Dear Sir,

Attached herewith the supplementary information to support the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

Our Ref. : DD107 Lot 1213 & VL
Your Ref. : TPB/A/YL-KTN/1123

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

By Email

30 May 2025

Dear Sir,

Supplementary Information

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

(S.16 Planning Application No. A/YL-KTN/1123)

We are writing to submit supplementary information to support the subject application.

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
Town Planner

Supplementary Information

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

(S.16 Planning Application No. A/YL-KTN/1123)

(i)   The applicant would like to submit drainage and fire service installations (FSIs) proposals for the consideration of government departments (**Appendices I** and **II**).   By comparing with the previous application (No. A/YL-KTN/920), all development parameters (including but not limited to site area, gross floor ratio (GFA), building height, layout etc.) remain the **same**;

(ii)   No open storage activities would be carried out at the application site (the Site) at any time during the planning approval period; and

(iii)   The applicant reserves a portion of the Site for vehicle circulation spaces.   This is to provide ample spaces for vehicles to manoeuver within the Site so that safety of employees would be secured when vehicles arrive/leaving the Site, as well as when loading/unloading activities are being carried out.   The applicant will also ensure no queuing and/or waiting for motor vehicles from the Site onto Mei Fung Road via the local access, and no motor vehicles will be permitted to reverse into and out of the Site onto Mei Fung Road via the local access.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,303 m²	(ABOUT)
COVERED AREA	: 1,296 m²	(ABOUT)
UNCOVERED AREA	: 4,007 m²	(ABOUT)
PLOT RATIO	: 0.24	(ABOUT)
SITE COVERAGE	: 24 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,296 m²	(ABOUT)
TOTAL GFA	: 1,296 m²	(ABOUT)
BUILDING HEIGHT	: 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 2	
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)	
NO. OF LIGHT GOODS VEHICLE 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.) ANCILLARY OFFICE	216 m² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m³ (ABOUT)
B2	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m³ (ABOUT)
B3	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m³ (ABOUT)
B4	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m³ (ABOUT)
B5	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m³ (ABOUT)
B6	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m³ (ABOUT)

NORTH
W — E
S

APPLICATION SITE

B1
FE DP
EXIT

B2
EXIT
FE DP

CIRCULATION SPACE

B3
EXIT
FE DP

CIRCULATION SPACE

B4
EXIT
2000

B5
EXIT
2000

B6
EXIT
FE DP

INGRESS / EGRESS
9 m (ABOUT)(W)
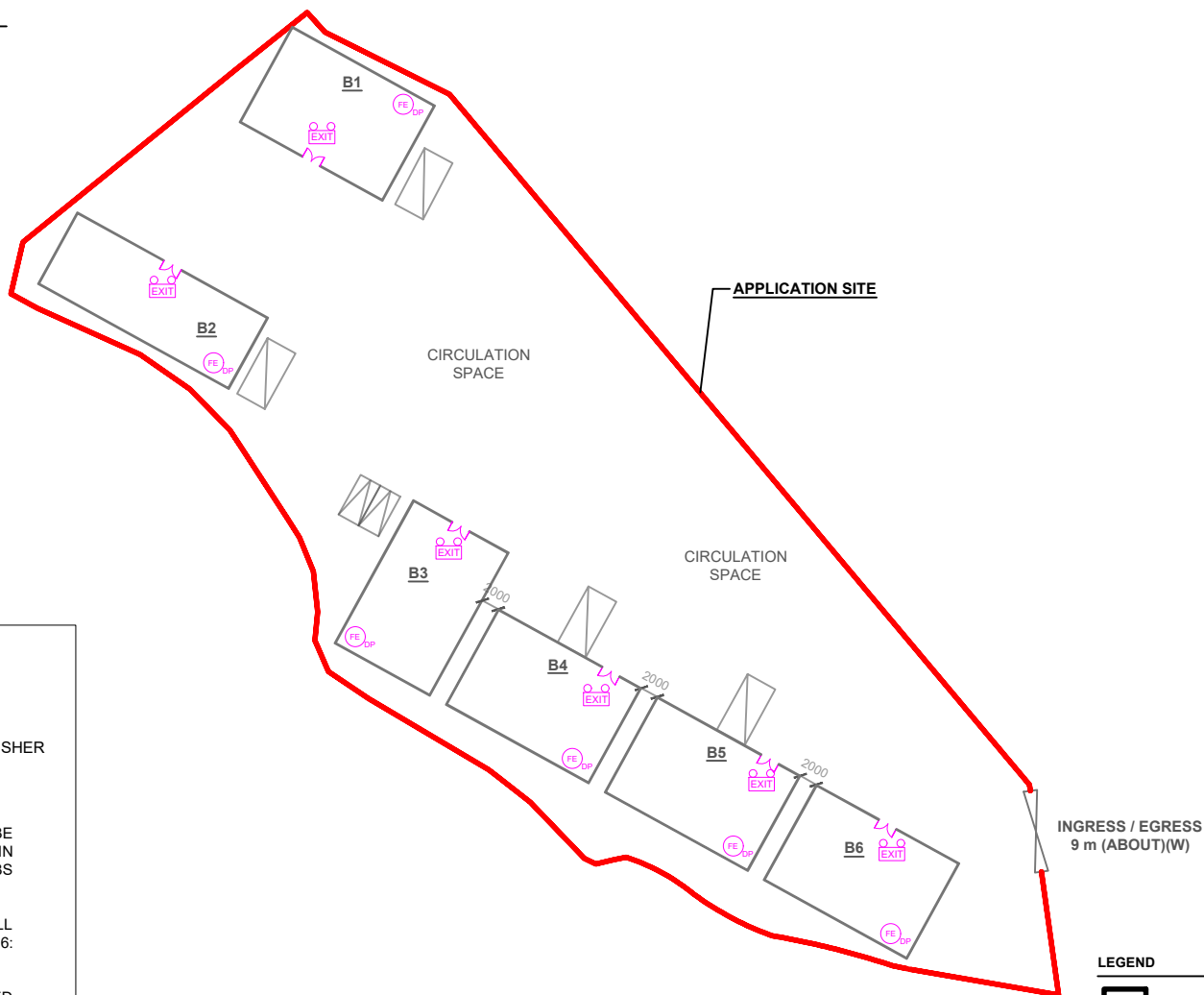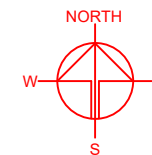
FIRE SERVICE INSTALLATIONS

