Appendix I

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 : DD113 Lot 1013 & VL
本署檔號 Our Reference : TPB/A/YL-KTS/928
電話號碼 Tel. No. :
傳真機號碼 Fax No. :

29 March 2023

Dear Sir/Madam,

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

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Barbecue Site and Education Centre with Ancillary Eating Place for a Period of 3 Years and Land Filling in "Agriculture" Zone, Lots 1013, 1014 RP (Part), 1015 S.A, 1015 S.B, 1015 RP (Part), 1018 (Part) and 1035 (Part) in D.D. 113, Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTS/928)

I refer to your submission for compliance dated 27.2.2023 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, please contact Mr. WONG Ho-yin 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. WONG Ho-yin)

Internal
CTP/TPB

AL/CP/pn

Appendix

Comment(s) from the Director of Fire Services:

The installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an 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 (FS 251) and forward a copy of the certificate to the Director of Fire Services.

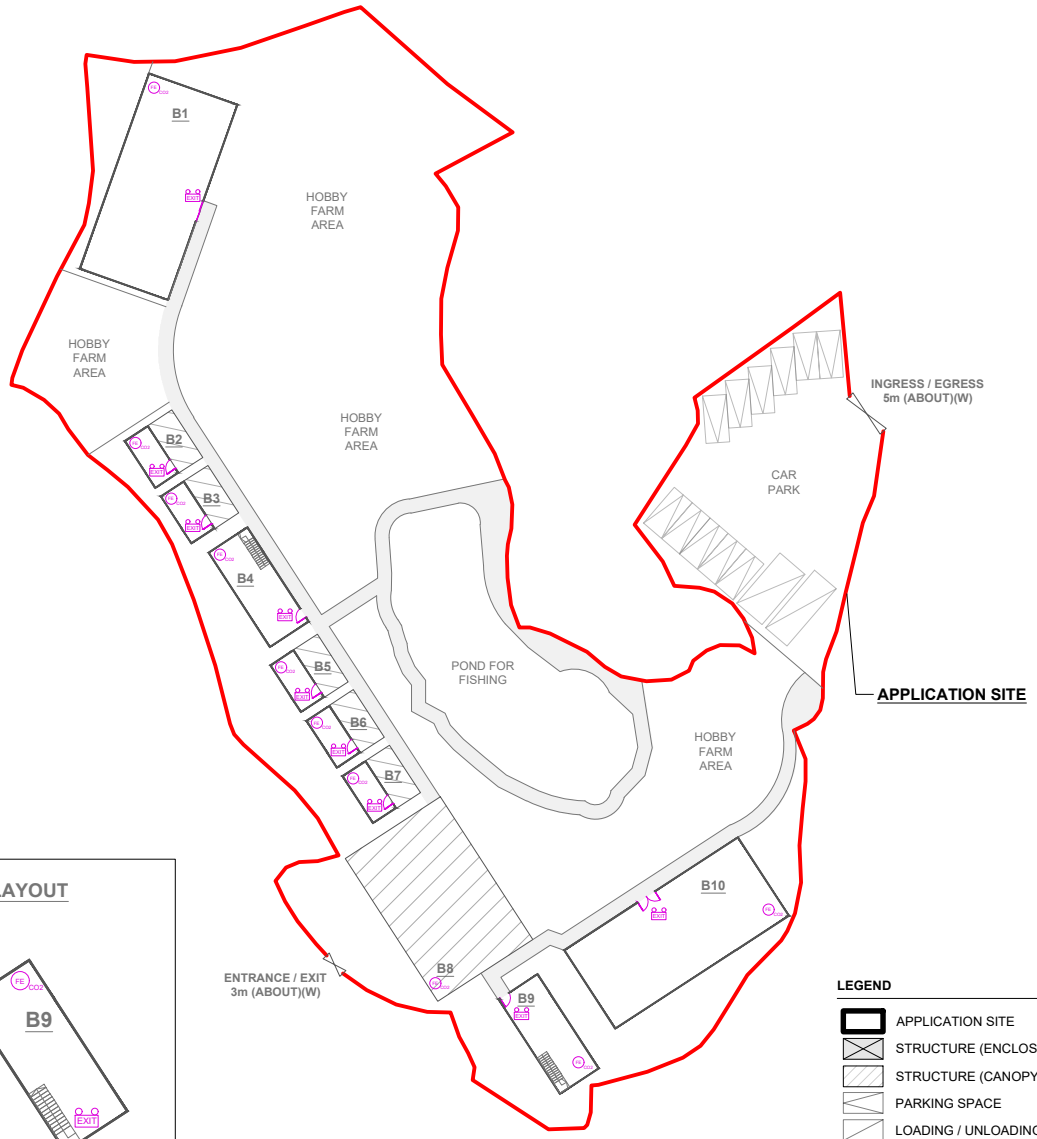
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,381 m^2	(ABOUT)
COVERED AREA	: 950 m^2	(ABOUT)
UNCOVERED AREA	: 4,431 m^2	(ABOUT)
PLOT RATIO	: 0.2	(ABOUT)
SITE COVERAGE	: 18 %	(ABOUT)
NO. OF STRUCTURE	: 10	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,060 m^2	(ABOUT)
TOTAL GFA	: 1,060 m^2	(ABOUT)
BUILDING HEIGHT	: 3m - 6m	(ABOUT)
NO. OF STOREY	: 1 - 2	

