

Response to Comment

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) 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, Fung Kat Heung, Yuen Long, N.T.**

(Application No. A/YL-KTN/1136)

(a) The applicant provides clarifications on the current application. Details are as follows:

(i) *The Applicant’s Affected Business Premises in Hung Shui Kiu*

- Although the site area of the applicant’s affected premises in Hung Shui Kiu has been resumed and reverted to the Government, the affected business premises in Hung Shui Kiu are still in operation until full clearance of the concerned parcel of land has been carried out by the Government to facilitate the implementation of the Hung Shui Kiu/Ha Tsuen New Development Area.

(ii) *Development Proposal*

- 2.5 m high solid metal wall will be erected along the site boundary of S.16 planning applications Nos. A/YL-KTN/1135 and A/YL-KTN/1136 to minimize nuisance to the surrounding areas. The boundary wall will be installed by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall.
- The Site is located immediately northwest of the application site of the S.16 planning application No. A/YL-KTN/1135, which was also submitted by the same applicant as the current application. The applicant will ask the relevant lot owner(s) and obtain consent regarding the right of way passing through the application site of A/YL-KTN/1135.
- As the application site (the Site) is interconnected with the application site of S.16 application No. A/YL-KTN/1135, full access of local track will be provided, and no fencing will be installed at the ingress/egress point of the application site of S.16 application No. A/YL-KTN/1135 to allow smooth vehicle manoeuvre to/from and within two sites.

(iii) *Drainage Aspect*

- Replacement pages of the revised drainage proposal are provided (**Annex I**). The following amendments have been made:
 1. Drawing D02: The proposed works for Lot 841 has been described.
 2. Drawing D03: All the cover level & invert level of the existing and proposed catchpits have been indicated. The existing ground level of the

surrounding area and the site is indicated. The section marks and proposed formation level have been indicated. The existing 450UC surrounding Lot 841 is indicated. The proposed 300mm dia. concrete pipe to collect the runoff from Lot841 has been added.

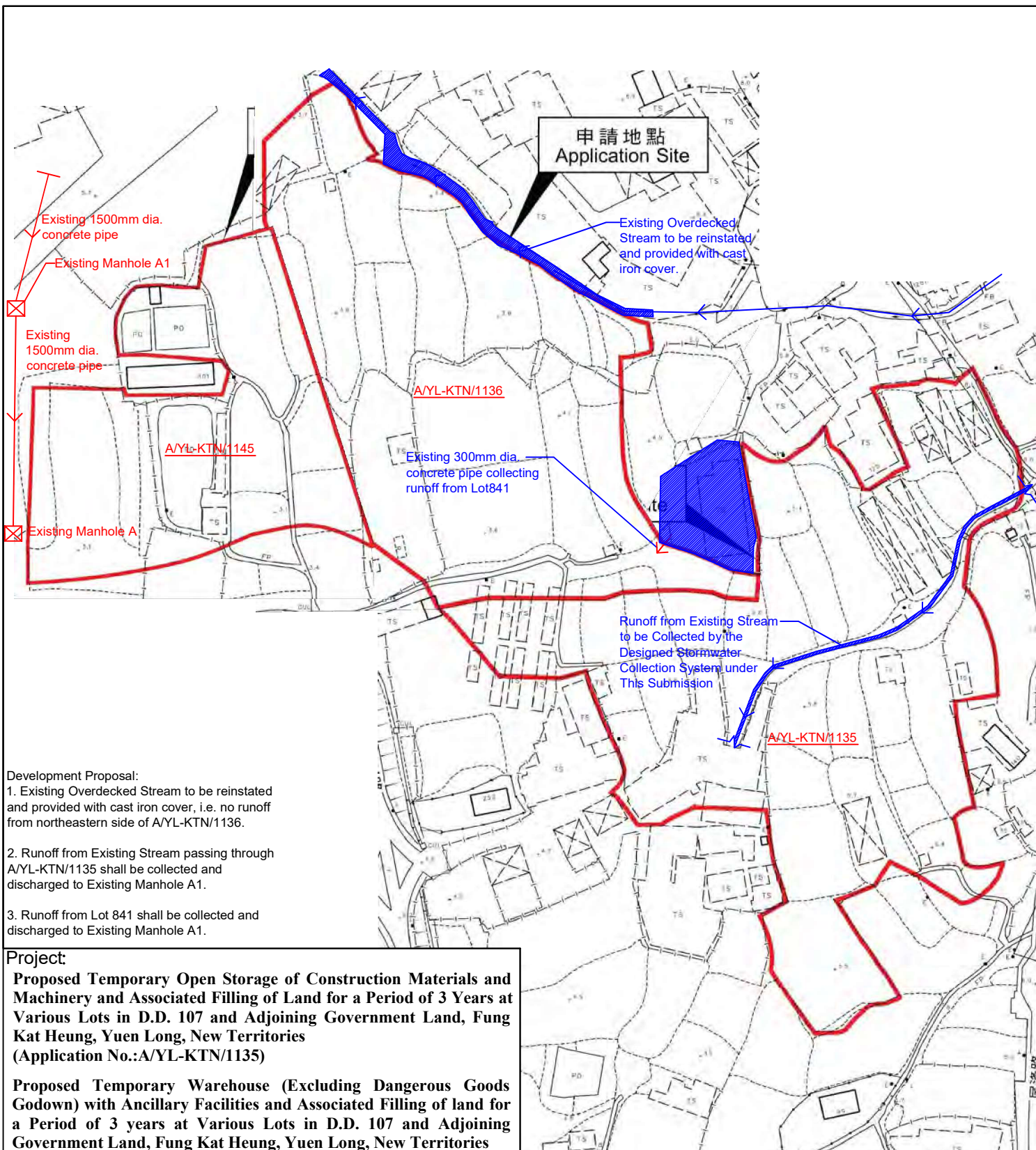
3. Drawing D05: Section A-A is revised to indicate that there is no works in Lot 841.
4. Two pages of calculation for checking the proposed 300mm dia. concrete pipe to collect the runoff from Lot 841.

