u-channel = $5630/7500 \times 100\% = 75\%$
 Usage of southern u-channel = $2,753/7500 \times 100\% = 36.7\%$
 Usage of western u-channel = $2,213/7500 \times 100\% = 30\%$

Checking of Capacity of Proposed 600Φ Underground Pipe:-

Quantity of flow to catchpit C1 = 5,630 l / min. + 2,753 l / min. = 8,383 l / min.
 Gradient of pipe = 1/100 = 0.01

Roughness factor , n = 0.012
 Area of 600mm pipe = $3.14 \times 0.30 \times 0.30 = 0.283 \text{ m}^2$
 Wetted perimeter = $3.14 \times 0.6 = 1.885\text{m}$

$$R = A/P = 0.283 / 1.885 = 0.15 \text{ m}$$

$$\begin{aligned} Q &= (1/n)AR^{0.67} S^{0.5} = (1/0.012) \times (3.14 \times 0.3 \times 0.3) \times (0.15)^{0.67} \times (0.01)^{0.5} \\ &= 0.66 \text{ m}^3/\text{s} \\ &= 661 \text{ l/s} = 39,639 \text{ l/min} \gg 8,383 \text{ l/min} \quad \text{O.K} \end{aligned}$$

$$\text{Usage of the } 600\varnothing \text{ pipe} = 8383 / 39639 \times 100\% = \mathbf{21.1\%} .$$

Annex 2

Accepted implementation of drainage proposal of the Previous Application

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17 August 2023

Dear Sir/Madam,

Submission for Compliance with Approval Condition (g) - The Implementation of the Drainage Proposal

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lot 1185 S.E RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long (Application No. A/YL-KTS/919)

I refer to your submission dated 20.7.2023 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 comment(s) 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**.

Should you have any queries, please contact Mr. Jeff TSE of the Drainage Services Department directly.

Yours faithfully,


(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

c.c.
CE/MN, DSD

(Attn.: Mr. Jeff TSE)

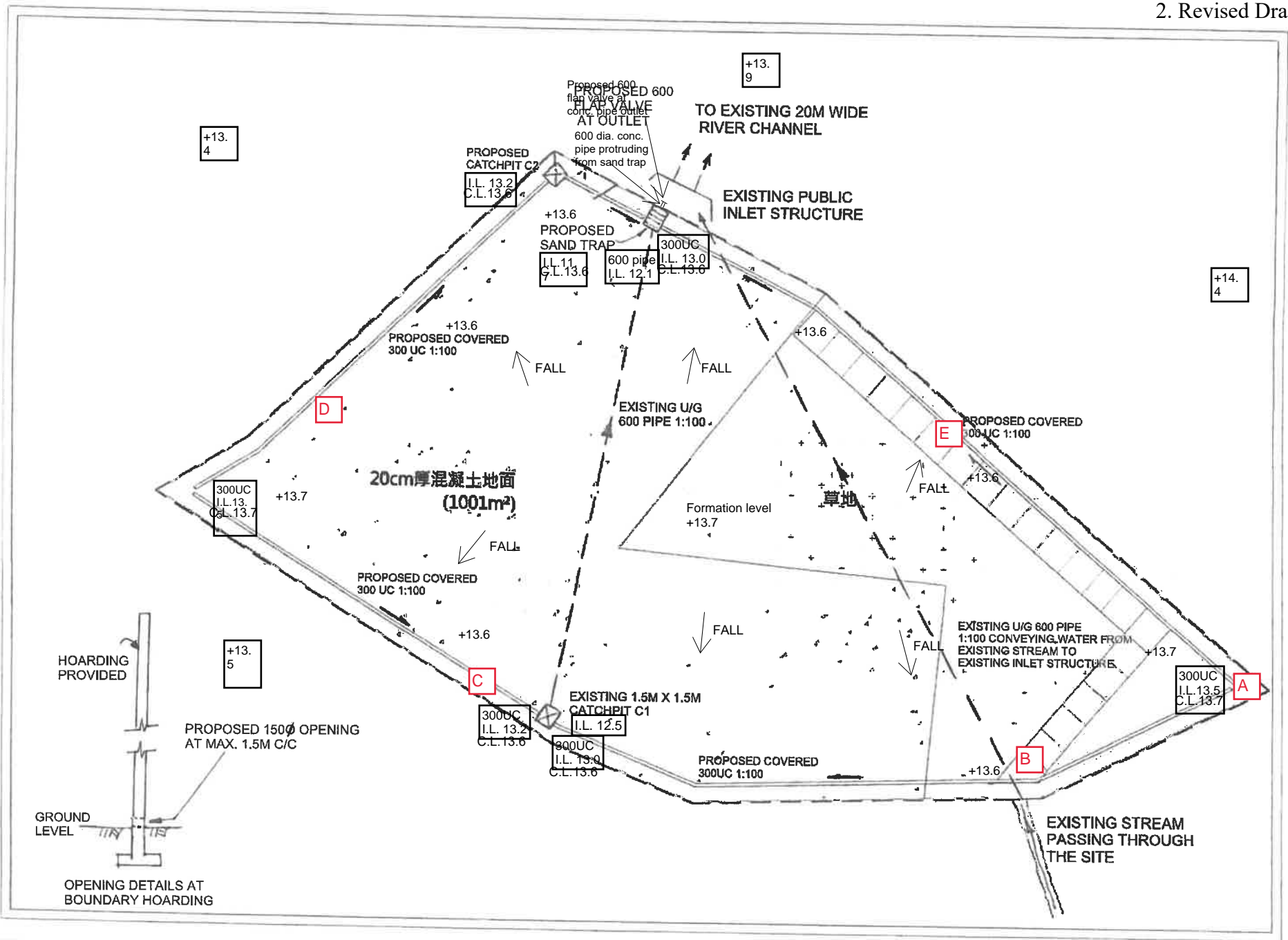
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Appendix

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

The applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation.



參考編號 REFERENCE No. A/YL-KTS/919	PROPOSED DRAINAGE PLAN
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A



B



C



D



E

Annex 3

Accepted submission of fire service installations proposal of the Previous Application

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Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
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388 Castle Peak Road, Tsuen Wan, N.T.

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電話號碼 Tel. No. :
傳真機號碼 Fax No. :

By Post & Fax (2329 8422)

13 December 2023

Dear Sir/Madam,

**Submission for Compliance with Approval Condition
(i) - The Submission of a Fire Service Installations Proposal**

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
and Filling of Land in "Agriculture" ("AGR") Zone, Lot 1185 S.E RP in D.D. 106 and
Adjoining Government Land, Kam Tin South, Yuen Long**
(Application No. A/YL-KTS/919)

I refer to your submission for compliance dated 6.11.2023 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 comment(s) 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**.

Should you have any queries on the departmental comments, please contact Mr. Wing-hei CHEUNG of the Fire Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

c.c.
D of FS

(Attn.: Mr. Wing-hei CHEUNG)

Internal
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Appendix

Comments of 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.

Date : 6 November 2023
Our Ref. : PPCL/PLG/10094/L005

Fanling, Sheung Shui and Yuen Long East District Planning Office
Planning Department,
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan,
New Territories

Attention: Mr. PANG Yiu Fai, Christopher (TP/YLE 5)

By Email

Dear Sir/Madam,

Planning Application No. A/YL-KTS/919

Approved Section 16 Application for Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land at Lot 1185 S.E RP in D.D. 106 and Adjoining Government Land, Kam Tin South, Yuen Long

Submission for Compliance of Approval Condition (i)

We refer to the captioned Section 16 Planning Application which was approved by the Town Planning Board (“**the Board**”) on 1.6.2022. According to the comments received from the Fire Services Department (“**FSD**”) on 19.5.2023 regarding the submission of a Fire Service Installations (“**FSI**”) Proposal in relation to approval condition (i), the installation of automatic sprinkler system shall be provided for structure exceeding 230m² in accordance with LPC BS EN 12845:2015 and the FSD Circular Letter No. 5/2020 (attached in **Annex 1**).

The Applicant subsequently submitted two revised FSI Proposals on 25.5.2023 and 6.7.2023 respectively in compliance with FSD’s comments and the approval condition (i) was considered complied with on 21.7.2023. The correspondence letters dated 6.9.2023 and 21.7.2023 are attached in **Annex 2** for your reference.

In view of the cost effectiveness to implement the approved FSI with automatic sprinkler system for a temporary development, the Applicant would like to propose to reduce the gross floor area (“**GFA**”) of structure B6 from 250m² to 200m² in order to exempt from the requirement of automatic sprinkler installations. The total GFA of the proposed development will be correspondingly reduced from 387.52m² to 337.52m². Other development parameters would remain unchanged. Under the Town Planning Board Guideline No. 36B, a reduction in GFA is considered a Class A amendment which does not require further application to the Board.

We hereby submit an updated layout plan (**Annex 3**) and a revised FSI Proposal (**Annex 4**) for the consideration of the Fire Services Department in relation to approval condition (i) of the captioned application.

Should you have any queries, please do not hesitate to contact our Ms. Natalie Wong

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. Annex 1 – Comments from FSD dated 19.5.2023
Annex 2 – Correspondence letters dated 6.9.2023 and 21.7.2023
Annex 3 – Updated Layout Plan
Annex 4 – Updated FSI Proposal

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Planning Department

Annex 1

Fanling, Sheung Shui & Yuen Long East
District Planning Office
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388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : PLG-10094
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電話號碼 Tel. No. :
傳真機號碼 Fax No. :

19 May 2023

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (i)
- The Submission of a Fire Service Installations Proposal**

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
and Filling of Land in "Agriculture" ("AGR") Zone, Lot 1185 S.E RP in D.D. 106 and
Adjoining Government Land, Kam Tin, Yuen Long**
(Application No. A/YL-KTS/919)

I refer to your submission received on 5.5.2023 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.**
- 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 comment(s) in **Appendix.**

Should you have any queries, please contact Mr. WONG Ho-yin of the Fire Services Department directly.

Yours faithfully,

(Christopher PANG)
for District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

c.c.

D of FS

(Attn.: Mr. WONG Ho-yin)

Internal

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Appendix

Comments of the Director of Fire Services:

Please find the following comments on the submitted FSIs proposal:

- (i) The provision of automatic sprinkler system, modified hose reel system and fire alarm system shall be specified in the FS Notes;
- (ii) Automatic sprinkler system shall be provided in accordance with LPC BS EN 12845:2015 and the FSD Circular Letter No. 5/2020;
- (iii) Fire alarm system shall be provided in accordance with BS 5839-1:2017 and the FSD Circular Letter No. 6/2021;
- (iv) The standards and specification of emergency lighting shall be revised as "BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021"; and
- (v) The numbering of structures as mentioned in FS Notes items 3.3 and 3.4 shall tally with the information on plan.

規 劃 署

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Annex 2

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/919
電話號碼 Tel. No. :
傳真機號碼 Fax No. :

9 June 2023

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (i)
- The Submission of a Fire Service Installations Proposal**

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
and Filling of Land in "Agriculture" ("AGR") Zone, Lot 1185 S.E RP in D.D. 106 and
Adjoining Government Land, Kam Tin, Yuen Long**
(Application No. A/YL-KTS/919)

I refer to your submission received on 25.5.2023 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.
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Yours faithfully,

(Christopher PANG)
for District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

C.C.

D of FS

(Attn.: Mr. WONG Ho-yin)

Internal

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CP/pn

Appendix

Comments of the Director of Fire Services:

Please find the following comments on the submitted FSIs proposal:

- (i) Structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. In this regard, sprinkler system, modified hose reel system and fire alarm system shall be provided to Structures B4 and B5;
- (ii) "fixed fire pumps" as mentioned in FS Notes item 2.5 shall be revised as "sprinkler pumps";
- (iii) "cubic meters" as mentioned in FS Notes item 6.4 shall be revised as "square meters";
and
- (iv) Regarding FS Notes item 3.3, please clarify if fire detection system will be provided to all structures except Structure B6.

規 劃 署

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21 July 2023

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (i)
- The Submission of a Fire Service Installations Proposal**

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
and Filling of Land in "Agriculture" ("AGR") Zone, Lot 1185 S.E RP in D.D. 106 and
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(Application No. A/YL-KTS/919)

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Yours faithfully,

(Anthony LUK)

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Comments of the Director of Fire Services:

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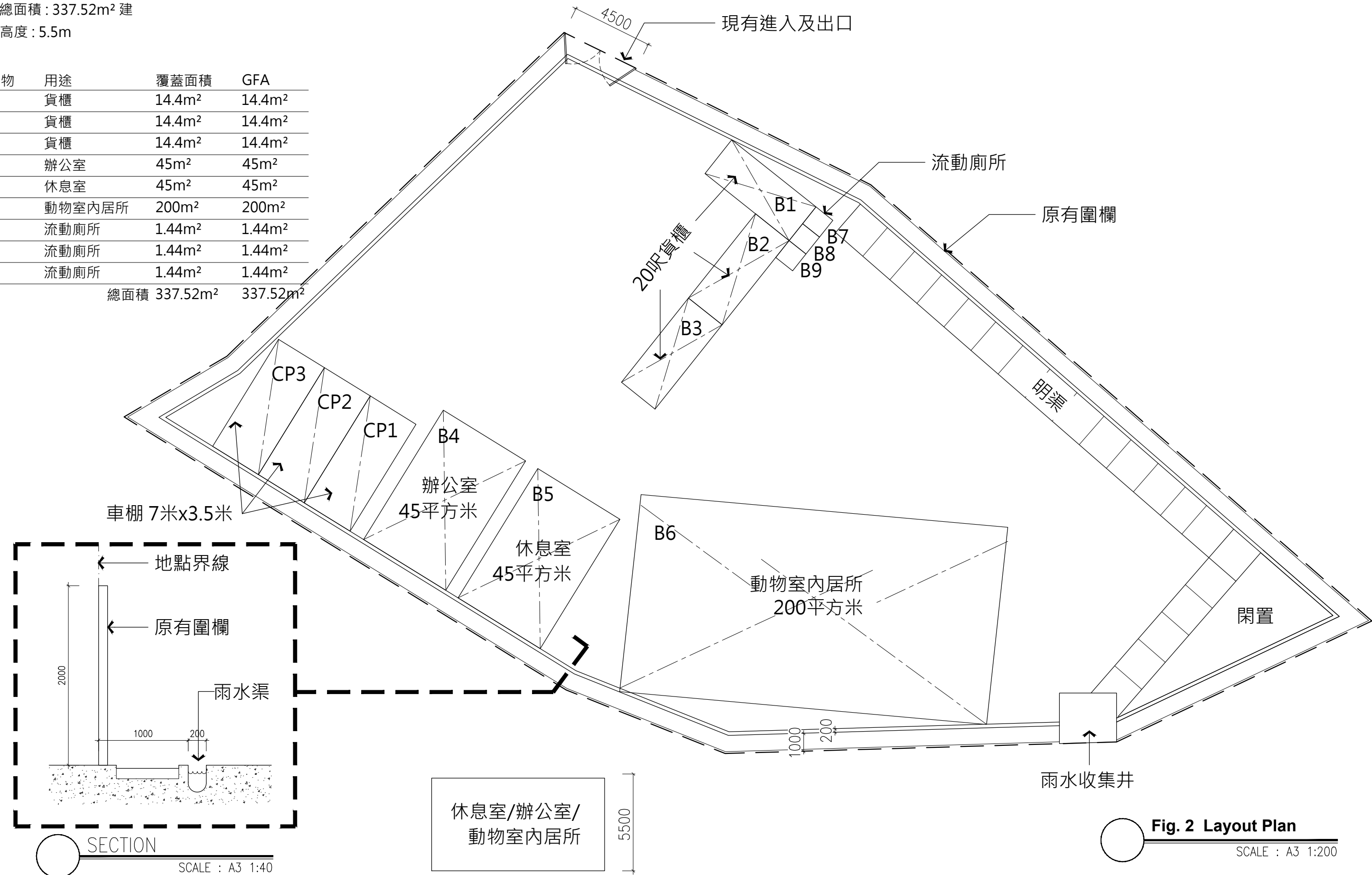
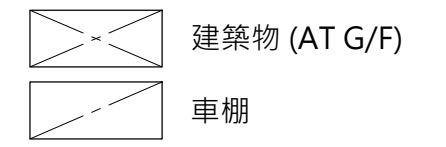
Fig. 1
Lot Index Plan

開發參數

申請場地面積：1513m²
 覆蓋面積：337.52m²
 沒覆蓋面積：1175.48m²
 建築物數量：9
 GFA總面積：337.52m² 建
 築物高度：5.5m

建築物	用途	覆蓋面積	GFA
B1	貨櫃	14.4m ²	14.4m ²
B2	貨櫃	14.4m ²	14.4m ²
B3	貨櫃	14.4m ²	14.4m ²
B4	辦公室	45m ²	45m ²
B5	休息室	45m ²	45m ²
B6	動物室內居所	200m ²	200m ²
B7	流動廁所	1.44m ²	1.44m ²
B8	流動廁所	1.44m ²	1.44m ²
B9	流動廁所	1.44m ²	1.44m ²
總面積		337.52m ²	337.52m ²

圖例



SECTION
 SCALE : A3 1:40

Fig. 2 Layout Plan
 SCALE : A3 1:200

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HR SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE B4, B5 & B6 IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT.
- 1.2 HOSE REELS SHALL BE PROVIDED AT THE POSITIONS INDICATED ON PLAN.
- 1.3 SUFFICIENT HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.
- 1.4 AN MODIFIED HOSE REEL SYSTEM WITH 2000L F.S. WATER TANK TO BE PROVIDED AND TO BE SINGLE END FEED FROM TOWN MAIN. THE LOCATION OF THE FS WATER TANK AND FS PUMP ROOM ARE CLEARLY MARKED ON PLANS.
- 1.5 TWO FIXED FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.
- 1.6 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL

2. FIRE DETECTION AND ALARM SYSTEM

- 2.1 FIRE DETECTION AND ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.6/2021.
- 2.2 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. MANUAL CALL POINT SHOULD BE PROVIDED ADJACENT TO ALL EXITS TO OPEN AIR ON G/F.
- 2.3 FIRE DETECTION SYSTEM IS TO PROVIDED TO PROTECT THE AREA NOT COVERED BY AUTOMATIC SPRINKLER SYSTEM. HEAT DETECTOR WILL BE PROVIDED FOR ALL STRUCTURES EXCEPT STRUCTURES B4, B5 & B6.
- 2.4 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE PUMP ROOM.