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (W)
NO. OF L/UL SPACE FOR LIGHT BUS	: 1
DIMENSION OF L/UL SPACE	: 8m (L) X 3m (W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL EDUCATION CENTRE	220m^2 (ABOUT)	220m^2 (ABOUT)	6m (ABOUT)(1-STOREY)
B2	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m^2 (ABOUT)	36m^2 (ABOUT)	3m (ABOUT)(1-STOREY)
B3	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m^2 (ABOUT)	36m^2 (ABOUT)	3m (ABOUT)(1-STOREY)
B4	REFRESHMENT KIOSK AND STORAGE OF TOOLS	55m^2 (ABOUT)	110m^2 (ABOUT)	6m (ABOUT)(2-STOREY)
B5	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m^2 (ABOUT)	36m^2 (ABOUT)	3m (ABOUT)(1-STOREY)
B6	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m^2 (ABOUT)	36m^2 (ABOUT)	3m (ABOUT)(1-STOREY)
B7	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m^2 (ABOUT)	36m^2 (ABOUT)	3m (ABOUT)(1-STOREY)
B8	BARBEQUE AREA WITH RAIN SHELTER	220m^2 (ABOUT)	220m^2 (ABOUT)	6m (ABOUT)(1-STOREY)
B9	SITE OFFICE AND STORAGE OF TOOLS	55m^2 (ABOUT)	110m^2 (ABOUT)	6m (ABOUT)(2-STOREY)
B10	ANCILLARY EATING PLACE, WASHROOM AND CHANGING ROOM	220m^2 (ABOUT)	220m^2 (ABOUT)	6m (ABOUT)(1-STOREY)
	TOTAL	**950 m^2** (ABOUT)	**1,060 m^2** (ABOUT)	



FIRE SERVICE INSTALLATIONS

EXIT — 11 x EXIT SIGN AND EMERGENCY LIGHT

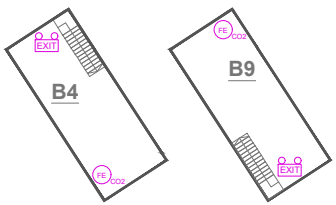
FE CO_2 — 12 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
4. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

SCALE 1:500

1/F INTERNAL LAYOUT



LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

NORTH

W E

S

PLANNING CONSULTANT

R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND FISHING GROUND), BARBECUE SITE, EDUCATION CENTRE WITH ANCILLARY EATING PLACE FOR A PERIOD OF 3 YEARS AND LAND FILLING

SITE LOCATION

VARIOUS LOTS IN D.D. 113, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY	DATE
OL	27.2.2023
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO.	VER.
APPENDIX I	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,381 m²	(ABOUT)
COVERED AREA	: 950 m²	(ABOUT)
UNCOVERED AREA	: 4,431 m²	(ABOUT)
PLOT RATIO	: 0.2	(ABOUT)
SITE COVERAGE	: 18 %	(ABOUT)
NO. OF STRUCTURE	: 10	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,060 m²	(ABOUT)
TOTAL GFA	: 1,060 m²	(ABOUT)
BUILDING HEIGHT	: 3m - 6m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL EDUCATION CENTRE	220m² (ABOUT)	220m² (ABOUT)	6m (ABOUT)(1-STOREY)
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B4	REFRESHMENT KIOSK AND STORAGE OF TOOLS	55m² (ABOUT)	110m² (ABOUT)	6m (ABOUT)(2-STOREY)
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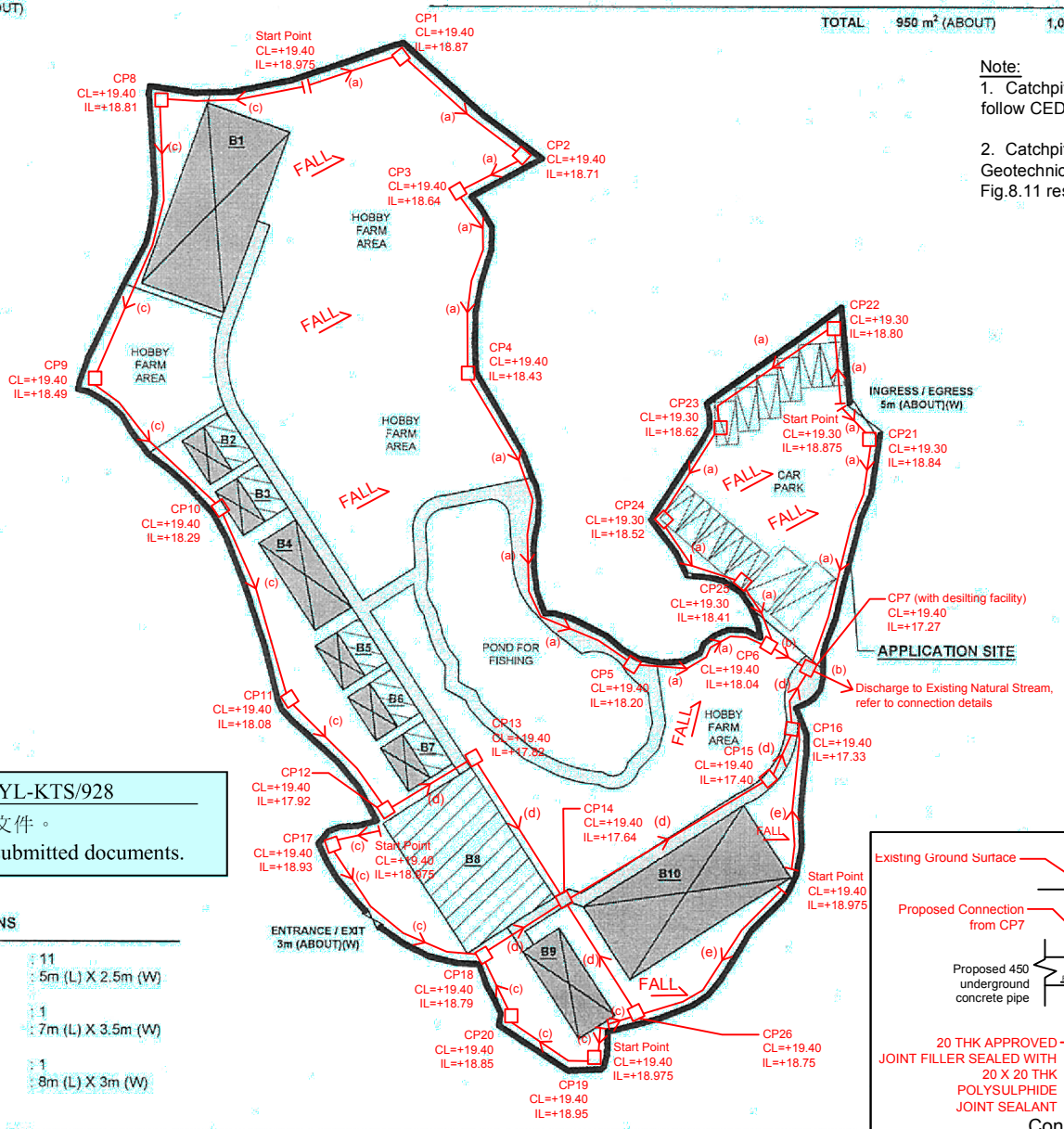
B8	BARBEQUE AREA WITH RAIN SHELTER	220m² (ABOUT)	220m² (ABOUT)	6m (ABOUT)(1-STOREY)
B9	SITE OFFICE AND STORAGE OF TOOLS	55m² (ABOUT)	110m² (ABOUT)	6m (ABOUT)(2-STOREY)
B10	CANTEEN, WASHROOM AND CHANGING ROOM	220m² (ABOUT)	220m² (ABOUT)	6m (ABOUT)(1-STOREY)
	TOTAL	950 m² (ABOUT)	1,060 m² (ABOUT)	



