

規 劃 署



Planning Department

來函編號 Your Reference :

本署編號 Our Reference :

電話號碼 Tel. No. :

傳真號碼 Fax No. :

R-riches Property Consultants Limited

23 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,
Various Lots in D.D. 107 and Adjoining Government Land,
Fung Kat Heung, Kam Tin, Yuen Long, New Territories**
(Application No. A/YL-KTN/920)

I refer to your submission dated 24.8.2023 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
of the Fire Services Department directly.

Yours faithfully,

(K W N G)

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

- 2 -

c.c.

D of FS

(Attn.: Mr. CHEUNG Wing-hei)

Internal

CTP/TPB

KWN/AY/on

AppendixComments 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.: DD107 Lot 1213 & VL
Your Ref.: TPB/A/YL-KTN/920

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

By Email

24 August 2023

Dear Sir,

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 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/920)

We are writing to submit an FSIs proposal (**Appendix I**) for compliance with approval condition (g) of the subject application, i.e. the submission of FSIs 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

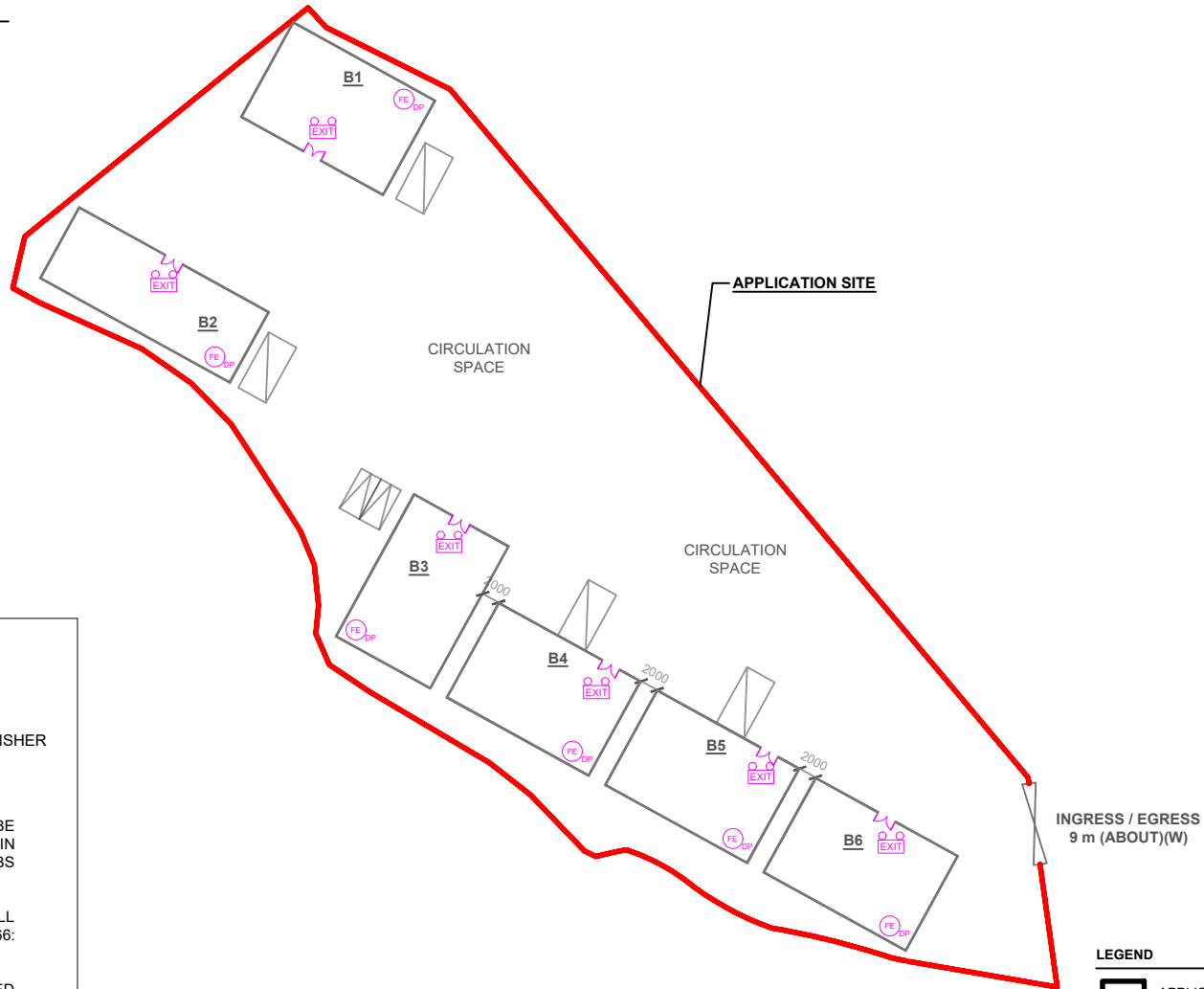
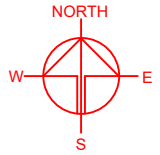
APPLICATION SITE AREA	: 5,303 m ² (ABOUT)
COVERED AREA	: 1,296 m ² (ABOUT)
UNCOVERED AREA	: 4,007 m ² (ABOUT)
PLOT RATIO	: 0.24 (ABOUT)
SITE COVERAGE	: 24 % (ABOUT)
NO. OF STRUCTURE	: 6
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 1,296 m ² (ABOUT)
TOTAL GFA	: 1,296 m ² (ABOUT)
BUILDING HEIGHT	: 3.5 m (ABOUT)
NO. OF STOREY	: 1

PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR	: 2
PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE	: 4
PARKING SPACE	: 4
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

FIRE COMPARTMENT CALCULATION

STRUCTURE	USE	SQ.M	BUILDING HEIGHT	CU.M
B1	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B2	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B4	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B5	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B6	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)



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 6/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 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.

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, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY OL DATE 24.8.2023

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO. APPENDIX I

VER. 001

規 劃 署



Planning Department

來函檔號 Your Reference :

本署檔號 Our Reference :

電話號碼 Tel. No. :

傳真機號碼 Fax No. :

R-riches Property Consultants Ltd.

3 January 2025

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (d)
- the Submission of a Drainage 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 1213 (Part), 1215 (Part), 1216 (Part), 1217 (Part), 1218, 1219, 1221, 1243, 1244 (Part), 1245 (Part), 1246 (Part), 1247 (Part), 1248 (Part), 1252 (Part) and 1253 (Part), in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/920)

I refer to your submission dated 29.10.2024 for compliance with the captioned approval condition. The 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. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact of Drainage Services Department directly.

