☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From: sun wo wong
Sent: Tuesday, March 26, 2024 10:55 AM
To: Ying Yeung MO/PLAND <yymo@pland.gov.hk>; tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PH/981

此郵件係取代本人在22-03-2024交附貴會的文件
回應各部們的擬問事宜

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.

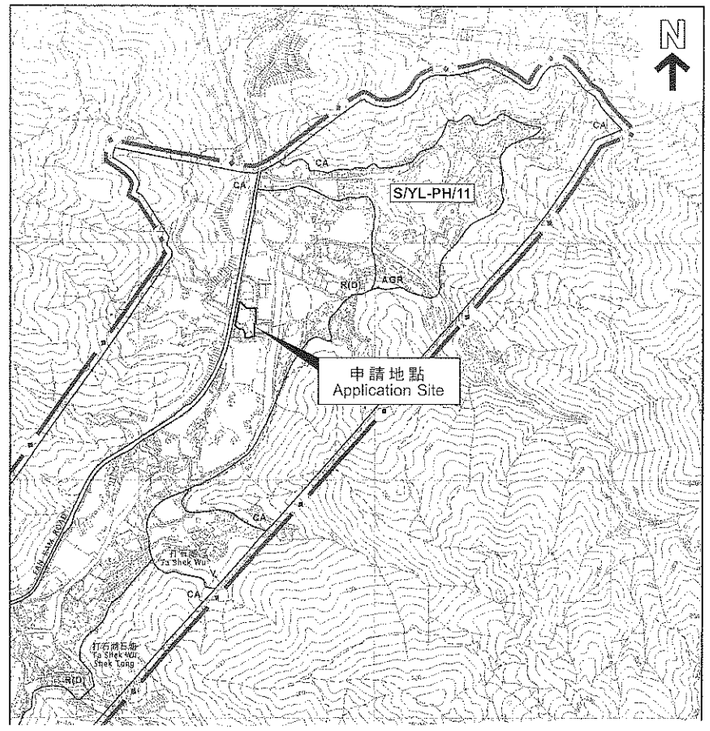
5.5 NO DANGEROUS GOODS WILL BE STORED AT ALL STRUCTURES.

LEGEND (FOR LAYOUT PLAN)

H.R.	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
F	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
P	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
F.E. $_{Co2}$	5Kg CO2 TYPE FIRE EXTINGUISHER
F.E. $_{D.P}$	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
AFA	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	EMERGENCY LIGHT
EXIT	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

REV	DESCRIPTION	DATE	BY
A	1ST SUBMISSION	10-03-2024	WC

FSI CONTRACTOR

East Power Engineering Limited
Flat A, 7/F., Hop Shing Commercial Building, 61 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2384-3772 Tel. : 2387-3738

PROJECT

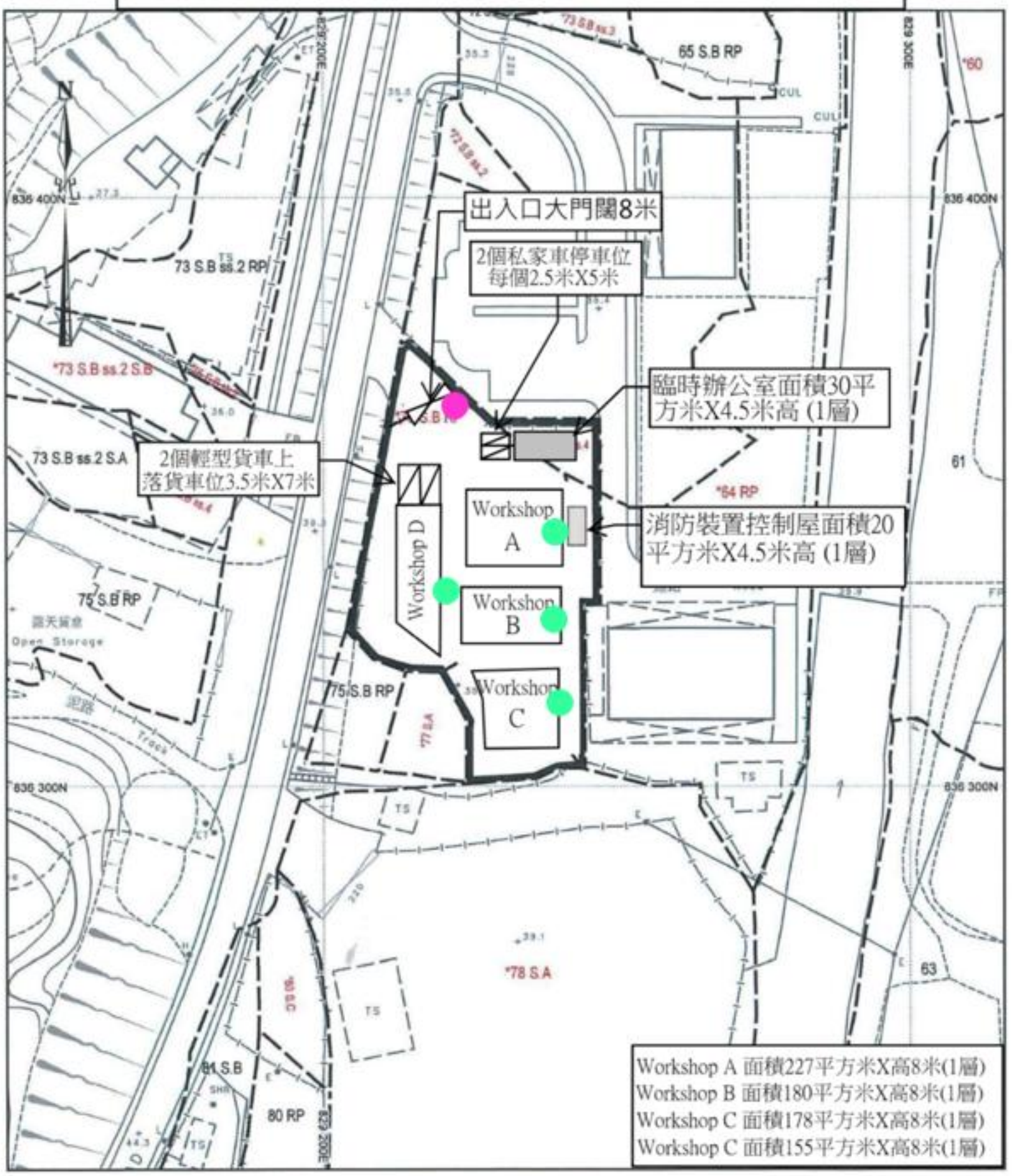
FIRE SERVICES INSTALLATION WORKS AT LOT Nos 6454, 7358 sub 7658 RP, 6776 RP in D.D.308 PAT HUENG A.L.T.