EXIT — EXIT SIGN AND EMERGENCY LIGHT

FE DP — 5 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

1. 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

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.

LEGEND

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

Appendix II

Note:

1. Catchpit (CP8) 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. Proposed Work at least 3msetback from the top of the bank of adjacent stream course

3m offset

CP1
CL=+14.
IL=+13.35

3m offset

3m offset

Proposed
525UC(1:100)with
iron cast cover

CP2
CL=+14.1
IL=+13.32

CP3
CL=+14.1
IL=+13.14

Proposed
525UC(1:100)with
iron cast cover

Proposed
525UC(1:100)with
iron cast cover

Start point
CL=+14.1
IL=+13.65

CP9
CL=+14.1
IL=+13.50

Proposed
525UC(1:100)with
iron cast cover

Proposed
525UC(1:100)with
iron cast cover

CP4
CL=+13.6
IL=+12.94

CP5
CL=+13.6
IL=+12.784

CP10
CL=+13.6
IL=+13.15

CP6
CL=+13.0
IL=+12.55

Proposed
525UC(1:100)with
iron cast cover

Proposed
525UC(1:100)with
iron cast cover

CP11
CL+13.0
IL=+12.55

CP7
CL=+12.3
IL=+11.85

Proposed
525UC(1:100)with
iron cast cover

CP8
(With Desilting Facility)
CL=+12.3
IL=+11.837

Proposed
525UC(1:100)with
iron cast cover

FINAL
DISCHARGE TO
EXISTING STREAM

Proposed
600mm dia
underground
pipe(1:100)

Legend:

Proposed UC
(Gradient) with cast
iron cover

Existing Drain

☐   Proposed Catchpit

Company:

Project:

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
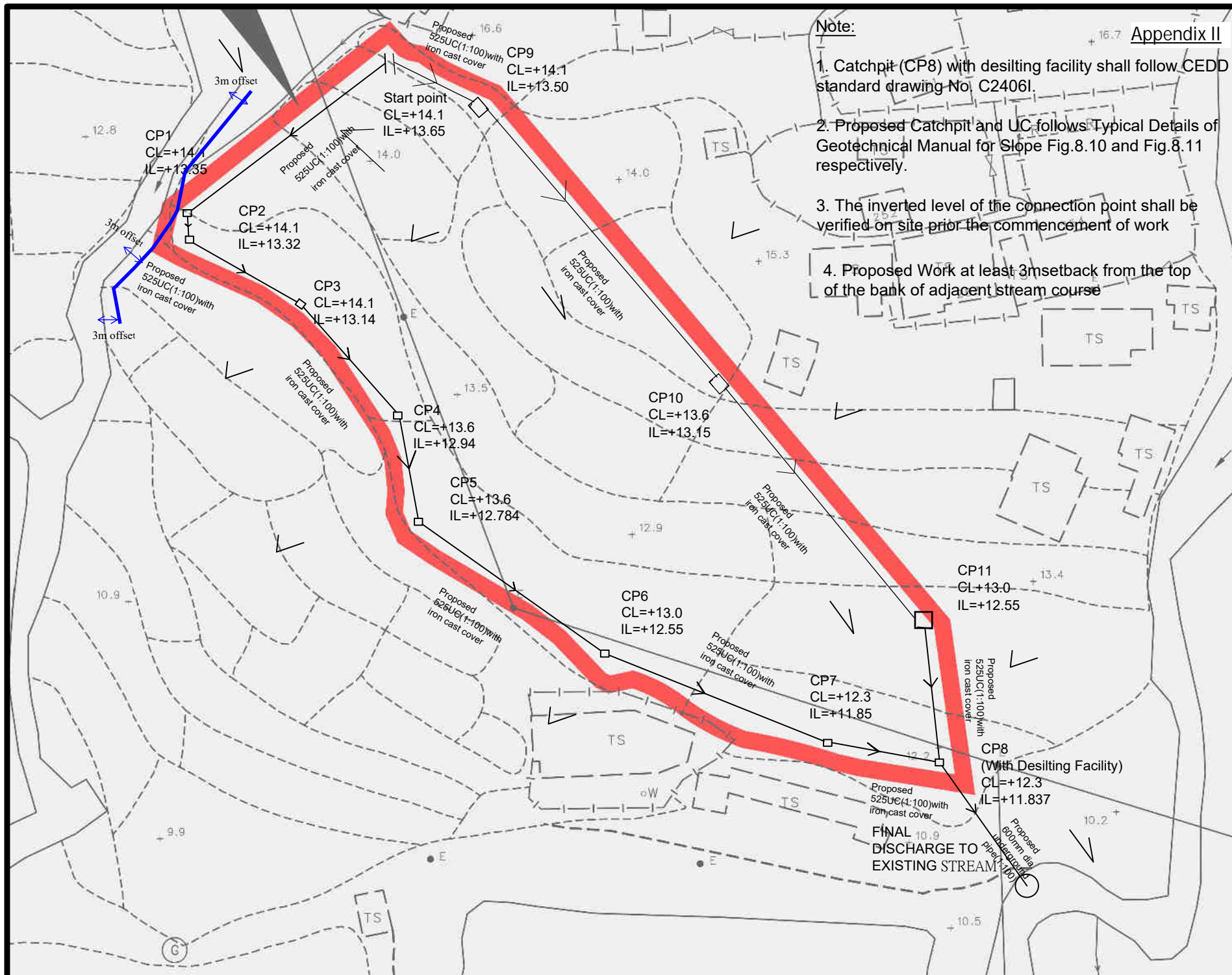(A/YL-KTN/920)