Yours faithfully,

(Ms. Josephine LO)

District Planning Officer

Fanling Sheung Shui & Yuen Long East/
Planning Department

C.C.
CE/MN, DSD

(Attn.: Mr. Terence TANG)

Internal
CTP/TPB

JL/AY/jc

Appendix

Comments from the Chief Engineer/Mainland North Drainage Services Department:

The applicant should note the following:

1. The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
2. 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.
3. The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
4. The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).

Our Ref.: DD107 Lot 1213 & VL
Your ref.: TPB/A/YL-KTN/920

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

By Email

29 October 2024

Dear Sir,

Compliance with Approval Condition (d)

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1213 (Part), 1215 (Part), 1216 (Part), 1217 (Part), 1218, 1219, 1221, 1243, 1244 (Part), 1245 (Part), 1246 (Part), 1247 (Part), 1248 (Part), 1252 (Part) and 1253 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/920)

We are writing to submit a response-to-comments table and a revised drainage proposal for compliance with approval condition (d) of the subject application, i.e. *the submission of a drainage proposal (Appendices I and II)*.

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Danny NG
Assistant Town Planner



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

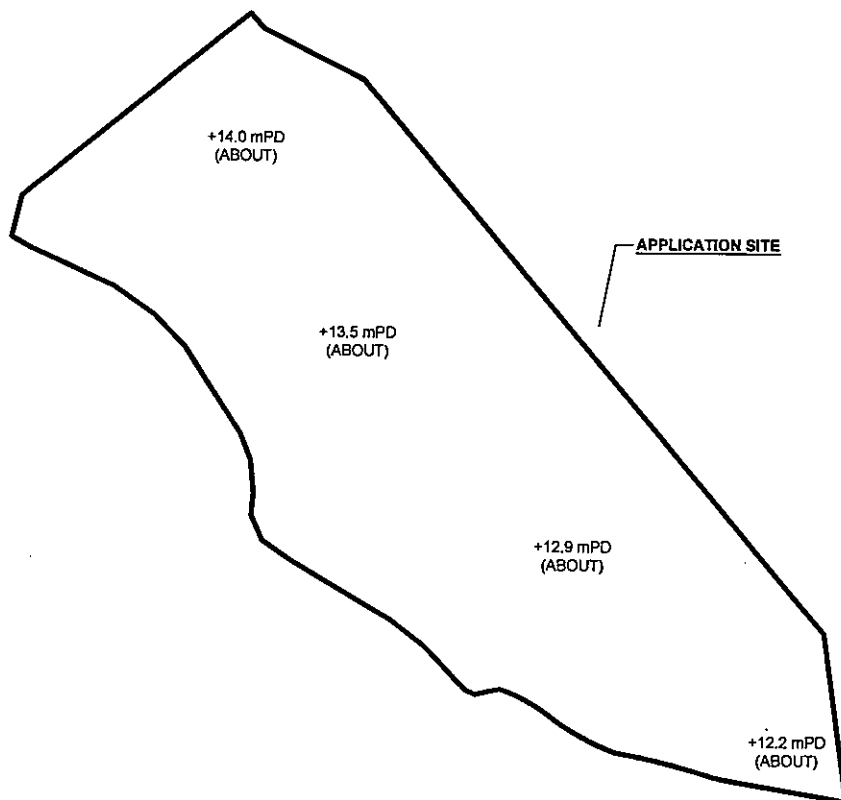
Comments of the CE/MN, DSD (Contact Person Mr. Terence TANG; Tel:)		
1)	SDM Corrigendum No. 1/2022 and 1/2024 should be considered.	It is considered accordingly in the hydraulic calculation (Appendix II).
2)	R-to-C Item 1: Please provide reference and justification for the adopted runoff coefficient of 0.5.	By referring to Figure.2 Catchment Area and Catchment Zone, Site Area = 8546 m ² Around 1/2 area is hard-paved Around 1/2 area is soil-paved Coefficient of runoff = 1/2 x 0.95 + 1/2 x 0.25 = 0.6
3)	Design velocity of pipe capacity: Please provide detailed steps for the 0.6471.	The design velocity of pipe capacity is 0.9326 m ³ /s. The detail step is shown as follows: Outside Catchment Area = 8546 m ² (C = 0.6) Site Catchment Area = 5303 m ² (C = 0.95) Total Surface runoff from proposed development Qp = 0.278 C i A = 0.278 x 0.95 x 330 x (5303 x 10 ⁻⁶) + 0.278 x 0.6 x 330 x (8546 x 10 ⁻⁶) = 0.9326 m ³ /s



EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,303 m² (ABOUT)
 EXISTING SITE SURFACE : SOILED GROUND (ABOUT)
 EXISTING SITE LEVELS : +12.2 mPD TO +14.0 mPD (ABOUT)

SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY.

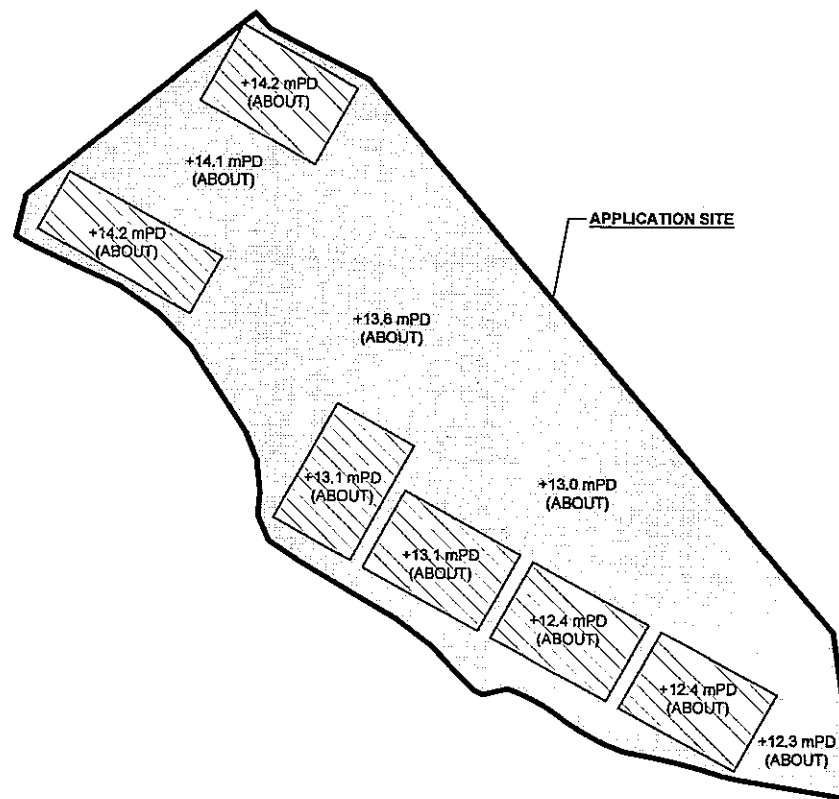


EXISTING SITE LEVEL OF
THE APPLICATION SITE
(INDICATIVE ONLY)

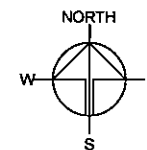
PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,303 m² (ABOUT)
 PROPOSED FILLING OF LAND AREA : 5,303 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
 PROPOSED SITE LEVELS : + 12.3 mPD TO +14.2 mPD (ABOUT)

MATERIAL OF LAND FILLING : CONCRETE
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE



PROPOSED SITE LEVEL OF
THE APPLICATION SITE
(INDICATIVE ONLY)



PLANNING CONSULTANT



PROJECT

PROPOSED 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, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

10.5.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND AREA

DWG NO.