DRAWING TITLE

F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST

	INITIAL	DESIGNATION	DATE
DRAWN BY	CHO	CHO	10-03-2024
DESIGN BY	WINKLE	S.ENG	10-03-2024
CHECK BY	CM	PM	10-03-2024
APPROVED BY	-	-	-
PROJECT NO.	A/YL-PH/981		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.	EP-21021-FS01		
SCALE	N.T.S.	REVISION	A

FIRE SERVIC INSTALLATION LAYOUT PLAN



地政總署測繪處 **Survey and Mapping Office, Lands Department**

比例尺 SCALE 1 : 1 000

米 metres 10 0 10 20 30 40 50 米 metres

A/YL-PH/981

回應運輸署的擬問

Comments from the Transport Department

(a) The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Fan Kam Road and the local access;

(b) The applicant should note the local access between Fan Kam Road and the site is not managed by this Department.

A. 我等已編寫新 1 份交通流量評估，在附件一並附上。

B. 有關上述提及的 1 小段通道，是次申請如獲批准，我等會向元朗地政處申請租用上述提及的土地作為車輛出入用途及負責日後的維修及保養力工作。

16-02-2024

交通流量評估

至 ： 城市規劃委員會

本中心共有 2 個私家車位及 2 個輕型貨車上落貨位，我等預計經常停泊及出入中心車輛流量。

進入回收中心預計流量 我等預計每日不超過3架次 (私家車)進入回收中心

星 期　時 間　上午 8 時至 10 時前　上午 10 時至下午 6 時

1 至 6 車輛架次　預計有 2 架次　預計有 1 架次

我等預計每日不超過7架次 (輕型貨車)進入回收中心

星 期　時 間　上午 8 時至 10 時前　上午 10 時至下午 4 時

1 至 6 車輛架次　預計有 1 架次　預計每小時有 1 架次

離開回收中心預計流量 我等預計每日不超過3架次 (私家車)離開回收中心

星 期　時 間　上午 8 時至 10 時前　上午 10 時至下午 6 時

1 至 6 車輛架次　預計有 0 架次　預計有 3 架次

我等預計每日不超過7架次 (輕型貨車)離開回收中心

星 期　時 間　上午 8 時至 10 時前　上午 10 時至下午 4 時

1 至 6 車輛架次　預計有 1 架次　預計每小時有 1 架次

以上為我等回收中心預計車輛流量計評估。以此計算我等回收中心在工作日每小時不會超過2架次的車輛使用粉錦公路，因此絕對不會影響粉錦公路的交通流量。

獲授權代理人 黃新和

16-02-2024

A/YL-PH/981

回應地政總署的擬問

Comments from the Lands Department

1. The application site comprises Old Schedule Agricultural Lot Nos. 64 S.A, 73 S.B ss.4, 76 S.B RP and 77 RP all in D.D. 108 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

2. I must point out that the following irregularities covered by the subject planning application have been detected by this office:

   Unauthorised structure(s) within the said private lot(s) covered by the planning application

   There are unauthorized structures and uses on Lot Nos. 64 S.A, 73 S.B ss.4, 76 S.B RP and 77 RP all in D.D. 108. The lot owner(s) should immediately rectify/apply for regulation on the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.