3. EMERGENCY LIGHTING

- 3.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.







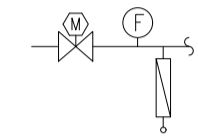

















4. EXIT SIGN

- 4.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

5. MISCELLANEOUS F.S. INSTALLATION

- 5.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.
- 5.2 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.
- 5.2 WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 5.3 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT OF STRUCTURE B1-B9 NOT EXCEEDING 7000 CUBIC METERS.
- 5.4 NO AUDIO/VISUAL ADVISORY SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT OF STRUCTURE B1-B9 NOT EXCEEDING 2000 SQUARE METERS.
- 5.5 NO DANGEROUS GOODS WILL BE STORED AT ALL STRUCTURES.

LEGEND (FOR LAYOUT PLAN)

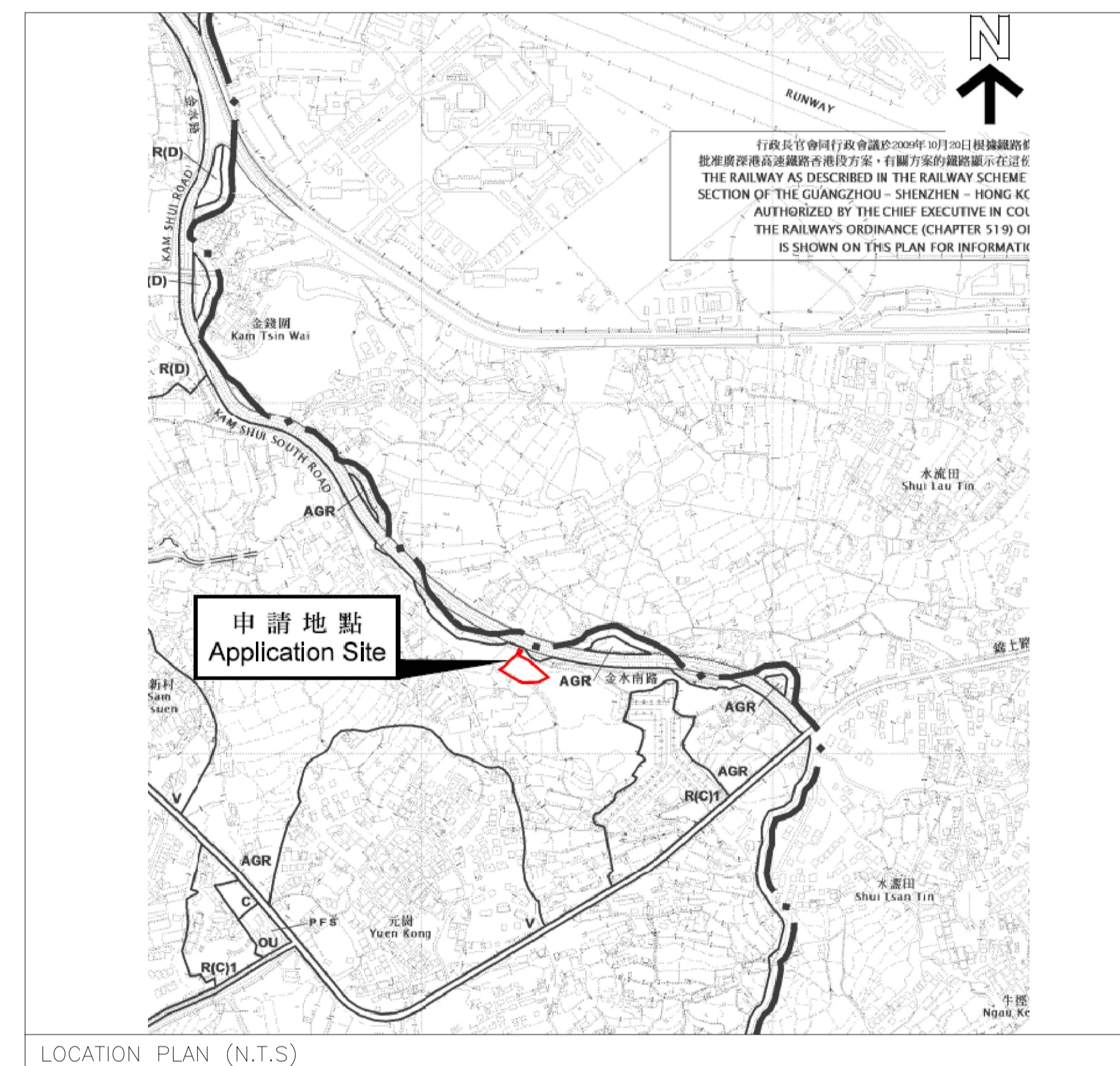
	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER_ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES_ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	EMERGENCY LIGHT
	EXIT SIGN

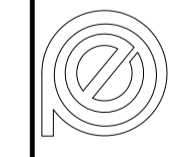
ABBREVIATION

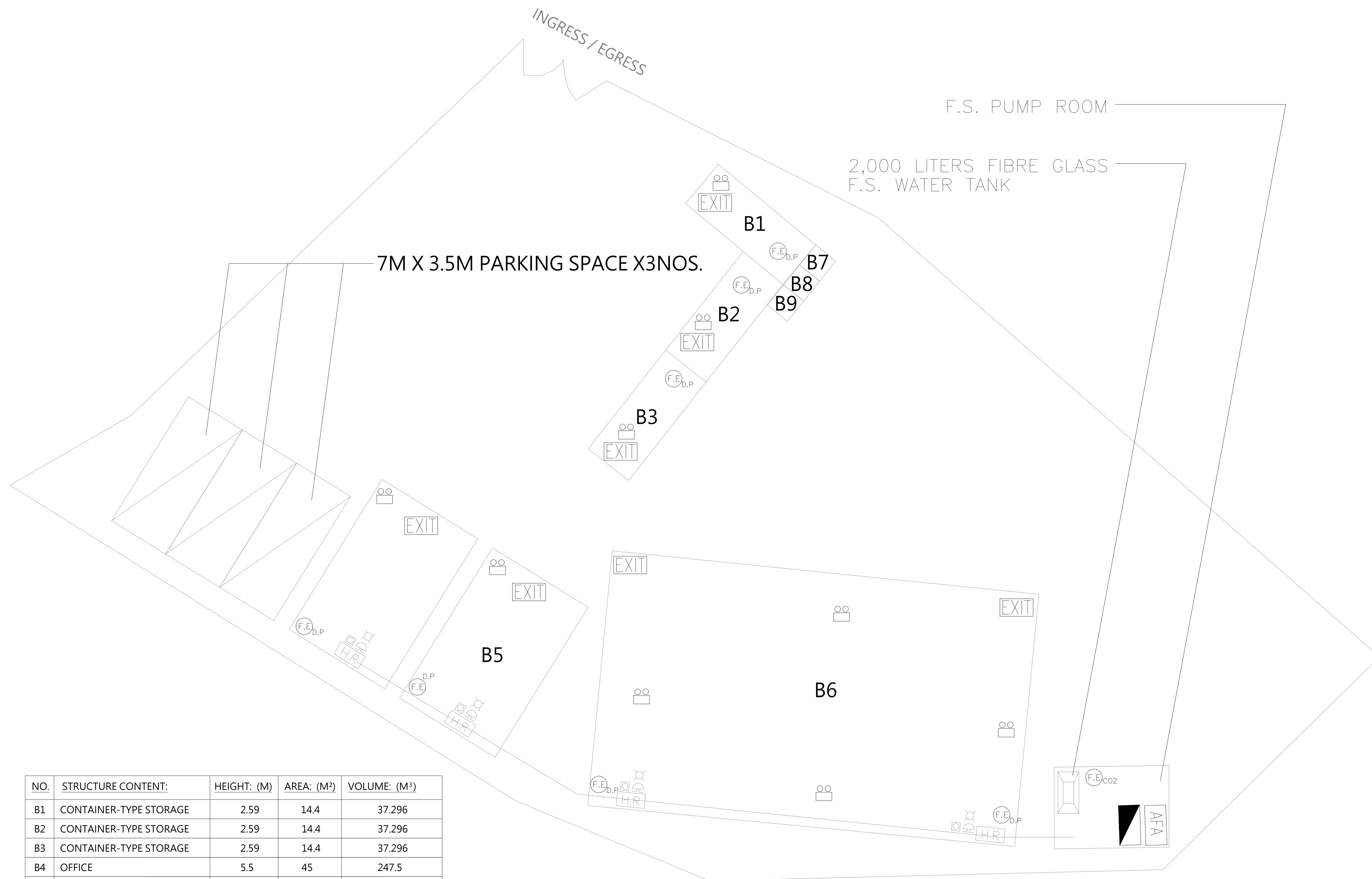
SPR.	SPRINKLER
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO ₂	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	A	F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST
FS-02	A	FIRE SERVICES INSTALLATION LAYOUT PLAN



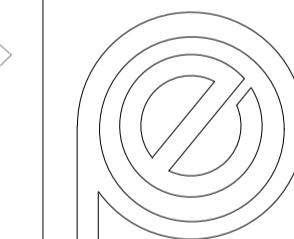
C	3RD SUBMISSION	05-11-2023	WC
B	2ND SUBMISSION	15-06-2023	WC
A	1ST SUBMISSION	30-11-2022	WC
REV.	DESCRIPTION	DATE	BY
FSI CONTRACTOR			
East Power Engineering Limited			
			
PROJECT			
FIRE SERVICES INSTALLATION WORK AT LOT 1185 S/E RP IN DD106 AND ADJOINING GOVERNMENT LAND, KAM TIN SOUTH, YUEN LONG, N.T.			
DRAWING TITLE			
F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST			
	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	30-11-2022
DESIGN BY	WINKLE	S.ENG	30-11-2022
CHECK BY	CM	PM	30-11-2022
APPROVED BY	-	-	-
PROJECT NO.	A/YL-KTS/919		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.			
EP-21021-FS01			
SCALE	N. T. S.	REVISION	A



NO.	STRUCTURE CONTENT:	HEIGHT: (M)	AREA: (M ²)	VOLUME: (M ³)
B1	CONTAINER-TYPE STORAGE	2.59	14.4	37.296
B2	CONTAINER-TYPE STORAGE	2.59	14.4	37.296
B3	CONTAINER-TYPE STORAGE	2.59	14.4	37.296
B4	OFFICE	5.5	45	247.5
B5	LOUNGE	5.5	45	247.5
B6	ANIMAL INDOOR SHELTER	5.5	200	1,100
B7	PORTABLE TOILET	2.1	1.44	3.024
B8	PORTABLE TOILET	2.1	1.44	3.024
B9	PORTABLE TOILET	2.1	1.44	3.024

REV	DESCRIPTION	DATE	BY
C	3RD SUBMISSION	05-11-2023	WC
B	2ND SUBMISSION	15-06-2023	WC
A	1ST SUBMISSION	30-11-2022	WC

FSI CONTRACTOR
East Power Engineering Limited



PROJECT
FIRE SERVICES INSTALLATION WORK AT LOT 1185
S.E RP IN DD106 AND ADJOINING GOVERNMENT
LAND, KAM TIN SOUTH, YUEN LONG, N.T.

DRAWING TITLE
FIRE SERVICE INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	30-11-2022
DESIGNED BY	JACKIE	S.ENG	30-11-2022
CHECKED BY	CM	PM	30-11-2022
APPROVED BY	-	-	-

PROJECT NO. A/YL-KTS/919

PAPER SIZE A3 PLOT SCALE 1 : 1

DRAWING NO.
EP-21021-FS02

SCALE	REVISION	BY
1 : 200	A	

Annex 4

Stormwater Drainage Proposal Report

**Proposed Temporary Animal Boarding Establishment
for a Period of 5 Years and Filling of Land
Lots 1185 S.E RP in D.D. 106,
Kam Tin, Yuen Long, New Territories**

Stormwater Drainage Proposal Report

May 2024



LI KOK KEUNG
MEng MICE MiStructE
MHKIE CEng RPE

Contents

1. Introduction

2. The Existing Site

3. Existing Drainage Facilities

4. Proposed Drainage Facilities

5. Conclusion

Appendix A – Accepted Submission and Implementation of Drainage Proposal of the Previous Application

Appendix B – Proposed Site Location and Layout Plans with Site Photos

Appendix C – Site Layout Plan

Appendix D – Drainage Plan Showing Existing Drainage Arrangements

Appendix E - Proposed Drainage Layout Plan

Appendix F – Drainage Design Calculation with Catchment Areas and Cross Sections of the Site and its Adjacent Grounds.

Appendix G – Site Photos

1. Introduction

The owner of the captioned lots submitted a town planning application to the Town Planning Board (TPB) seeking planning permission for using the application site for temporary animal boarding establishment for a period of 5 years. The Application Site is the subject of a previous approved application (“the Previous Application”), No. A/YL-KTS/919, for the same use and was approved by the Board on 1.6.2022. The approval conditions of the Previous Application in relation to drainage proposal and implementation were complied with on 30.3.2023 and 17.8.2023 respectively. Nevertheless, the Previous Application was revoked on 4.12.2023 due to non-compliance with some other approval conditions. The Approval letters for the drainage submission and drainage implementation are enclosed in **Appendix A** for reference.

In support of the current application, the drainage proposals which had already been approved and implemented during previous application will be presented again in this drainage report.

2. The Existing Site

The proposed site is generally flat with site area of about 1,513m². The Site is currently fenced and paved, and part of which is covered by grass. It is currently in operation for the applied use under the Previous Application. The Site is accessible via a local track branching off from Kam Shui South Road. The location plan, site plan and site photos submitted by the Applicant are shown in Plans A-1 to A-4 enclosed in **Appendix B**.