PLAN 5

VER.

001


LEGEND



申請編號 Application No. : A/YL-KTN/920

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

 Catchment Area: Hard-paved

Outside Area = 8546 m²
1/2 Area is hard-paved
1/2 Area is soil-paved
Coefficient of runoff
= $\frac{1}{2} \times 0.95 + \frac{1}{2} \times 0.25$
= 0.6

申請地點
Application Site

Site Area = 5303 m²
Coefficient of runoff = 0.95

Figure 2 . Catchment Area and Catchment Zone

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	446.1	470.5	485.0	496.0	505.5	508.6	508.8	504.6	498.7
b	3.38	3.11	3.11	3.17	3.29	3.38	3.46	3.53	3.55
c	0.463	0.419	0.397	0.377	0.355	0.338	0.322	0.302	0.286

Assume Return Periods = 50 years,

According Table 3a,

a = 505.5, b = 3.29, c = 0.355

Time of concentration:

$$t = 0.14465 (L / (H^{0.2} A^{0.1}))$$

where t = time of concentration (min)

A = area of catchment (m²)

H = average fall (m per 100m) from the summit of catchment to the point of design

L = Length which water takes the longest time to reach the design section

$t_d = 1.75$ mins A = 8546 m², H = 1m per 100m,
L = 30m

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

i = 285 mm/hr

Due to climate change, increase of rainfall shall be 16%

i = 285 x (1+16%) = 330 mm/hr

Outside Catchment Area = 8546 m² (C = 0.6)

Site Catchment Area = 5303 m² (C = 0.95)

Total Surface runoff from proposed development

$Q_p = 0.278 C i A$

$$= 0.278 \times 0.95 \times 330 \times (5303 \times 10^{-6}) + 0.278 \times 0.6 \times 330 \times (8546 \times 10^{-6})$$

$$= 0.9326 \text{ m}^3/\text{s}$$

$$= 55955 \text{ lit/min}$$

For startpt -> CP9-> CP10-> CP11-> CP8,

$$Q_p = 0.278(0.6)(330)(8546 \times 10^{-6}) = 0.4704 \text{ m}^3/\text{s} = 28224 \text{ litre/min}$$

For startpt-> CP1->CP2->...->CP7->CP8,

$$Q_p = 0.278(0.95)(330)(5303 \times 10^{-6}) = 0.4622 \text{ m}^3/\text{s} = 27730 \text{ litre/min}$$

525UC is proposed for the site within corresponding Q_p is all smaller than 30000 litre/min

