

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中環大廈 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 : DD125 Lot 107 & VL
本署檔號 Our Reference : TPB/A/YL-KTN/957
電話號碼 Tel. No. :
傳真機號碼 Fax No. :

By Post and Fax (2323 3662)

R-riches Property Consultants Limited
Block D, The Richfield
236 Kat Hing Wai
Kam Tin, New Territories
(Attn.: Mr. Orpheus LEE / Ms. Grace WONG)

9 January 2024

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (g)
- the Submission of Fire Service Installations Proposal**

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities for a Period of 3 Years and Filling of Land
in "Agriculture" Zone, Lots 1424 (Part), 1426 (Part), 1427 (Part) and 1428 (Part) in
D.D. 107 and Adjoining Governmental Land, Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/957)**

I refer to your submission dated 27.11.2023 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 comments 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. CHEUNG Wing-hei (Tel:) of the Fire Services Department directly.

Yours faithfully,

(K W N G)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

- 2 -

Internal
CTP/TPB

KWN/AY/on

Comments from 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.

Our Ref.: DD125 Lot 107 & VL
Your Ref.: TPB/ A/YL-KTN/957

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

By Email

27 November 2023

Compliance with Approval Condition (g)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Various Lots
in D.D. 107, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/957)

We are writing to submit a FSIs proposal (**Appendix I**) for compliance with approval condition (g) of the subject application, i.e. the submission of the fire services proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our
_____ or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Orpheus LEE
Planning and Development Consultant



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,683 m ²	(ABOUT)
COVERED AREA	: 1,136 m ²	(ABOUT)
UNCOVERED AREA	: 1,547 m ²	(ABOUT)
PLOT RATIO	: 0.42	(ABOUT)
SITE COVERAGE	: 42 %	(ABOUT)

NO. OF STRUCTURE	: 7
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 1,136 m ² (ABOUT)
TOTAL GFA	: 1,136 m ² (ABOUT)



BUILDING HEIGHT	: 3 m - 7 m (ABOUT)
NO. OF STOREY	: 1

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR	: 3
PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

NO. OF L/UL SPACE FOR	
LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

FIRE SERVICE INSTALLATIONS

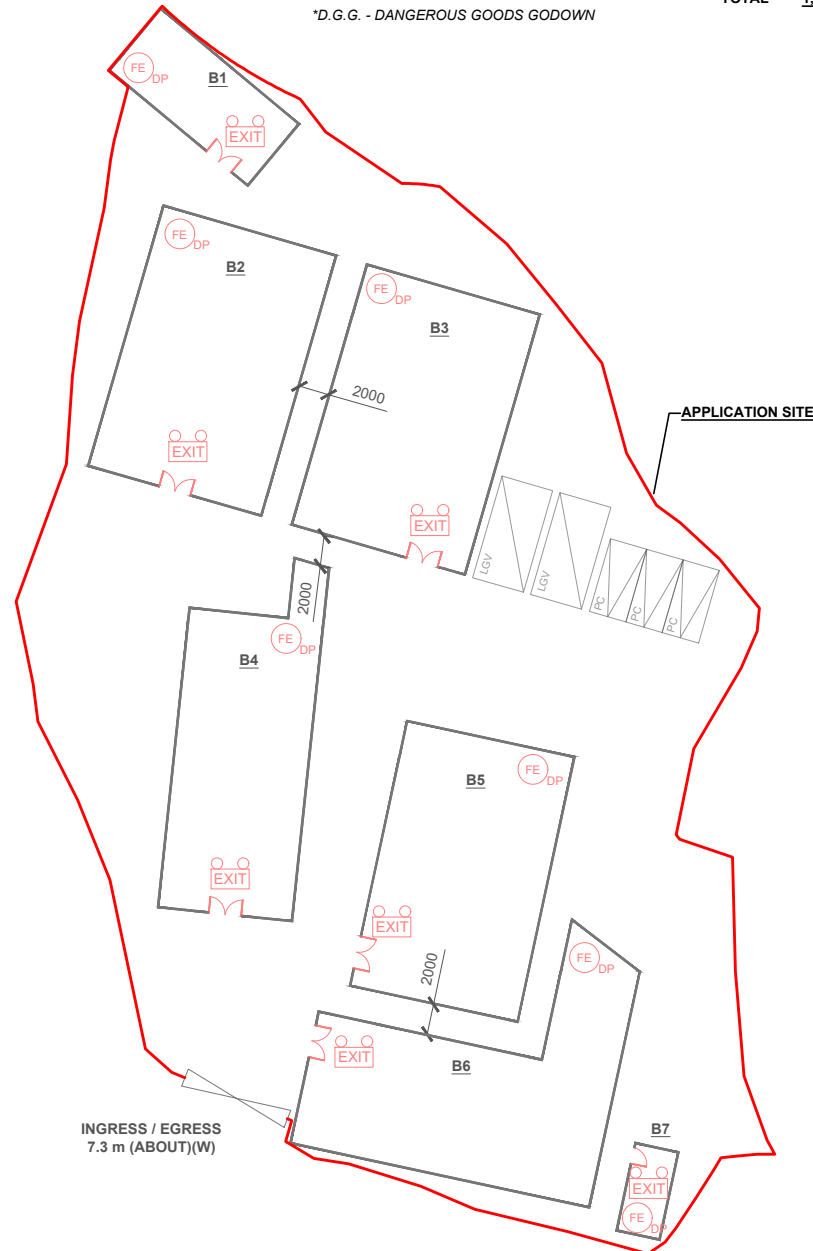
-  EXIT SIGN AND EMERGENCY LIGHT
-  5 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:






- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

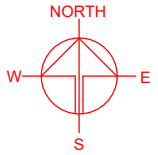
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	65 m ² (ABOUT)	65 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	189 m ² (ABOUT)	189 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	206 m ² (ABOUT)	206 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	226 m ² (ABOUT)	226 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B7	OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		1,136 m ² (ABOUT)	1,136 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE
-  LOADING / UNLOADING SPACE
-  INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE (EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND
ADJOINING GOVERNMENT
LAND, KAM TIN, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY OL DATE 27.11.2023

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE
FSIs PROPOSAL

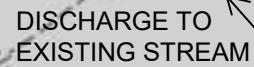
DWG NO. APPENDIX I VER. 001

Appendix II – Response to the Previous Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

Comments of the CE/MN, DSD (Contact Person:)		
(1)	Fig. 1 - There are two CP7.	It is revised accordingly (Annex I).
(2)	Connection details - CP9 is not connecting to existing stream as shown in the drainage layout plan. All proposed invert levels should be given.	Connection details of CP10 is revised and all proposed invert levels should be given (Annex I).
(3)	GEO TGN No. 42 - 375UC appears to be undersized in the chart. Please upgrade the UC size for conservative concern.	Proposed 375UC has been upgraded its size as 450UC (Annex I).
(4)	Please clarify the relationship between view 2 and view 3. It is noted that there are already few underground pipes in view 3, please clearly advise how the proposed discharge pipe would not affect the existing underground pipes.	Underground pipe will be reconstructed as 450mm dia. UPVC due to insufficient capacity of original pipe (Annex I).
(5)	The proposed outlet pipe size does not tally with all plans/ connection details. Please review.	It is revised accordingly that proposed outlet pipe size does tally with all plans and connection detail (Annex I).