(Drainage Proposal)
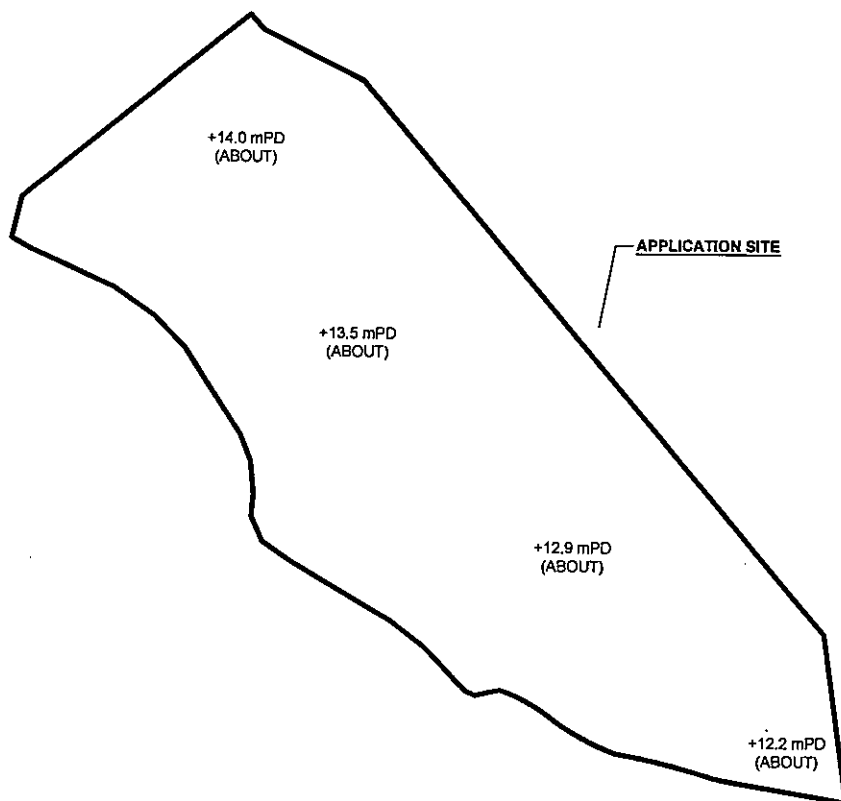
Title:
Drainage layout

Dwg No: | File:

Fig.1

Date:
29 Oct 2023

EXISTING CONDITION OF THE APPLICATION SITE

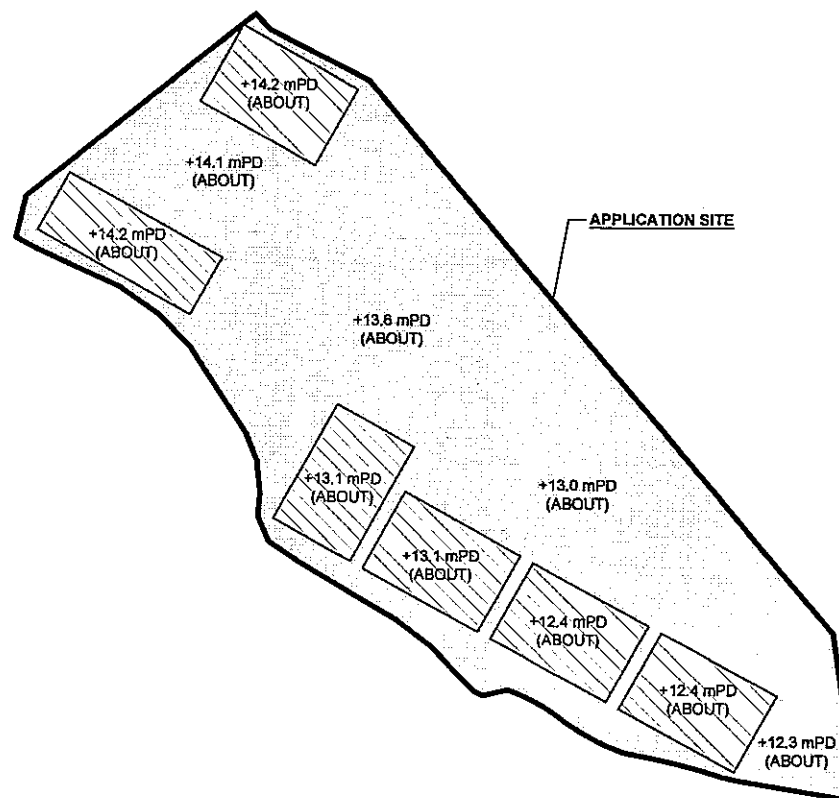|		
APPLICATION SITE AREA	: 5,303 m²	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND	(ABOUT)
EXISTING SITE LEVELS	: +12.2 mPD TO +14.0 mPD	(ABOUT)

SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY.