   If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

早前在 16-08-2019 我等已獲城市規劃委員會批准開設回收中心 (A/YL-PH/806)及在 2019 年 9 月中已向元朗地政處作出申請搭建構築物事宜，但一直未有得到回應，因此在 2020 年中才搭建現有構築物作臨時用途，我等明白有關構築物為不合法的構築物，但因工作所需而搭建，在是次申請如獲批准我等會向元朗地政處作出申請批准我等臨時構築物規範許可，我等同意因規範化而產生的費用全數由我等支付，懇請地政處總署同意我等是次申請，如是次申請不獲批准，我等會在被否決後 15 天內自行清拆有關違規的構築物。

16-02-2024

致環境保護署

A/YL-PH/981

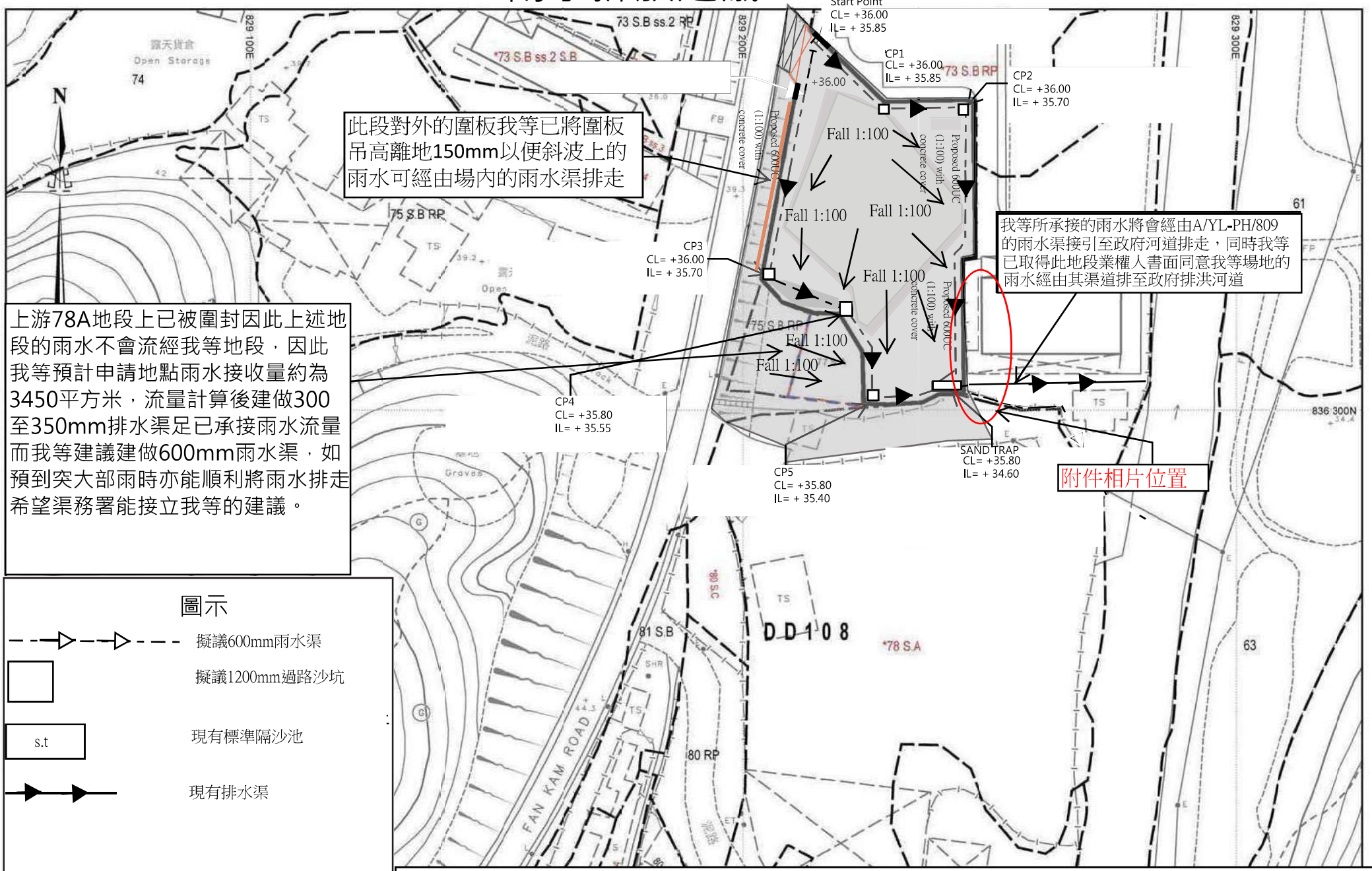
收到貴會轉交環境保護署的提訴問題，有關本場地曾經收到提訴事宜。

我等即時停止發出噪音的運輸帶的運作及進行維修工作，同時我等已即時向投訴人 (馬術學校) 作出承諾日後不會再產生噪音，及後得到對方諒解。

直至今天，我等場地沒有再被投訴的紀錄。同時我等亦和村長聯系，如我等場地如有對村民產生任何問題時，我等會即時作出改善。

22-03-2024

雨水排放建議



圖示

- 擬議600mm雨水渠
- 擬議1200mm過路沙坑
- s.t 現有標準隔沙池
- 現有排水渠

Catchment Area of site
Site Catchment Area = 3450 m 2
= 0.003450 km 2
Peak runoff in m 3/s= 0.278x0.95x250mm/hr x0.003450km 2
= 0.22778 m 3/s
= 13667 liter/min

Note:
1. Catchpit (CP1-CP5) with desilting facility shall follow CEDD's standard drawing No. C2406I.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. The inverted level of the connection point shall be verified on site prior the commencement of work
4.Grating Concrete Cover follows CEDD's standard drawing No. C2412E: U-CHANNELS