(iv) Fire Safety Aspect

- A fire service installations proposal is provided in support of the current application (**Annex II**).

Annex I

Replacement Pages of Drainage Proposal



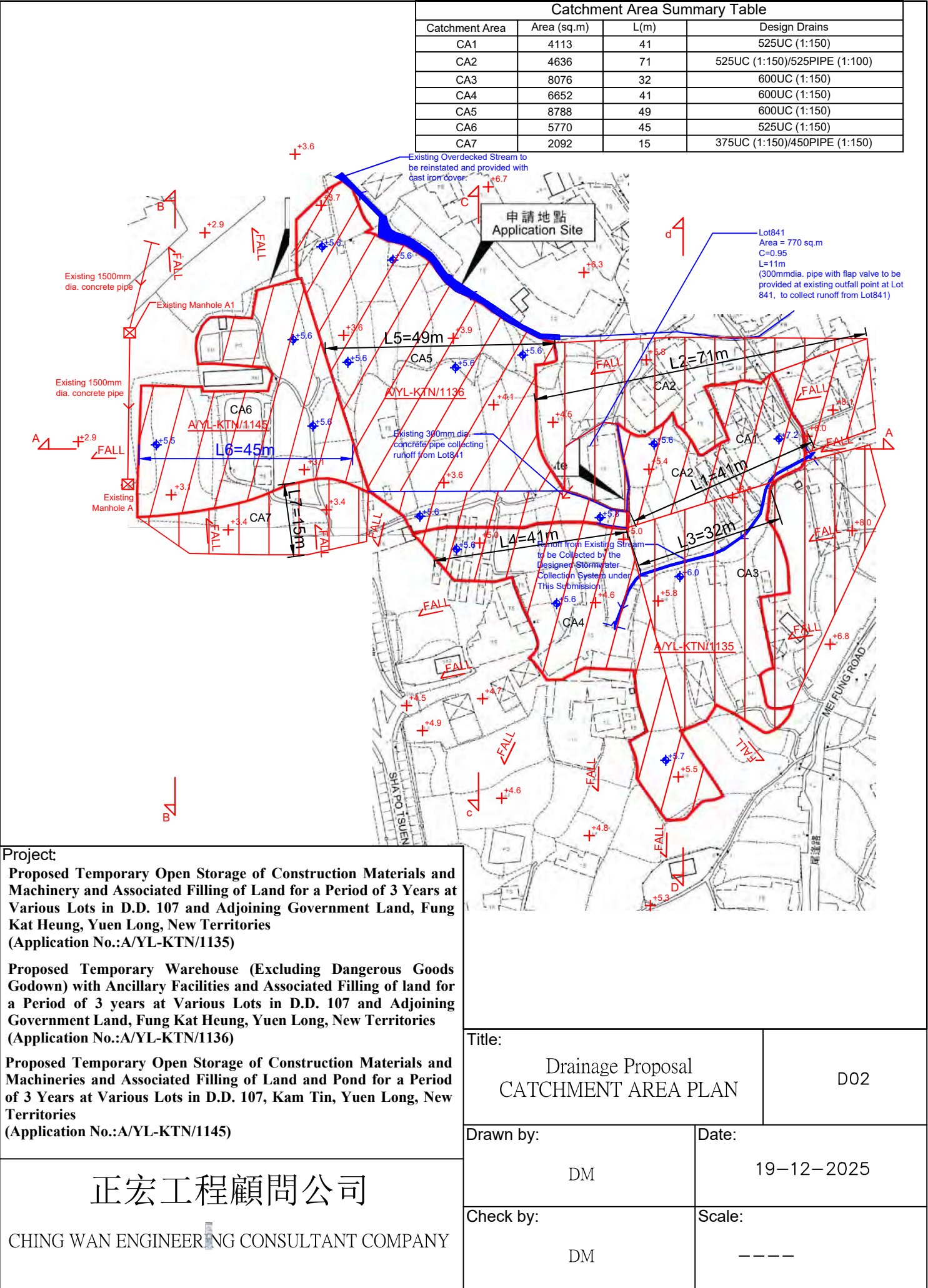
- Development Proposal:
1. Existing Overdecked Stream to be reinstated and provided with cast iron cover, i.e. no runoff from northeastern side of A/YL-KTN/1136.
 2. Runoff from Existing Stream passing through A/YL-KTN/1135 shall be collected and discharged to Existing Manhole A1.