+14.0 mPD
(ABOUT)

APPLICATION SITE

+13.5 mPD
(ABOUT)

+12.9 mPD
(ABOUT)

+12.2 mPD
(ABOUT)

**EXISTING SITE LEVEL OF
THE APPLICATION SITE**

(INDICATIVE ONLY)

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

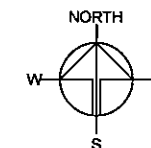|		
APPLICATION SITE AREA	: 5,303 m²	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 5,303 m²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: + 12.3 mPD TO +14.2 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	

+14.2 mPD
(ABOUT)

+14.1 mPD
(ABOUT)

+14.2 mPD
(ABOUT)

APPLICATION SITE

+13.6 mPD
(ABOUT)

+13.1 mPD
(ABOUT)

+13.0 mPD
(ABOUT)

+13.1 mPD
(ABOUT)

+12.4 mPD
(ABOUT)

+12.4 mPD
(ABOUT)

+12.3 mPD
(ABOUT)

**PROPOSED SITE LEVEL OF
THE APPLICATION SITE**

(INDICATIVE ONLY)

NORTH
W — E
S

LEGEND

☐ APPLICATION SITE

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

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 : 1000 @ A4		
DRAWN BY	DATE	
MN	10.5.2023	
CHECKED BY	DATE	
APPROVED BY	DATE	

DWG. TITLE	
FILLING OF LAND AREA	
DWG NO.	VER.
PLAN 5	001

Catchment Area: Hard-paved

Outside Area = 8546 m^2
1/2Area is hard-paved
1/2area is soil-paved
Coefficient of runoff
= 1/2 x 0.95 + 1/2 x 0.25
=0.6

申請地點
Application Site

Site Area = 5303 m^2
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 (m^2)
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 m^2, 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
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 m³/s
   = 55955 lit/min

For startpt -> CP9-> CP10-> CP11-> CP8,
Qp = 0.278(0.6)(330)(8546 x 10^-6) = 0.4704m³/s = 28224 litre/min

For startpt-> CP1->CP2->..->CP7->CP8,
Qp = 0.278(0.95)(330)(5303 x 10^-6) = 0.4622m³/s = 27730litre/min

525UC is proposed for the site within corresponding Qp 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 = 9.81m/s²

D = 0.6m

Ks = 0.00015m (Table 5, from DSD Sewage Manual, concrete pipe)

v = 1.14 x 10⁻⁶ m²/s

S = 0.015

Cross-Section Area = $\dfrac{TV(0.6)^2}{4}$ = 0.2827 m²
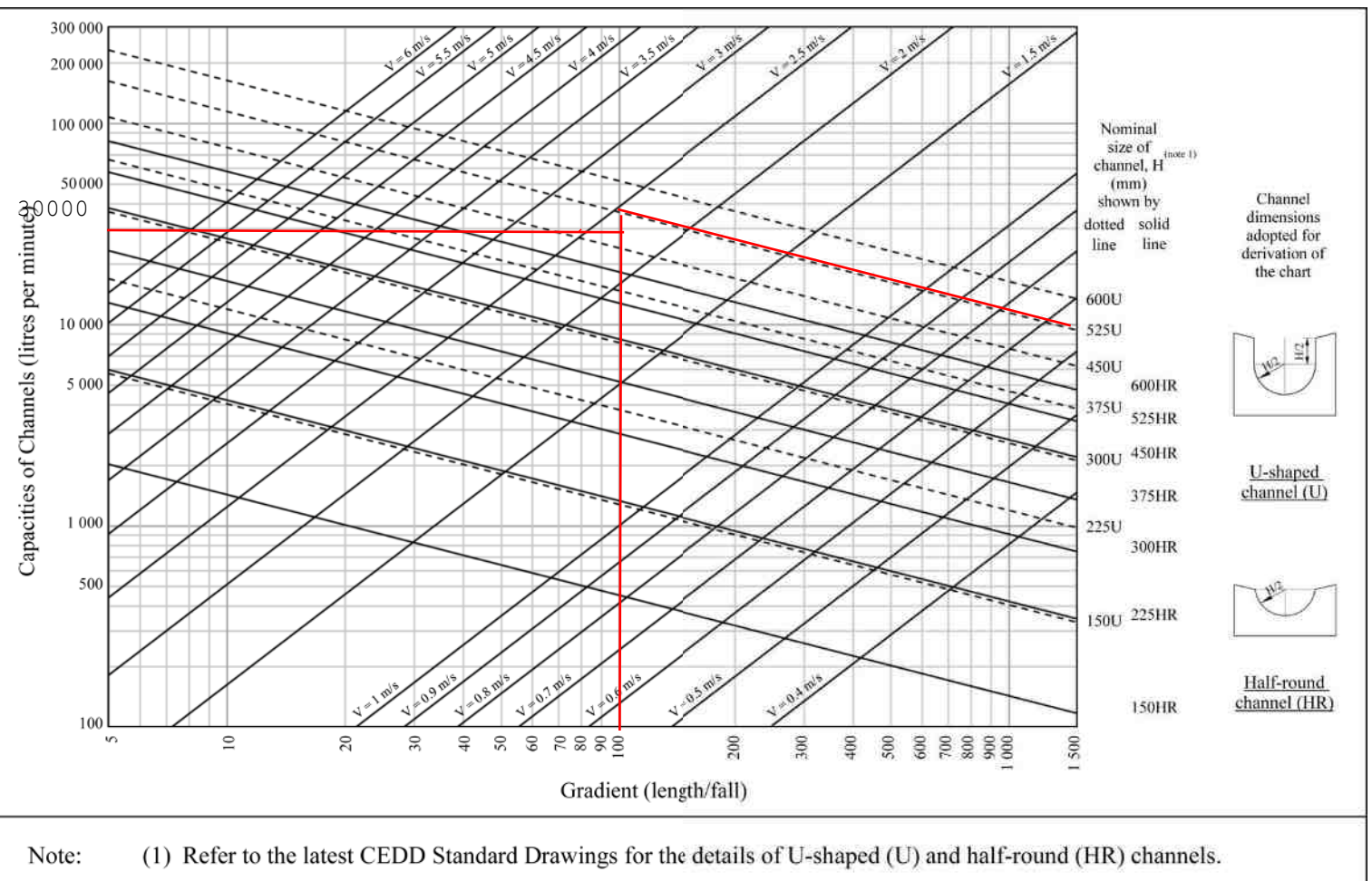
Therefore, design velocity of pipe capacity = 3.45m/s