The proposed site layout plan is enclosed in **Appendix C**. According to the applicant, the proposed development involves the erection of nine single-storey structures (maximum 5.5m high) with a total floor area of 288.92m² for an indoor animal boarding facility, two site offices, a resting room, two containers as storage spaces and three mobile toilets. Three light goods vehicle parking spaces are proposed within the Site. No major site formation works were performed except minor filling of land and concrete paving construction with a total depth not exceeding 200mm for vehicle manoeuvring purposes and to stabilize the soil ground preventing erosion from surface run-off. The surroundings of the Site are predominantly open storage yards, residential dwellings/structures and fallow/cultivated agricultural land.

3. Existing Drainage Facilities

3.1 Existing Public Drainage Facilities

Drainage records for the captioned site and its surrounding areas were retrieved from the Geoinfo Map, a copy of which is enclosed in **Appendix D** of the report. The drainage records showed the existing government drainages adjacent to Kam Shui South Road in area adjacent to the Application Site. As shown in the drainage record, there is a 20m wide drainage channel (SCP1007041) (**Photo No. 1**) running alongside Kam Shui South Road in a East to West direction. This drainage channel collects and convey rainwater from Kam Shui South Road and its adjacent areas to Deep Bay. There is a drainage inlet structure (**Photo No. 2**) located outside the northern boundary of the application site. This drainage inlet structure collects runoff from the application site and discharges water to the 20m wide drainage channel through two existing underground pipes (**Photo No. 2**). Apart from collecting runoff from the application site, the drainage inlet structure also receives stormwater from two 900mm covered U channels, namely SUP1028536 and SUP1028524 (**Photo Nos. 2 and 3**) conveying stormwater from the eastern and western adjacent areas respectively of the application site. An existing stream is found running in a south to north direction, entering and passing through the site, discharging stormwater from its upstream areas to the said drainage outlet structure through an existing 600mm underground drainage pipe (**Photo Nos. 3 and 4**).

Owing to the presence of the big drainage channel and abundant drainage channels and underground pipes in the vicinity of the site, there are no past floodings recorded in the site and its adjacent areas.,

3.2 Existing Drainage Arrangement within Application Site Area

Site inspection revealed that the existing stream course flowing towards the site as indicated in **Appendix D** is conveyed by an existing 600mm diameter underground pipe discharging water to the existing public drainage inlet structure (**Photo Nos. 4 and 5**). An existing catchpit of size 1.5m x 1.5m (**Site Photo No. 6**) was found conveying and discharging stormwater from the application site to the existing drainage inlet structure through another 600mm diameter underground pipe (**Photo Nos. 3 and 7**).

4. Proposed Drainage Facilities

The application site is located only about 15m south of the 20m wide drainage channel. Rainwaters falling onto the application site and its adjacent lots presently are all discharging into the existing drainage inlet structure without records of flooding. It is proposed to keep the drainage path unchanged.

A system of peripheral surface channels and catchpits as shown in the proposed drainage plan in **Appendix E** is proposed to collect rainwater from within the site and discharge the flow into the existing drainage inlet structure. The inlet structure will then convey the flow to the 20m wide drainage channel through the existing twin underground pipes. The proposed peripheral surface channels are 300mm in size discharging water to the existing 1.5m x 1.5m catchpit C1 and proposed 800mm x 800mm catchpits C2 to be constructed within the site. A sand trap is proposed near the entrance/exit of the site as shown in the revised drainage plan. All runoff collected from within the site will be conveyed to this sand trap before discharging to the inlet structure of the public drain.

In consideration that the existing channel is a major drainage channel, a 600Ø flap valve at the connection to prevent back flows when water levels in the channel are high is provided. A short section (about 0.5m) of 600mm diameter concrete pipe protruding from the proposed sand trap is constructed for the installation of the flap valve.

The design calculation for the proposed drainage system within the application stie is enclosed in **Appendix F**. Catchment areas and Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas are also enclosed in **Appendix F**. In order not to affect the passage of surface runoff into the application site from the adjacent areas, the boundary walls have been provided with openings of with minimum 150Ø openings at 1.5m c/c as indicated in the drainage plan.

5. Conclusions

The proposed site is small and is located close to an existing 20m wide drainage channel running alongside the Kam Shui South Road. Storm water from within the application site and its adjacent areas will flow to an existing drainage inlet structure located outside the northern boundary of the site. The inlet structure collects and directs all the flows to the existing 20m wide drainage channel through two underground pipes.

It is proposed to construct a system of peripheral surface channels and catchpits in the application site to collect the rainwater from within the site to catchpits, C1 , C2 and a sand trap with 600Ø flap valve, and then discharge the water to the existing public drainage inlet structure. Boundary

walls or hoardings, if any, will be provided with openings of minimum 150mm x 150mm at 2m c/c to avoid obstruction to existing overland flows. The owner of the site will keep monitoring the conditions of the drainage establishment within and outside the site and maintain the said system at the owner's cost.

APPENDIX A

**Accepted Submission and Implementation
of Drainage Proposal
of the Previous Application**

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 : PLG-10094
本署檔號 Our Reference : TPB/A/YL-KTS/919
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

30 March 2023

Dear Sir/Madam,

Submission for Compliance with Approval Condition (f) – The Submission of a Drainage Proposal

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in “Agriculture” (“AGR”) Zone, Lot 1185 S.E RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long (Application No. A/YL-KTS/919)

I refer to your submission 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 comment(s) 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**.

Should you have any queries, please contact Mr. Jeff TSE of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

c.c.
CE/MN, DSD

(Attn.: Mr. Jeff TSE)

Internal
CTP/TPB

AL/CP/pn

Appendix

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- a. The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- b. 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.
- c. The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- d. The applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.
- e. The applicant should submit form HBP1 to this Division for application of technical audit for any proposed connection to DSD's drainage facilities.

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-KTS/919
電話號碼 Tel. No. :
傳真機號碼 Fax No. :

17 August 2023

Dear Sir/Madam,

Submission for Compliance with Approval Condition (g) - The Implementation of the Drainage Proposal

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lot 1185 S.E RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long (Application No. A/YL-KTS/919)

I refer to your submission dated 20.7.2023 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 comment(s) 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**.

Should you have any queries, please contact Mr. Jeff TSE of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

C.C.
CE/MN, DSD

(Attn.: Mr. Jeff TSE)

Internal
CTP/TPB

AL/CP/PN

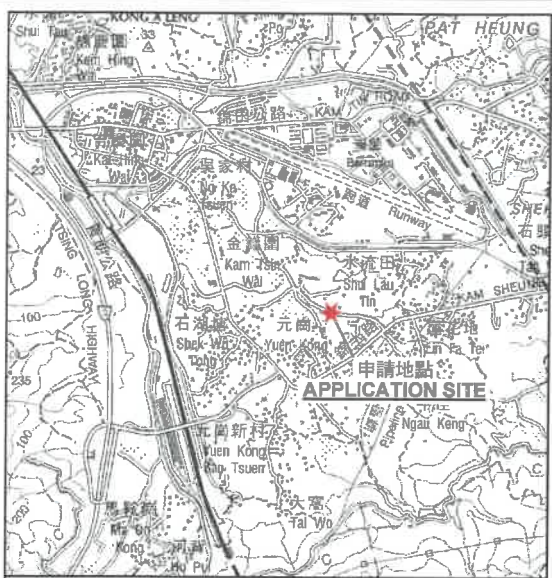
Appendix

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

The applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation.

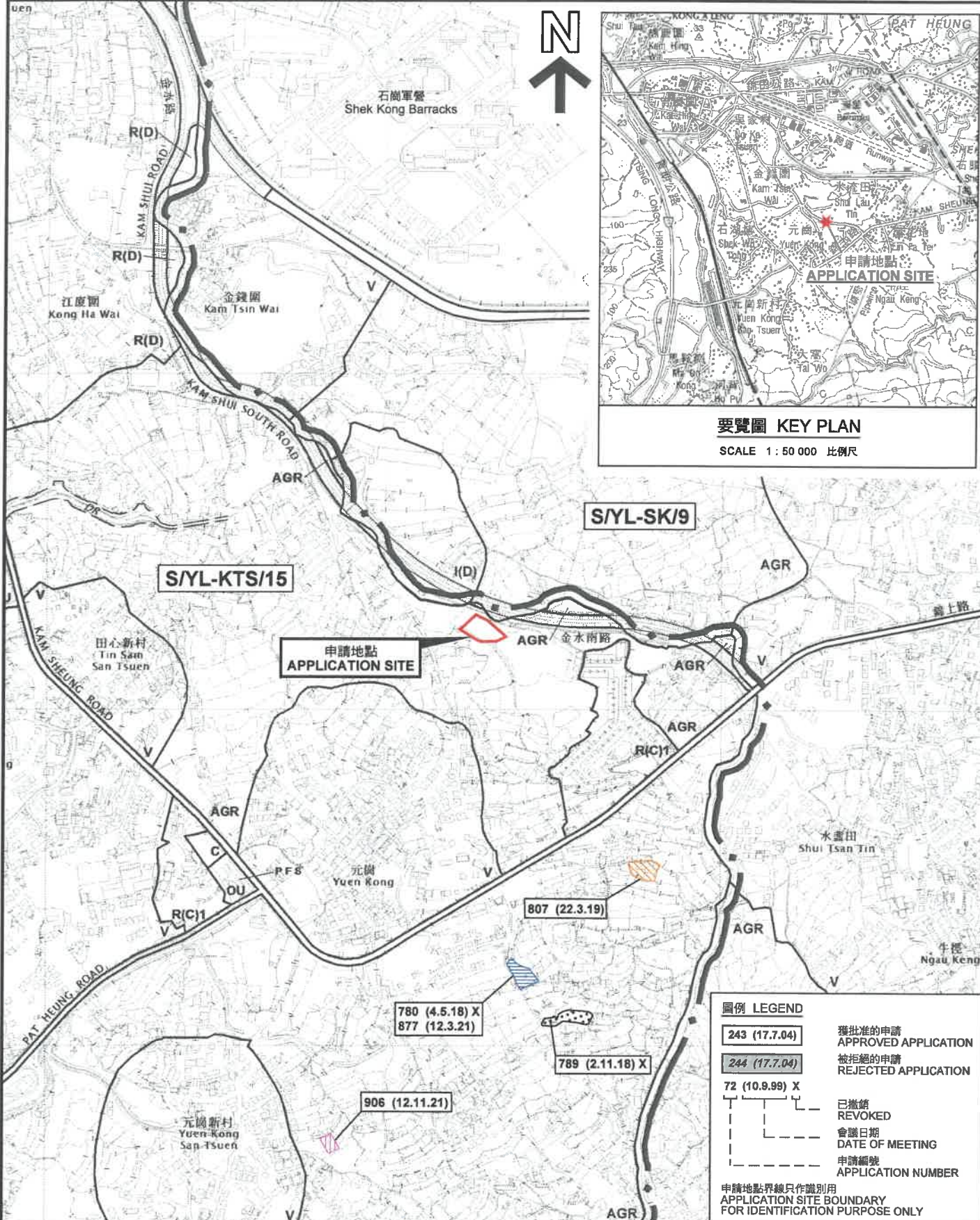
APPENDIX B

Proposed Site Location Plans and Site Photos



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺

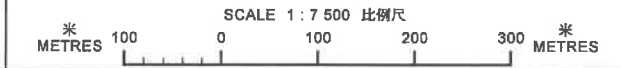


圖例 LEGEND	
243 (17.7.04)	獲批准的申請 APPROVED APPLICATION
244 (17.7.04)	被拒絕的申請 REJECTED APPLICATION
72 (10.9.99) X	已撤銷 REVOKED
---	會議日期 DATE OF MEETING
---	申請編號 APPLICATION NUMBER
申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY	

本摘要圖於2022年5月24日擬備，
所根據的資料為於2018年12月11日
核准的分區計劃大綱圖編號 S/YL-KTS/15
EXTRACT PLAN PREPARED ON 24.5.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTS/15 APPROVED ON 11.12.2018

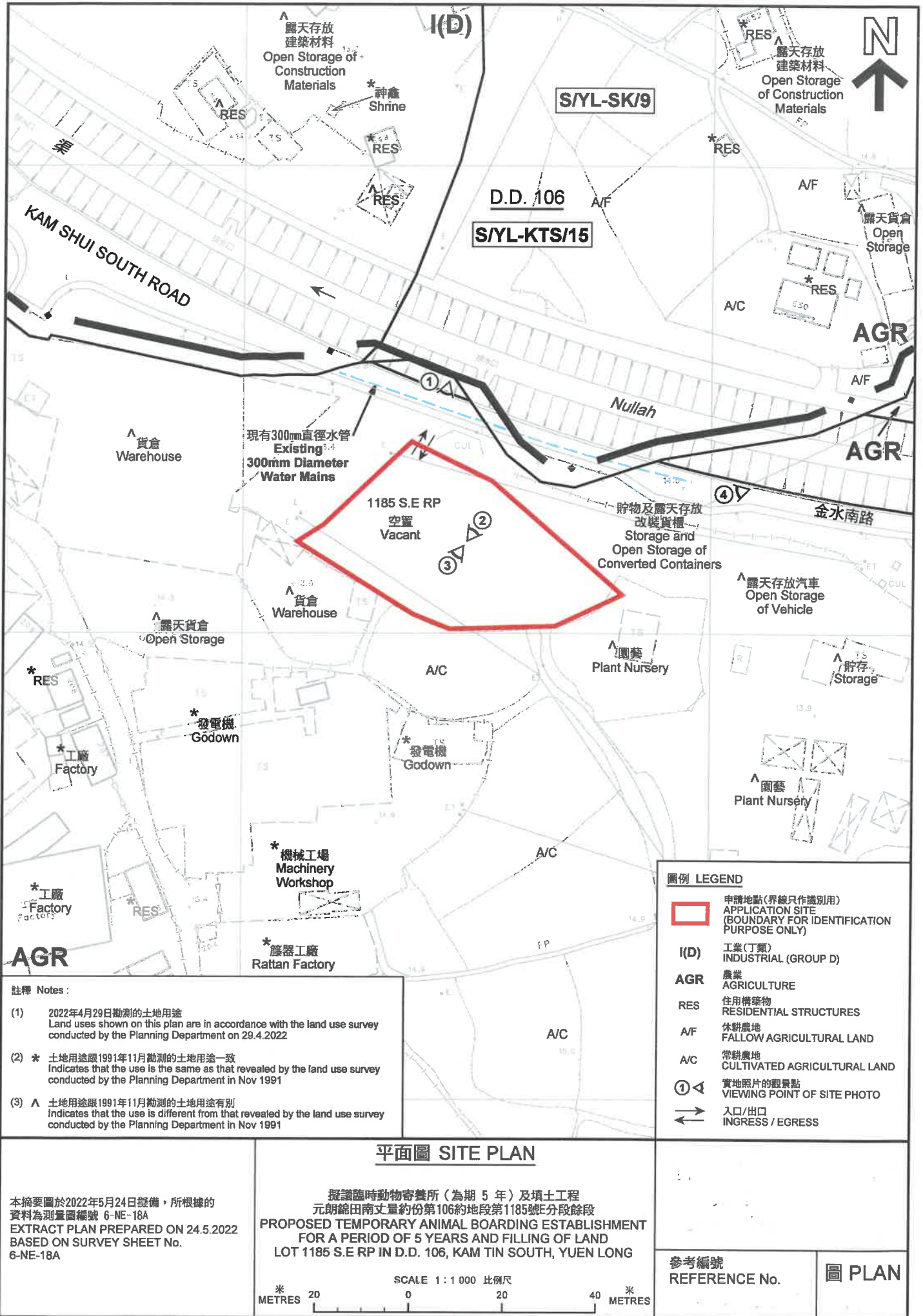
位置圖及同類申請 LOCATION PLAN WITH SIMILAR APPLICATION

擬議臨時動物寄養所（為期 5 年）及填土工程
元朗錦田南丈量約份第106約地段第1185號E分段餘段
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT
FOR A PERIOD OF 5 YEARS AND FILLING OF LAND
LOT 1185 S.E RP IN D.D. 106, KAM TIN SOUTH, YUEN LONG



參考編號
REFERENCE No.