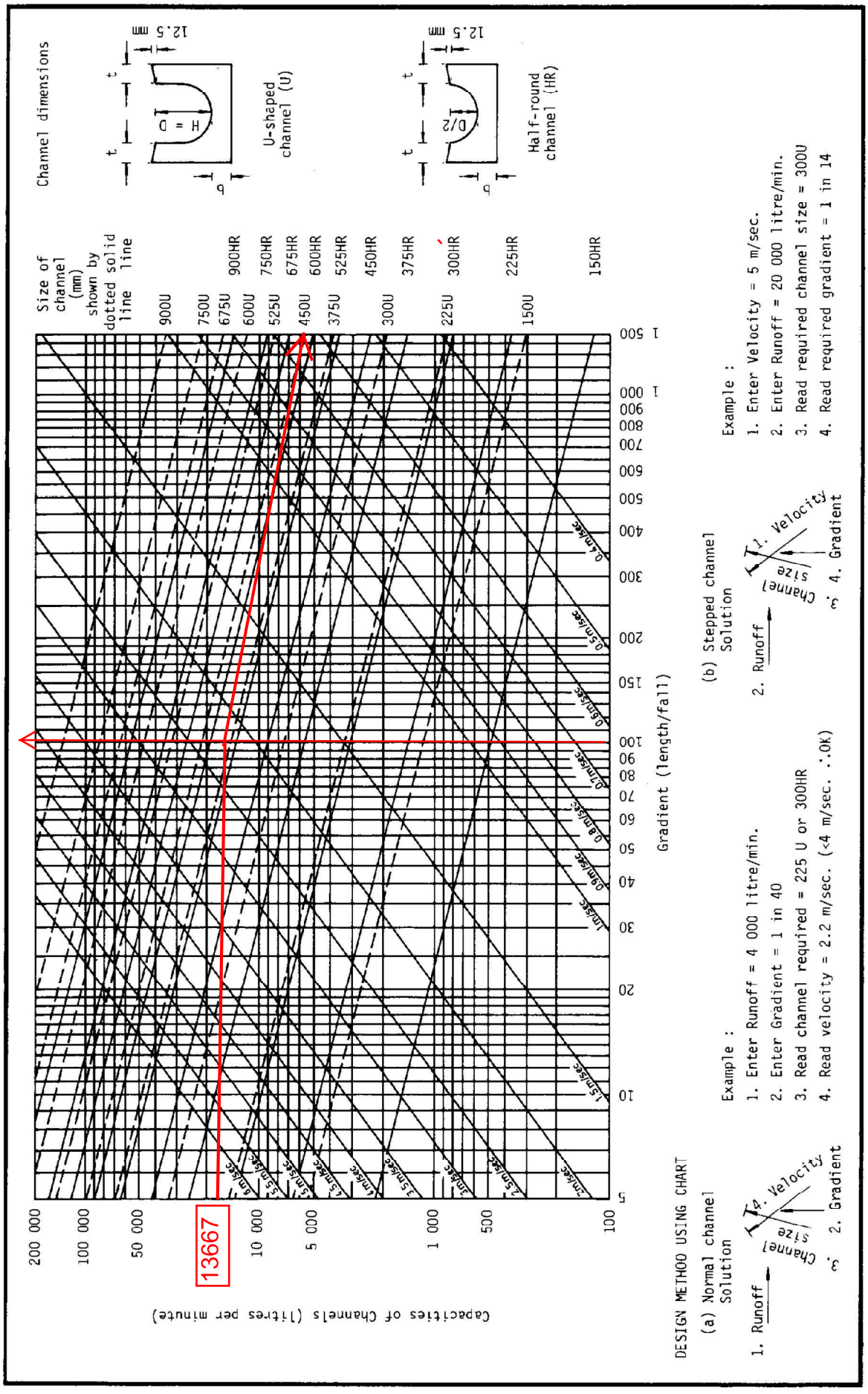
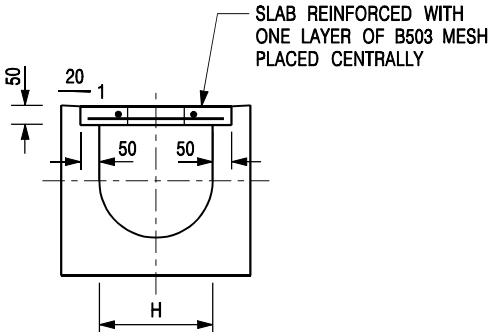
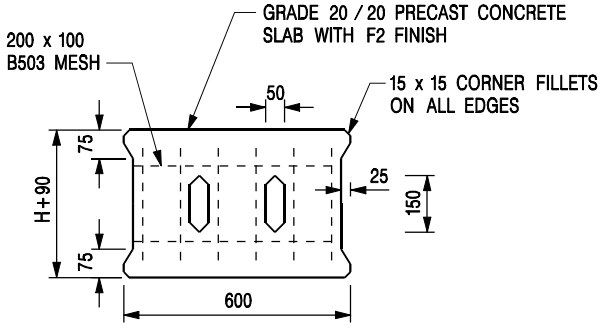