> velocity from catchment area

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

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

Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region

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

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm

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

EXISTING GROUND PROFILE

Proposed CP8

125

125

20 x 20 CHAMFERS ON ALL SIDES

A252 MESH OR EQUIVALENT

From CP7 and Start Point2

+11.837

600UPVC (1:100)

FALL

300 BELOW LOWEST INVERT

Approx. +9.00

25 DIA. DRAIN PIPES

Catchpit With desilting facility

Connection to Existing Stream

逢吉鄉路

逢吉鄉
FUNG KAT HEUNG

FUNG KAT HEUNG

申請地點 B
Application Site

A

A

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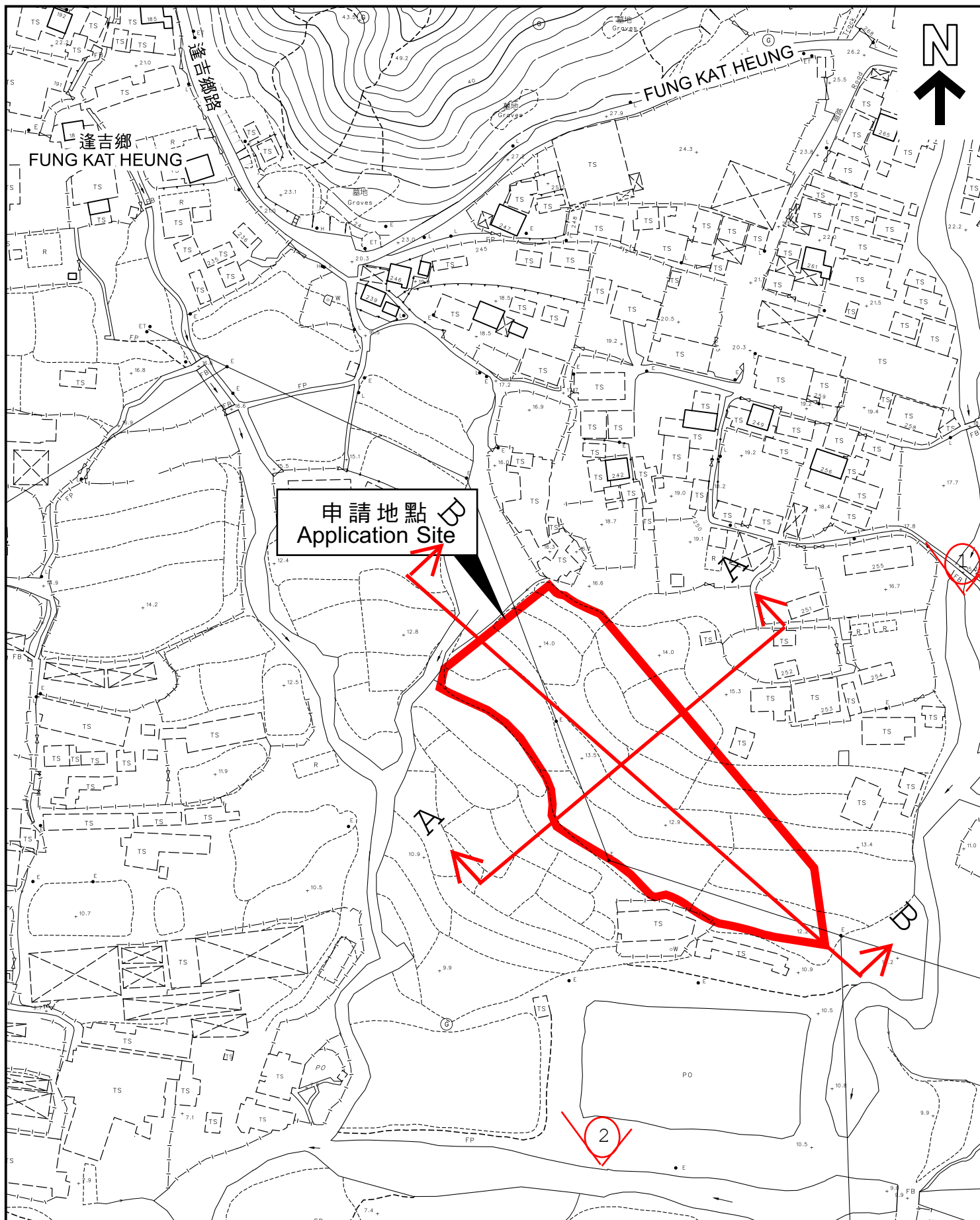
本摘要圖於2023年6月2日擬備，
所根據的資料為測量圖編號
6-NE-2C
EXTRACT PLAN PREPARED ON 2.6.2023
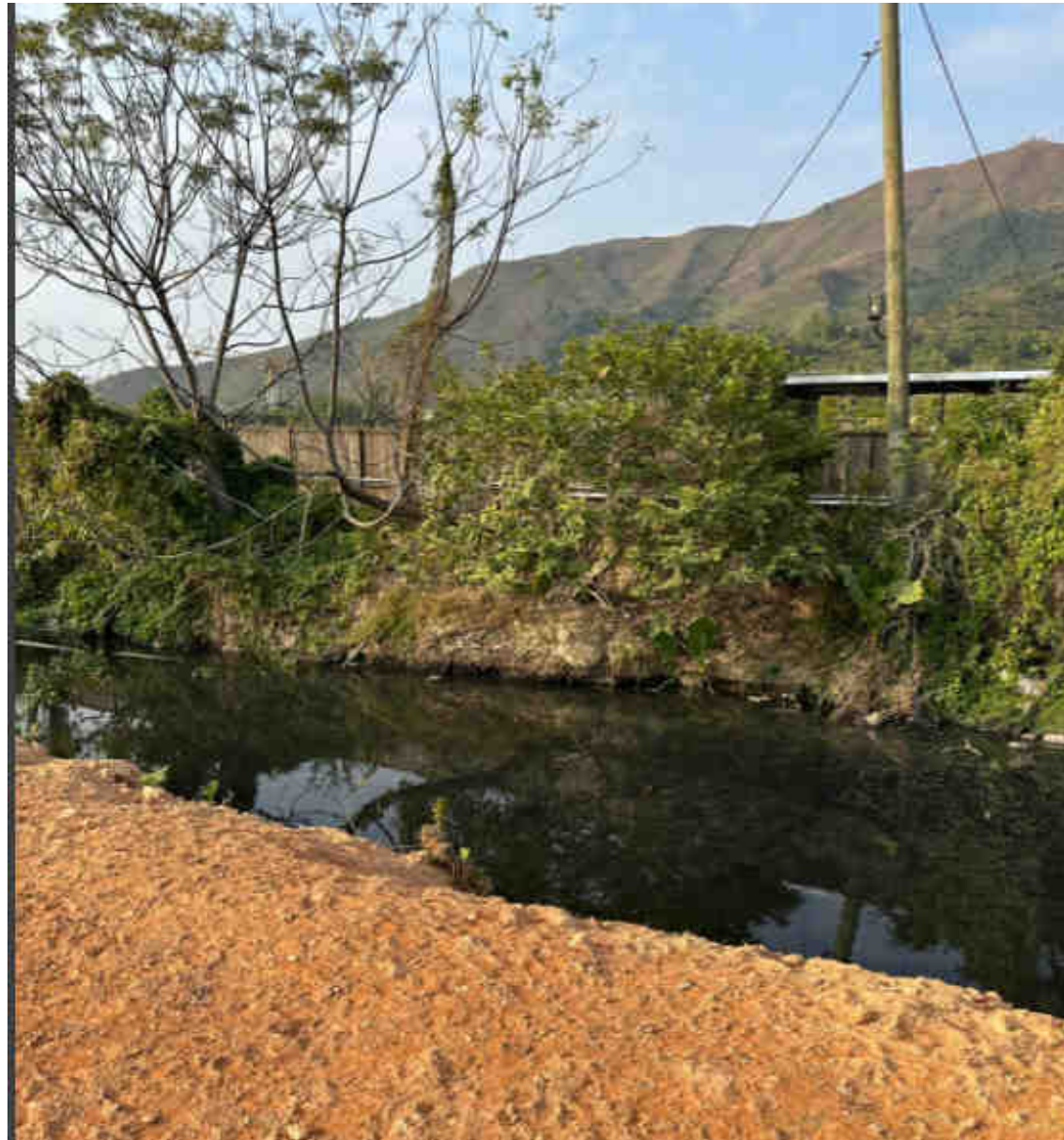BASED ON SURVEY SHEET No.
6-NE-2C