圖 PLAN



註釋 Notes:

(1) 2022年4月29日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 29.4.2022

(2) * 土地用途跟1991年11月勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department in Nov 1991

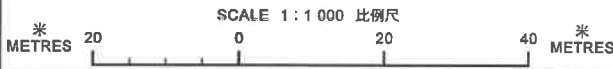
(3) ^ 土地用途跟1991年11月勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department in Nov 1991

圖例 LEGEND	
	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
(D)	工業(丁類) INDUSTRIAL (GROUP D)
AGR	農業 AGRICULTURE
RES	住用構築物 RESIDENTIAL STRUCTURES
A/F	休耕農地 FALLOW AGRICULTURAL LAND
A/C	常耕農地 CULTIVATED AGRICULTURAL LAND
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
	入口/出口 INGRESS / EGRESS

平面圖 SITE PLAN

本摘要圖於2022年5月24日製備，所根據的資料為測量圖編號 6-NE-18A
EXTRACT PLAN PREPARED ON 24.5.2022 BASED ON SURVEY SHEET No. 6-NE-18A

擬議臨時動物寄養所(為期 5 年)及填土工程
元朗錦田南丈量約份第106約地段第1185號E分段餘段
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND FILLING OF LAND LOT 1185 S.E RP IN D.D. 106, KAM TIN SOUTH, YUEN LONG



參考編號 REFERENCE No. PLAN



圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2022年5月24日擬備，所根據的資料為地政總署於2021年7月23日拍得的航攝照片編號 E140068C
EXTRACT PLAN PREPARED ON 24.5.2022
BASED ON AERIAL PHOTO No.
E140068C TAKEN ON 23.7.2021
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議臨時動物寄養所(為期5年)及填土工程
元朗錦田南丈量約份第106約地段第1185號E分段餘段
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT
FOR A PERIOD OF 5 YEARS AND FILLING OF LAND
LOT 1185 S.E.RP IN D.D. 106, KAM TIN SOUTH, YUEN LONG

參考編號
REFERENCE No.

圖 PLAN



申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2022年5月24日發備，所根據的資料為攝於2022年4月29日的實地照片
 PLAN PREPARED ON 24.5.2022
 BASED ON SITE PHOTOS
 TAKEN ON 29.4.2022

擬議臨時動物寄養所（為期 5 年）及填土工程
 元朗錦田南丈量約份第106約地段第1185號E分段餘段
 PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT
 FOR A PERIOD OF 5 YEARS AND FILLING OF LAND
 LOT 1185 S.E RP IN D.D. 106, KAM TIN SOUTH, YUEN LONG

參考編號
 REFERENCE No.

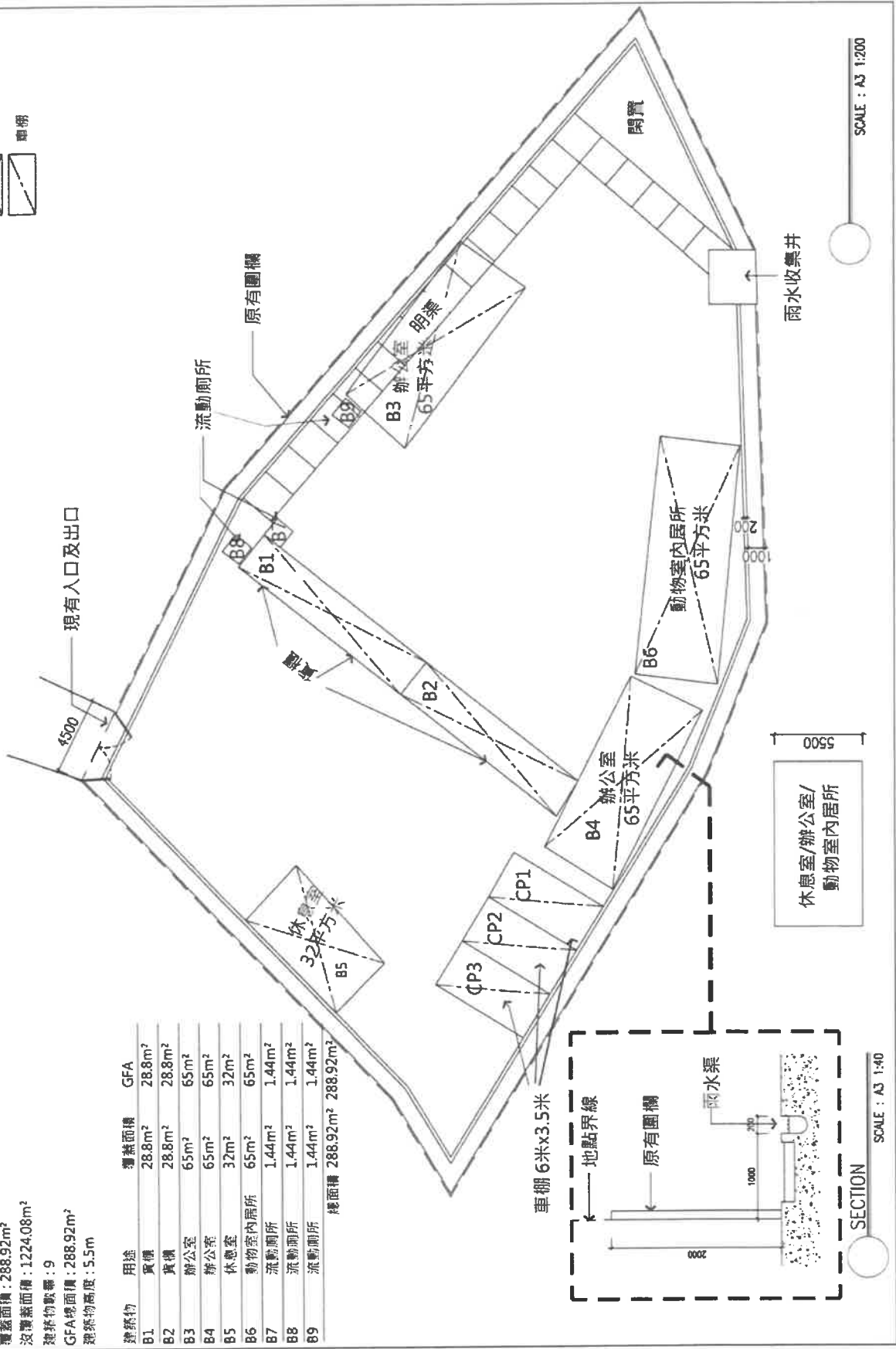
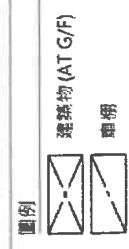
APPENDIX C

Site Layout Plan

欄外參數

申請場地面積：1513m²
 覆蓋面積：288.92m²
 沒覆蓋面積：1224.08m²
 建築物數量：9
 GFA總面積：288.92m²
 建築物高度：5.5m

建築物	用途	覆蓋面積	GFA
B1	實欄	28.8m ²	28.8m ²
B2	實欄	28.8m ²	28.8m ²
B3	辦公室	65m ²	65m ²
B4	辦公室	65m ²	65m ²
B5	休息室	32m ²	32m ²
B6	動物室內居所	65m ²	65m ²
B7	流動廁所	1.44m ²	1.44m ²
B8	流動廁所	1.44m ²	1.44m ²
B9	流動廁所	1.44m ²	1.44m ²
		總面積	288.92m ² 288.92m ²



SCALE : A3 1:200

SCALE : A3 1:40

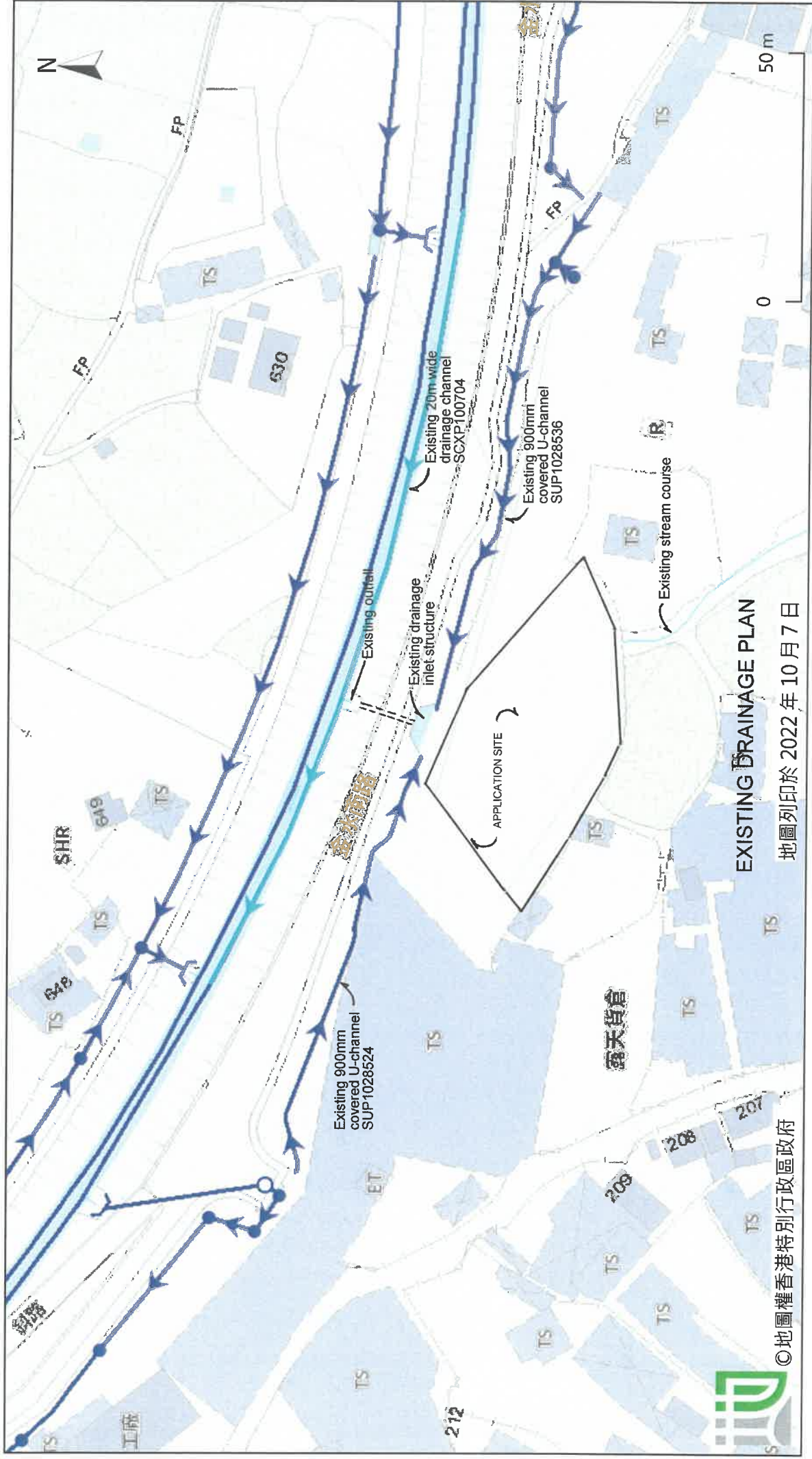
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Title:		Layout Plan
Project No.:		PPC-PLG-10156
Project:		Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in Lot 1185 S.E RP in D.D. 106, Kam Tin, Yuen Long

APPENDIX D

Drainage Plan Showing Existing Drainage Arrangements



前往地圖: <https://www.map.gov.hk/gm/geo:22.4286,114.0780?z=1128>



EXISTING DRAINAGE PLAN

地圖列印於 2022 年 10 月 7 日

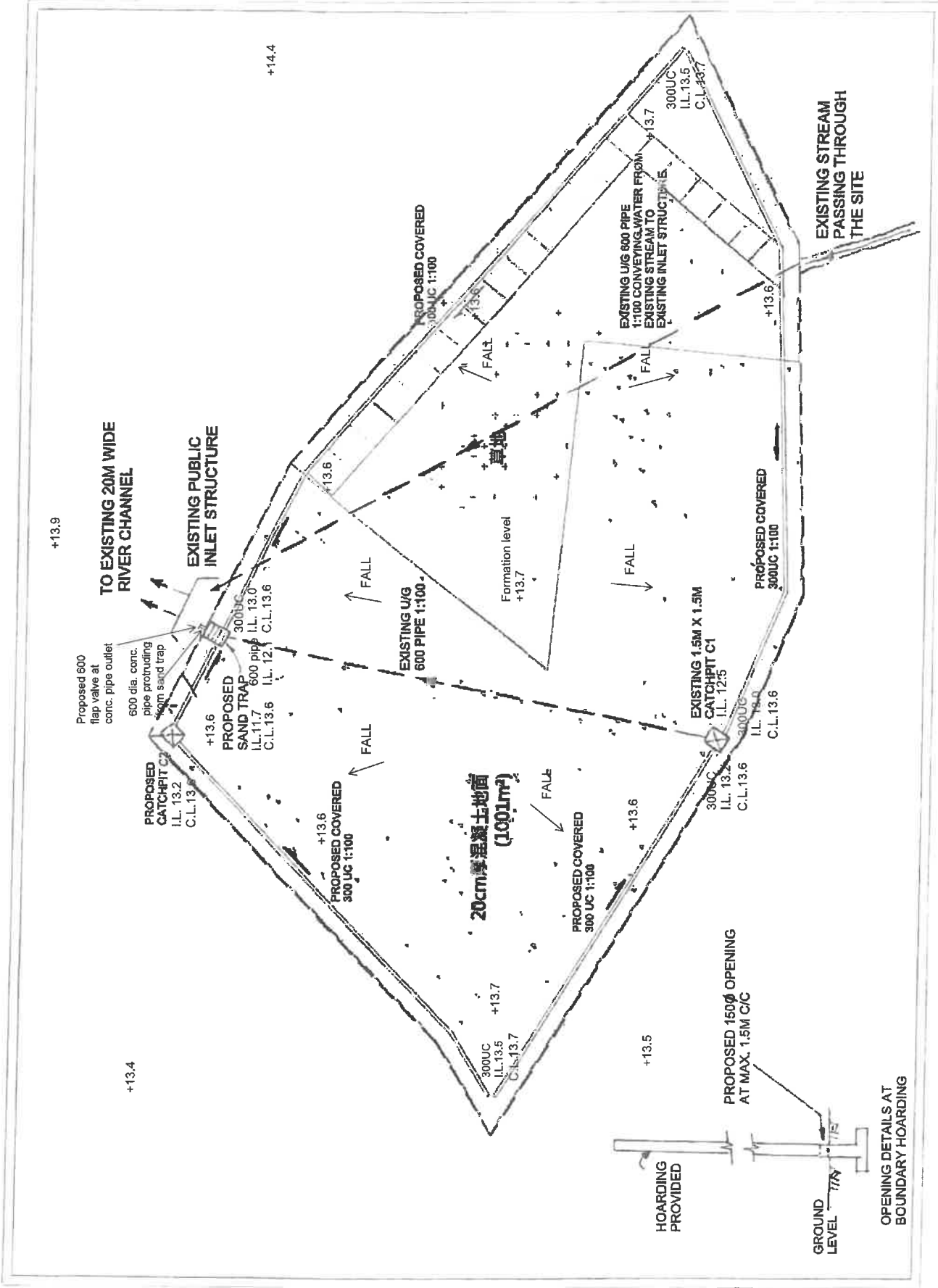
© 地圖權香港特別行政區政府

由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

APPENDIX E

Proposed Drainage Plan



米
METRES

20

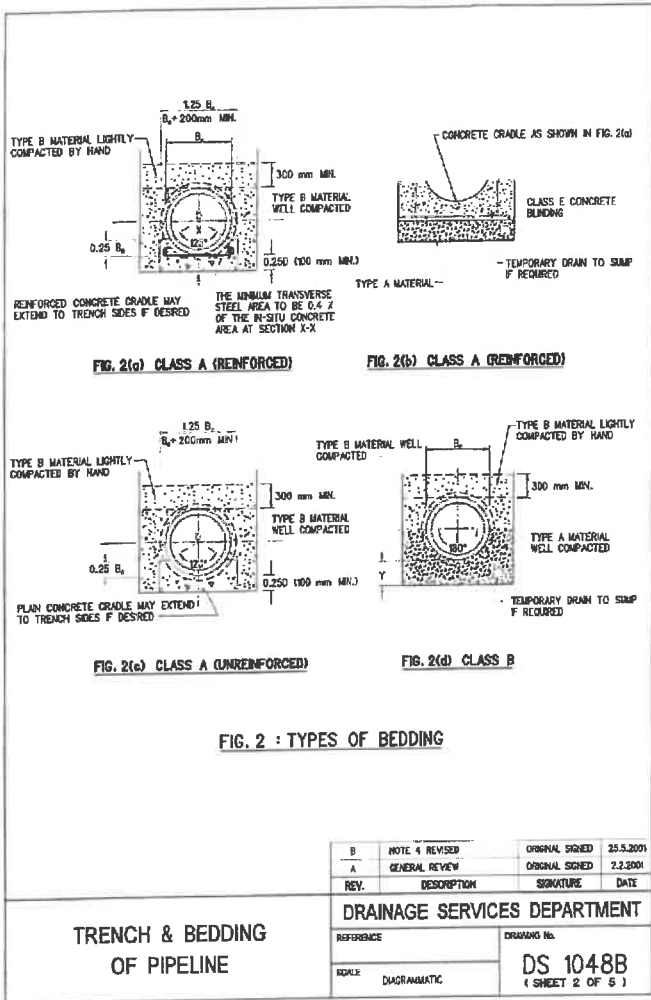
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OPENING DETAILS AT
BOUNDARY HOARDING

參考編號
REFERENCE No.