Figure 8.7 - Chart for the Rapid Design of Channels



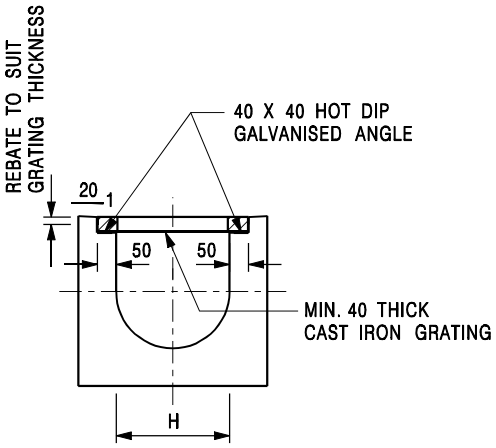
TYPICAL SECTION



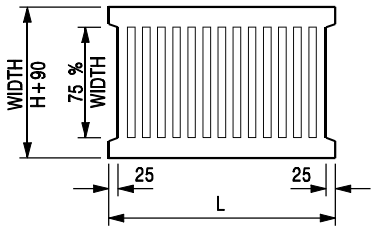
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H = NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

REF.	REVISION	SIGNATURE	DATE
E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002

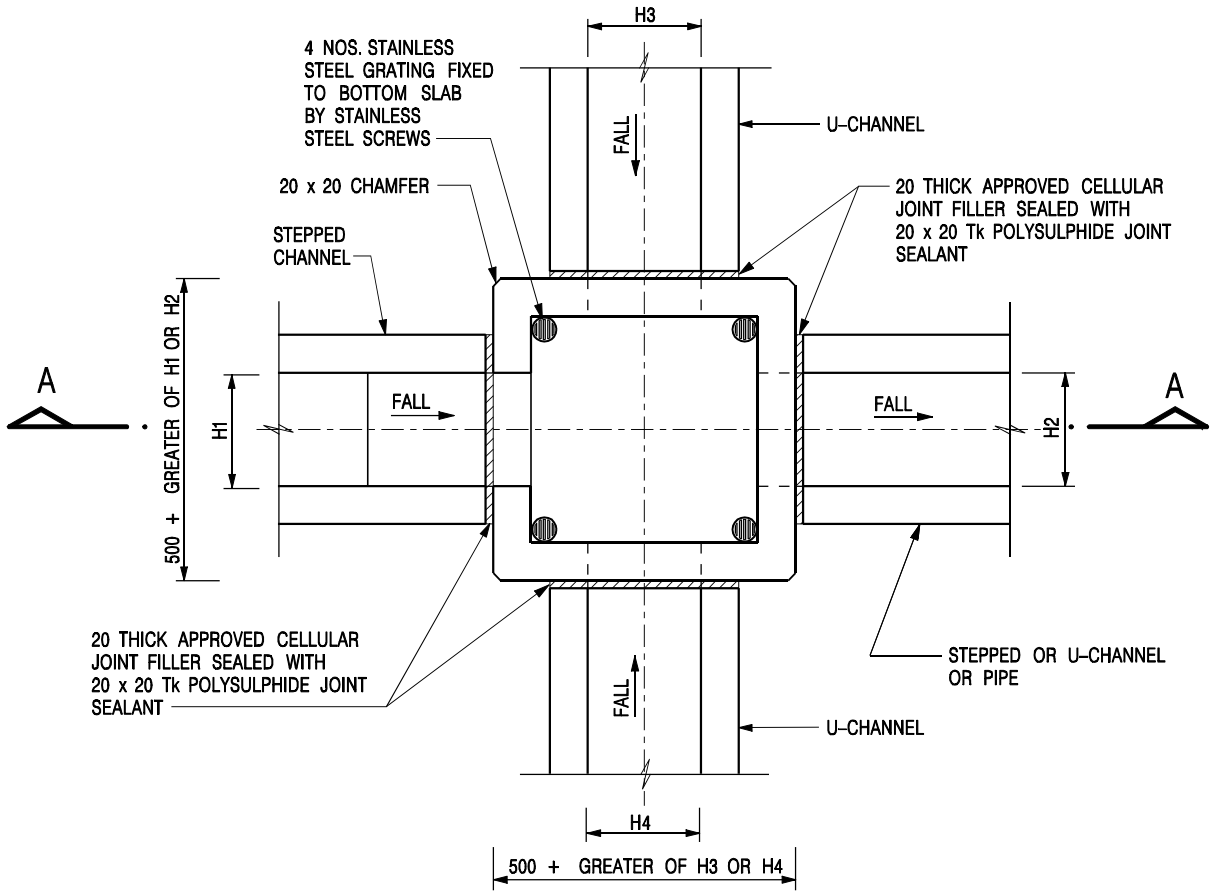
COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