Note:

1. Catchpit (CP4) with desilting facility shall follow CEDD standard drawing No. C2406I.
2. Proposed 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. Catchment Area (Including site area and outside area) = 5628 m²



CP10
CL = + 9.9
IL = +8.01

Proposed 450m
dia. UPVC

CP4
(With Desilting
Facility)
CL = + 9.9
IL = +8.03

CP3
CL = + 9.9
IL = +8.62

CP8
CL = + 9.7
IL = +9.51
Proposed 450UC
covered by case
(1:100)

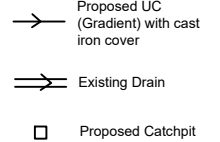
CP6
CL = + 10.2
IL = +9.650

CP1
CL = + 9.5
IL = +9.120

Start Point
CL = + 10.2
IL = +9.750

CP9
CL = + 10.2
IL = +9.650

Legend:



Company:

Project:

Lots 1424 (Part), 1426 (Part), 1427 (Part) and 1428 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

(A/YL-KTN/957)
(Drainage Proposal)

Title:

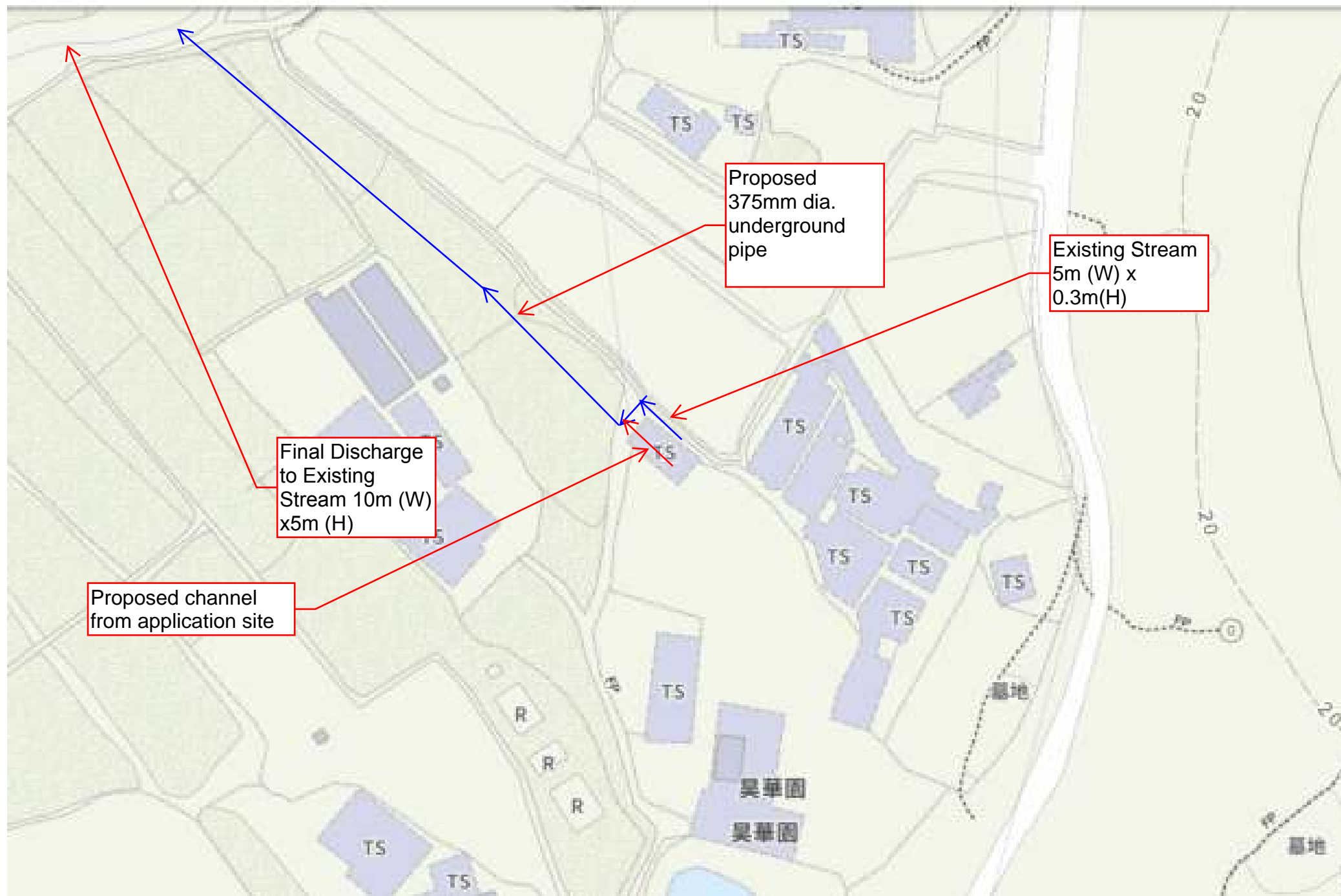
Drainage layout

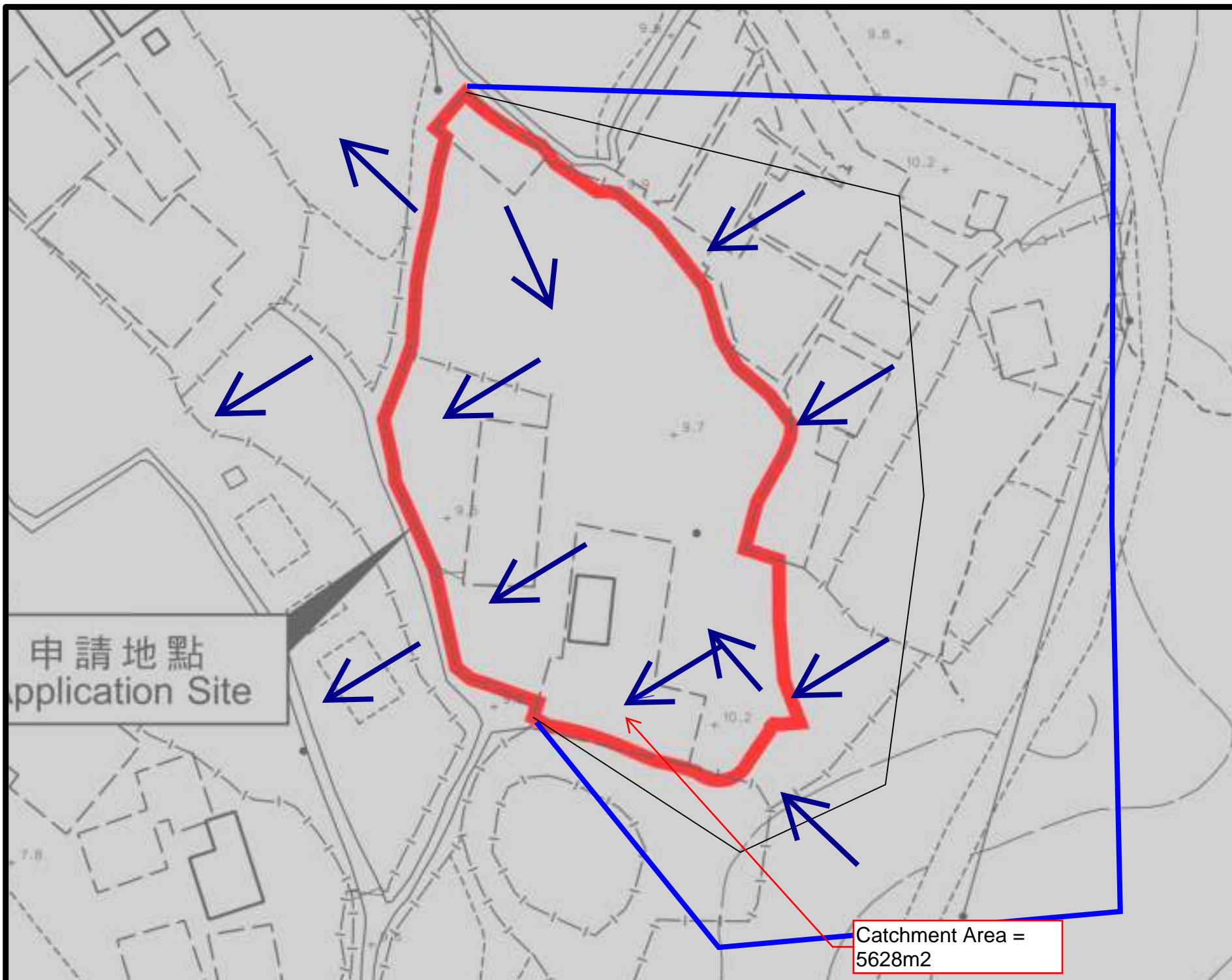
Dwg No:

File:

Fig.1

Date: 17 April 2025





- Legend:
- Proposed UC (Gradient) with cast iron cover
 - ⇌ Existing Drain
 - Proposed Catchpit

Company:

Project:

Lots 1424 (Part), 1426 (Part), 1427 (Part) and 1428 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

(A/YL-KTN/957)
(Drainage Proposal)

Title:

Catchment Zone

Dwg No:

Fig.2

File:

Date:
2 February
2024

Assume return period $T = 50$ years

According to SDM Corrigendum No.1 /2024

$a = 505.5$, $b = 3.29$, $c = 0.355$

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

Duration in minutes is taken as 6 mins

According to SDM Corrigendum No.1 /2022 , rainfall increase = 16%

$$i = \frac{(505.5)}{(6+3.29)^{0.355}} (1+16\%) = 229 \times (1+16\%) = 266 \text{ mm/hr}$$

$i = 266 \text{ mm/hr}$ is taken

Catchment Area = 2683 m^2 (Site Area), Catchment area = 2945 m^2 (Outside area)

Surface runoff coefficient $C = 0.95$ (Site Area) and $C = 0.4$ (for outside catchment area)

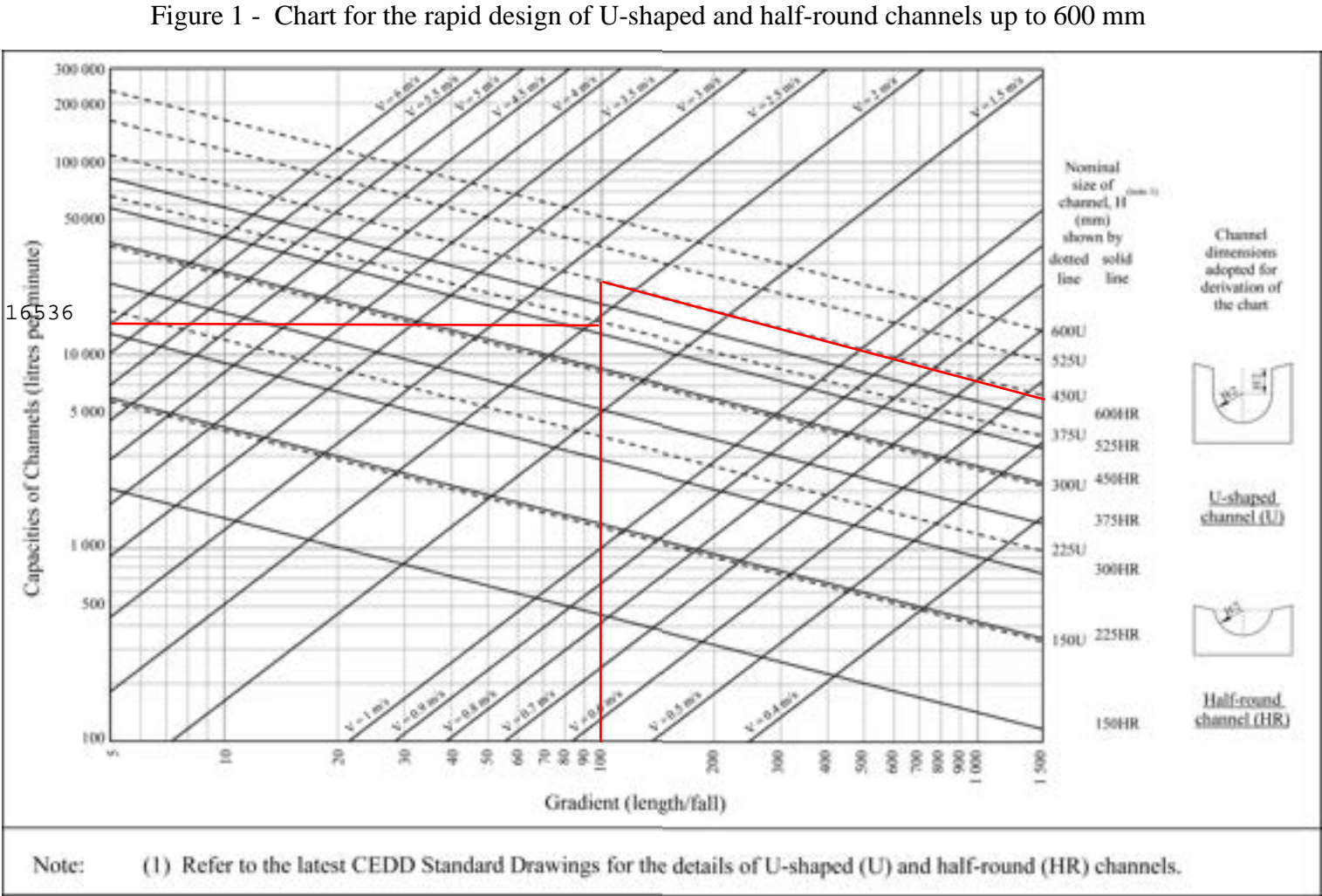
$$Q_p = 0.278 C_i A$$

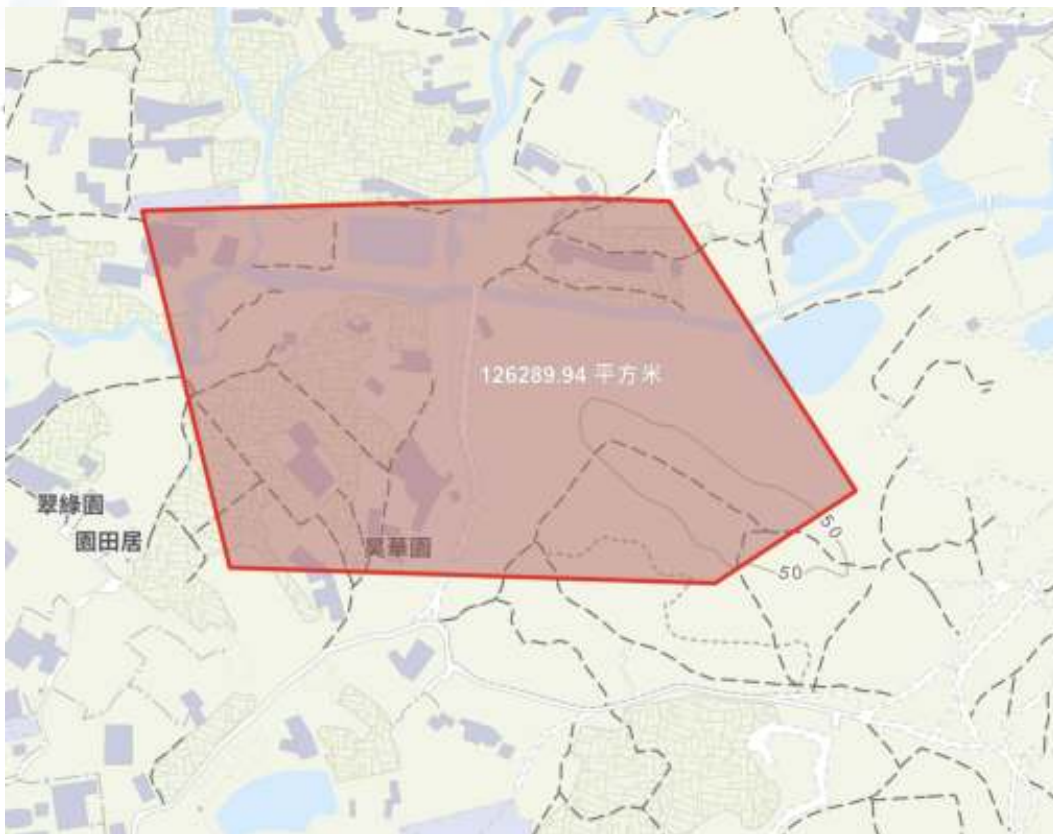
$$= 0.278 (0.95) (266) (2683 \times 10^{-6}) + 0.278 (0.40) (266) (2945 \times 10^{-6})$$

$$= 0.2756 \text{ m}^3/\text{s} = 16536 \text{ litre /min}$$

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





$$\text{Catchment Area} = 126290\text{m}^2$$

$$\begin{aligned} Q &= 0.278 C_i A \\ &= 0.278 (0.45)(250) (126290 \times 10^{-6}) \\ &= 8.338\text{m}^3/\text{hr} \end{aligned}$$