平面圖 SITE PLAN

參考編號
REFERENCE No.

A/YL-KTN/920

VIEW 1: FINAL DISCHARGE POINT: EXISTING STREAM

VIEW 2 Existing Stream with existing condition

Section A-A labels:
Site Boundary
Site Boundary
Proposed Level +13.5
+13.5
+13.5
+10.9
+15.3
Proposed UC

SECTION A-A

Section B-B labels:
Site Boundary
Site Boundary
Proposed Level +14.1
Proposed Level +13.8
Proposed Level +13.0
Proposed Level +12.3
+14.0
+13.7
+12.9
+12.2
+10.2
Approx. +9.0
Proposed UC offset 3m from existing stream
Proposed UC
Existing Stream
Existing Stream

SECTION B-B

4 NOS. STAINLESS STEEL GRATING FIXED TO BOTTOM SLAB BY STAINLESS STEEL SCREWS

20 x 20 CHAMFER

STEPPED CHANNEL

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT

H3

FALL

U−CHANNEL

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT

500 + GREATER OF H1 OR H2

H1

FALL

FALL

H2

A

A

STEPPED OR U−CHANNEL OR PIPE

FALL

U−CHANNEL

H4

500 + GREATER OF H3 OR H4

PLAN

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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT

100

100 MIN.

100

20 x 20 CHAMFERS ON ALL SIDES

A252 MESH OR EQUIVALENT

350 (OR 650 FOR CATCHPIT CONSTRUCTED ON OR ADJACENT TO A FOOTPATH)