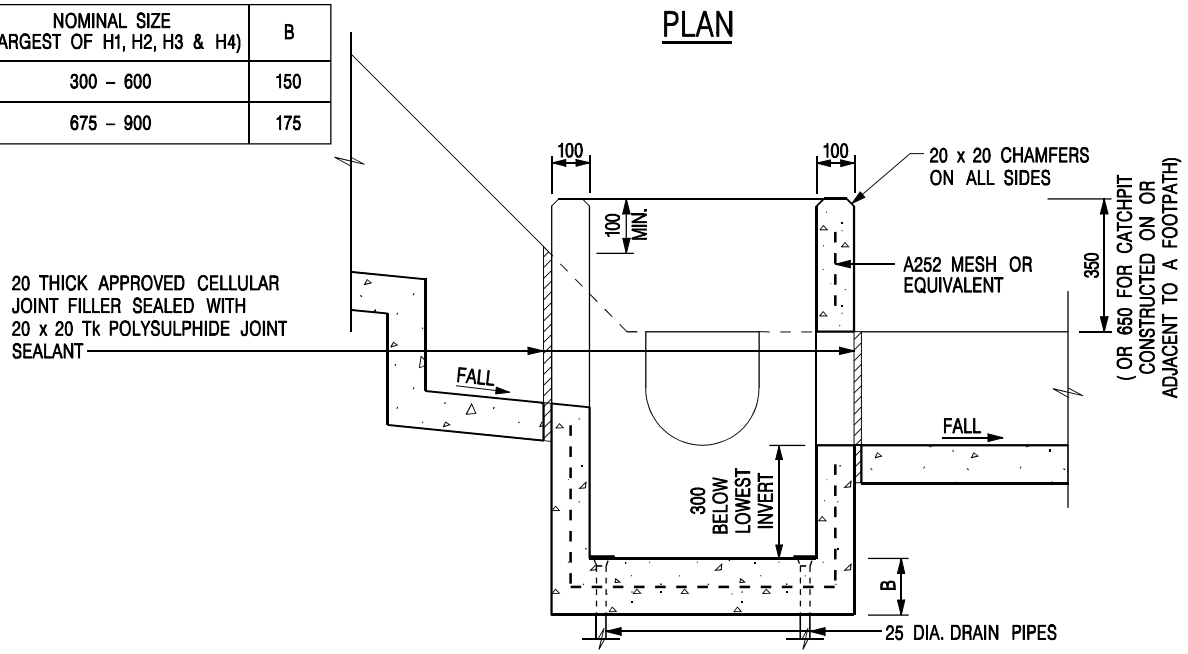
DATE JAN 1991

DRAWING NO. C2412E



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.

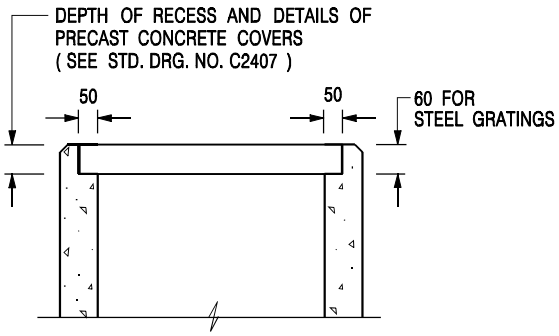
REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

CATCHPIT WITH TRAP

(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

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



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

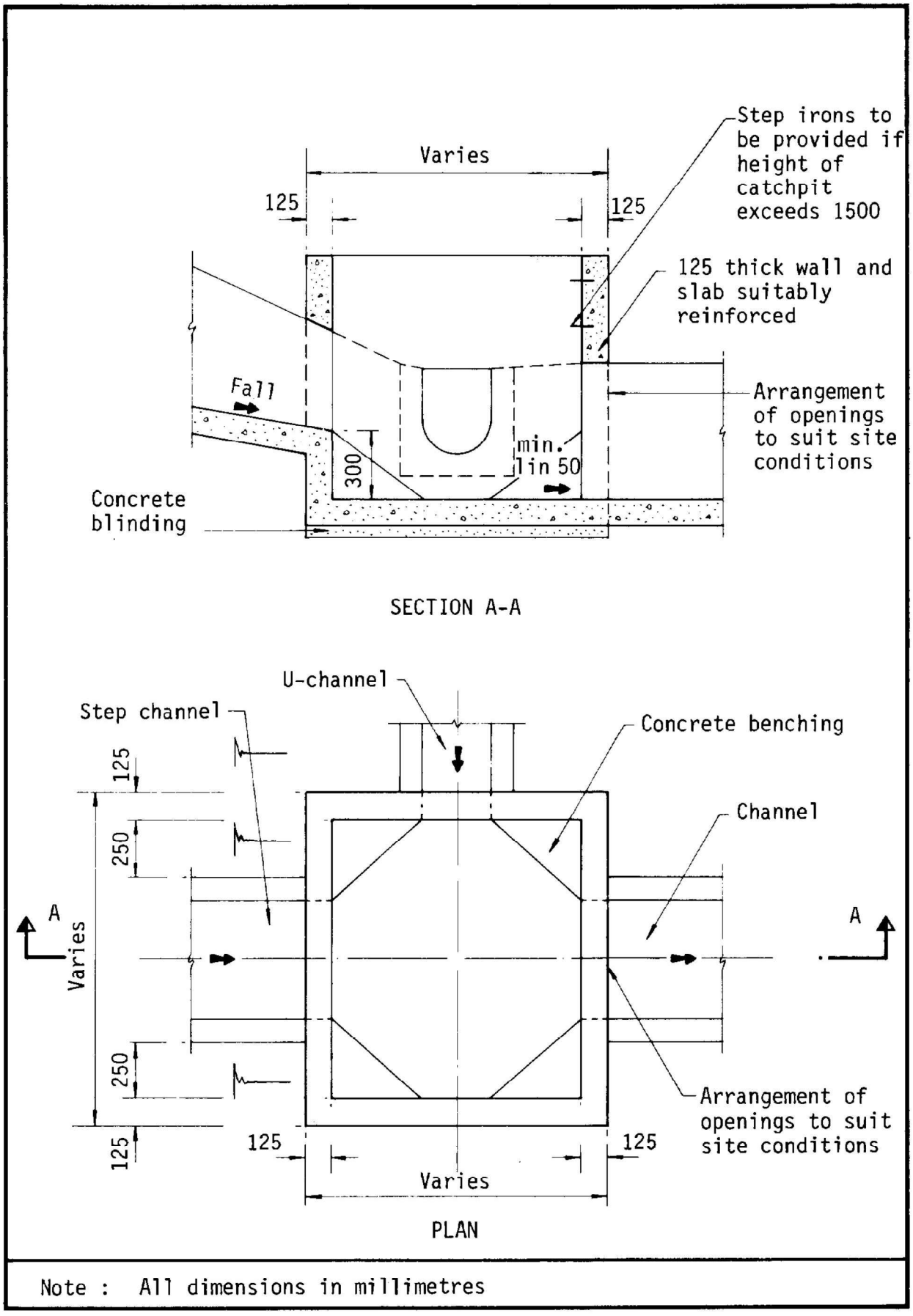
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED 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)