Note:

1. Catchpits (CP7) with desilting facility shall follow CEDD standard drawing No. C2406I.

2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

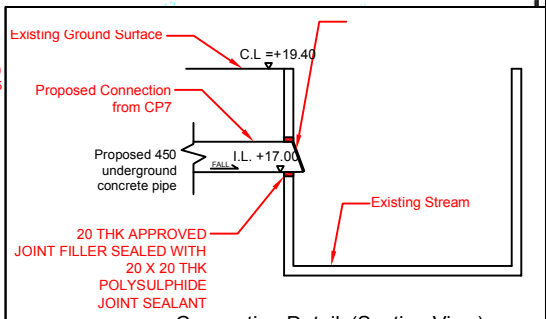
申請編號 Application No. : A/YL-KTS/928

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (W)
NO. OF L/UL SPACE FOR LIGHT BUS	: 1
DIMENSION OF L/UL SPACE	: 8m (L) X 3m (W)



Connection Details(Section View)

LEGEND

(a) → Proposed 375UC (1:100) with Cast Iron cover

(b) → Proposed 450mm dia. underground pipe (1:75)

(c) → Proposed 300UC (1:100) with Cast Iron cover

(d) → Proposed 375mm dia. underground pipe (1:150)

(e) → Proposed 225UC (1:100) with Cast Iron cover

□ Proposed Catchpit

Company:

正宏工程顧問公司
Ching Wan Engineering Consultants Company

Appendix II

PROJECT:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing Ground and Barbecue Site) and Education Centre with Ancillary Canteen for a Period of 3 Years and Land Filling at Lots 1013, 1014 RP (Part), 1015 S.A., 1015 S.B., 1015 RP (Part), 1018 (Part) and 1035 (Part) in D.D.113, Kam Tin, Yuen Long (A/YL-KTS/928)

TITLE:

Drainage Proposal

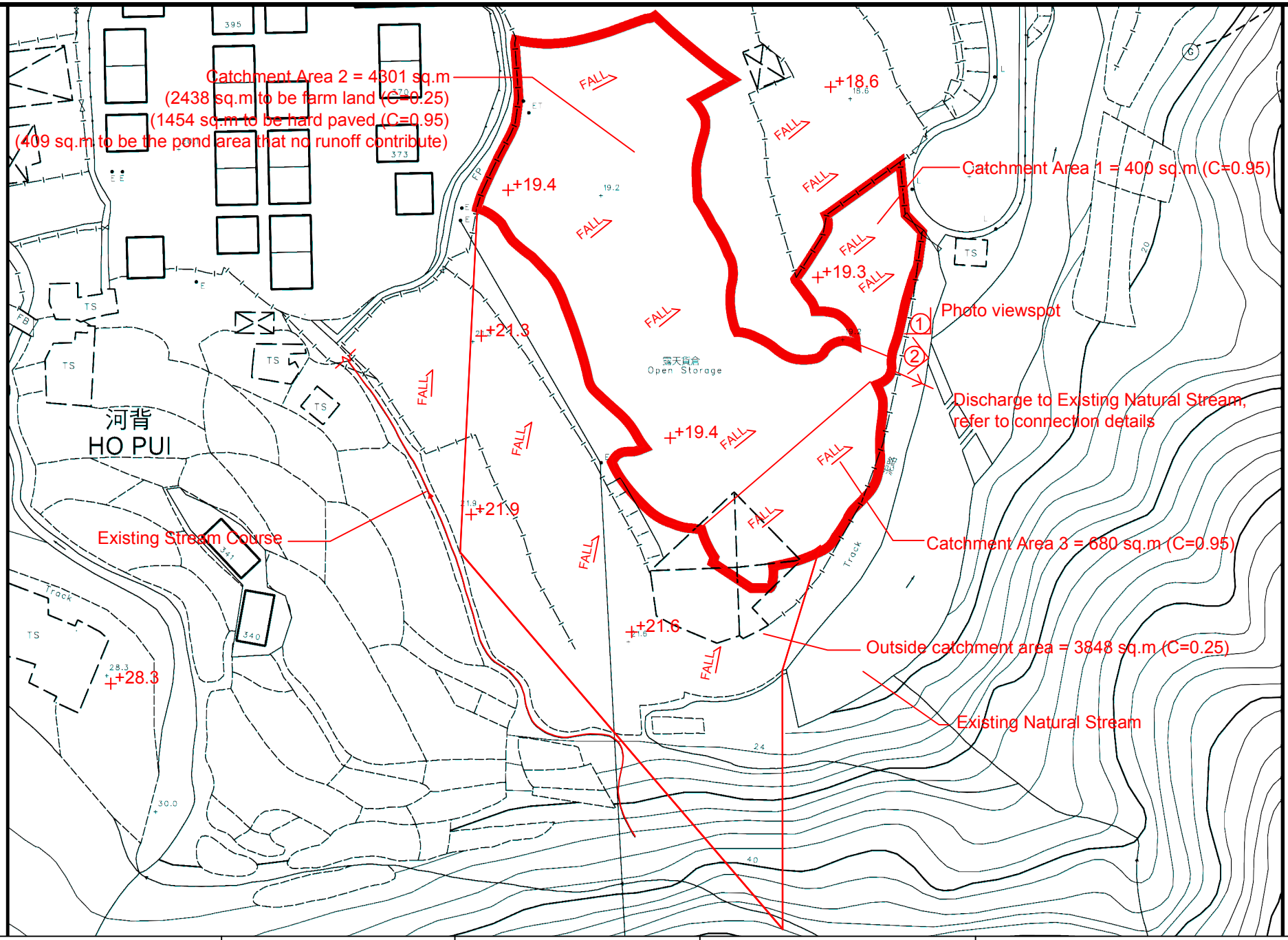
File:

Scale:

DWG NO.