 3. Runoff from Lot 841 shall be collected and discharged to Existing Manhole A1.

Project:
Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)
Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)

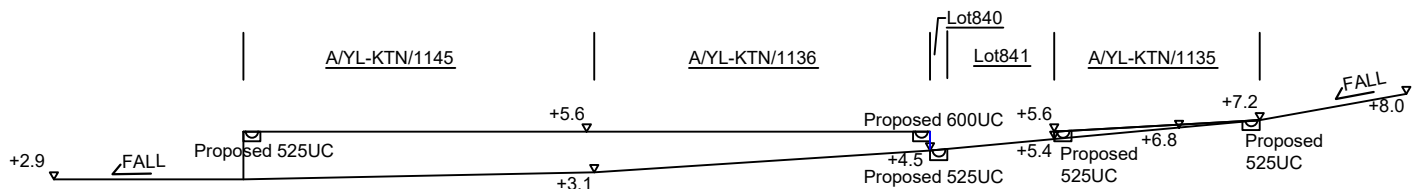
正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

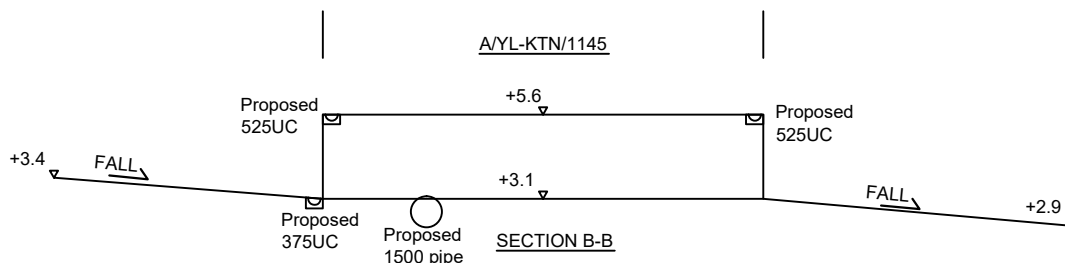
Title:		D01	
Drainage Proposal - LAYOUT			
Drawn by:	Date:		
DM	19-12-2025		
Check by:	Scale:		
DM	-----		