10m (W) x 5m(H) existing channel is final discharge Point

By Manning's Equation,

$$\begin{aligned} Q &= \frac{1}{n} \frac{A^{\frac{5}{3}}}{P^{\frac{2}{3}}} S_0^{\frac{1}{2}} \quad \text{where } n=0.015 \\ &= \frac{1}{0.015} \frac{(50)^{\frac{5}{3}}}{(25)^{\frac{2}{3}}} (0.001)^{\frac{1}{2}} \\ &= 167.3\text{m}^3/\text{hr} \end{aligned}$$

$$S_0 = 0.001$$

$$A = 10 \times 5 = 50\text{m}^2$$

$$P = 10 \times 2 + 5 = 25\text{m}$$

$$> 8.338\text{m}^3/\text{hr}$$

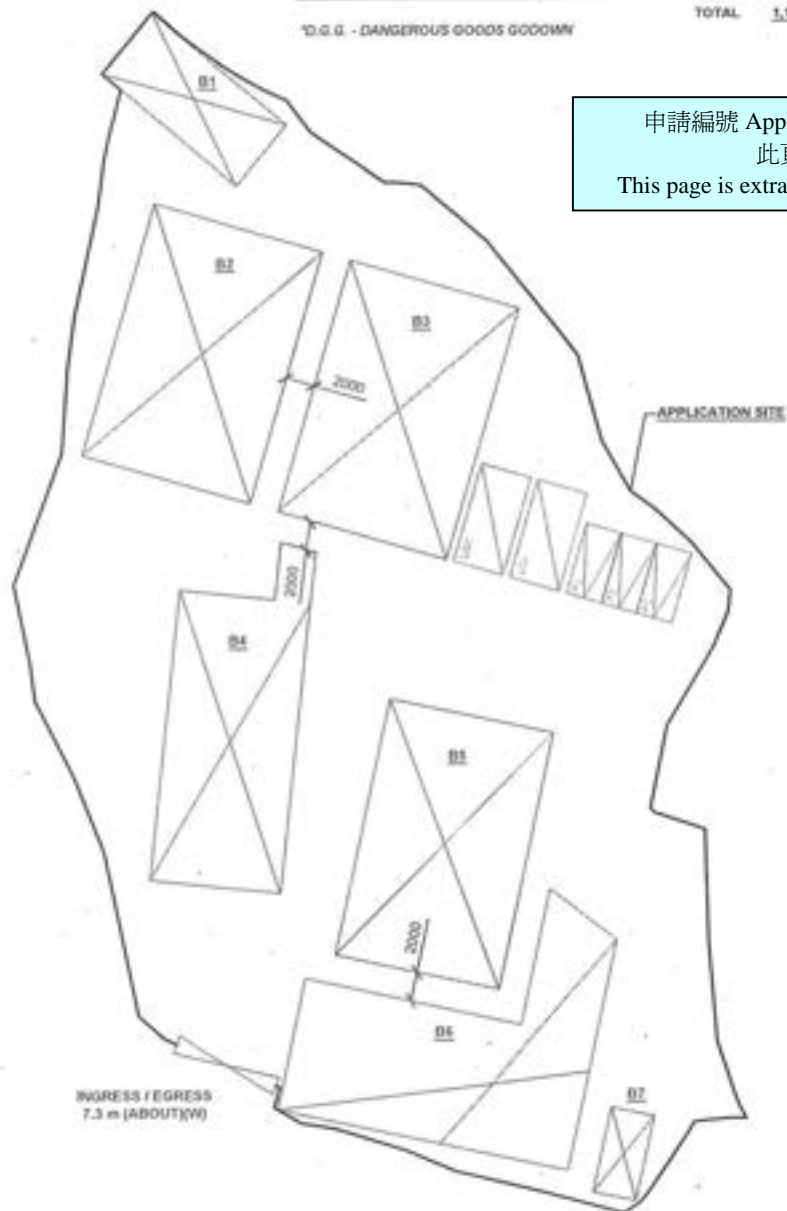
(100%)

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	2,683 m ²	(ABOUT)
COVERED AREA	1,136 m ²	(ABOUT)
UNCOVERED AREA	1,547 m ²	(ABOUT)
PLOT RATIO	0.42	(ABOUT)
SITE COVERAGE	42 %	(ABOUT)
NO. OF STRUCTURE	7	
DOMESTIC GFA	NOT APPLICABLE	
NON-DOMESTIC GFA	1,136 m ²	(ABOUT)
TOTAL GFA	1,136 m ²	(ABOUT)
BUILDING HEIGHT	3 m - 7 m	(ABOUT)
NO. OF STOREY	1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	65 m ² (ABOUT)	65 m ² (ABOUT)	7 m (ABOUT)(1-STORY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(1-STORY)
B3	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(1-STORY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	189 m ² (ABOUT)	189 m ² (ABOUT)	7 m (ABOUT)(1-STORY)
B5	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	206 m ² (ABOUT)	206 m ² (ABOUT)	7 m (ABOUT)(1-STORY)
B6	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	226 m ² (ABOUT)	226 m ² (ABOUT)	7 m (ABOUT)(1-STORY)
B7	OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
TOTAL		1,136 m ² (ABOUT)	1,136 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GOODWAY



申請編號 Application No. : A / YL-KTN / 957

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	3
DIMENSION OF PARKING SPACE	5 m (S) x 2.5 m (W)
NO. OF LAL SPACE FOR LIGHT GOODS VEHICLE	2
DIMENSION OF LAL SPACE	7 m (S) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GOODWAY) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 187 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 500 @ A4

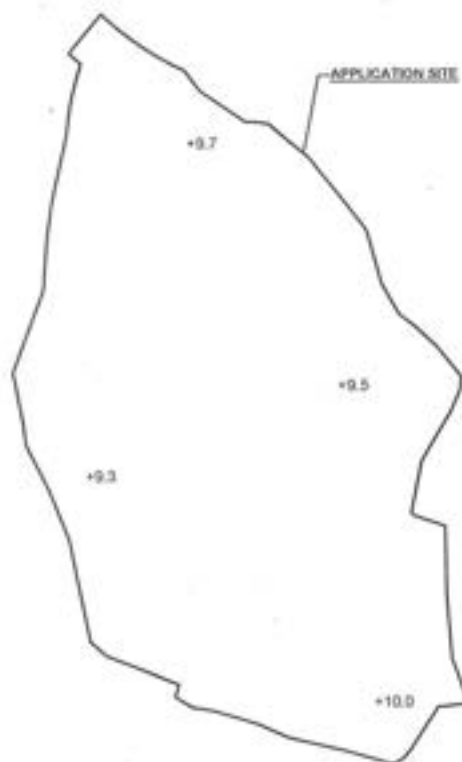
DRAWN BY MM	DATE 15.8.2023
REVIEWED BY CL	DATE 24.8.2023
APPROVED BY	DATE

SHEET TITLE
LAYOUT PLAN

SHEET NO. PLAN 4	PAGE 901
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APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA	2.683 m ²	(ABOUT)
SITE LEVELS BEFORE FILLING OF LAND	+9.3 mPD TO +10.0 mPD	(ABOUT)



LEGEND

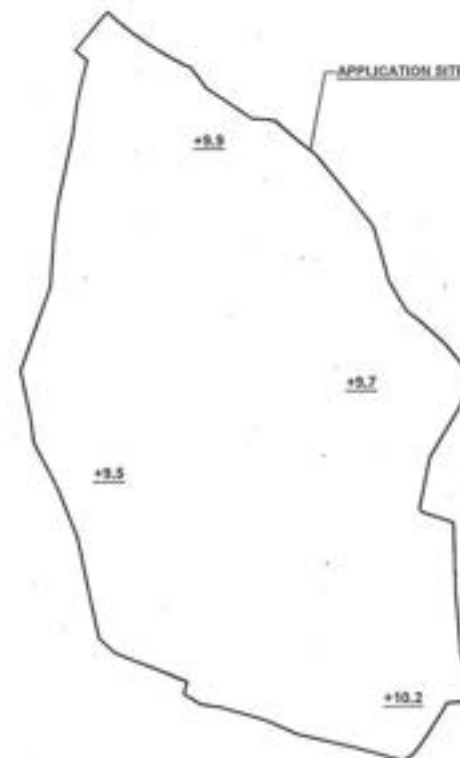
	APPLICATION SITE
+9.4	SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

EXISTING FILLING OF LAND AREA

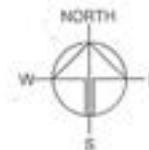
APPLICATION SITE AREA	2.683 m ²	(ABOUT)
COVERED BY STRUCTURE	1.136 m ²	(ABOUT)
EXISTING FILLED AREA	2.683 m ²	(ABOUT)
DEPTH OF LAND FILLING	NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	+9.5 mPD TO +10.2 mPD	(ABOUT)
MATERIAL OF LAND FILLING	CONCRETE	
USE	SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	

THE APPLICATION SITE HAS BEEN FILLED WITH CONCRETE. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.