KTS928-D01

Date:
16-3-2024



LEGEND

(a) Proposed 375UC (1:100) with Cast Iron cover

(b) Proposed 450mm dia. underground pipe (1:75)

(c) Proposed 300UC (1:100) with Cast Iron cover

(d) Proposed 375mm dia. underground pipe (1:150)

(e) Proposed 225UC (1:100) with Cast Iron cover

Proposed Catchpit

Company:

正宏工程顧問公司
Ching Wan Engineering Consultants Company

PROJECT:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing Ground and Barbecue Site) and Education Centre with Ancillary Canteen for a Period of 3 Years and Land Filling at Lots 1013, 1014 RP (Part), 1015 S.A., 1015 S.B., 1015 RP (Part), 1018 (Part) and 1035 (Part) in D.D.113, Kam Tin, Yuen Long (A/YL-KTS/928)

TITLE:

Catchment Area Plar

File:

DWG NO.

Scale:

KTS928-D02

Date:
16-3-2024

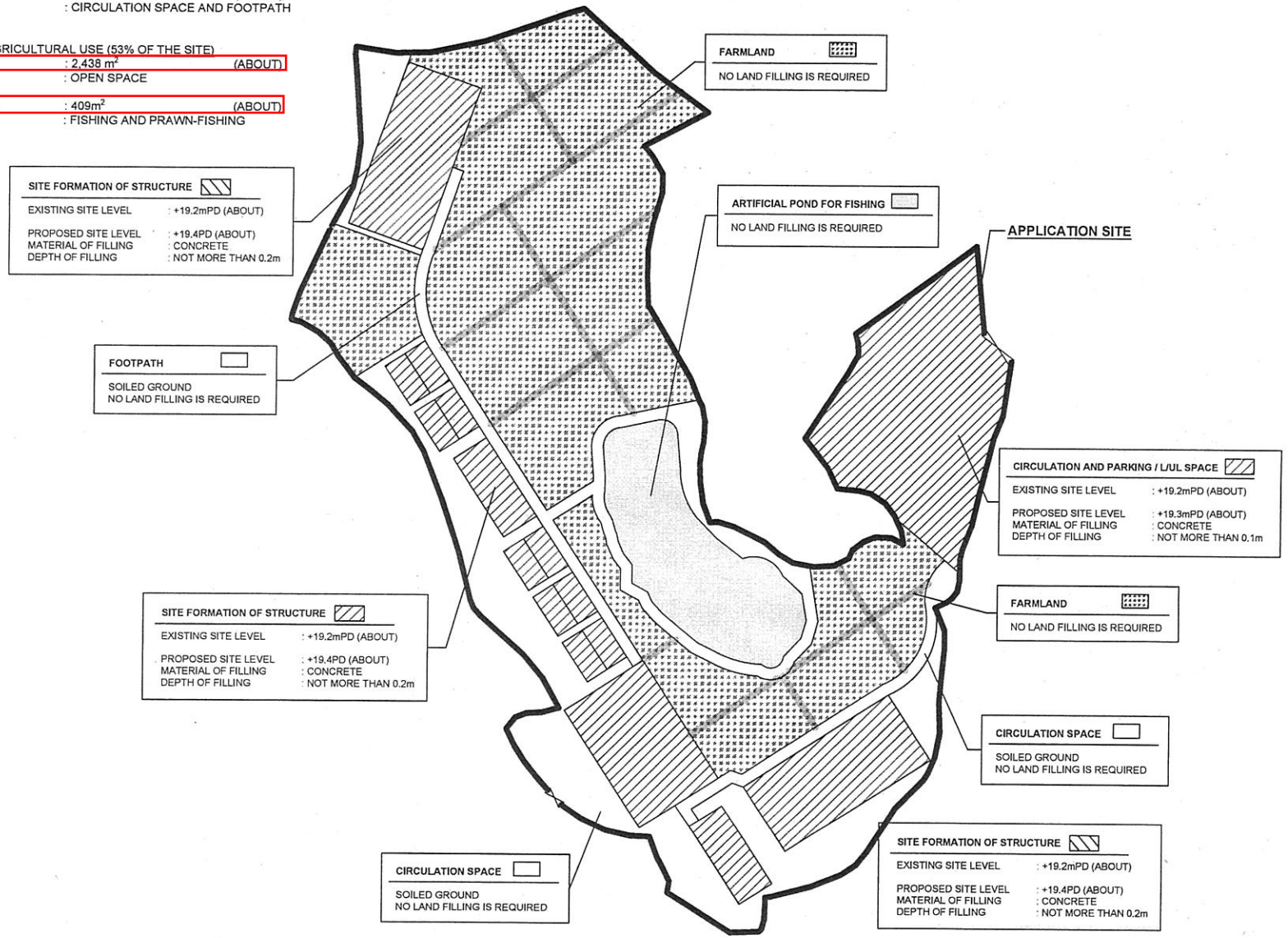
(a)	(b)	(c)	(d)	(e)
Proposed 375UC (1:100) with Cast Iron cover	Proposed 450mm dia. underground pipe (1:75)	Proposed 300UC (1:100) with Cast Iron cover	Proposed 375mm dia. underground pipe (1:150)	Proposed 225UC (1:100) with Cast Iron cover
Designed for Catchment Area 2 Q=8302 lit/min	Designed for All Catchment Areas Q=16592 lit/min	Designed for Outside Catchment Area Q=4012 lit/min	Designed for Outside Catchment Area + Catchment Area 3 Q=6706 lit/min	Designed for Max. (Catchment Area 1, Catchment Area 3) Q=2694 lit/min