Check 600mm dia. Pipe by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

$$g = 9.81 \text{ m/s}^2$$

$$D = 0.6 \text{ m}$$

$$K_s = 0.00015 \text{ m (Table 5, from DSD Sewage Manual, concrete pipe)}$$

$$v = 1.14 \times 10^{-6} \text{ m}^2/\text{s}$$

$$S = 0.015$$

$$\text{Cross-Section Area} = \frac{\pi (0.6)^2}{4} = 0.2827 \text{ m}^2$$

Therefore, design velocity of pipe capacity = 3.45m/s

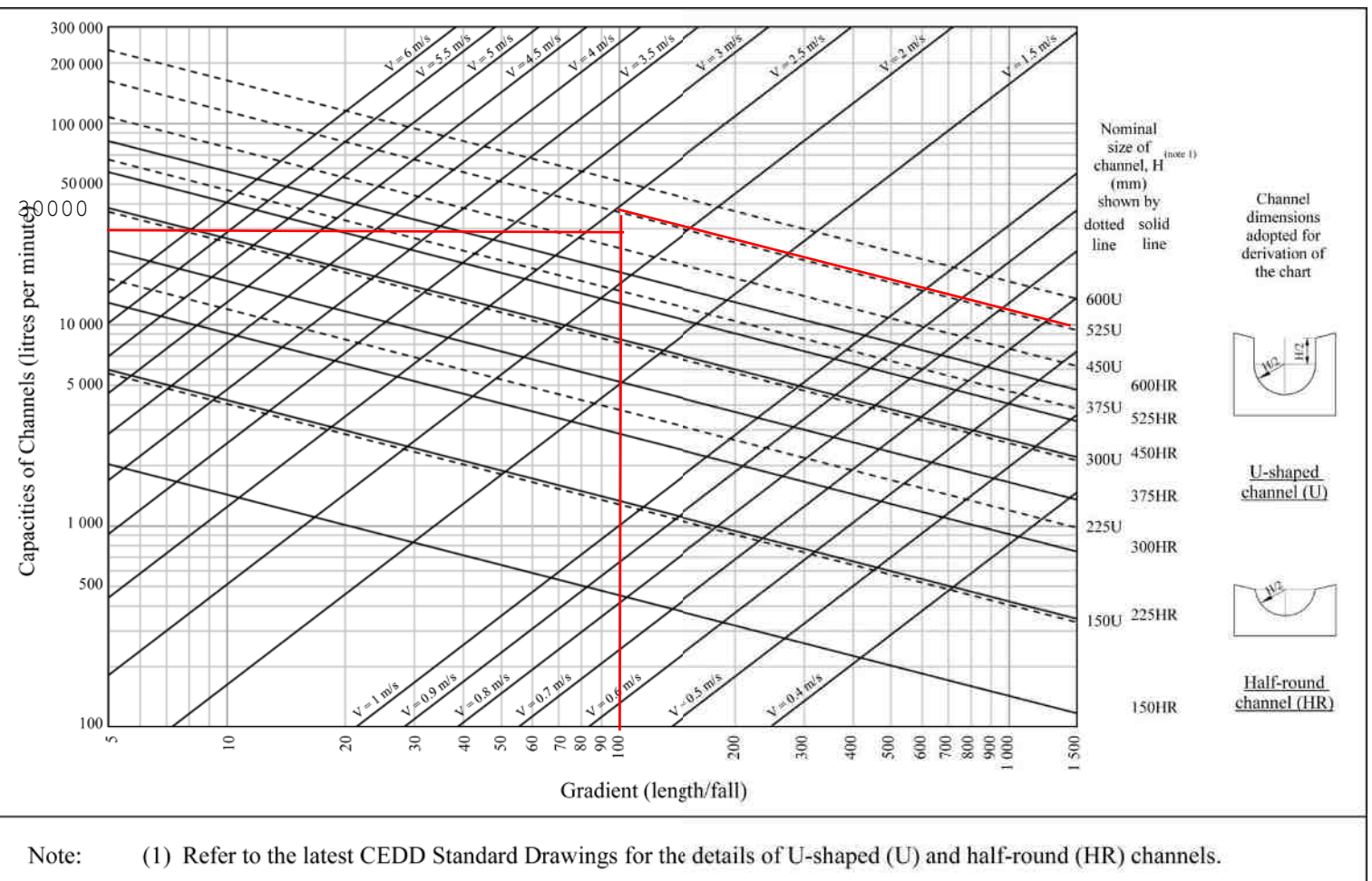
> velocity from catchment area

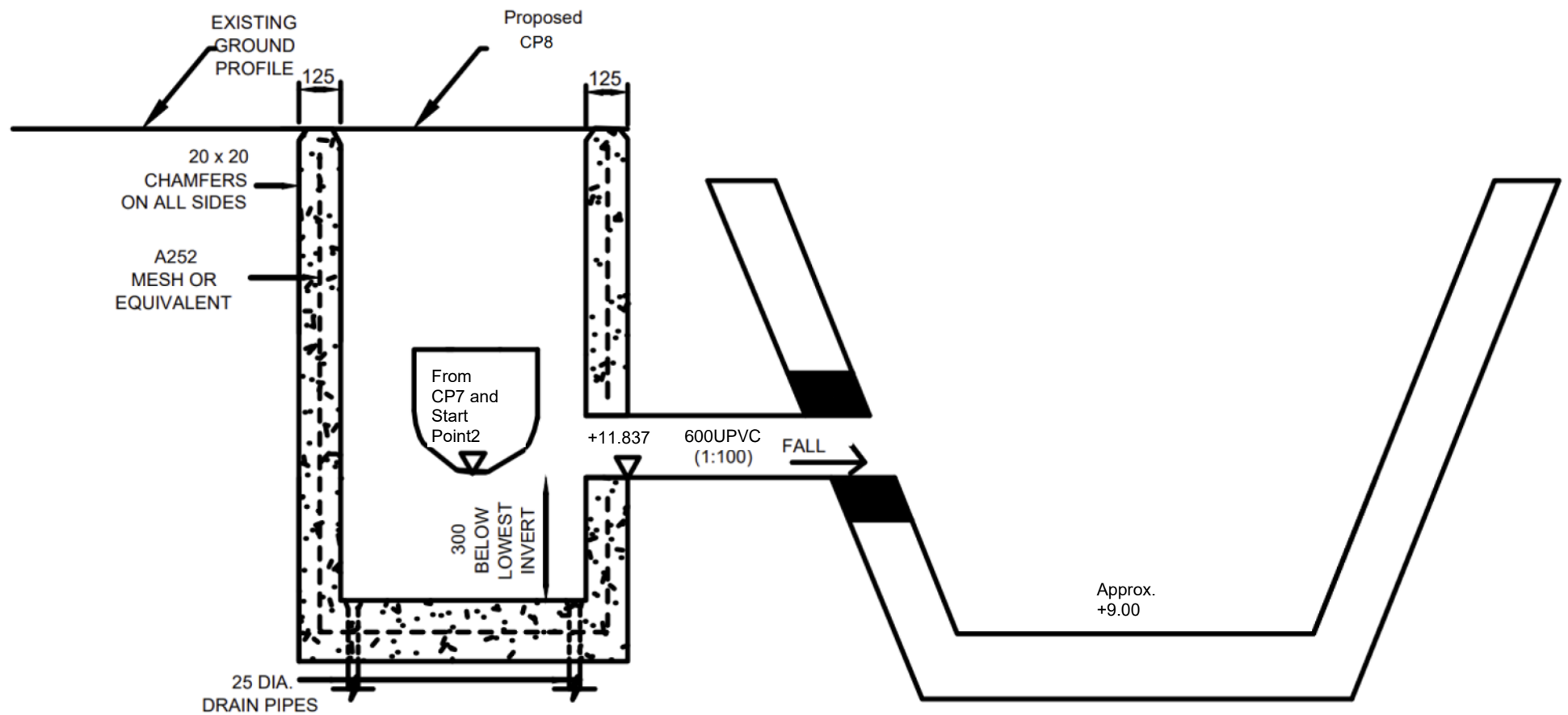
$$= \frac{0.9326}{0.2827} = 3.29 \text{ m/s OK!}$$

As a result, proposed 525UC and proposed 600mm dia underground pipe can cater the surface runoff due to proposed development