PROPOSED
DRAINAGE PLAN



REV.	DESCRIPTION	SIGNATURE	DATE
B	NOTE 4 REVISED		25.5.2001
A	GENERAL REVIEW		2.2.2001

DRAINAGE SERVICES DEPARTMENT

REFERENCE: DRAWING No. **DS 1048B**
(SHEET 2 OF 5)

SCALE: DIAGRAMATIC

TRENCH & BEDDING OF PIPELINE

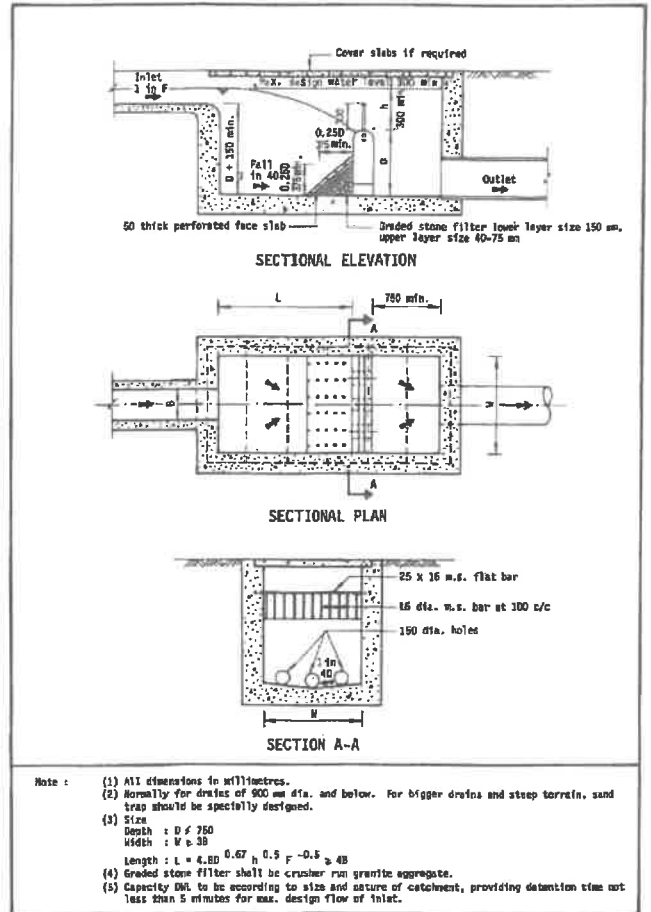
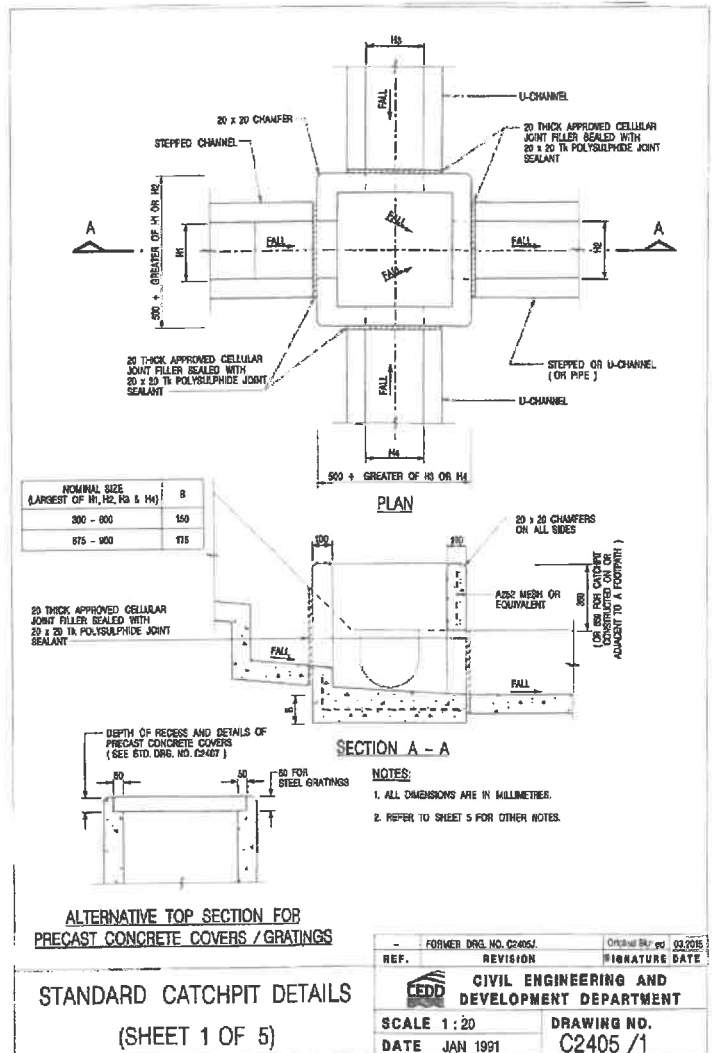
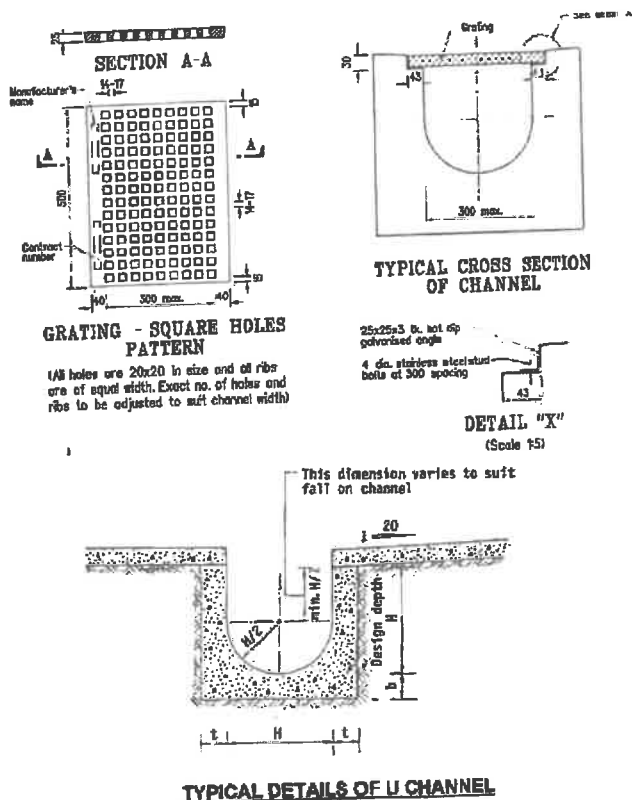
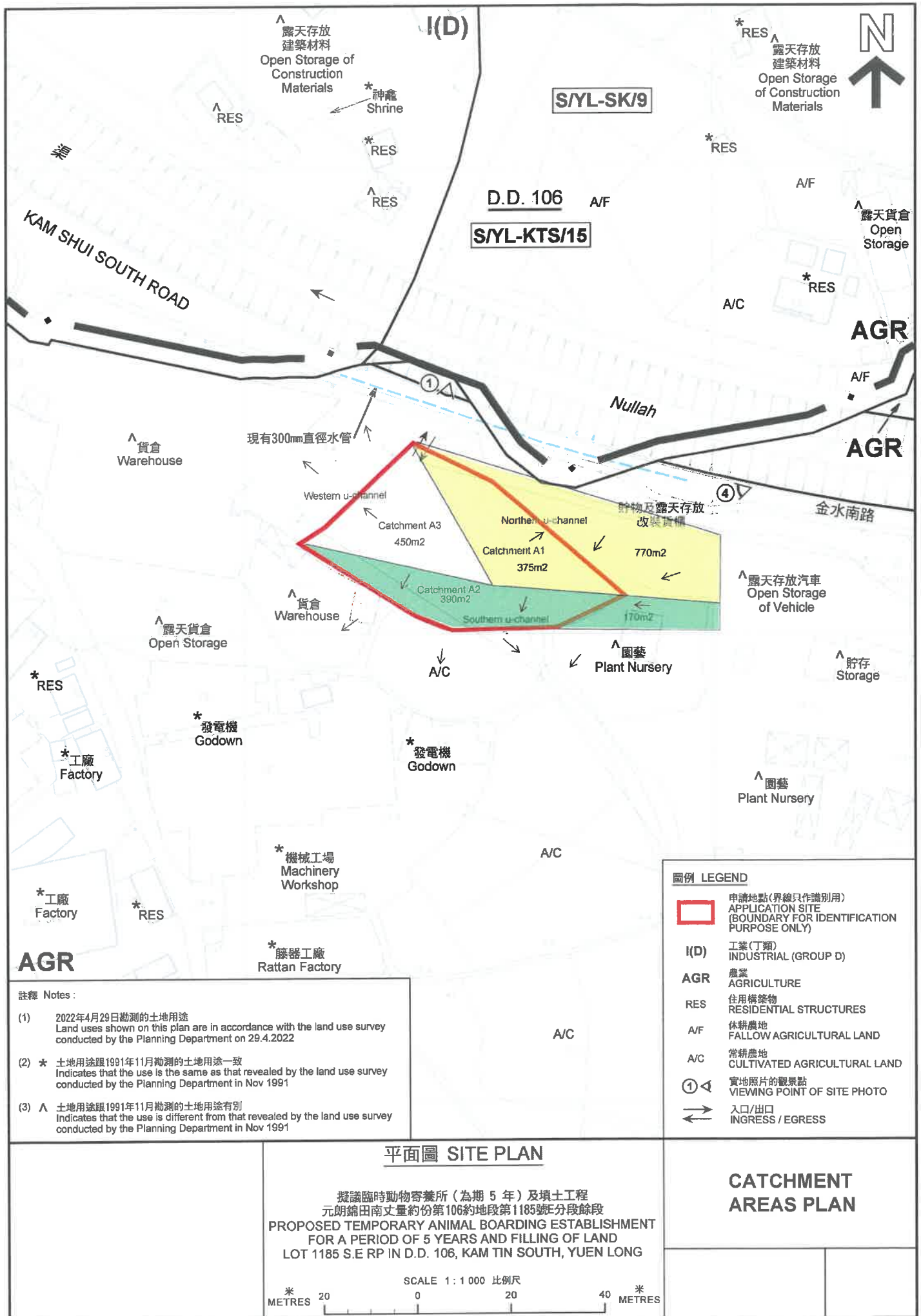


Figure 8.4 - Typical Sand Trap Arrangement



APPENDIX F

Drainage Design Calculation with Catchment Areas and Cross Sections of the Site and its Adjacent Grounds.



圖例 LEGEND	
	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
I(D)	工業(丁類) INDUSTRIAL (GROUP D)
AGR	農業 AGRICULTURE
RES	住用構築物 RESIDENTIAL STRUCTURES
A/F	休耕農地 FALLOW AGRICULTURAL LAND
A/C	常耕農地 CULTIVATED AGRICULTURAL LAND
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
	入口/出口 INGRESS / EGRESS

註釋 Notes:

(1) 2022年4月29日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 29.4.2022

(2) * 土地用途跟1991年11月勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department in Nov 1991

(3) ^ 土地用途跟1991年11月勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department in Nov 1991

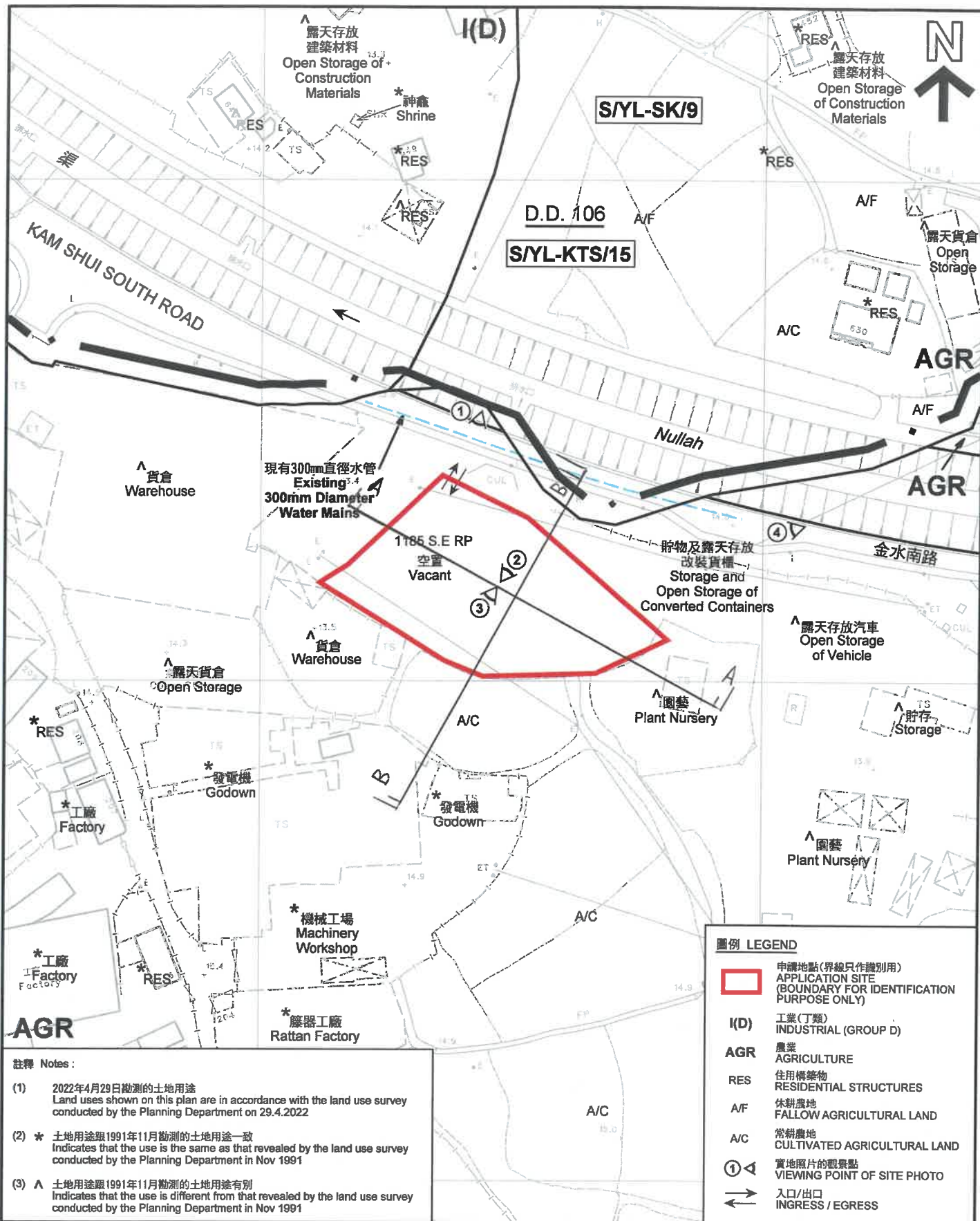
平面圖 SITE PLAN

擬議臨時動物寄養所(為期5年)及填土工程
元朗錦田南丈量約份第106約地段第1185號E分段餘段
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT
FOR A PERIOD OF 5 YEARS AND FILLING OF LAND
LOT 1185 S.E RP IN D.D. 106, KAM TIN SOUTH, YUEN LONG