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 5,381 m^2	(ABOUT)
COVERED BY STRUCTURE	: 950 m^2	(ABOUT)
LAND FILLING AREA	: 1,545 m^2	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES PARKING AND L/UL SPACE	
SOILED GROUND AREA	: 989m^2	(ABOUT)
USE	: CIRCULATION SPACE AND FOOTPATH	

FOR RECREATIONAL AGRICULTURAL USE (53% OF THE SITE)

FARMLAND AREA	: 2,438 m^2	(ABOUT)
USE	: OPEN SPACE	
ARTIFICIAL POND AREA	: 409m^2	(ABOUT)
USE	: FISHING AND PRAWN-FISHING	



LEGEND

- APPLICATION SITE
- INGRESS / EGRESS

NORTH

W E

S

PLANNING CONSULTANT
R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM, FISHING GROUND, BARBECUE SITE) WITH ANCILLARY CANTEEN FOR A PERIOD OF 3 YEARS AND LAND FILLING

SITE LOCATION
VARIOUS LOTS IN D.D. 113, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	1 : 800 @ A4
DRAWN BY	MN
DATE	17.5.2022
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	LAND FILLING AREA
DWG NO.	P05
VER.	001

Calculation of Runoff from Catchment Area 1

Catchment Area		=	400	m2	
	Q	=	0.278 C i A		
	C	=	0.95		(P.42 of Stormwater Drainage Manual)
	A	=	400	m^2	
		=	0.0004	km^2	
take	i	=	250	mm/hr	
Therefore,	**Q**	=	0.278*0.95*250*0.0004		
		=	0.026	m^3/sec	
		=	**1585**	lit/min	

Calculation of Runoff from Catchment Area 2

Catchment Area for Farming

Catchment Area		=	2438	m2	
	Q	=	0.278 C i A		
	C	=	0.25		(P.42 of Stormwater Drainage Manual)
	A	=	2438	m^2	
		=	0.002438	km^2	
take	i	=	250	mm/hr	
Therefore,	**Q**	=	0.278*0.25*250*0.002438		
		=	0.042	m^3/sec	
		=	**2542**	lit/min	

Catchment Area for Hard Paving

Catchment Area		=	1454	m2	
	Q	=	0.278 C i A		
	C	=	0.95		(P.42 of Stormwater Drainage Manual)
	A	=	1454	m^2	
		=	0.001454	km^2	
take	i	=	250	mm/hr	
Therefore,	**Q**	=	0.278*0.95*250*0.001454		
		=	0.096	m^3/sec	
		=	**5760**	lit/min	
Total Q for Area 2		**=**	**8302**	lit/min	

Calculation of Runoff from Catchment Area 3

	Catchment Area	=	680	m2	
	Q	=	0.278 C i A		
	C	=	0.95		(P.42 of Stormwater Drainage Manual)
	A	=	680	m^2	
		=	0.00068	km^2	
take	i	=	250	mm/hr	
Therefore,	**Q**	=	0.278*0.95*250*0.00068		
		=	0.045	m^3/sec	
		=	**2694**	lit/min	

Outside Catchment Area

	Catchment Area	=	3848	m2	

Calculation of Runoff from the Proposed Development,

	Q	=	0.278 C i A		
	C	=	0.25		(P.42 of Stormwater Drainage Manual)
	A	=	3848	m^2	
		=	0.003848	km^2	
take	i	=	250	mm/hr	
Therefore,	**Q**	=	0.278*0.25*250*0.003848		
		=	0.067	m^3/sec	
		=	**4012**	lit/min	

Drain (a) designed for catchment area 2

	Q	=	8302	/0.9	lit/min	(Section 9.3 Stormwater Drainage Manual)
		=	9224		lit/min	

Provide 375UC (1:100) is OK

Drain (b) designed for all catchment areas

	Q	=	16592		lit/min	
Manning Equation	V	=	$R^{2/3}*S_f^{0.5}/n$			
					dia	450 mm
where	R	=	$\pi r^2/2\pi r$		r=	0.225 m
		=	r/2			
		=	0.1125		m	
	n	=	0.012		$s/m^{1/3}$	(Table 13 of Stormwater Drainage Manual)
1/ 75	S_f	=	0.0133			
Therefore,	V	=	$0.1125^{2/3}*0.0133^{0.5}/0.012$			
		=	2.24		m/sec	
Maximum Capacity (Q_{max})		=	V*A			
		=	$1.94*\pi r^2$ *0.9			(Section 9.3 Stormwater Drainage Manual)
		=	0.32		m^3/sec	
1 nos of pipe		=	0.32		m^3/sec	
		=	19259		lit/min	
		>	16592		lit/min	

Proposed 450 dia pipe (1:75) is OK

Drain (c) designed for outside catchment area

	Q	=	4012	/0.9	lit/min	(Section 9.3 Stormwater Drainage Manual)
		=	**4457**		lit/min	

Provide 300UC (1:100) is OK

Drain (d) designed for outside catchment area + catchment area 3

	Q	=	**6705**		lit/min	
Manning Equation	V	=	$R^{2/3}*S_f^{0.5}/n$			
					dia	375 mm
where	R	=	$\pi r^2/2\pi r$		r=	0.1875 m
		=	r/2			
		=	0.09375		m	
	n	=	0.012		$s/m^{1/3}$	(Table 13 of Stormwater Drainage Manual)
1/ 150	S_f	=	0.0066667			
Therefore,	V	=	$0.075^{2/3}*0.0125^{0.5}/0.012$			
		=	1.40		m/sec	
Maximum Capacity (Q_{max})		=	V*A			
		=	$1.66*\pi r^2$ *0.9			(Section 9.3 Stormwater Drainage Manual)
		=	0.14		m^3/sec	
1 nos of pipe		=	0.14		m^3/sec	
		=	8375		lit/min	
		>	6705		lit/min	