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

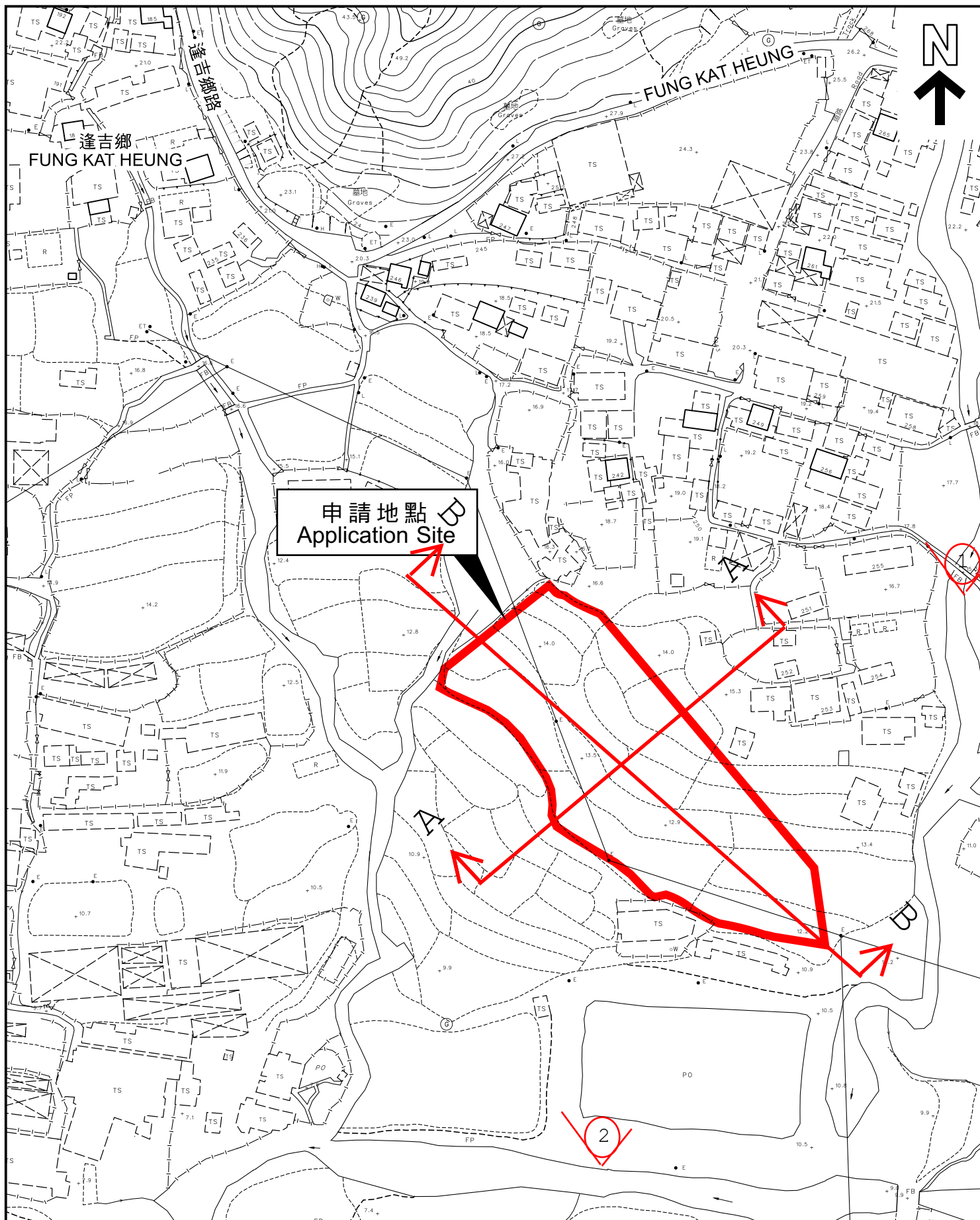
Issue No.: 1 | Revision: - | Date: 05.06.2014 | Page: 3 of 3





Catchpit With desilting facility

Connection to Existing Stream



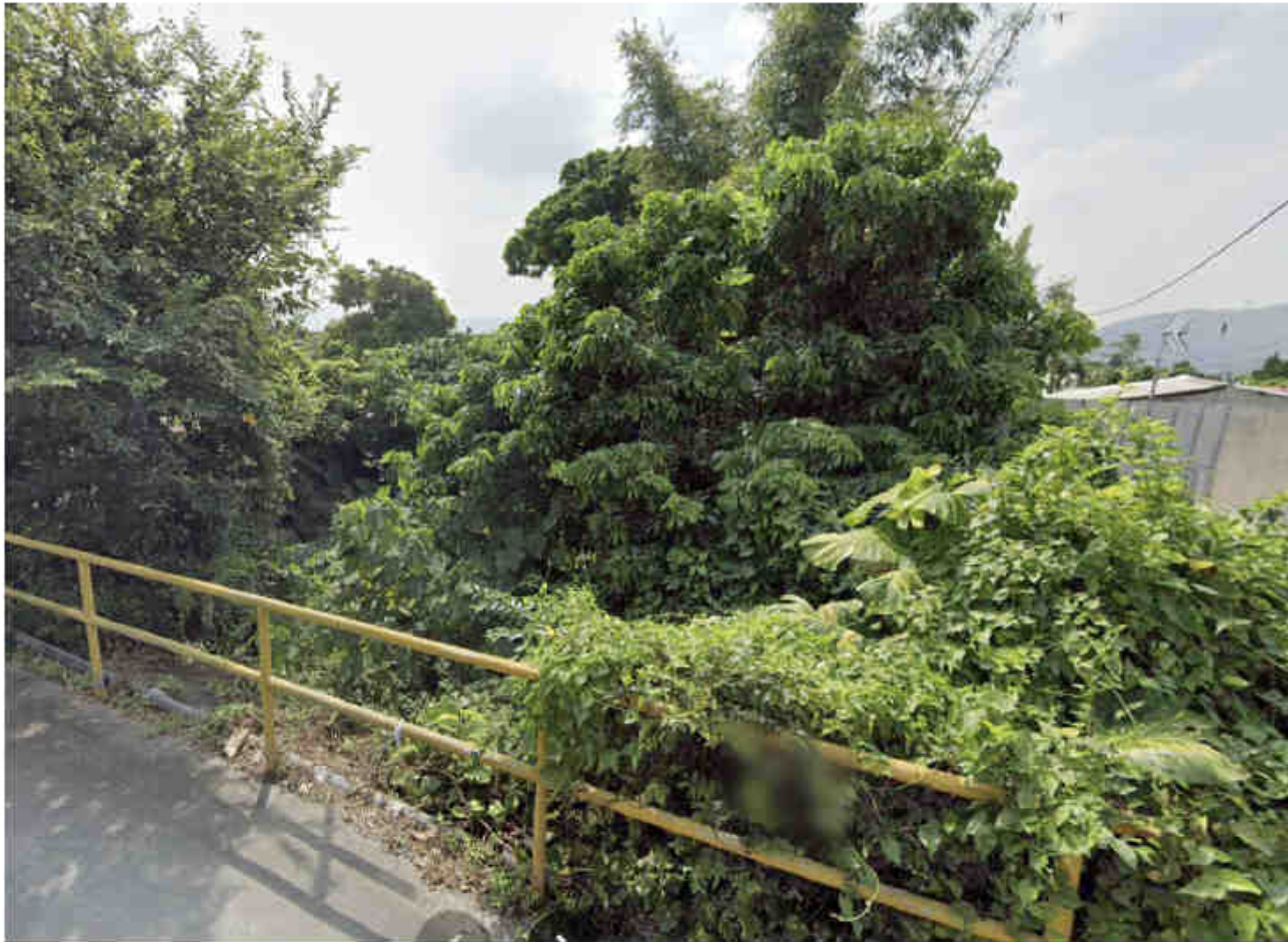
本摘要圖於2023年6月2日擬備，
所根據的資料為測量圖編號
6-NE-2C
EXTRACT PLAN PREPARED ON 2.6.2023
BASED ON SURVEY SHEET No.
6-NE-2C

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.