LEGEND

	APPLICATION SITE
	LAND FILLING AREA
+9.6	SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GOODWANS) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 161 AND ADJOINING GOVERNMENT LAND, KAM TIN YUEN LOAN, NEW TERRITORIES

SCALE

1 : 800 @ A4

DESIGNED BY	DATE
MM	15.8.2023
REVISED BY	DATE
CL	24.8.2023
APPROVED BY	DATE

SHEET TITLE

FILLING OF LAND

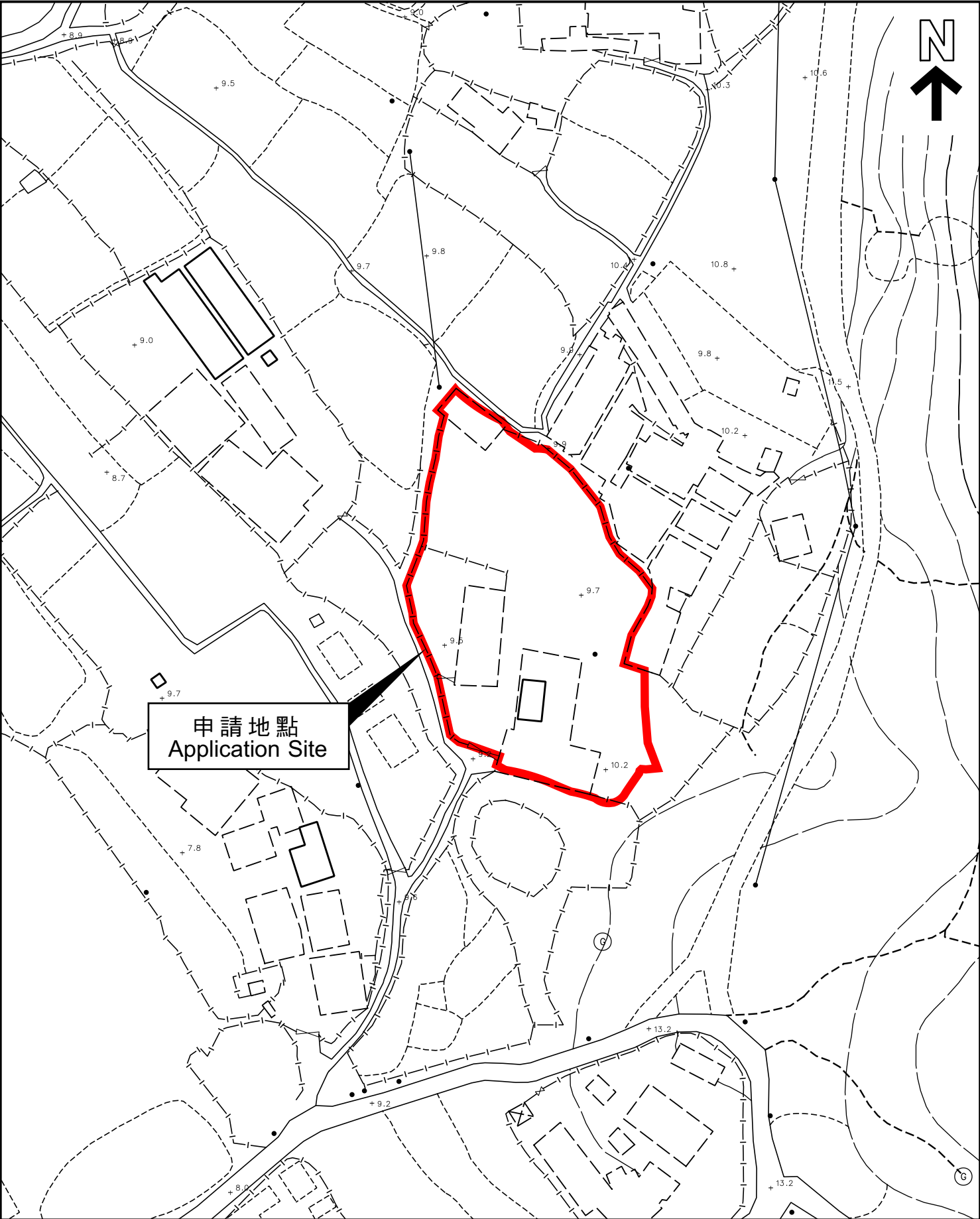
PLAN 5

001

申請編號 Application No. : A / YL-KTN / 957

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

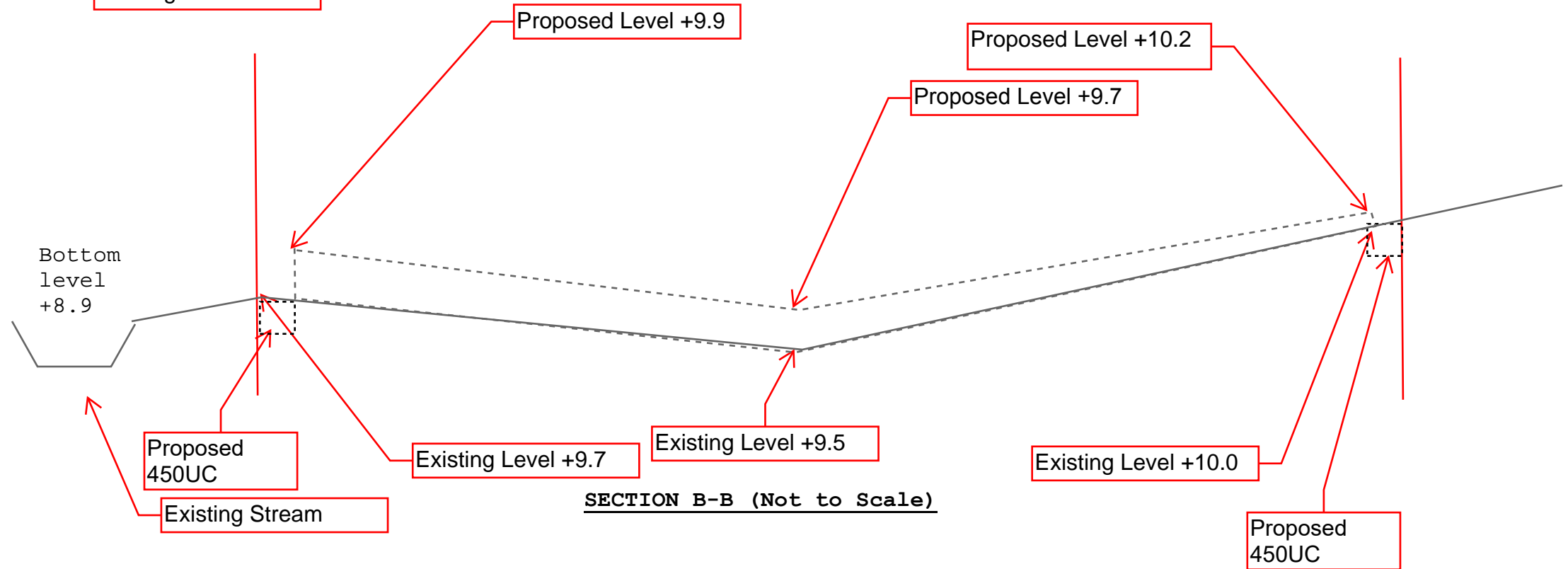
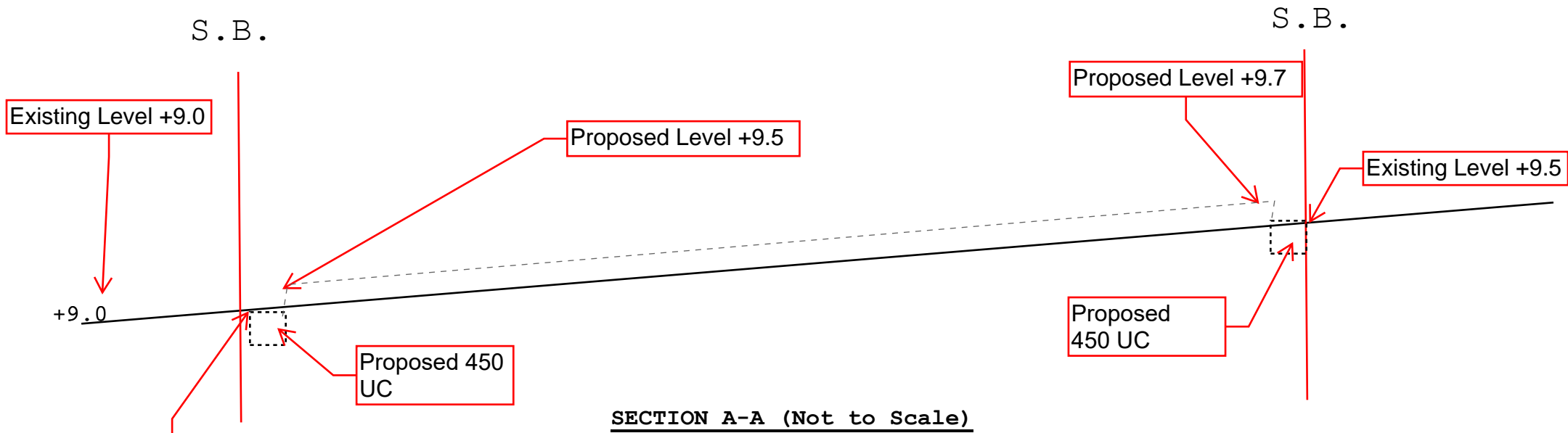


