

寄件者: Momo Hei Ching CHOW/PLAND
寄件日期: 2025年04月09日星期三 10:48
收件者: tpbpd/PLAND
副本: Eva Ka Yan TAM/PLAND
主旨: Fw: A/YL-TT/691 (Departmental Comments)
附件: AYL-TT 691 20250407.pdf



AYL-TT 691 20250407.pdf
9 MB

From: [REDACTED]
Sent: Wednesday, April 9, 2025 10:02 AM
To: Momo Hei Ching CHOW/PLAND <mhcchow@pland.gov.hk>
Subject: Re: A/YL-TT/691 (Departmental Comments)

Momo,

Thank you for the email and phone call. Please see the attachment for the further information on the comment of EPD, Drainage Proposal, FSI Proposal and FS251 certificate on A/YL-TT/570. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours Sincerely,
Mr. Tang

環境保護署及城市規劃委員會：

有關環境保護署對 A/YL-TT/691 的查詢

收悉 貴署對 A/YL-TT/691 申請的查詢，現以書面回覆。

本申請不會使用哨子及不需要使用任何擴音設備進行廣播，以免為附近環境產生不良影響。

本申請在營業時間外(即從下午六時至上午八時)會有動物過夜，所有動物會留在寄養所外，不會留在戶外空間。

本申請的動物寄養所已使用隔音及隔熱的鋁板作為寄養所的牆身及頂部，鋁板與鋁板之間有聚氨酯，下圖為參考圖：



此外，寄養所亦已安裝 24 小時通風系統及冷風機，例如抽氣扇等，為寵物提供良好的居住空間。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By post
Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/570
電話號碼 Tel. No. : 2158 6286
傳真機號碼 Fax No. : 2489 9711

18 April 2024

Tang Lok San

Dear Sir/Madam,

Compliance with Approval Condition (c)
Planning Application No. A/YL-TT/570

I refer to your submission dated 12.4.2024 for compliance with the captioned approval condition (c) on the submission of a drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **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.

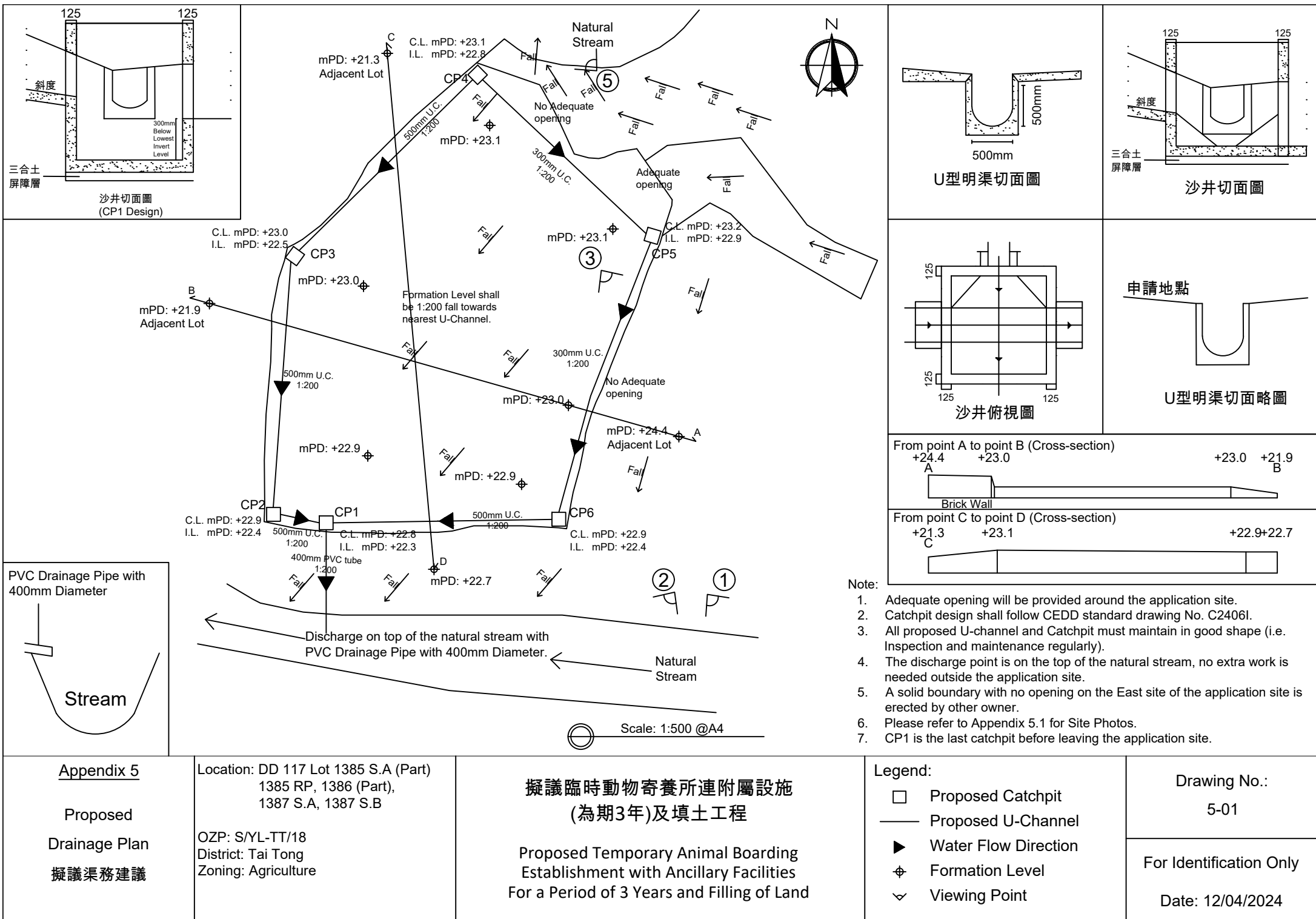
Should you have any queries on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of DSD or the undersigned.