FALL

FALL

300 BELOW LOWEST INVERT

B

25 DIA. DRAIN PIPES

SECTION A − A
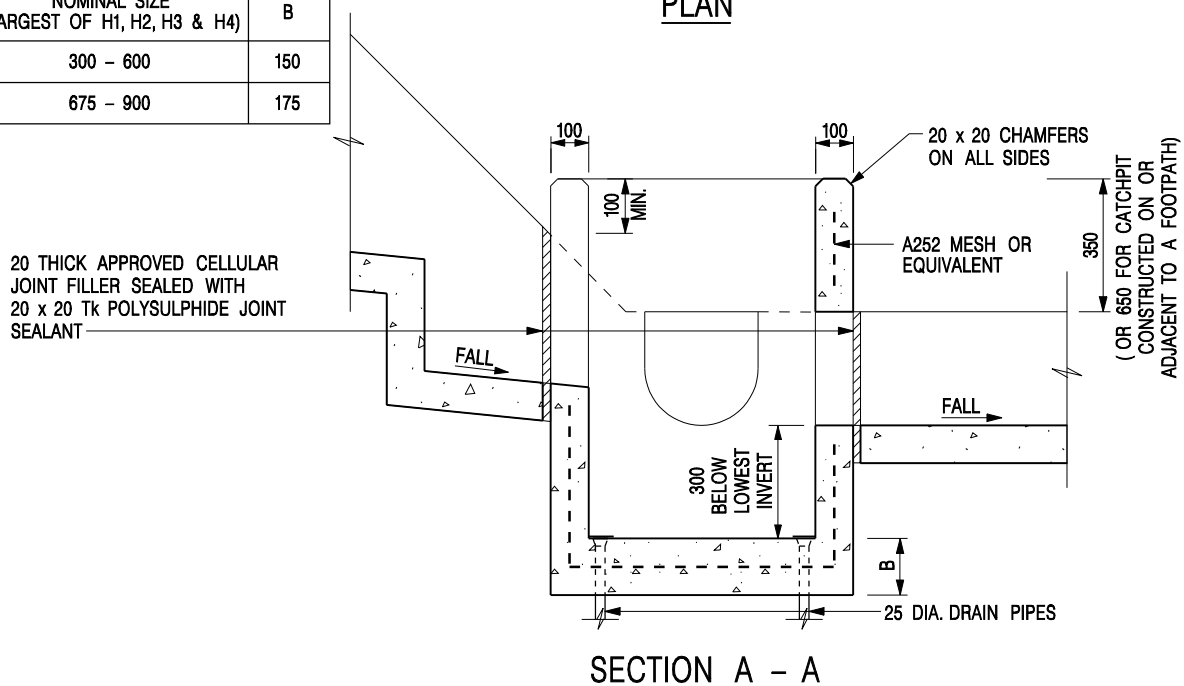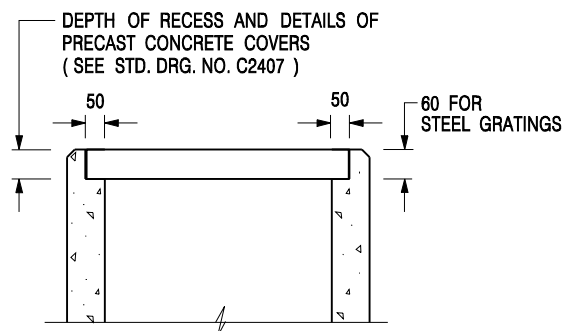
NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.

2. REFER TO SHEET 2 FOR OTHER NOTES.

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

CATCHPIT WITH TRAP

(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1

卓越工程 建設香港

We Engineer Hong Kong's Development

DEPTH OF RECESS AND DETAILS OF
PRECAST CONCRETE COVERS
(SEE STD. DRG. NO. C2407)

50   50   60 FOR
                  STEEL GRATINGS

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.