SCALE 1:1000 比例尺

米 20 0 20 40 米
METRES

**CATCHMENT
AREAS PLAN**



註釋 Notes:

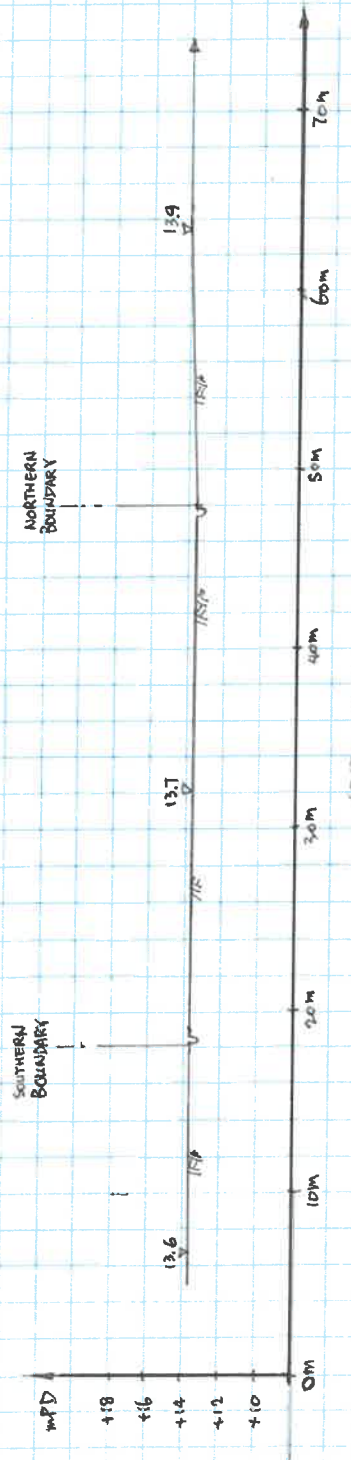
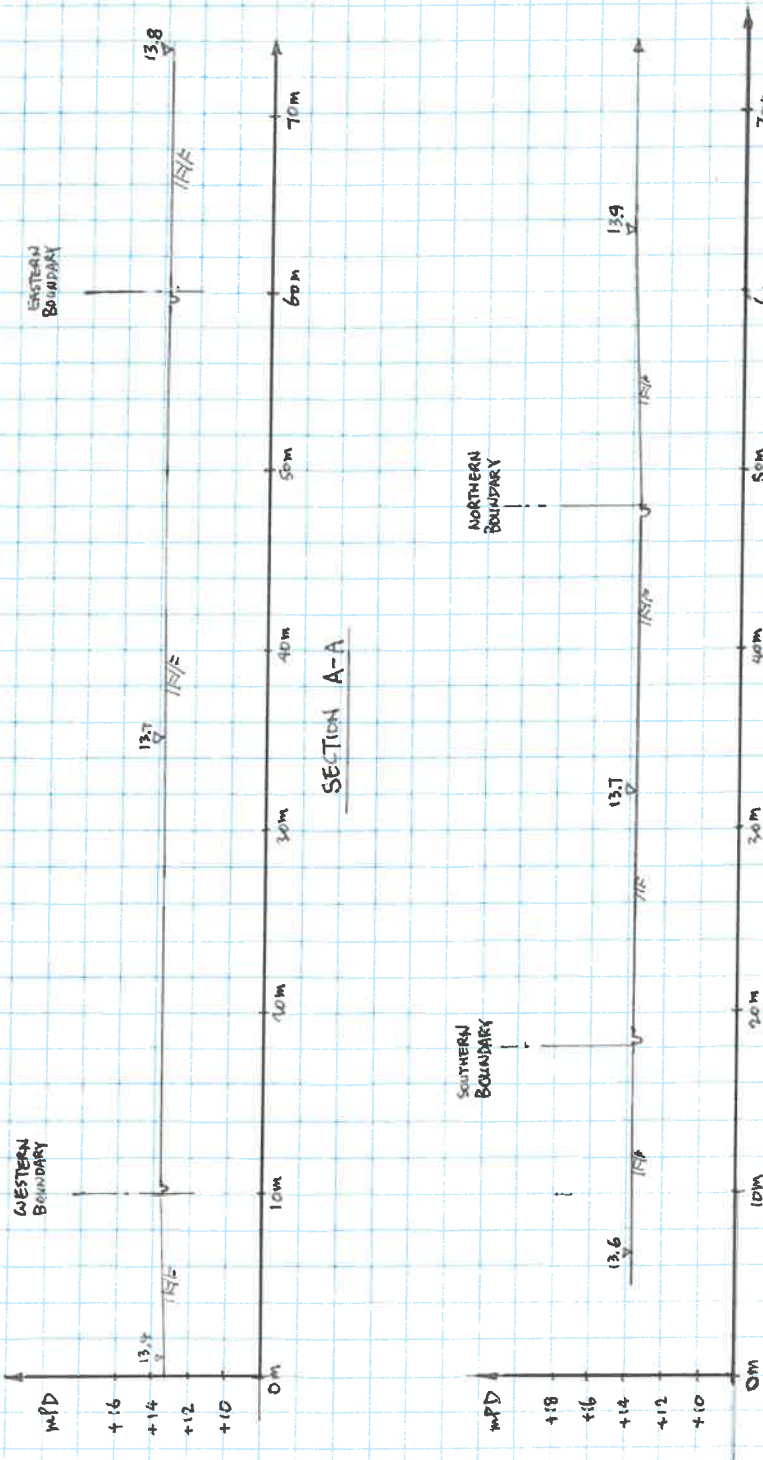
(1) 2022年4月29日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 29.4.2022

(2) * 土地用途跟1991年11月勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department in Nov 1991

(3) ^ 土地用途跟1991年11月勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department in Nov 1991

圖例 LEGEND	
	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
I(D)	工業(丁類) INDUSTRIAL (GROUP D)
AGR	農業 AGRICULTURE
RES	住用建築物 RESIDENTIAL STRUCTURES
A/F	休耕農地 FALLOW AGRICULTURAL LAND
A/C	常耕農地 CULTIVATED AGRICULTURAL LAND
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
	入口/出口 INGRESS / EGRESS

平面圖 SITE PLAN			
擬議臨時動物寄養所(為期5年)及填土工程 元朗錦田南丈量約份第106約地段第1185號E分段餘段 PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND FILLING OF LAND LOT 1185 S.E. RP IN D.D. 106, KAM TIN SOUTH, YUEN LONG			
SCALE 1:1 000 比例尺			
本摘要圖於2022年5月24日製備，所根據的資料為測量圖編號 6-NE-18A EXTRACT PLAN PREPARED ON 24.5.2022 BASED ON SURVEY SHEET No. 6-NE-18A	<table border="1"> <tr> <td>參考編號 REFERENCE No.</td> <td>圖 PLAN</td> </tr> </table>	參考編號 REFERENCE No.	圖 PLAN
參考編號 REFERENCE No.	圖 PLAN		



Drainage Design Calculation

Catchments

The proposed site was generally flat with site area of about 1513m²
With reference to the Catchment Plan attached:

Considering the catchment areas for the northern u-channel conveying runoff of the sand trap,
Catchment area from northern and eastern adjacent areas = 770 m²
Catchment area within northern part of the site A1 = 375 m²
Total catchment for the northern u-channel collecting runoff to sand trap = 770 + 375 = **1145 m²**

Considering the catchment areas for the southern u-channel conveying runoff to catchpit C1,
Catchment area from eastern adjacent area = 170m²
Catchment area within southern part of the site A2 = 390m²
Total catchment for the southern u-channels collecting runoff to catchpit C1 = 170 + 390 = **560 m²**

Considering the catchment area for the western u-channel conveying runoff to catchpit C2,
Catchment area within western part of the site A3 = 450m²
Catchment for the western u-channel collecting runoff to catchpit C2 = **450 m²**

Flows on u-channels:

Runoff coefficient k = 1.0
Rainstorm return period = 1 in 50 year
Assume time of concentration = 3 minute,

Max. flow on northern u-channel, $Q = kAi/3600 = 1 \times 1145 \times 295 / 3600 = 93.8 \text{ l/s} = 5,630 \text{ l / min.}$
Max. flow on southern u-channel, $Q = kAi/3600 = 1 \times 560 \times 295 / 3600 = 45.9 \text{ l/s} = 2,753 \text{ l / min.}$
Max. flow on western u-channel, $Q = kAi/3600 = 1 \times 450 \times 295 / 3600 = 36.9 \text{ l/s} = 2,213 \text{ l / min.}$

Checking of Capacity of Proposed 300mm UC:-

For 300 UC of gradient of 1 : 100,

From Figure 8.7,

$Q = 7,500 \text{ l/min.} > 5,630 \text{ l/min.}$ O.K.
Flow velocity = 1.75 m/s > 1.3 m/s O.K.

Usage of northern u-channel = $5630/7500 \times 100\% = 75\%$
Usage of southern u-channel = $2,753/7500 \times 100\% = 36.7\%$
Usage of western u-channel = $2,213/7500 \times 100\% = 30\%$

Checking of Capacity of Proposed 600Φ Underground Pipe:-

Quantity of flow to catchpit C1 = 5,630 l / min. + 2,753 l / min. = 8,383 l / min.
Gradient of pipe = 1/100 = 0.01

Roughness factor , $n = 0.012$

Area of 600mm pipe = $3.14 \times 0.30 \times 0.30 = 0.283 \text{ m}^2$

Wetted perimeter = $3.14 \times 0.6 = 1.885\text{m}$

$R = A/P = 0.283 / 1.885 = 0.15 \text{ m}$

$Q = (1/n)AR^{0.67} S^{0.5} = (1/0.012) \times (3.14 \times 0.3 \times 0.3) \times (0.15)^{0.67} \times (0.01)^{0.5}$
 $= 0.66 \text{ m}^3/\text{s}$
 $= 661 \text{ l/s} = 39,639 \text{ l/min} \gg 8,383 \text{ l/min} \quad \text{O.K}$

Usage of the 600Ø pipe = $8383 / 39639 \times 100\% = 21.1\% .$

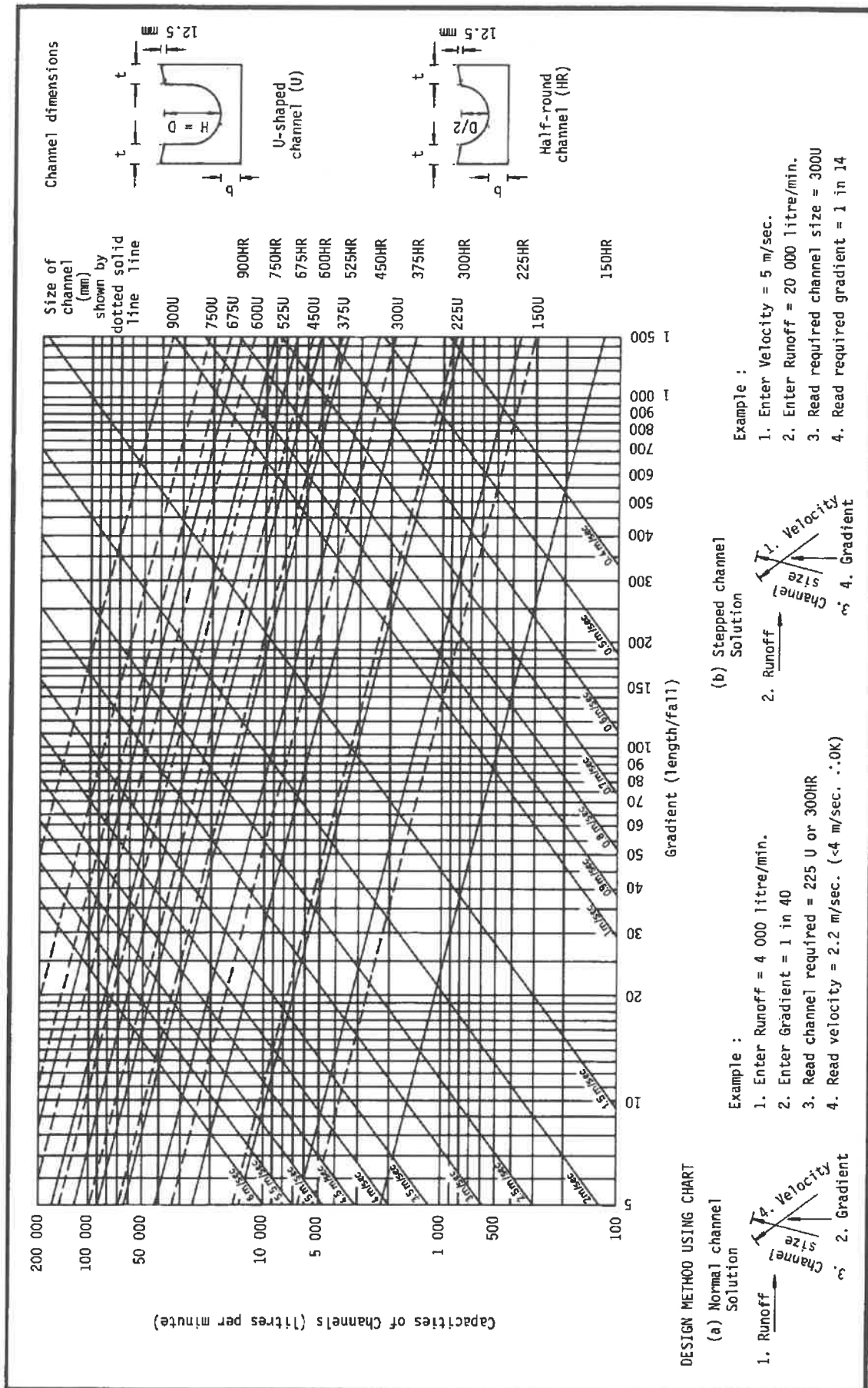


Figure 8.7 - Chart for the Rapid Design of Channels

APPENDIX G

Site Photos



Existing river channel

PHOTO NO. 1

Existing twin underground pipes
discharging water to existing river channel

Existing 900UC

Existing 600mm pipe from
existing stream course



Existing Public Inlet Structure

PHOTO NO. 2

Existing 600mm pipe from application site

Existing 900 UC

Inlet structure



PHOTO NO. 3



PHOTO NO. 4

Existing 600mm Pipe Discharging Water from Existing Stream Passing Through the Application Site