Proposed 375 dia pipe (1:150) is OK

Drain (e) designed for Max. (catchment area 1, catchment area 3)

	Q	=	2694	/0.9	lit/min	(Section 9.3 Stormwater Drainage Manual)
		=	**2993**		lit/min	

Provide 225UC (1:100) is OK

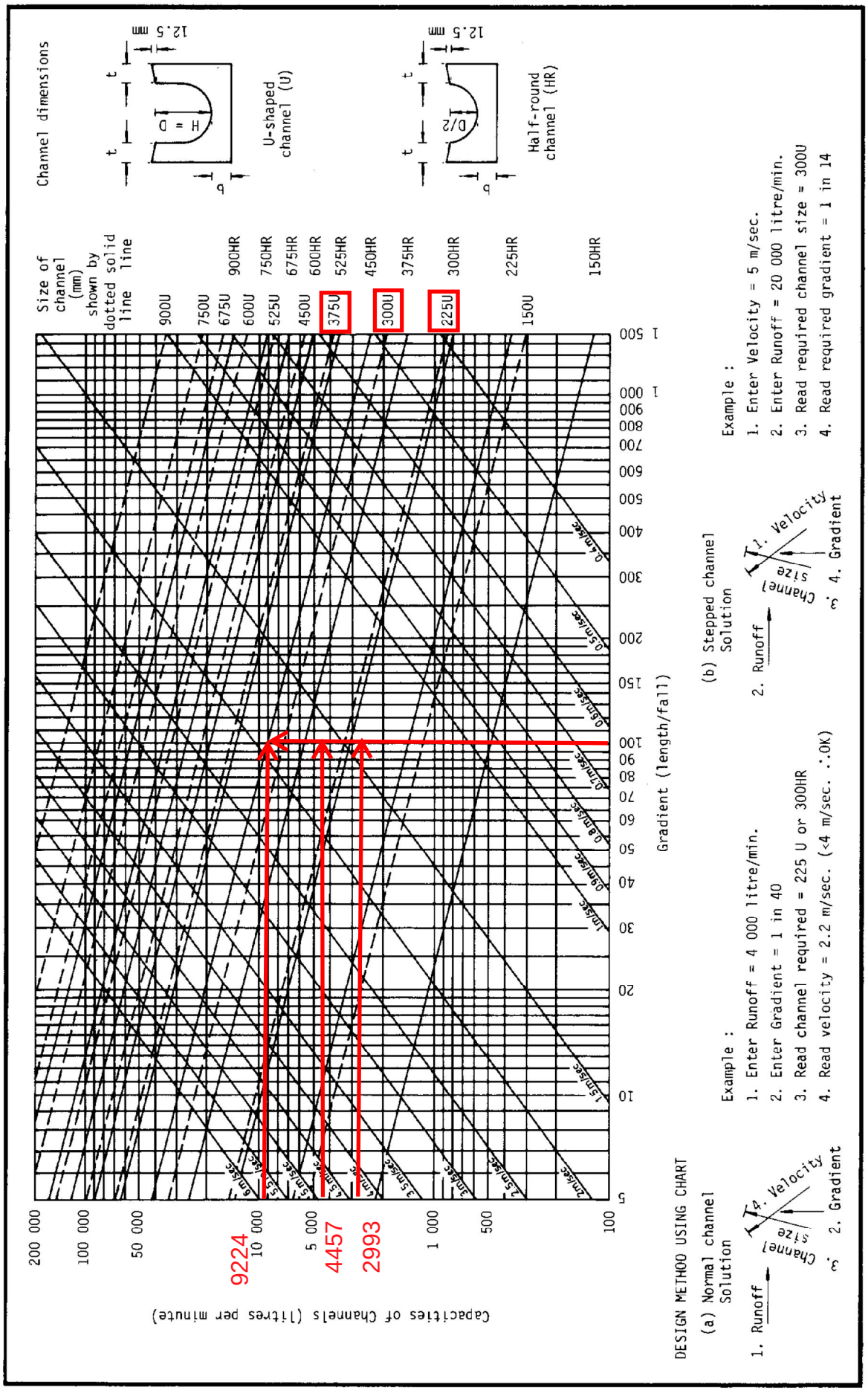
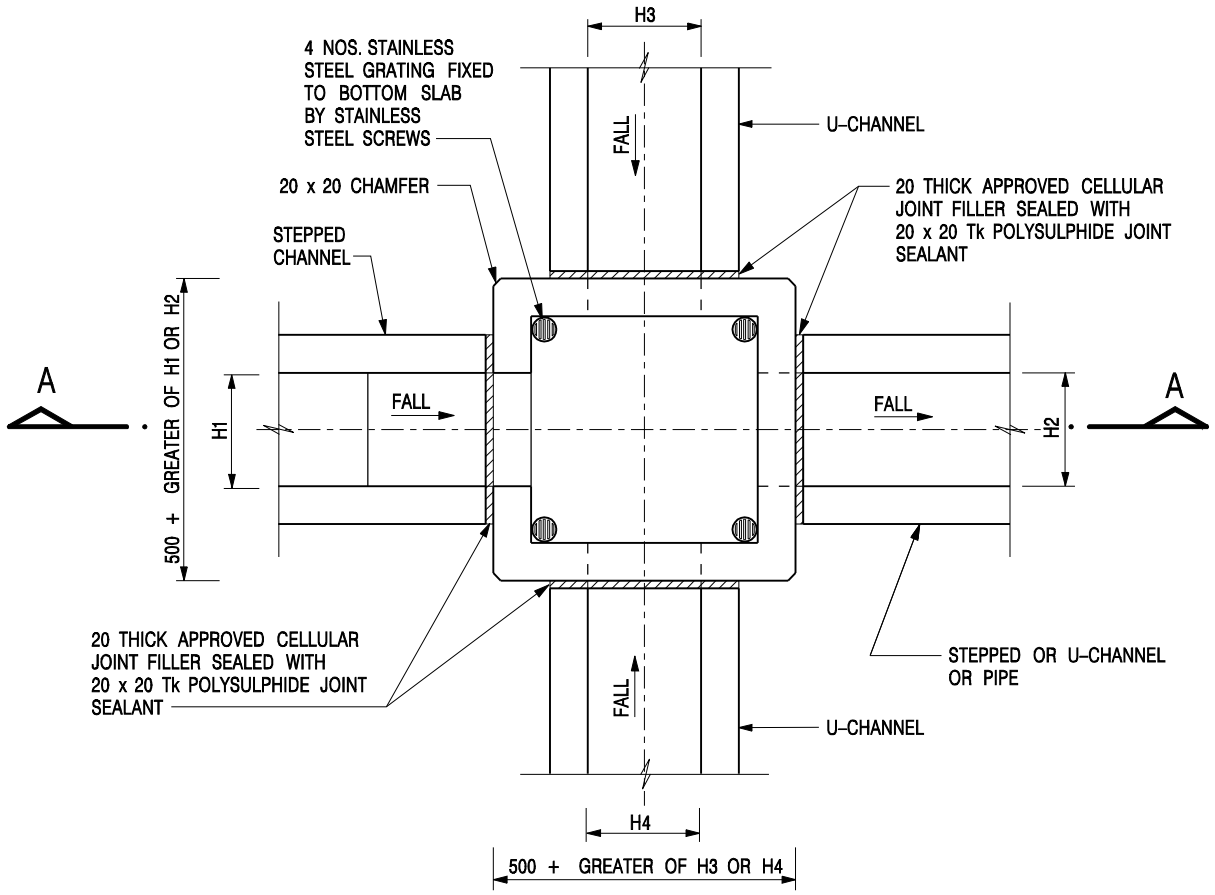