			Catchpit Schedule		
Start Point			Catchpit Number	C.L.	I.L.
Start Point	C.L.	I.L.	CP1	+7.20	+6.546
Start Point 1	+7.20	+6.625	CP2	+6.70	+6.125
Start Point 2	+4.50	+3.925	CP3	+6.70	+5.992
Start Point 3	+5.70	+5.050	CP4	+6.20	+5.625
Start Point 4	+5.60	+4.950	CP5	+6.20	+5.518
Start Point 5	+5.60	+4.950	CP6	+5.60	+5.025
Start Point 6	+3.80	+3.375	CP7	+4.50	+3.859
			CP8	+4.50	+3.824
			CP9	+4.50	+3.498
			CP10	+5.70	+4.917
			CP11	+5.80	+4.780
			CP12	+5.90	+4.741
			CP13	+6.00	+4.682
			CP14	+6.10	+4.628
			CP15	+6.10	+4.597
			CP16	+6.10	+4.416
			CP17	+6.20	+4.352
			CP18	+6.70	+4.173
			CP19	+7.20	+4.070
			CP20	+5.70	+5.464
			CP21	+5.70	+5.345
			CP22	+5.70	+5.151
			CP23	+5.70	+5.116
			CP24	+5.60	+4.929
			CP25	+5.60	+4.784
			CP26	+5.60	+4.716
			CP27	+5.60	+4.689
			CP28	+5.60	+4.437
			CP29	+5.60	+4.284
			CP30	+5.60	+4.810
			CP31	+5.60	+4.678
			CP32	+5.60	+4.581
			CP33	+5.60	+4.298
			CP34	+5.60	+3.996
			CP35	+5.60	+3.981
			CP36	+5.60	+3.947
			CP37	+5.60	+3.598
			CP38	+5.60	+4.832
			CP39	+5.60	+4.780
			CP40	+5.60	+4.666
			CP41	+5.60	+4.590
			CP42	+5.60	+4.407
			CP43	+5.60	+4.336
			CP44	+5.50	+4.007
			CP45	+5.50	+4.345
			CP46	+3.00	+2.726
Manhole Schedule					
Manhole	C.L.	I.L.			
Ex.MH A	+5.68	A1=+2.64, A2=+2.64, X1=+2.63			
MH A2	+5.50	A1=+3.779, A2=+2.67, A3=+2.67, X1=+2.66			
MH A3	+5.60	A1=+2.882, A2=+3.93, X1=+2.881			
MH A4	+5.60	A1=+3.541, A2=+3.427, A3=+3.062, X1=+3.061			
MH A5	+5.80	A1=+4.775, A2=+3.179, X1=+3.178			
MH A6	+7.20	A1=+3.443 (Ex. Stream), X1=+3.442			
Project:					
Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)					
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)					
Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)					
正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANT COMPANY			Title:		D04
			Drainage Proposal Manhole and Catchpit Schedule		
			Drawn by:		
			Date:		
			DM		19-12-2025
			Check by:		Scale:
			DM		----