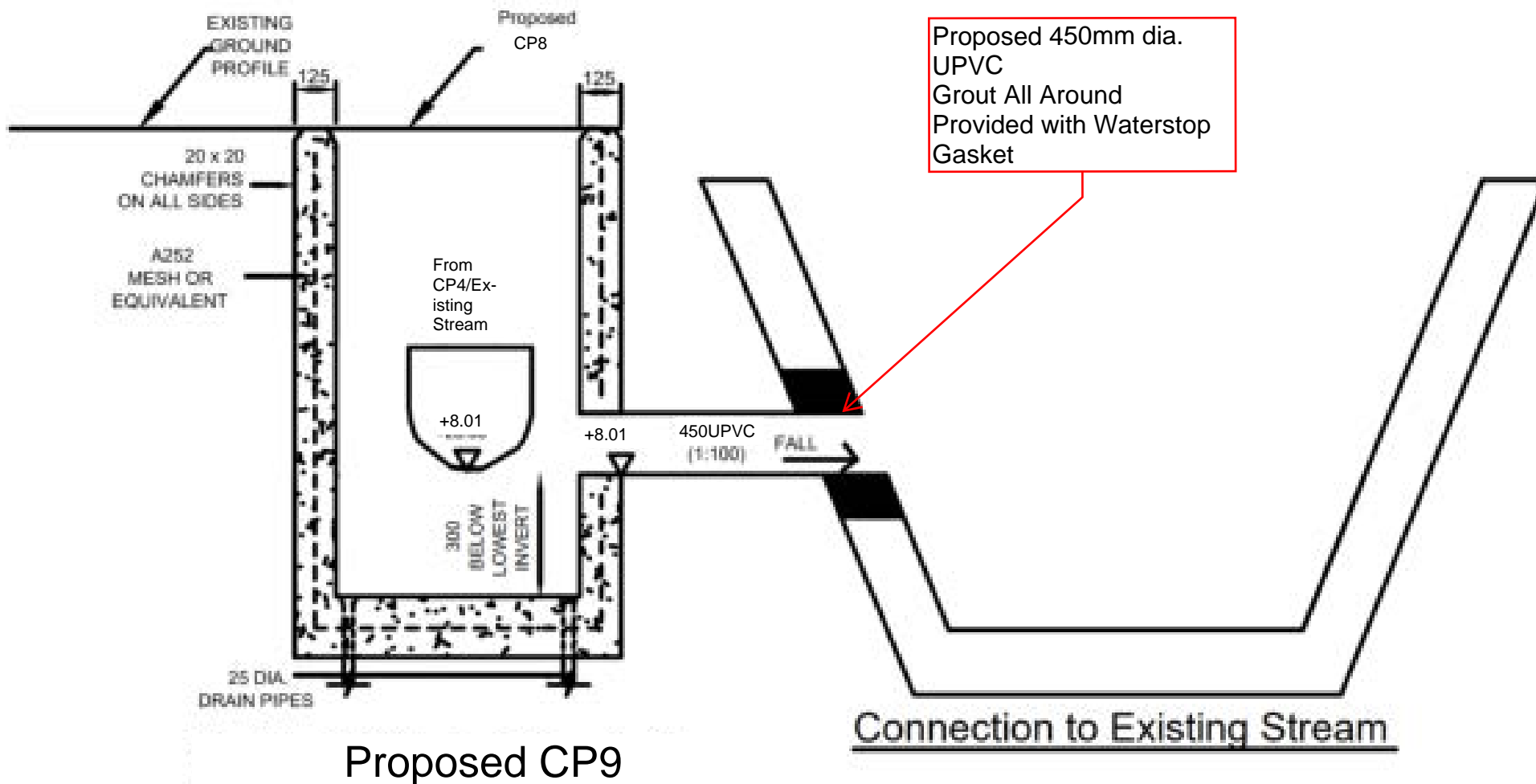
本摘要圖於2023年8月29日擬備，
所根據的資料為測量圖編號
6-NE-2C 及 7A
EXTRACT PLAN PREPARED ON 29.8.2023
BASED ON SURVEY SHEETS No.
6-NE-2C & 7A