Figure 8.7 - Chart for the Rapid Design of Channels

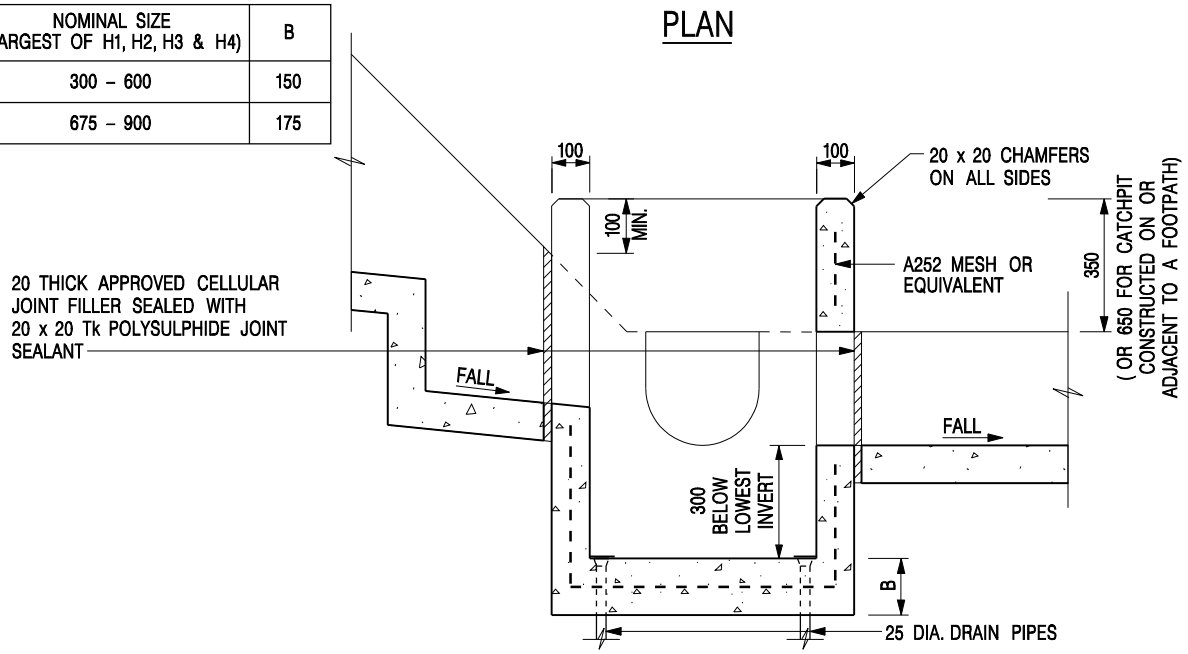
Photo 2

Photo 1



PLAN

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



SECTION A – A

NOTES:

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

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

CATCHPIT WITH TRAP

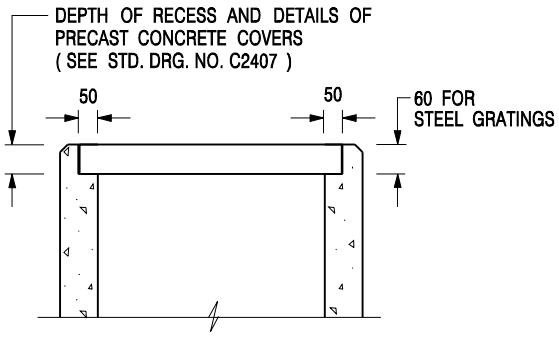
(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