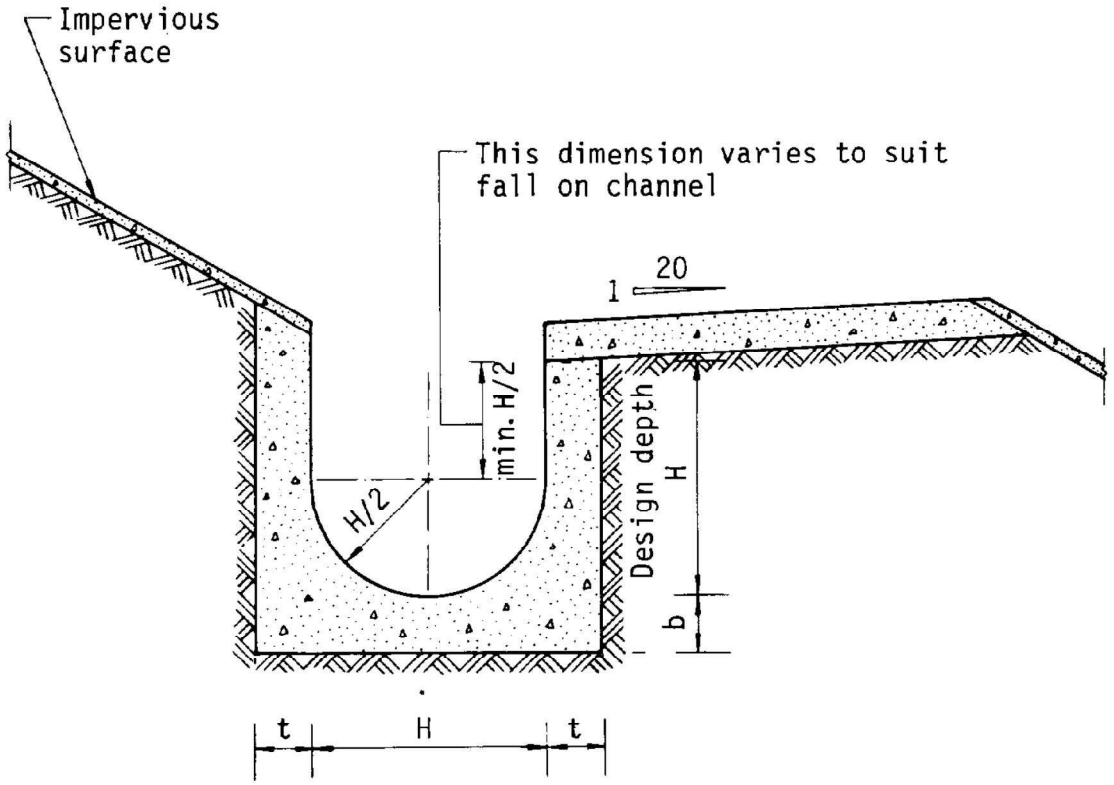
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