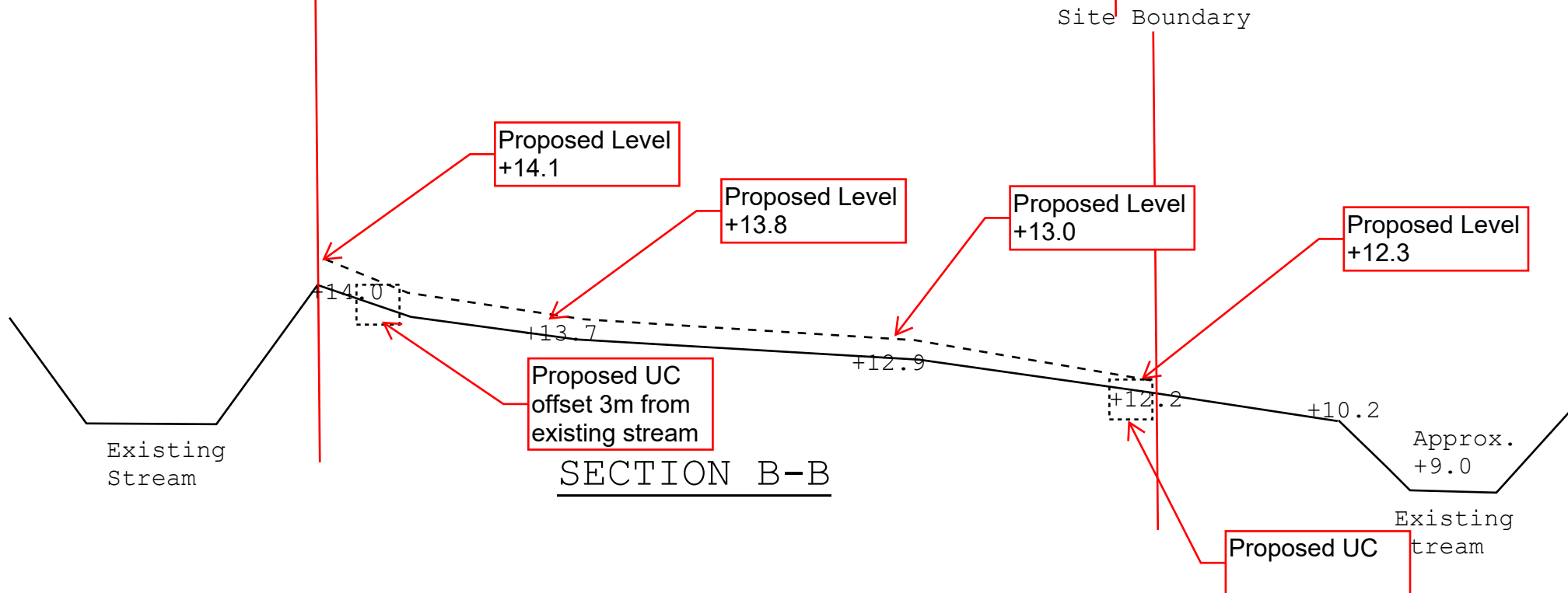
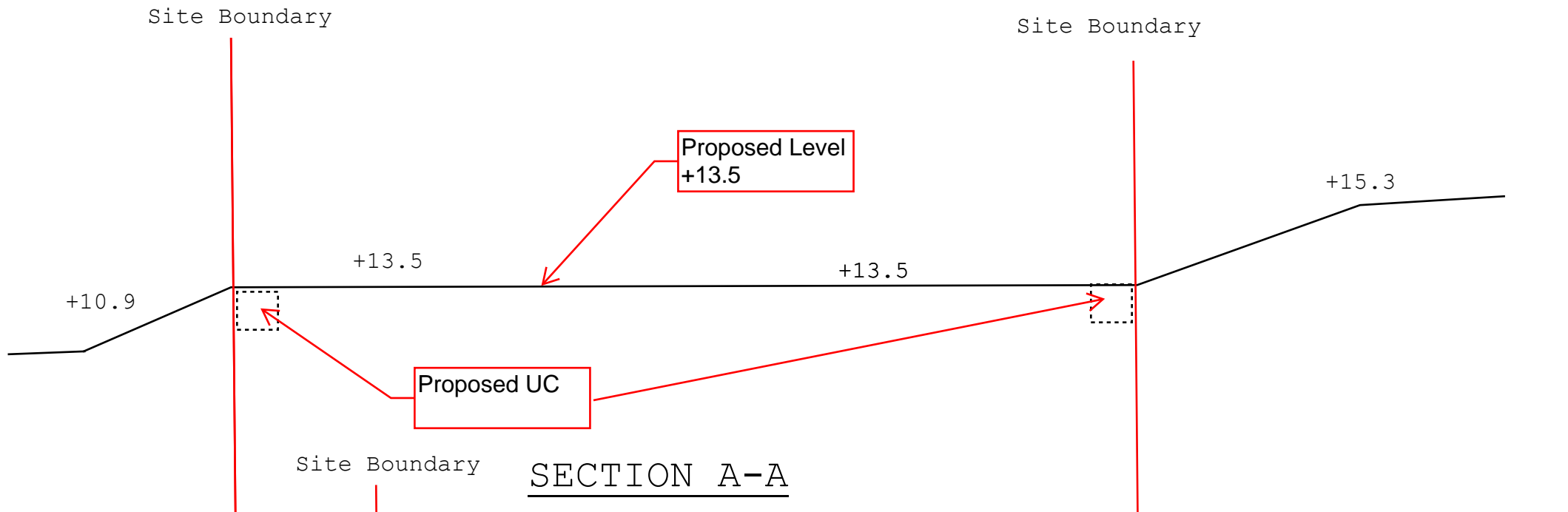
A/YL-KTN/920