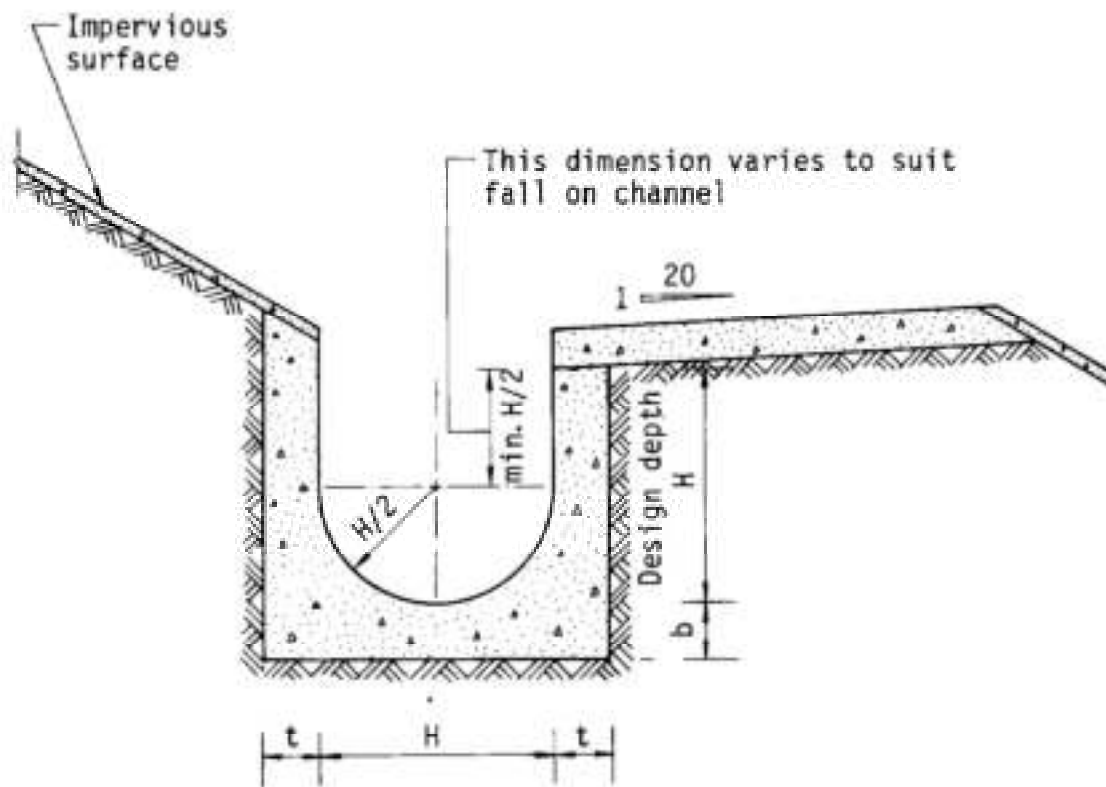
平面圖 **SITE PLAN**

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

參考編號
REFERENCE No.
A/YL-KTN/957







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

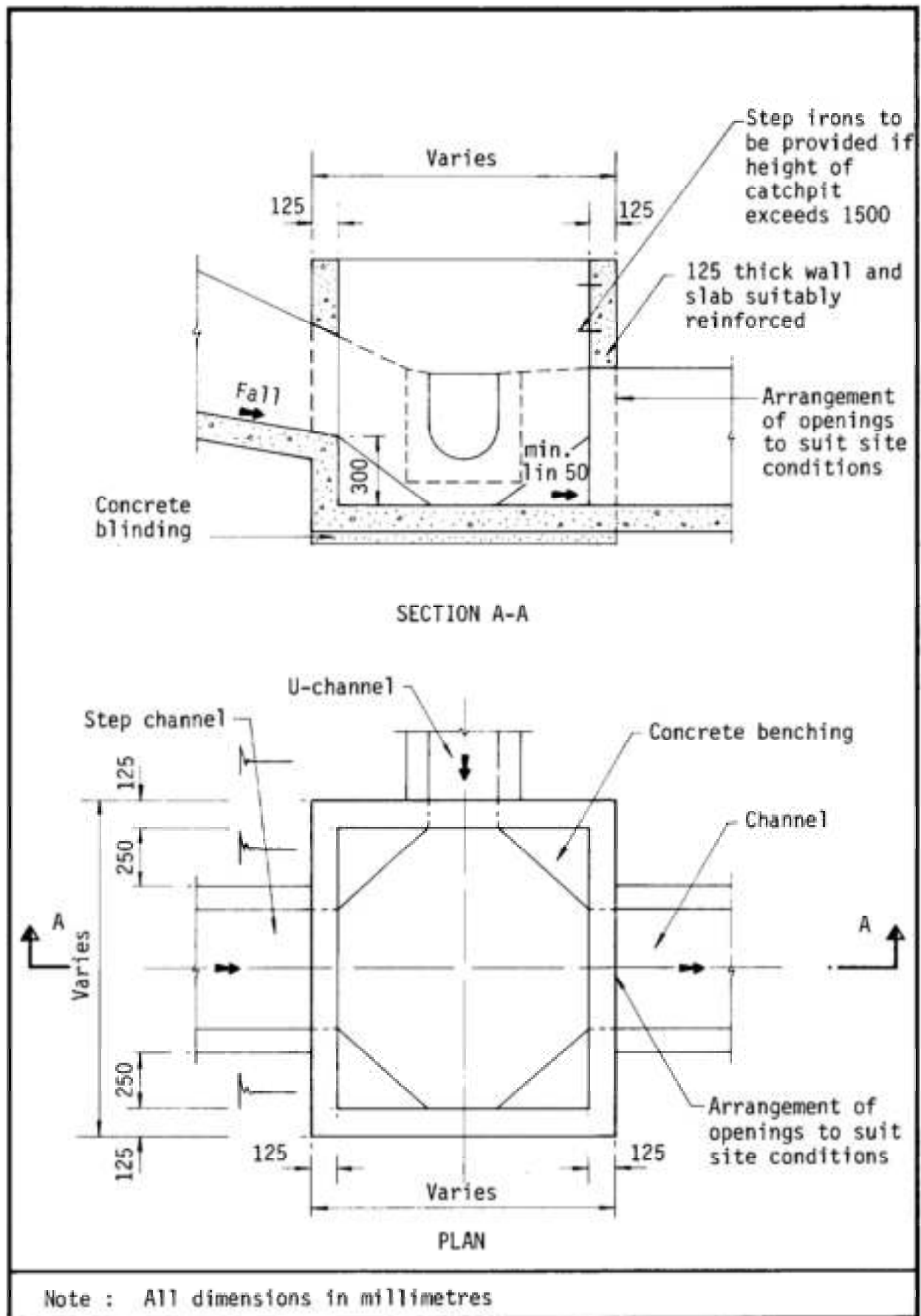
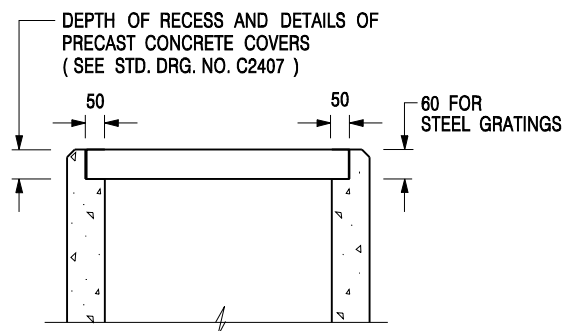


Figure 8.10 - Typical Details of Catchpits



**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.

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

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



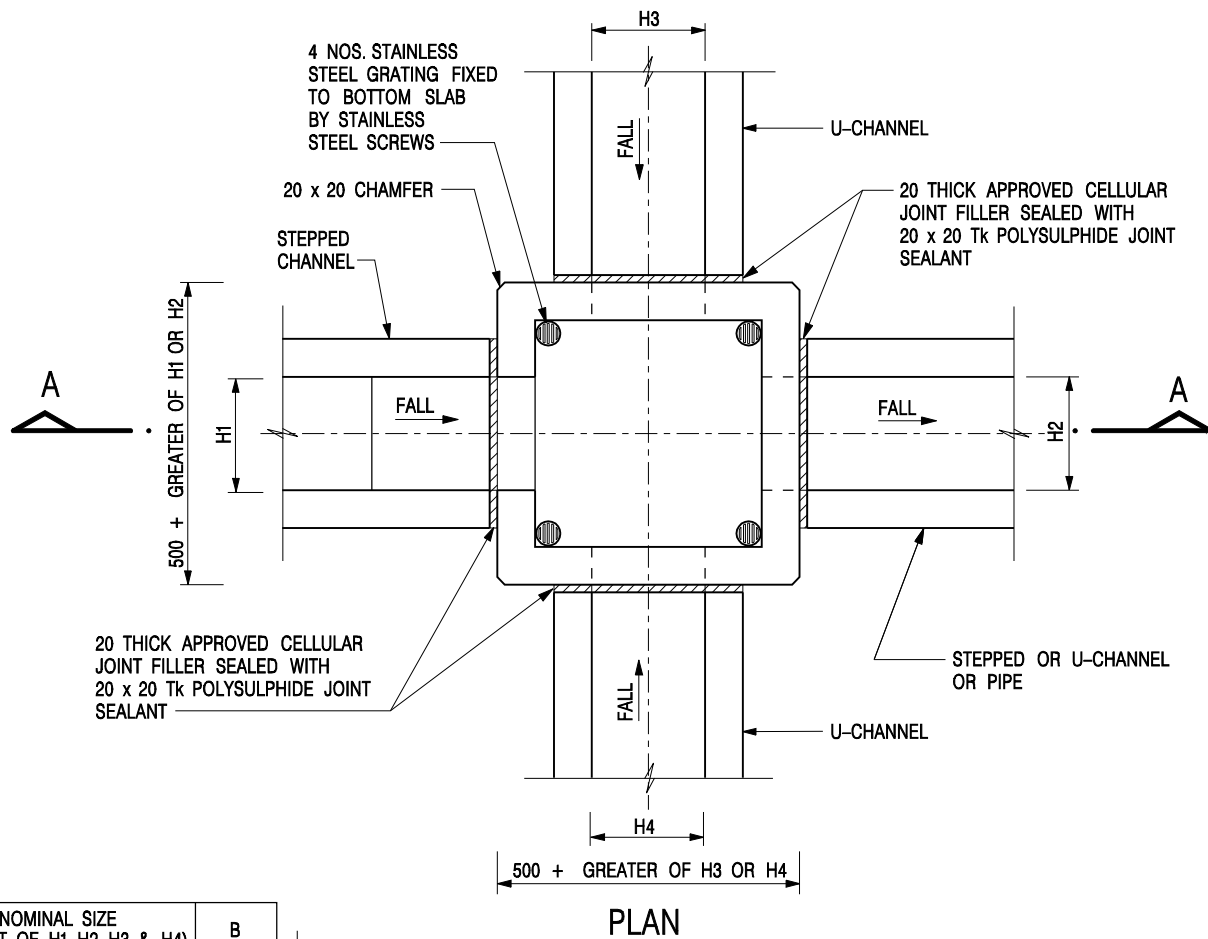
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