Yours faithfully,

(Ms. Eva TAM)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.
CE/MN of DSD (Attn.: Mr. Jeff TSE)

Internal
CTP/TPB (2)
ET/BY/by



渠務署及城市規劃委員會：

有關 A/YL-TT/570 的擬議渠務建議詳細

在申請地點東面外高本申請地點約 1.3 米，其擁有人(即 D.D. 117 Lot 1388 及 1389 的擁有人)已興建磚牆，沒有留有去水位(有關照片可參考 Appendix 5.1 相片 3)，因此沒有流水從東面進入申請地點。但有見 貴渠的建議，現計劃興建 300mmUC 收集相關水流。

有見及此，本申請地點的集水區只有申請地點的範圍及小量因地形關係沿申請地點門口進入的水流，集水面積約 1,615.2 及 156.3 平方米，兩個集水區都是以混凝土作表面。

申請地點現時已有 300-500mmUC 引導及收集雨水及地面水，根據 STORMWATER DRAINAGE MANUAL – Section 7.5.2 Rational Method 計算，現時的渠道有足夠的容量處理集水區內的水流量。

本人了解最終去水的自然溪流不是由 貴署管理及保養。本人亦向民政事務處查詢，民政事務處未有反對將水引向自然溪流。

希望此附加文件能釋除 貴署的隱憂。

申請人
李阿莉

二零二四年四月十二日

Calculation of Peak Runoff, Q_p (Rational Method)

Rainfall Intensity, i

$$i = \frac{a}{(t_d + b)^c}$$

Where i = extreme mean intensity in mm/hr,
 t_d = duration in minutes ($t_d \leq 240$), and
 a, b, c = storm constants given in Table 3 of SMD, as shown below

for 50 year Design Return Period (Using Table 3a – Storm Constants for Different Return Periods of HKO Headquarters on SDM)

$a=$	451.3
$b=$	2.46
$c=$	0.337

The Rainfall Intensity of the site is around 112 mm/hr.