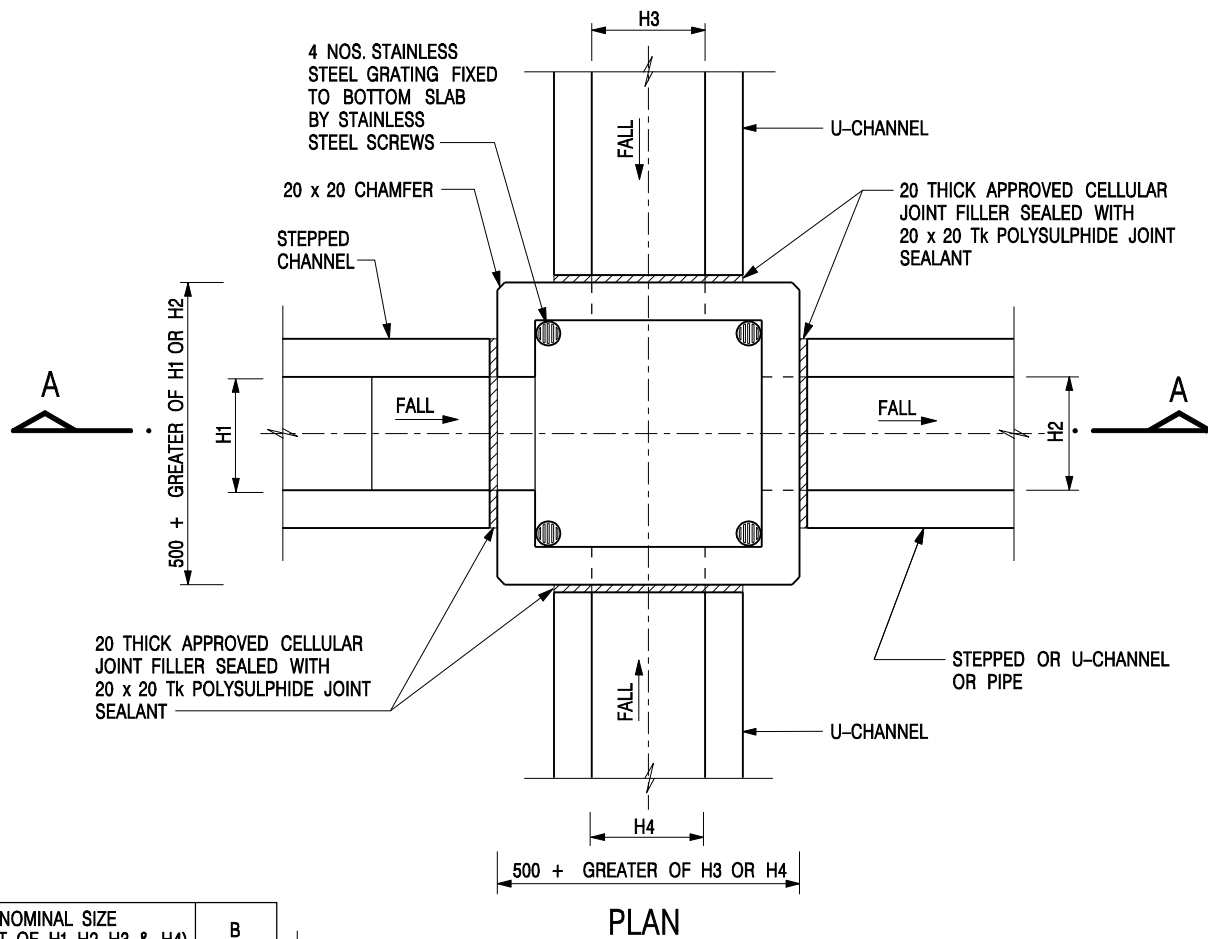


VIEW 1: FINAL DISCHARGE POINT: EXISTING STREAM

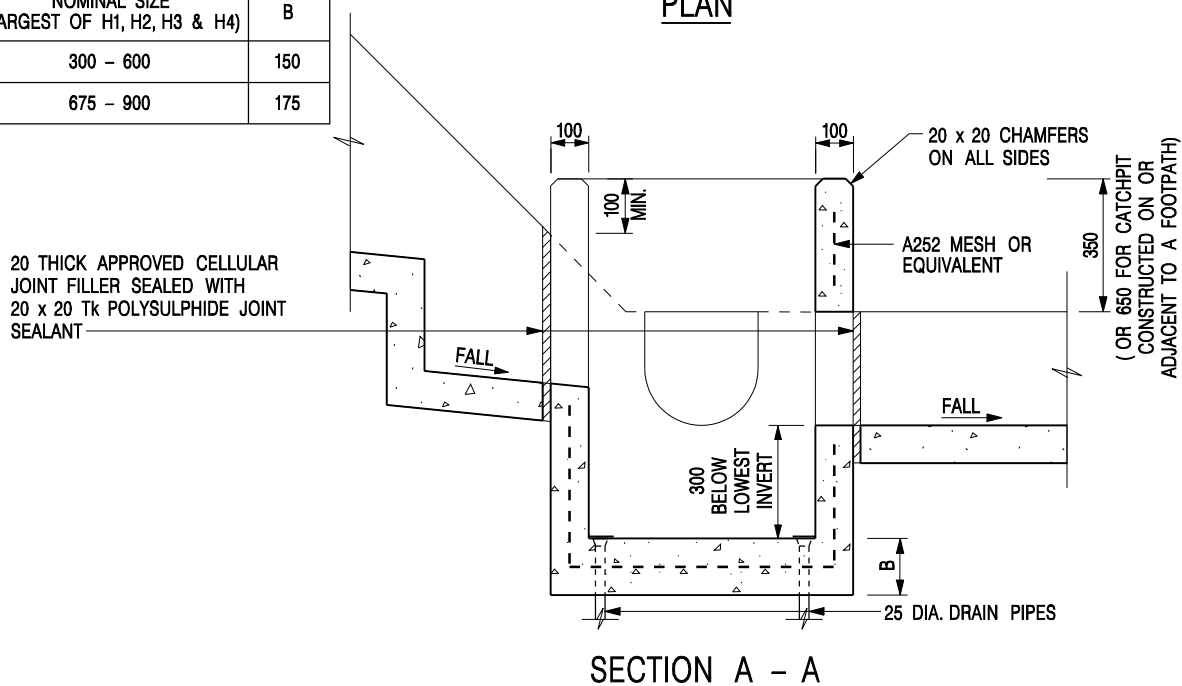


VIEW 2 Existing Stream with existing condition





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



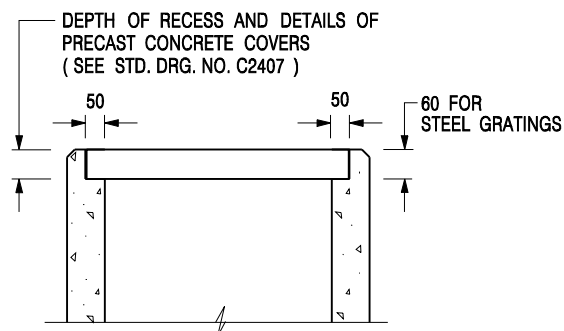
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