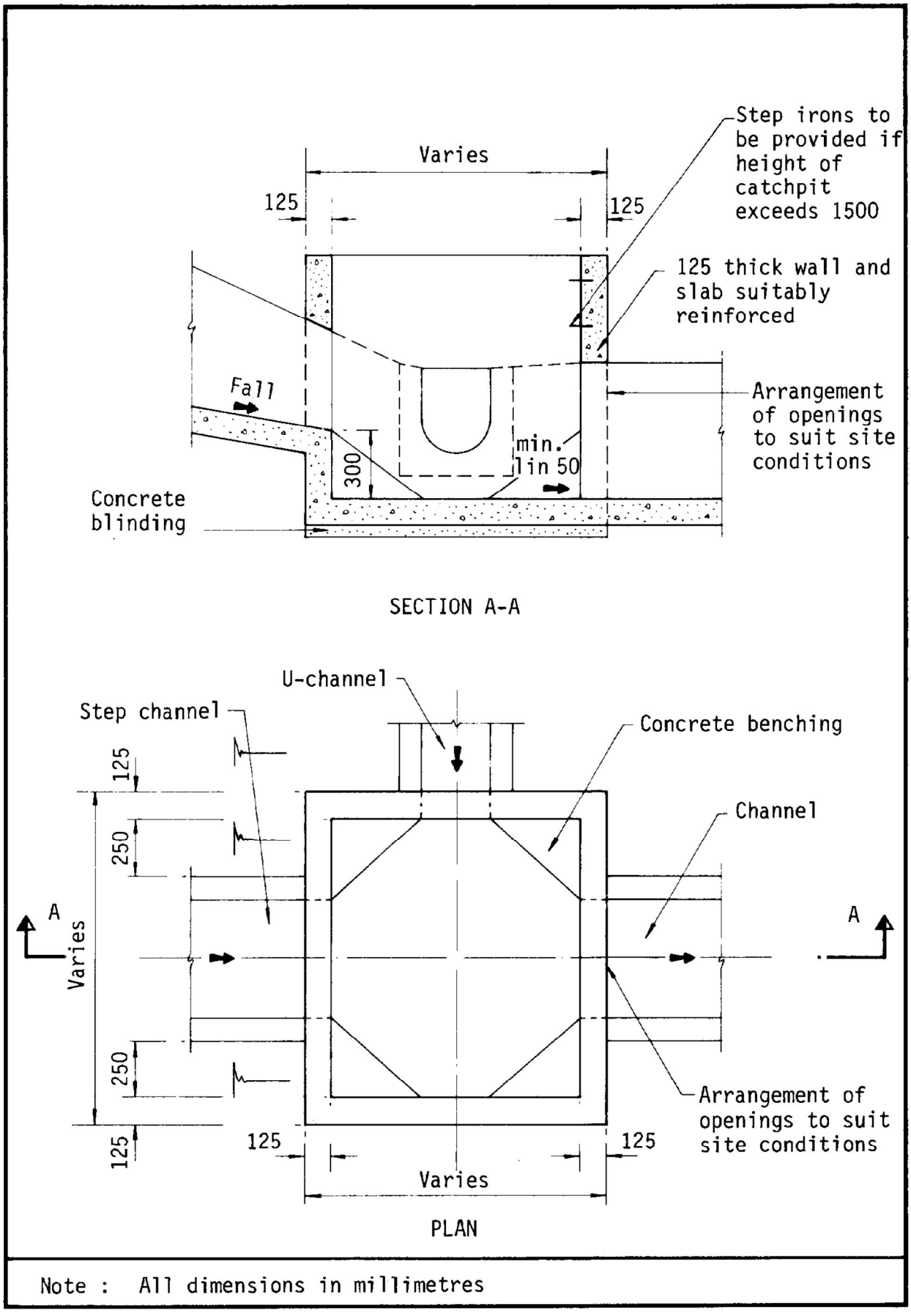
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

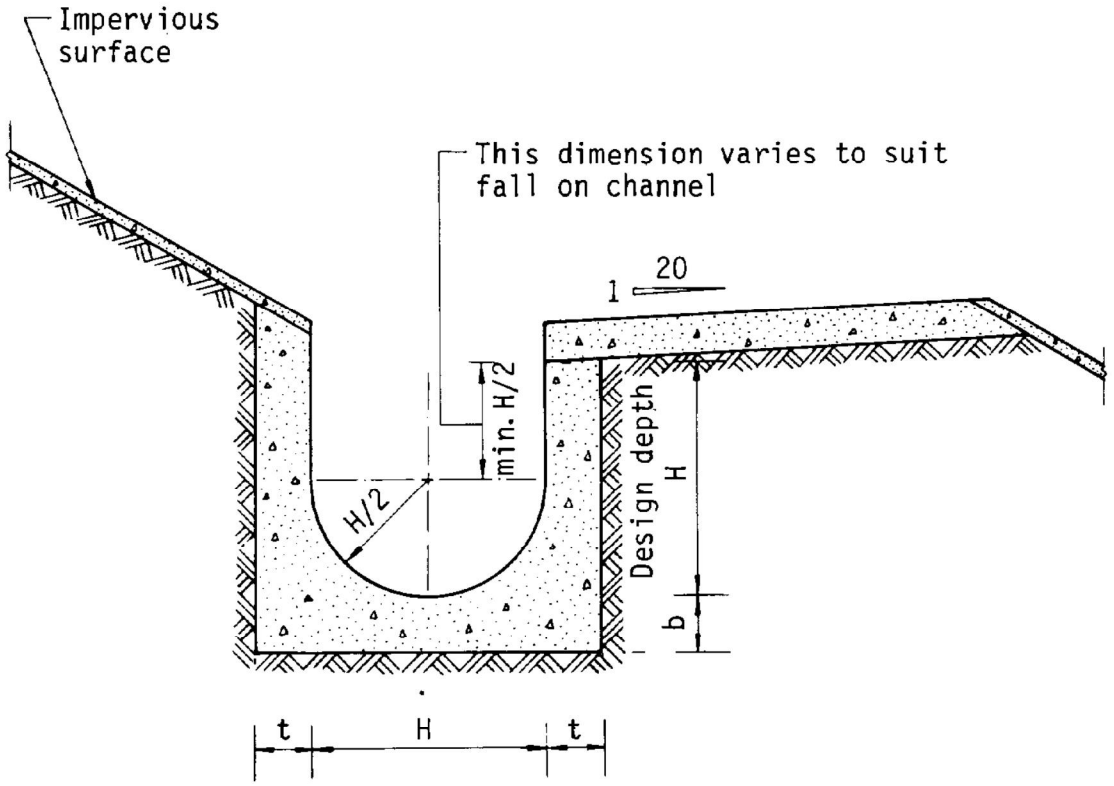
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20	DRAWING NO. C2406 /2
DATE JAN 1991	



Note : All dimensions in millimetres

Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel		
Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details