Calculation of Peak Runoff, Q_p (Rational Method)

According to Section 7.5.2(b) of the Stormwater Drainage Manual (SDM), Fifth Edition January 2018

<u>Surface Characteristics</u>	<u>Runoff coefficient, C</u>
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Grassland (heavy soil)	
Flat	0.13-0.25
Steep	0.25-0.35
Grassland (sandy soil)	
Flat	0.05-0.15
Steep	0.15-0.20

For catchment area of the site at the proposed development, the runoff coefficient is taken as 0.95.

Peak Runoff, Q_p

$$Q_p = 0.278 C i A$$

Where Q_p = Peak runoff in km^3/s
 C = Runoff coefficient (dimensionless)
 i = Rainfall intensity in mm/hr
 A = Catchment area in km^2

	The site
$C=$	0.95
$i=$	112
$A=$	0.0017715
$Q_p=$	0.52

The total design runoff of the catchment area is 0.52 m³/s, which is around 3,144 liter/min.

According to GEO Technical Guidance Note No. 43 (TGN 43),
For gradient 1:200, a 300UC will be suitable.

因此本申請採用至少 300mmUC。

Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

Return Period T (years)	2	5	10	20	50	100	200	500	1000
a	499.8	480.2	471.9	463.6	451.3	440.8	429.5	414.0	402.1
b	4.26	3.36	3.02	2.76	2.46	2.26	2.05	1.77	1.55
c	0.494	0.429	0.397	0.369	0.337	0.316	0.295	0.269	0.251

Table 3b – Storm Constants for Different Return Periods of Tai Mo Shan Area

Return Period T (years)	2	5	10	20	50	100	200
a	1743.9	2183.2	2251.3	2159.2	1740.1	1307.3	1005.0
b	22.12	27.12	27.46	25.79	19.78	12.85	7.01
c	0.694	0.682	0.661	0.633	0.570	0.501	0.434

Table 3c – Storm Constants for Different Return Periods of West Lantau Area

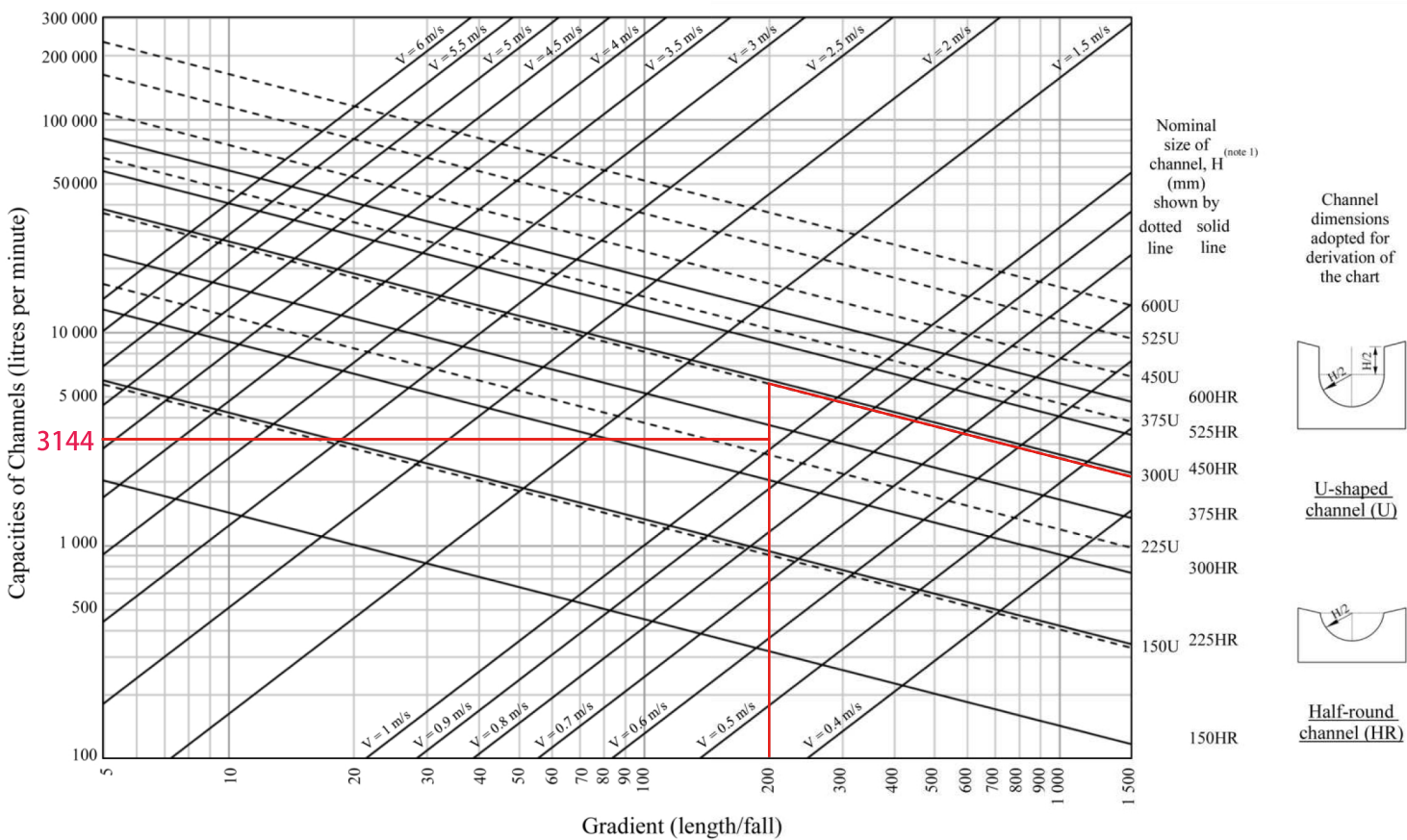
Return Period T (years)	2	5	10	20	50	100	200
a	2047.9	1994.1	1735.2	1445.6	1107.2	909.1	761.8
b	24.27	24.23	21.82	18.36	13.01	8.98	5.40
c	0.733	0.673	0.619	0.561	0.484	0.428	0.377