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

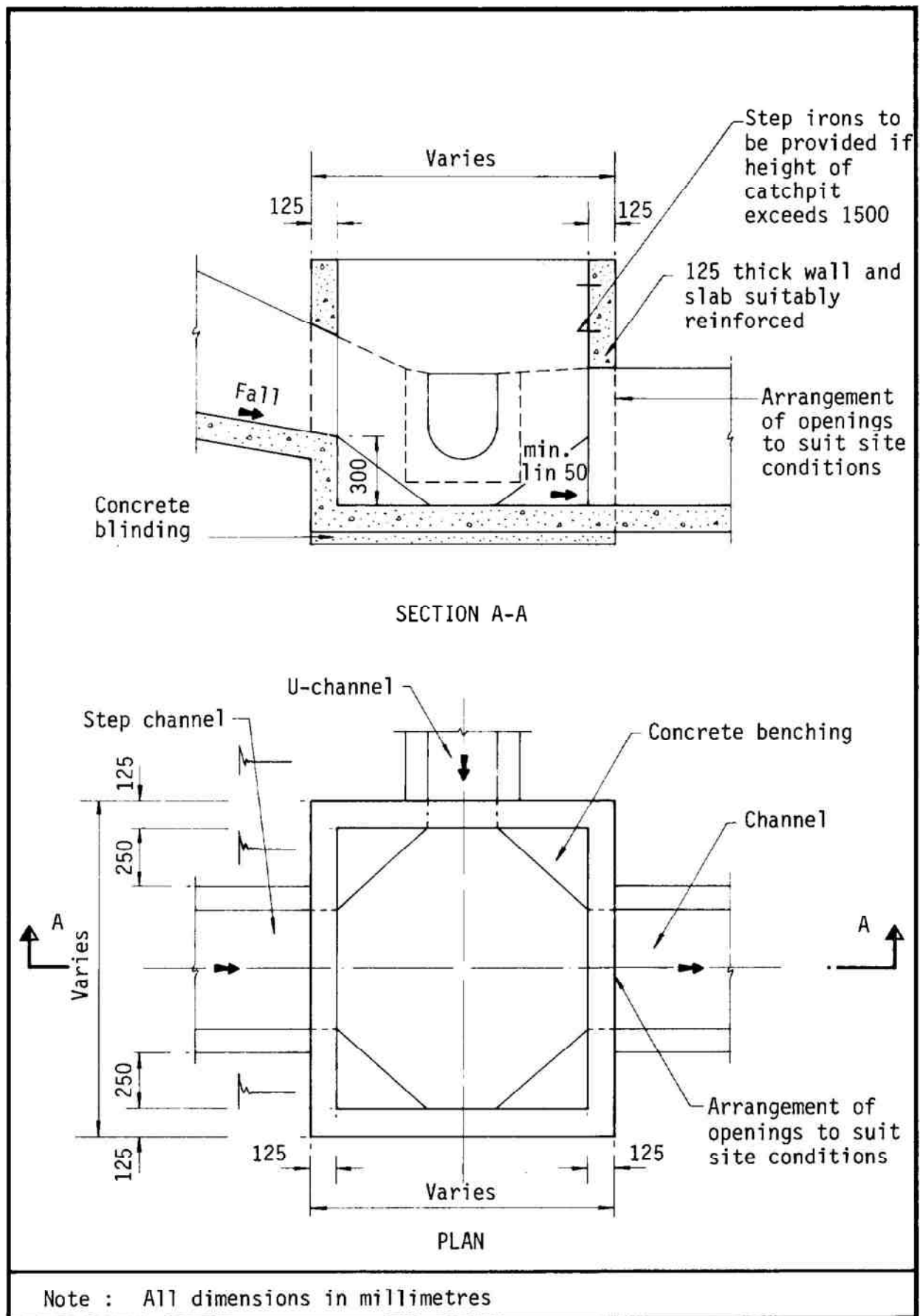
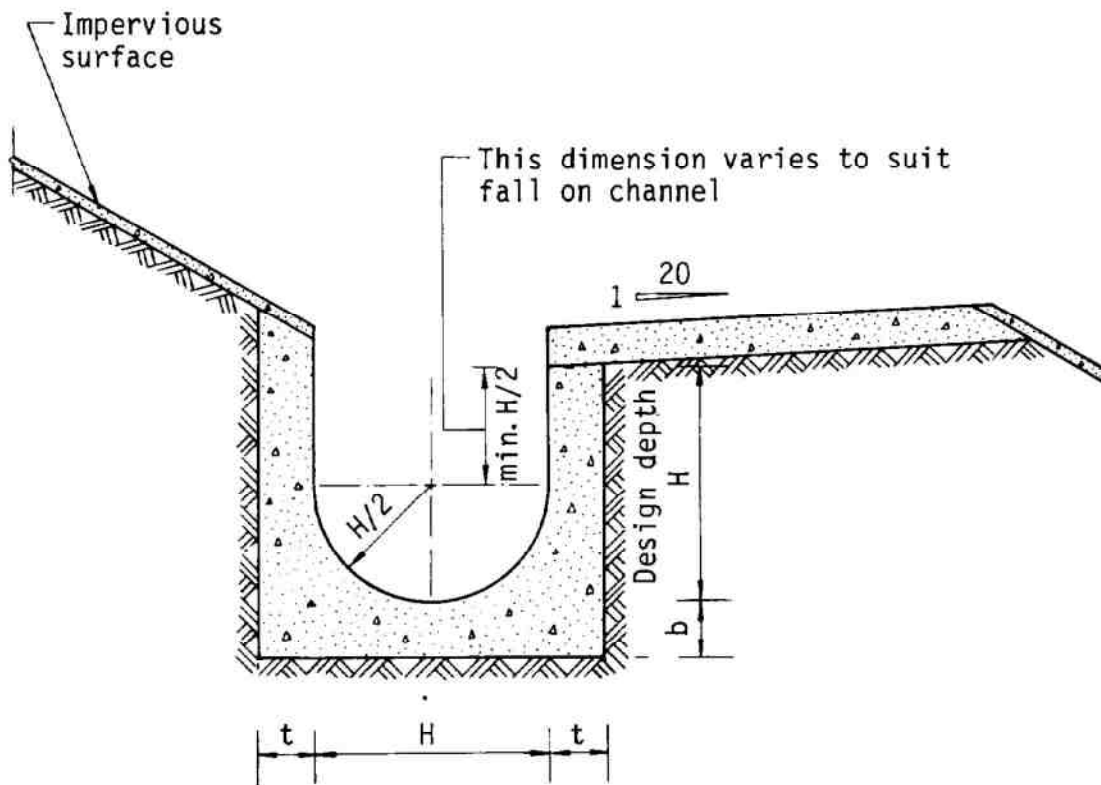


Figure 8.10 - Typical Details of Catchpits



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