Existing Stream Course

PHOTO NO. 5
Inlet of Existing Stream Course Entering the Application Site



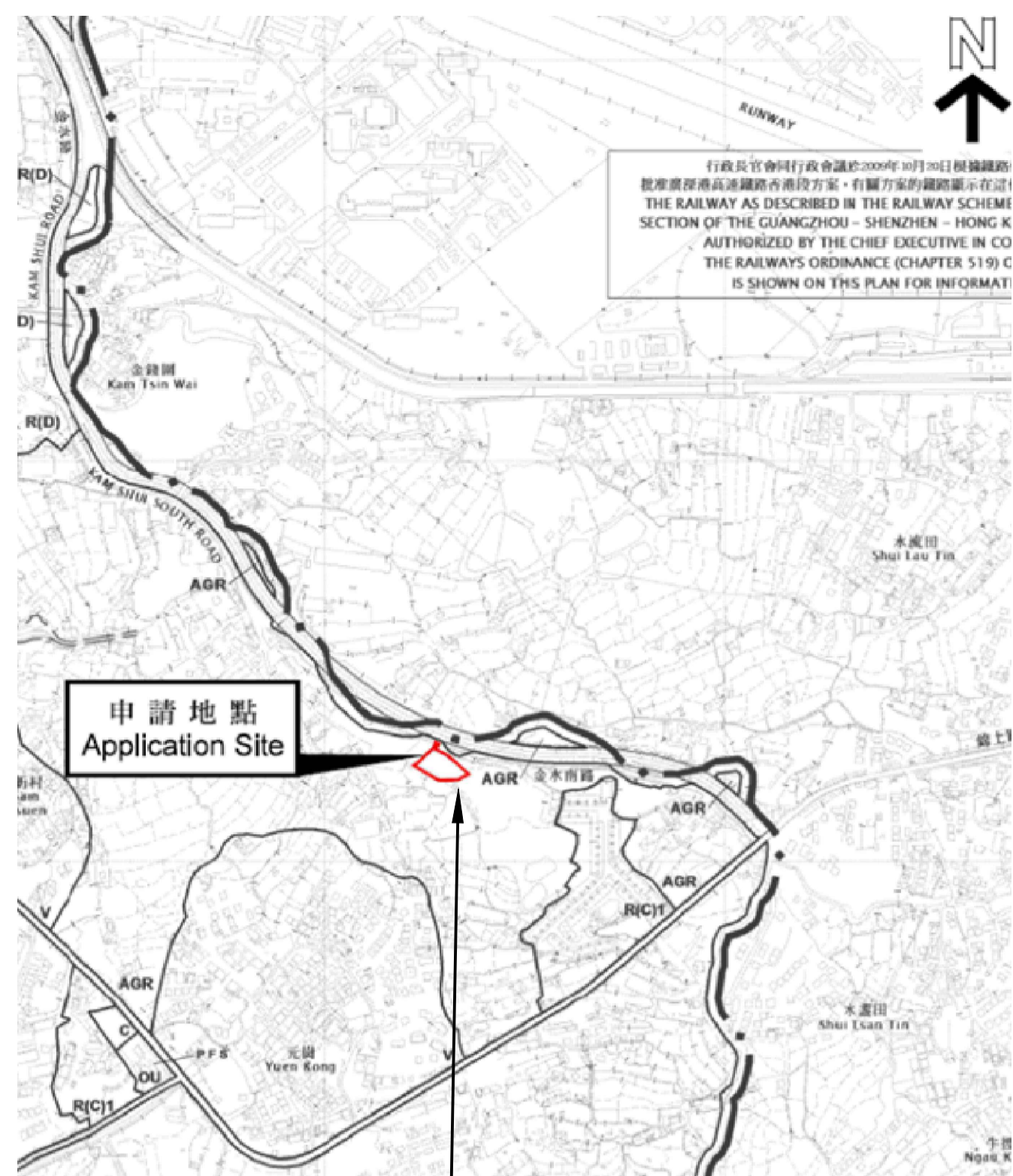
PHOTO NO. 6
**Existing Catchpit C1 with 600mm Underground Pipe
Discharging Water to Existing Public Inlet Structure**



PHOTO NO. 7
Existing 600mm Pipe Inside Existing Catchpit C1
Discharging Water to the Existing Public Inlet Structure

Annex 5

Fire Service Installations Proposal



行政區管轄行政區管轄於2009年10月1日開始實施
 根據香港鐵路條例第209條(1)(b)條
 THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME
 SECTION OF THE GUANGZHOU - SHENZHEN - HONG KONG
 AUTHORIZED BY THE CHIEF EXECUTIVE IN CO
 THE RAILWAYS ORDINANCE (CHAPTER 519) C
 IS SHOWN ON THIS PLAN FOR INFORMATION

申請地點
 Application Site

LOT 1185 S.E RP IN
 DD106, KAM TIN SOUTH

BLOCK PLAN (N.T.S)

FIRE SERVICES NOTES:

1. EMERGENCY LIGHTING
 - 1.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
2. EXIT SIGN
 - 2.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. MISCELLANEOUS F.S. INSTALLATION
 - 3.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.

LEGEND:

- Emergency Lighting complete with 2 hours battery backup
- EXIT Exit Sign complete with 2 hours battery backup
- 5KG CO₂ TYPE Fire Extinguisher

SUMMARY OF STRUCTURE CONTENT:

NO.	STRUCTURE CONTENT:	HEIGHT: (M)	AREA: (M ²)	VOLUME: (M ³)
B1	CONTAINER-TYPE STORAGE	2.6	28.8	74.88
B2	CONTAINER-TYPE STORAGE	2.6	28.8	74.88
B3	OFFICE	3.5	65	227.5
B4	OFFICE	3.5	65	227.5
B5	LOUNGE	3.5	32	112
B6	ANIMAL INDOOR SHELTER	3.5	65	227.5
B7	PORTABLE TOILET	2.1	1.44	3.024
B8	PORTABLE TOILET	2.1	1.44	3.024
B9	PORTABLE TOILET	2.1	1.44	3.024



F.S. LAYOUT PLAN

REV.	DATE	DESCRIPTION	DRAWN
D	5/2024	4TH SUBMISSION	TONY.L
C	11/2023	3RD SUBMISSION	WC
B	06/2023	2ND SUBMISSION	WC
A	11/2022	1ST SUBMISSION	WC

PROJECT
 FIRE SERVICES INSTALLATION WORK
 AT LOT 1185 S.E RP IN DD106 AND
 ADJOINING GOVERNMENT LAND, KAM
 TIN SOUTH, YUEN LONG, N.T.

TITLE
 FIRE SERVICE INSTALLATION LAYOUT
 PLAN

DRAWING NO.
 EP-21021-FS02

SCALE
 1:100 @ A1

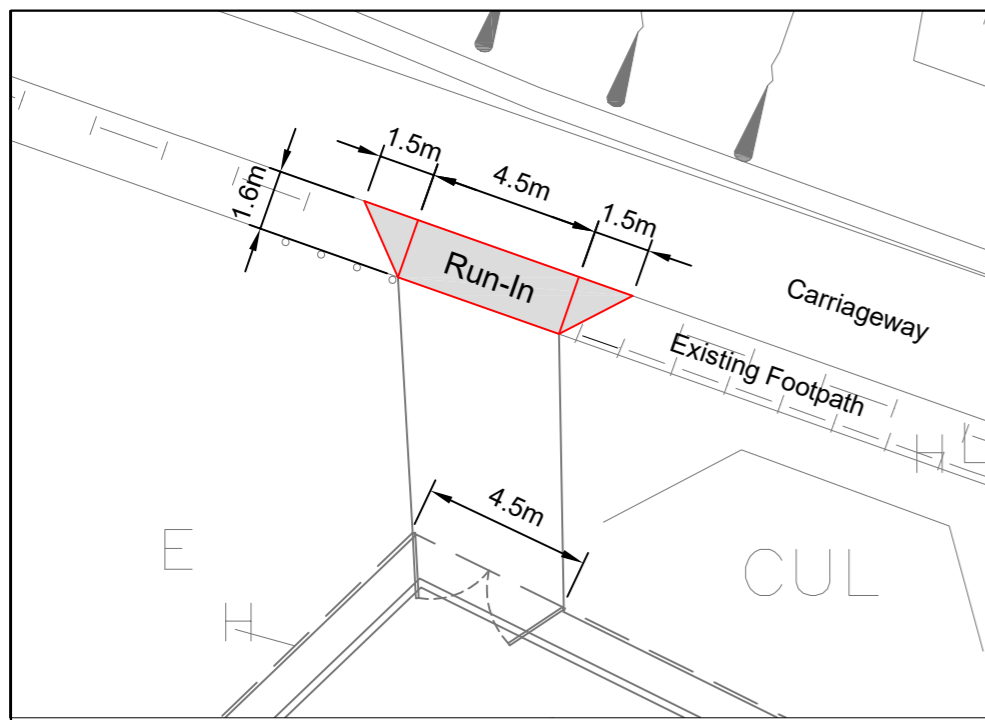
DATE MAY/2024	REVISION D
------------------	---------------

R.F.S.I.C.
 MAN LICK ENGINEERING AND
 TRADING CO. LTD.

Annex 6

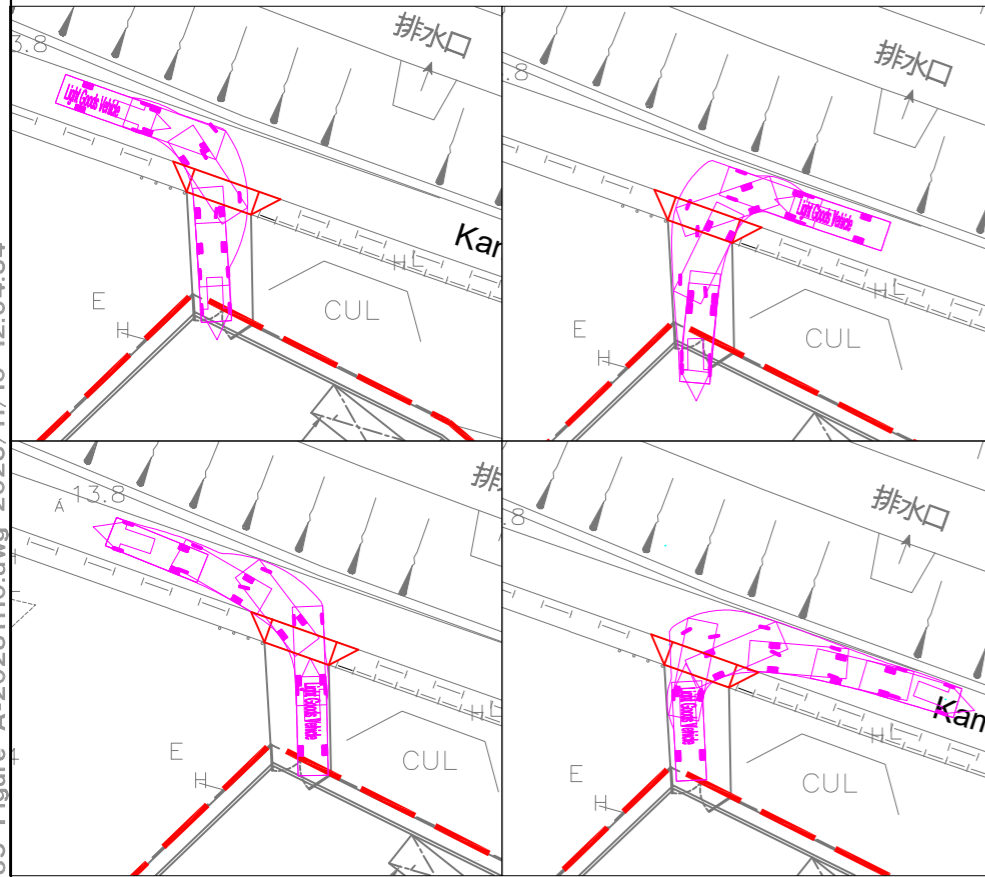
Traffic Run-in/out Proposal

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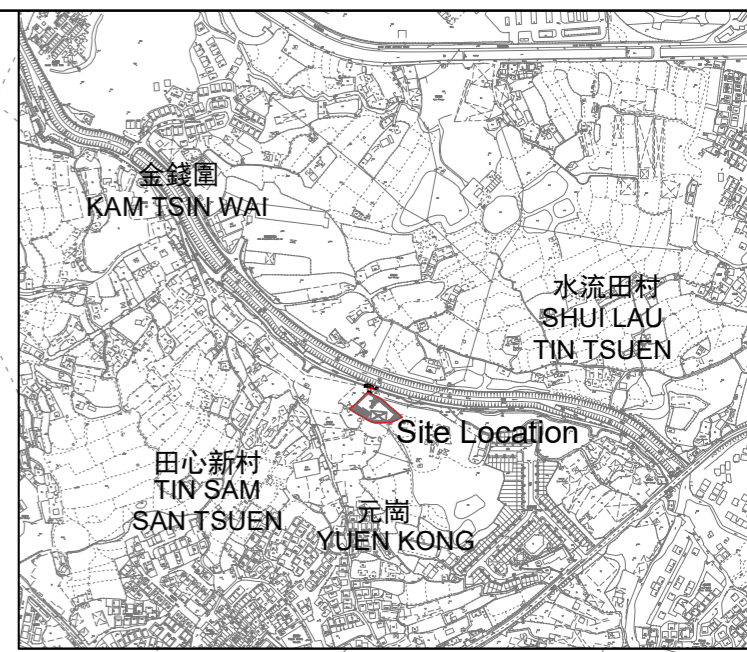
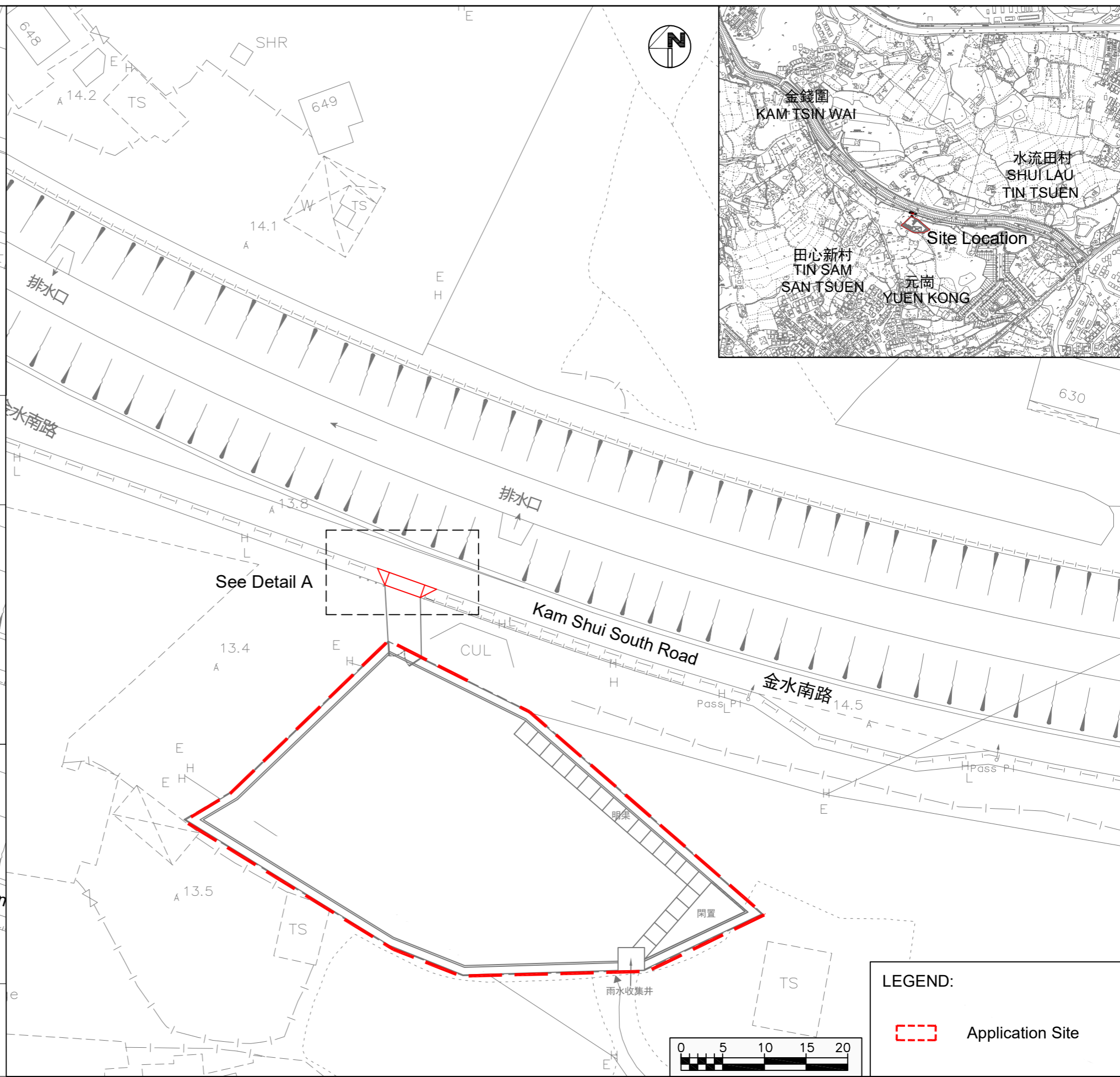


Detail A
Scale 1:200

Note : For Construction Details Refer to Figure B.