Table 3d – Storm Constants for Different Return Periods of North District Area

Return Period T (years)	2	5	10	20	50	100	200
a	1004.5	1112.2	1157.7	1178.6	1167.6	1131.2	1074.8
b	17.24	18.86	19.04	18.49	16.76	14.82	12.47
c	0.644	0.614	0.597	0.582	0.561	0.543	0.523

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

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



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

Appendix 5.1 - 現場相片





規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Post Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/570
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

28 February 2023

Tang Lok San

Dear Sir,

Compliance with Approval Condition (f) **Planning Application No. A/YL-TT/570**

I refer to your submission dated 18.1.2023 for compliance with approval condition (f) on the submission of a fire service installations proposal to the satisfaction of the Director of Fire Services or of the Town Planning Board. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **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. WONG Ho-yin (Tel: 2733 7737) or Mr. LI Leong-kiu (Tel: 2733 7781) of FSD.

Yours faithfully,

(Ophelia WONG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

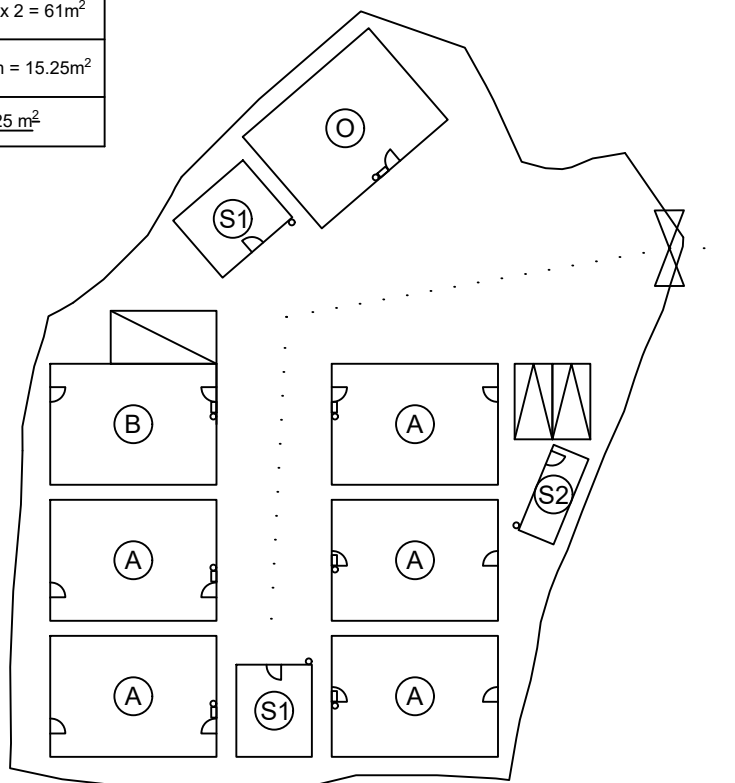
D of FS

Attn.: Mr. WONG Ho-yin

Internal
CTP/TPB(2)
OW/JT/jt

Proposed Structures Details

	Structures	Gross Floor Area (GFA)
A	Animal Boarding Establishment (5 Units)	About 11m x 8m x 5 = 440m ²
B	Animal Boarding Establishment and Toilet	About 11m x 8m = 88 m ²
O	Ancillary Office	About 11m x 8m = 88 m ²
S1	Ancillary Storage (2 Units)	About 6.1m x 5m x 2 = 61m ²
S2	Ancillary Storage	About 6.1m x 2.5m = 15.25m ²
	Total	About 692.25 m ²



*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 7.1

*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

Legend:

- 3 kg Portable Dry Powder Type Fire Extinguisher (10 in Total)
- Emergency Lighting (in accordance with BS 5266-1:2016 and BS EN 1838:2013) (7 in Total)
- Emergency Vehicular Access
- ▨ Private Car Parking Space
- ▧ LGV L/UL Space
- Ⓐ Animal Boarding Establishment
- Ⓑ Animal Boarding Establishment and Toilet
- Ⓞ Ancillary Office
- ⓈⓉ Ancillary Storage

Appendix 7

Location: DD 117 Lot 1385 S.A (Part)
1385 RP, 1386 (Part),
1387 S.A, 1387 S.B

OZP: S/YL-TT/18
District: Tai Tong
Zoning: Agriculture

Date: 18 January 2023

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議臨時動物寄養所連附屬設施
(為期3年)及填土工程

Proposed Temporary Animal Boarding
Establishment with Ancillary Facilities
For a Period of 3 Years and Filling of Land