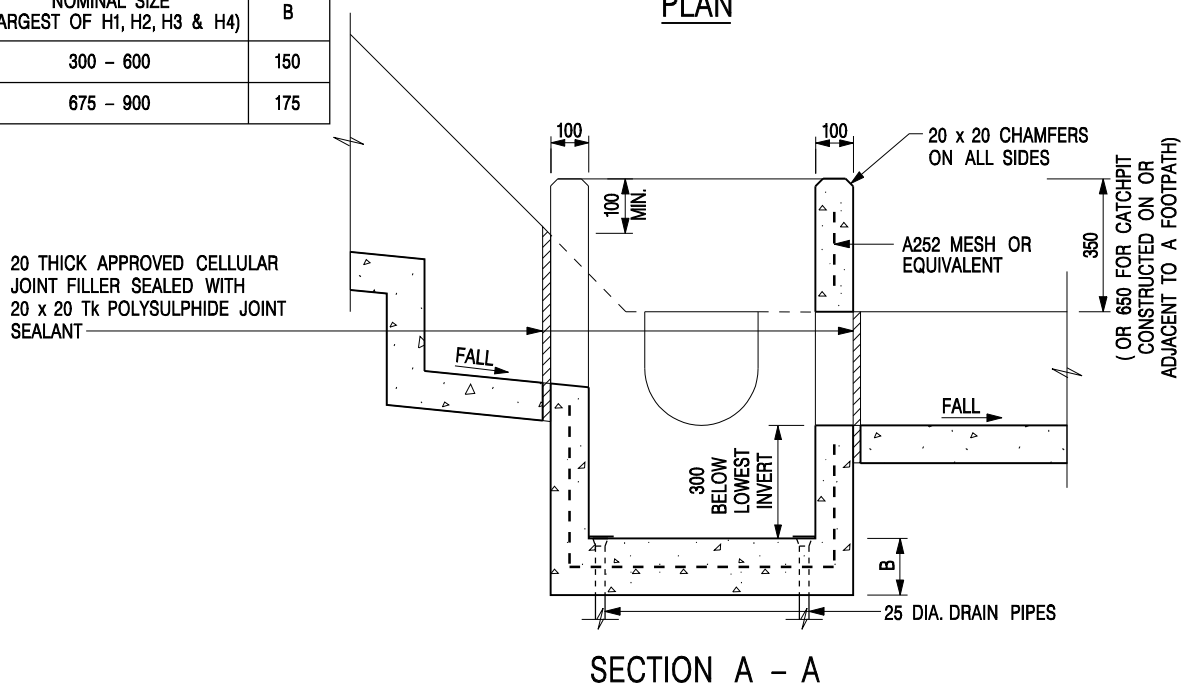
DATE JAN 1991

DRAWING NO.

C2406 /2



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



NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

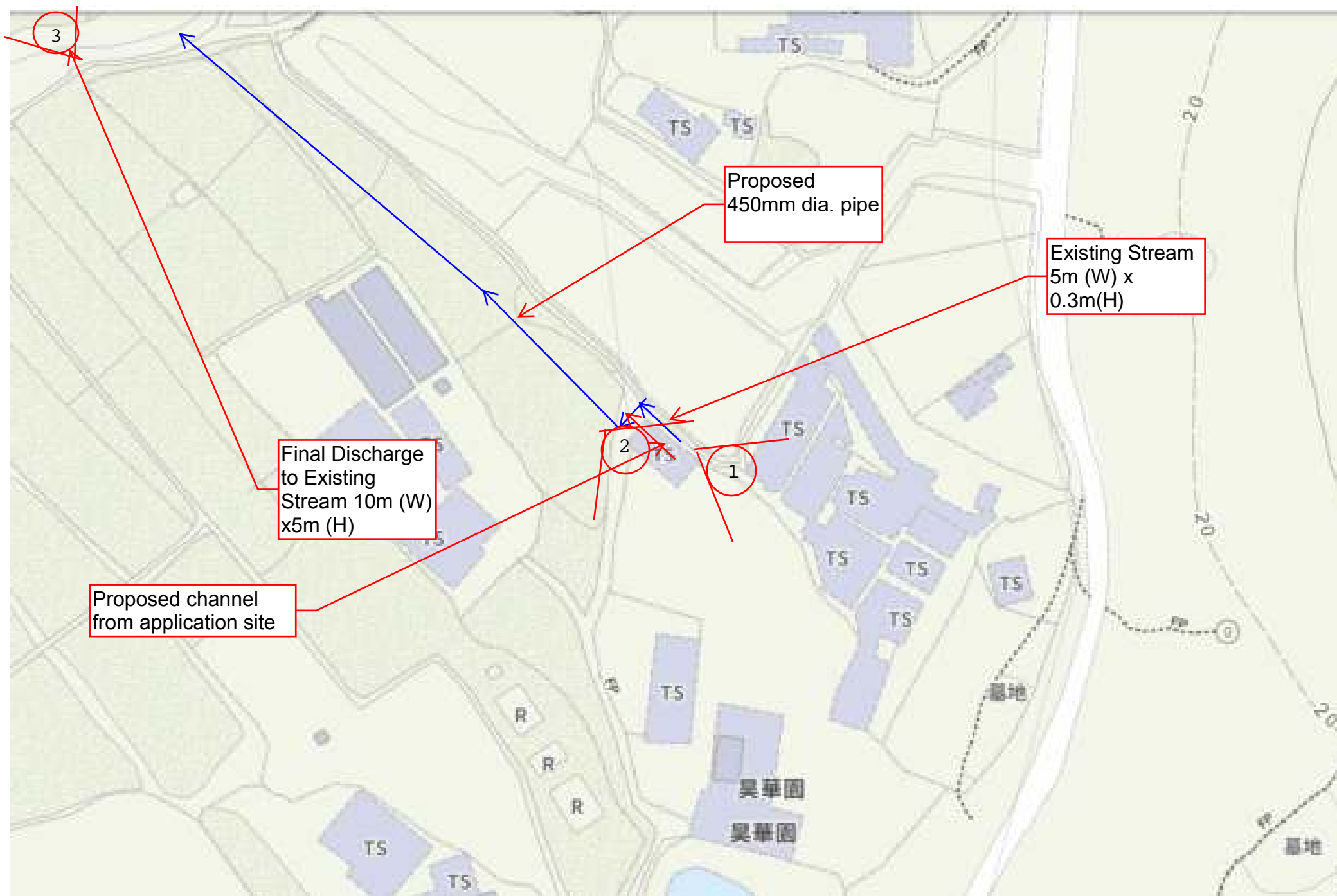
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1

APPENDIX SITE PHOTO





VIEW 1 EXISTING STREAM



VIEW 2 FINAL DISCHARGE POINT



VIEW 3 Proposed underground pipe and catchpit location