7m LGV
Swept Path Demonstration



LEGEND:

Application Site

R-RICHES
盈卓集團
R-RICHES GROUP

Date: 10/11/2023
Scale: 1:500

Project Title
S16 for Proposed Temporary Animal Boarding Establishment at Lot 1185 SE RP in DD 106 and Adjoining Government Land, Kam Tin South, Yuen Long

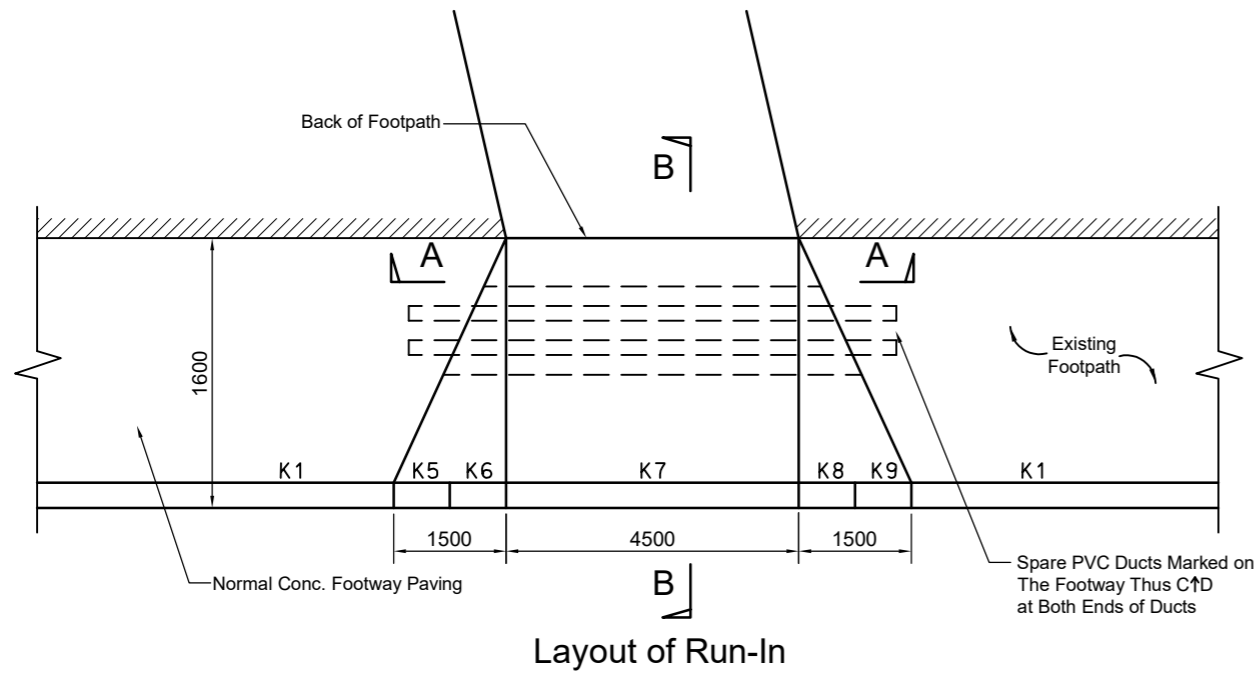
Proposed Run In /Out at Kam Shui South Road

OZZO TECHNOLOGY

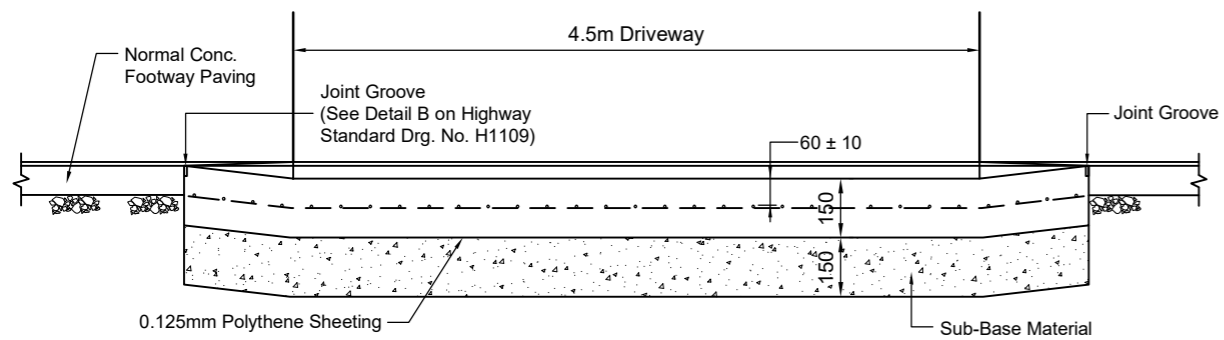
Project No. 82685
Dwg No. Figure A

Rev. 1

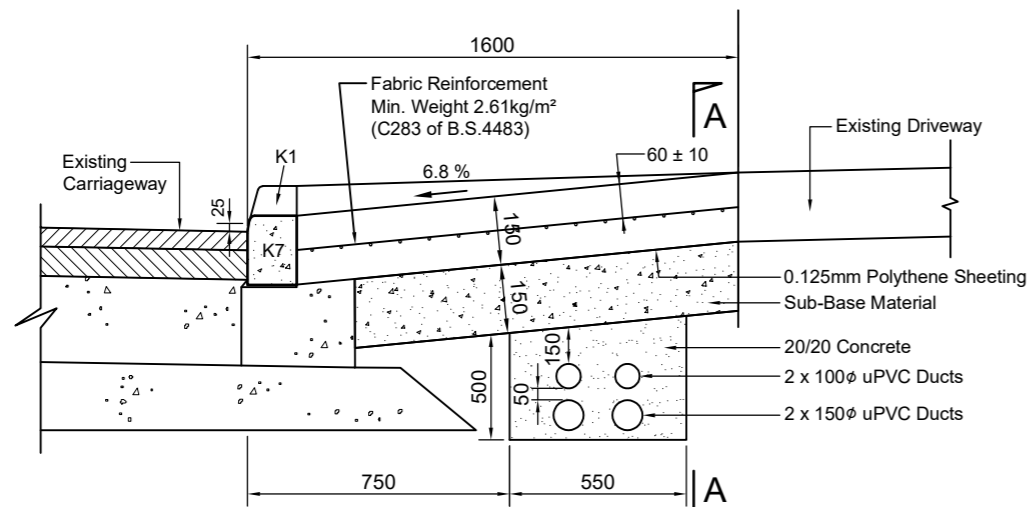
X:\Ozzo\82685 S16 for Proposed Temporary Animal Boarding Establishment at Lot 1185 SE RP in DD 106 and Adjoining Government Land, Kam Tin South, Yuen Long\82685 Figure B-20231110.dwg 2023/11/10 12:01:52



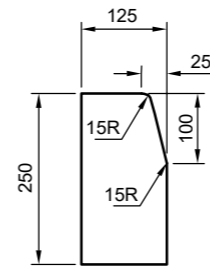
Layout of Run-In



Section A - A



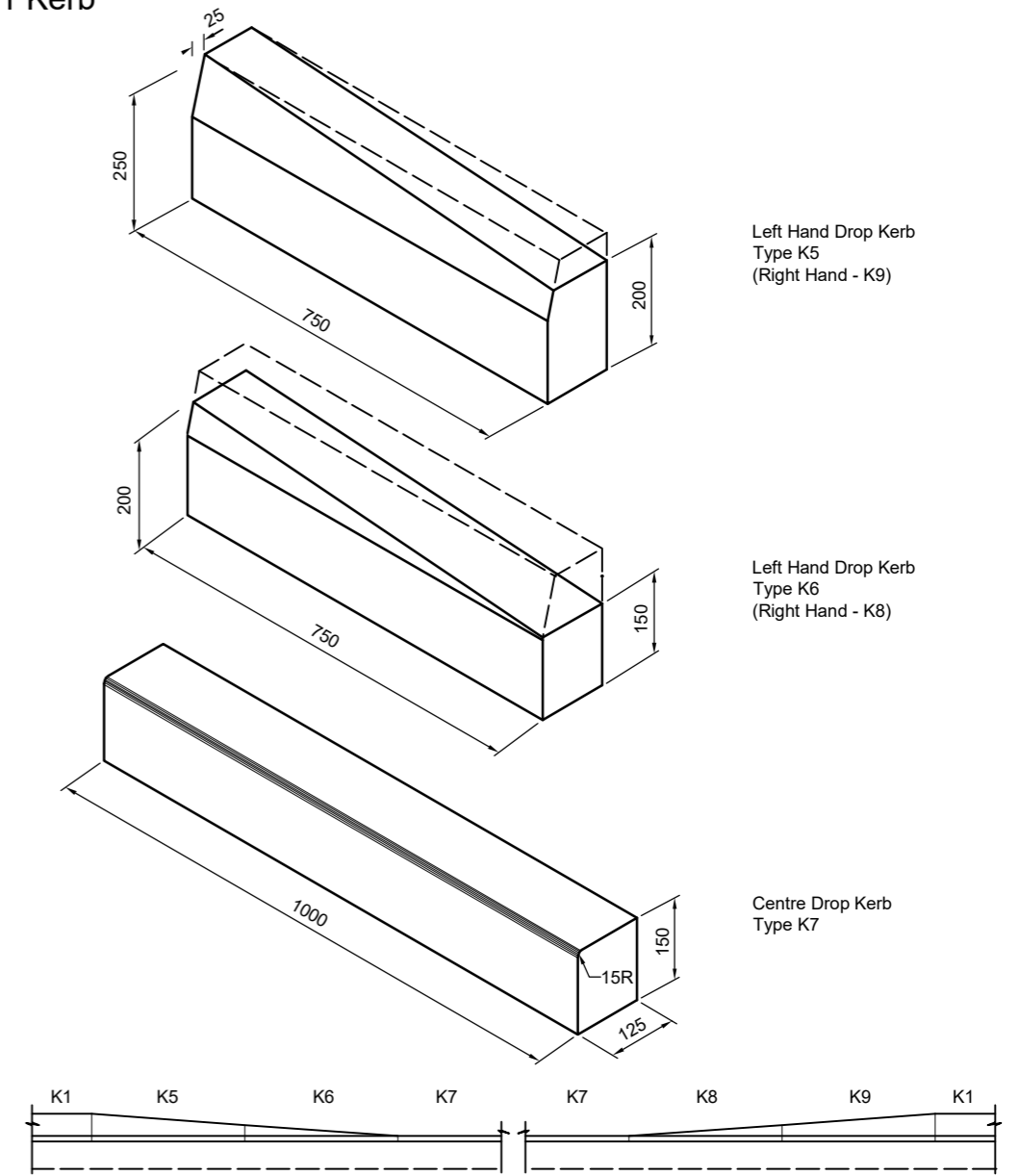
Section B - B



Details of Type K1 Kerb
(Length = 1.0m)

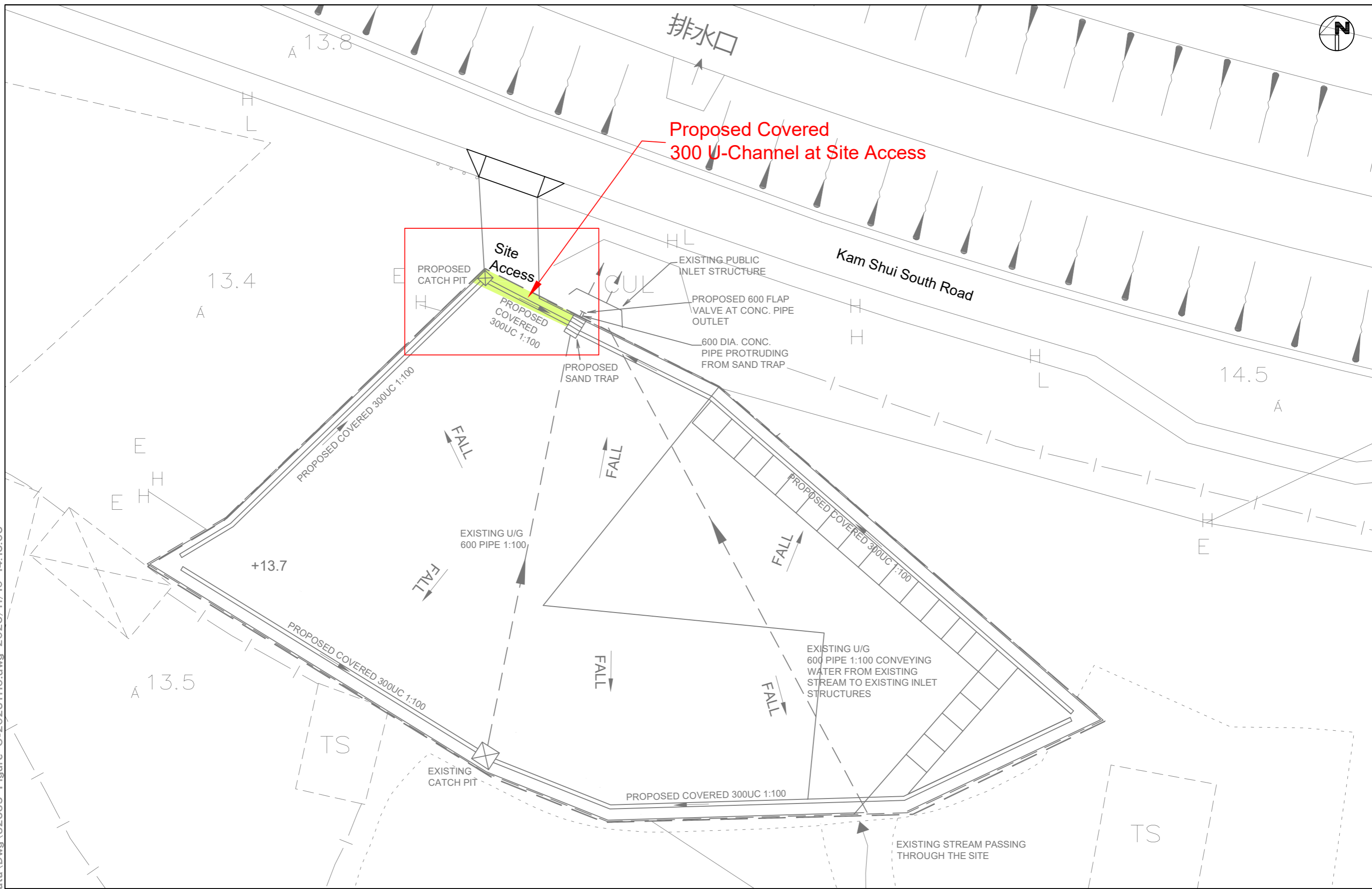
Notes :

1. The Nominal Length of a Kerb Unit Shall be 1000mm and an Edging Unit 750.
2. Concrete Shall be Grade 30/20.
3. Precast Concrete Kerbs Edgings and Quadrants Shall Comply with B.S. 7263 Part 1 Except That The Requirement for Testing of Water Absorption Shall Not be Applied.
4. All Dimensions are In Millimetres.



Details and Layout of Kerb
K1, K5, K6, K7, K8 and K9

X:\Ozzo\82685 S16 for Proposed Temporary Animal Boarding Establishment at Lot 1185 SE RP in DD 106 and Adjoining Government Land, Kam Tin South, Yuen Long\Ozzo\Data\Dwg\82685 Figure C-20231110.dwg 2023/11/10 14:13:03



Project Title

**S16 for Proposed Temporary Animal Boarding Establishment at Lot 1185 SE RP in DD 106
and Adjoining Government Land, Kam Tin South, Yuen Long**



Date 10/11/2023 Scale 1:250

Proposed Interception Channel at Run in/out

Project No.	82685	Rev.	
Dwg No.	Figure C		1