SCALE

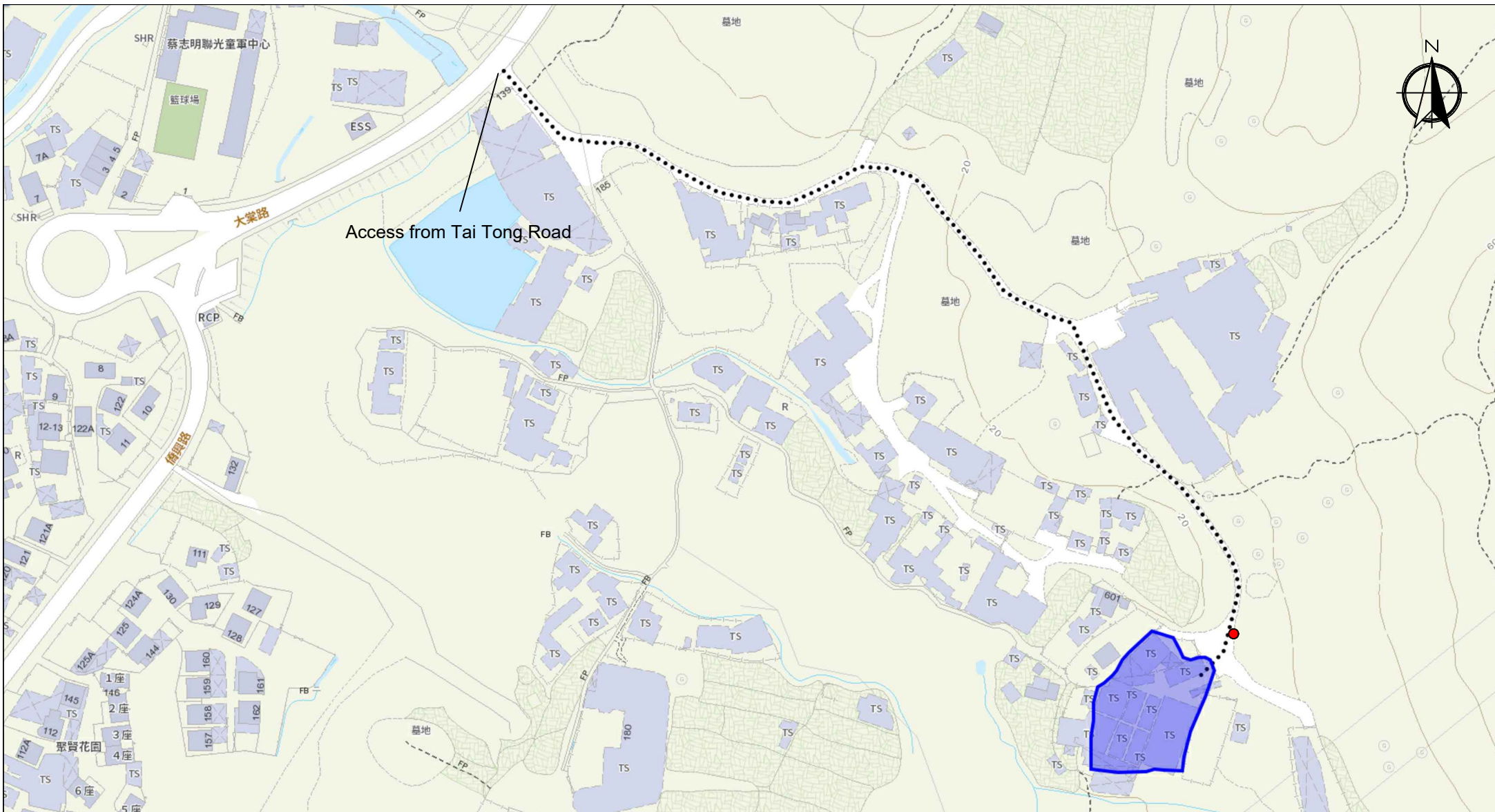
1:500

@A4

For Identification Only

Drawing No.:

7-01



*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

Scale: Undefined @A4

Captured from map.gov.hk on 12th July 2022

Appendix 7.1 Emergency Vehicular Access	Location: D.D. 117 Lot 1385 S.A (Part), 1385 RP, 1386 (Part), 1387 S.A and 1387 S.B OZP: S/YL-TT/18 District: Tai Tong Zoning: Agriculture	Project: Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a period of 3 Years and Filling of Land	Width of Unnamed Road: 3-5m (About) with passing place Map Legend: ●●●●● Road Path — Site Boundary ● Fire Hose	Drawing No.: 7-1-1
				For Identification Only Date: 17/01/2023

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9271722

FSD Ref.:
消防處編號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DD-117 LOT 1385 S.A 1385 R.R.
1386 1387 S.A及1387 S.BStreet/Road/Estate Name:
街道/屋苑名稱

大棠村

Block:
座District:
分區

元朗

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 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (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(DD/MM/YY)
24	10 x 3 KG DRY POWDER TYPE F.E.	As Above	TO SUPPLY AND INSTALL	Conforms with FSD requirements	29-4-2024

Part 3 第三部 Defects 損壞事項

Code 編號 (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的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。

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.

Authorized
Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:
公司名稱Telephone:
聯絡電話Date:
日期

Chan Yuen Hung

RC 3/185

Intercept Fire & Security

Tech.Ltd

8-5-2024

For FSD
use only:

Inspected

Verified

消防裝置及設備證書

消防處編號

座

分區

地區

「香港」

九龍

☐ Licensed premises 持牌處所 ☐ Institutional 社團Type of Building 樓宇類型: ☐ Industrial 工業

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，應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。

8-5-2024

Verified