卓越工程 建設香港   We Engineer Hong Kong's Development

Varies

125   125

Step irons to
be provided if
height of
catchpit
exceeds 1500

125 thick wall and
slab suitably
reinforced

Fall

Arrangement
of openings
to suit site
conditions

300

min.
1 in 50

Concrete
blinding

SECTION A-A

U-channel

Step channel

Concrete benching

125

Channel

250

A

A

Varies

250

125

Arrangement of
openings to suit
site conditions

125   125

Varies

PLAN

Note :   All dimensions in millimetres
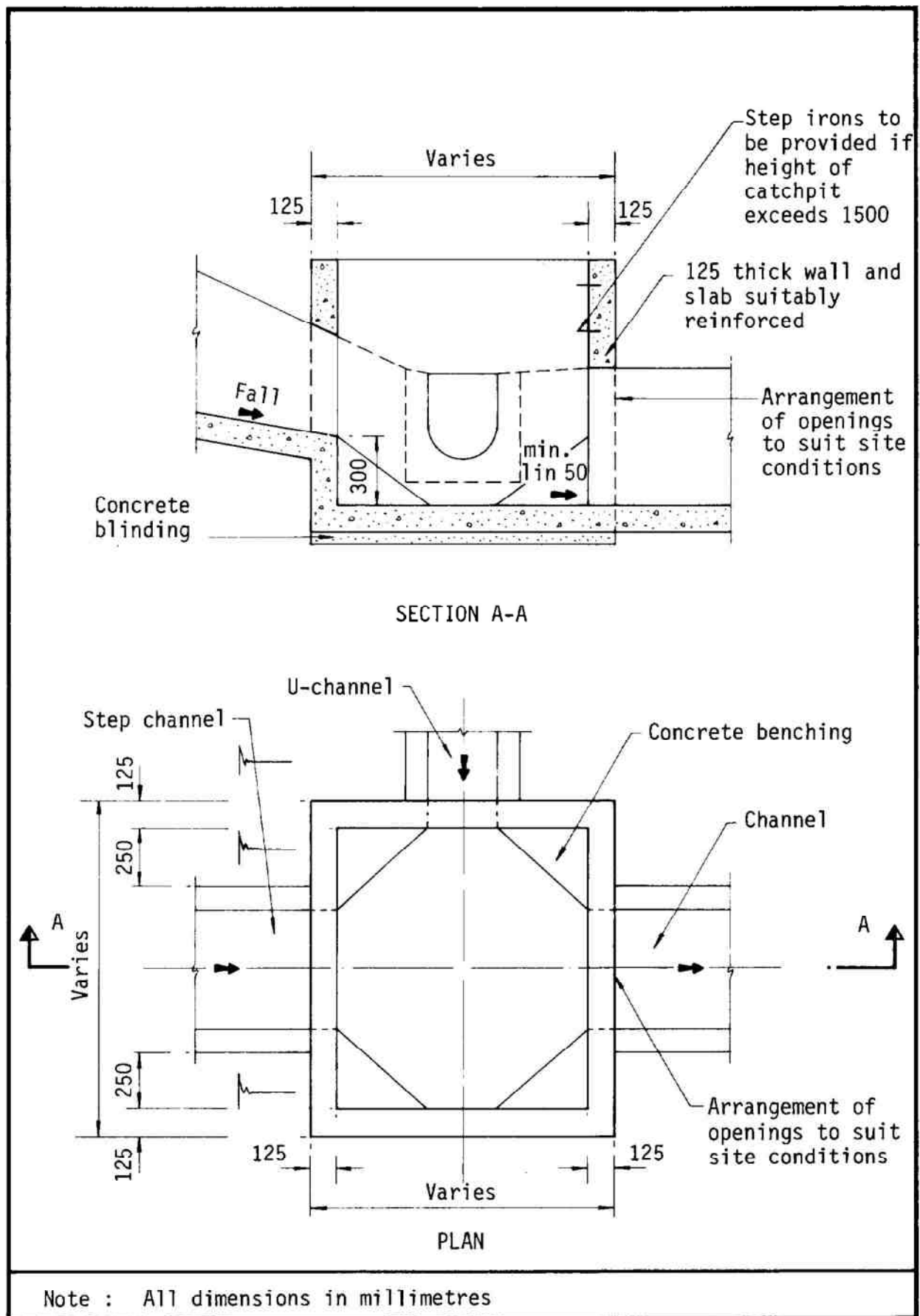
Figure 8.10 - Typical Details of Catchpits

Figure 8.11 - Typical U-channel Details
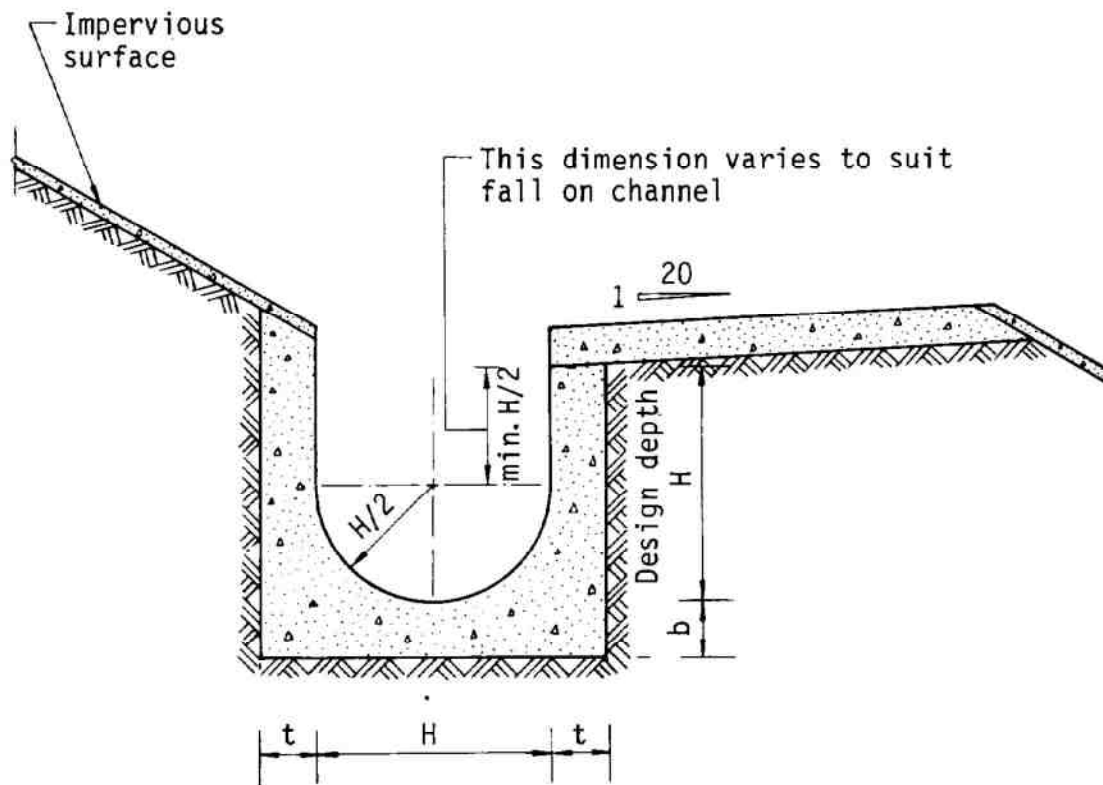
Dimensions of U - channel		
Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225