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



Note : All dimensions in millimetres

Figure 8.10 - Typical Details of Catchpits



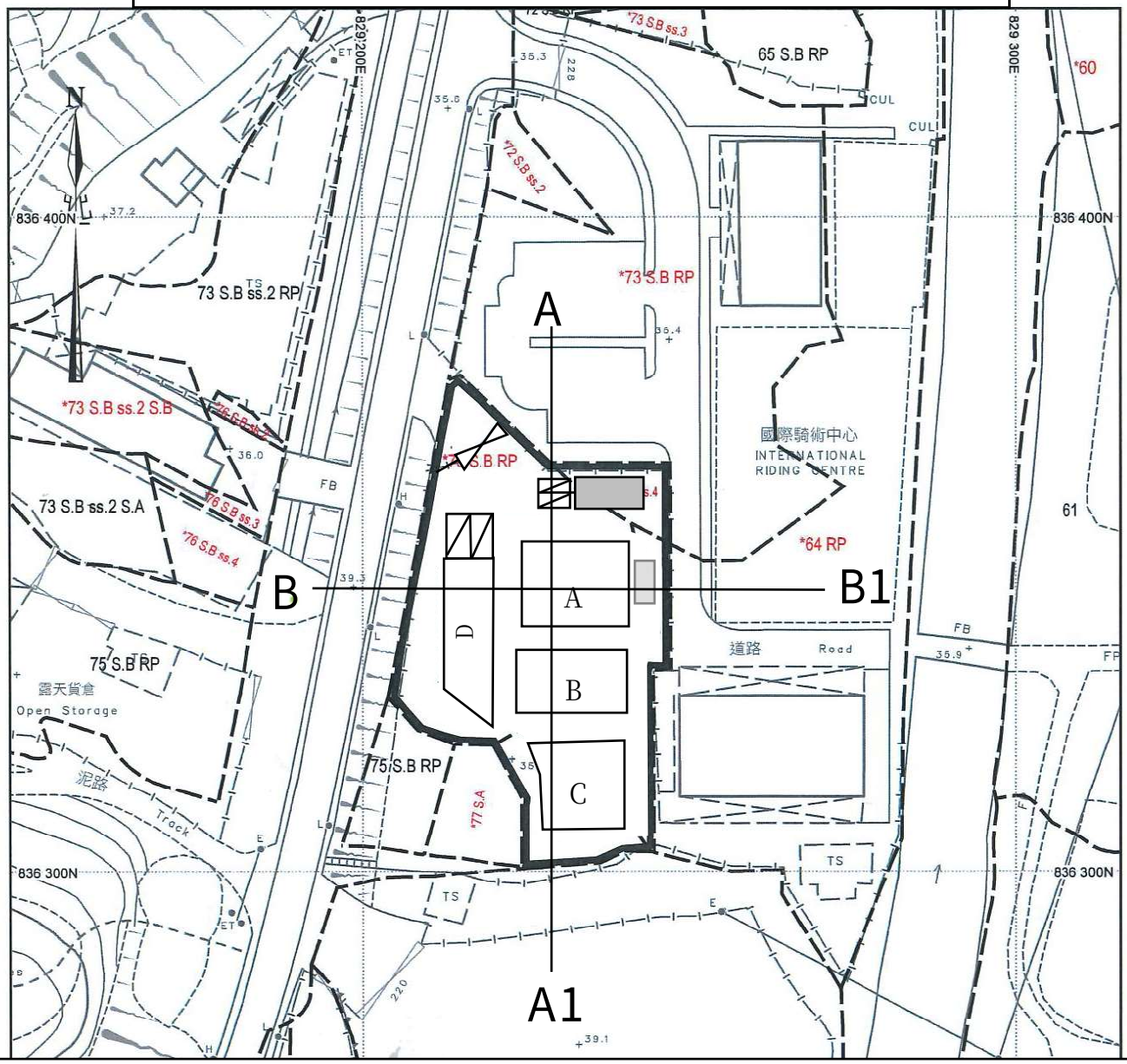
Dimensions of U - channel

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

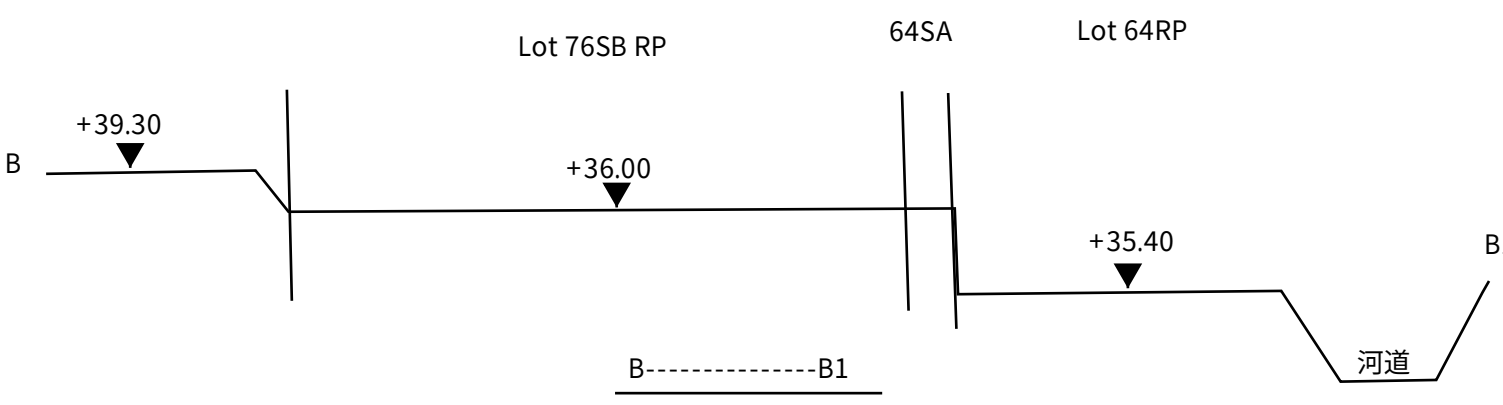
Figure 8.11 - Typical U-channel Details


A/YL-PH/981出水口

橫切面圖


N
829 200E
829 300E
836 400N
836 300N
65 S.B RP
*60
*73 S.B ss.3
*72 S.B ss.2
*73 S.B RP
73 S.B ss.2 RP
*73 S.B ss.2 S.B
73 S.B ss.2 S.A
*76 S.B ss.2
*76 S.B ss.3
*76 S.B ss.4
*64 RP
61
75 S.B RP
露天貨倉
Open Storage
泥路
Track
道路
Road
國際騎術中心
INTERNATIONAL
RIDING CENTRE
A
A1
B
B1
A
B
C
D
TS
FB
CUL


Lot 78SA
+39.10
64SA
LOT 77 RP
+35.80
Lot 76SB RP
+36.00
Lot 73SB RP
+35.40
A1
A
A1----------A


Lot 76SB RP
64SA
Lot 64RP
+39.30
B
+36.00
+35.40
B1
河道
B----------B1