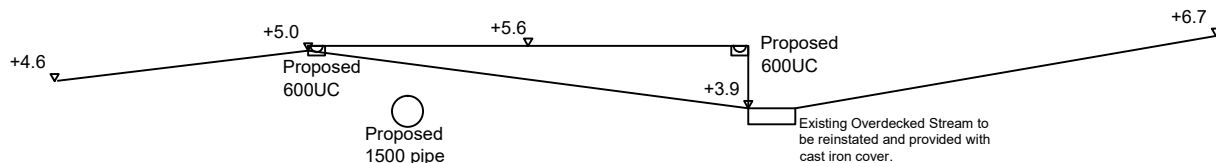


SECTION A-A



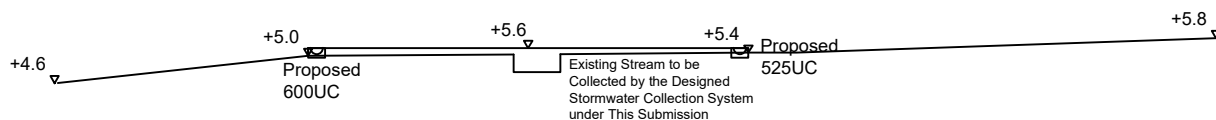
SECTION B-B

THS SITE



SECTION C-C

THS SITE



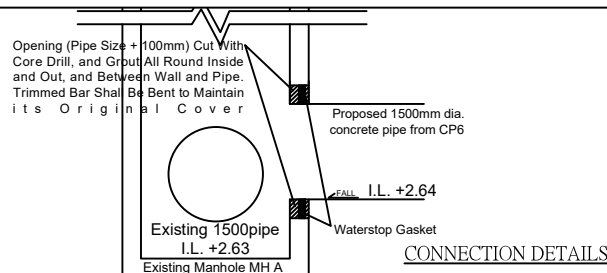
SECTION D-D

Project:

Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)

Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)



Title:

Drainage Proposal - Section

D05

Drawn by:

DM

Date:

19-12-2025

Check by:

DM

Scale:

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Lot 841, Area	= 770	m ²	(C= 0.95)	L= 11 m
Calculation of Design Runoff of the Proposed Development. For the design of drains for 1500mm dia. concrete pipe				
	Σ Q	=	Σ 0.278 C i A	
	A	= 770	m ²	
		= 770		
		= 0.00077	km ²	
	t	= 0.14465 L/ H ^{0.2} A ^{0.1}		
		= 0.14465*11/1 ^{0.2} *770 ^{0.1}		
		= 0.819	min	
	i	= 1.16*a/(t+b) ^c		(50 yrs return period, Table 3a, Corrigendum 2024,
		= 1.16*505.5/(0.819+3.29) ^{0.555}		SDM) and (16% increase due to climate change)
		= 355.1	mm/hr	
Therefore,	Q	= 0.278*0.95*355.1*0.00077		
		= 0.0722	m ³ /sec	
		= 4332	lit/min	

Check 300mm dia. Pipes by Colebrook-White Equation

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

where :

V	=		mean velocity (m/s)	
g	=	9.81	m/s ² gravitational acceleration (m/s ²)	
D	=	0.3	m internal pipe diameter (m)	
ks	=	0.00015	m hydraulic pipeline roughness (m)	(Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)	
s	=	0.01	hydraulic gradient	(1: 100)

Therefore, design V of pipe capacity = 1.82 m/s

Q= 0.8VA	(0.8 factor for sedimentation)
= 0.103	m ³ /s
= 6187	lit/min
> 4332	lit/min Ok

Annex II

Fire Service Installations Proposal

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.

1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.

1.3 A MODIFIED HOSE REEL SYSTEM OF 2000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.

1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.

1.5 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPR. & FS. PUMP ROOM.

1.6 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.

1.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
2. AUTOMATIC SPRINKLER SYSTEM

2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.

2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.

2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.

2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68 °C UNLESS OTHERWISE SPECIFIED.

2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.

2.6 ALL SPRINKLER PIPE SIZE SHOULD BE ø32mm UNLESS SPECIFY.

2.7 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:

(A) STORAGE CATEGORY : CATEGORY (I)

(B) STORAGE HEIGHT : NOT EXCEEDING 4M

(C) STORAGE : ST1

2.8 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.

2.9 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 150m² IN PLAN AREA FOR CATEGORY I.
3. FIRE ALARM SYSTEM

3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO. 6/2021. 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.

3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPR. & F.S. PUMP ROOM.
4. MISCELLANEOUS F.S. INSTALLATION

4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.

4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER NO. 4/2021.

4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.

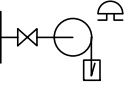
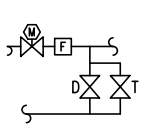
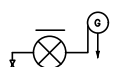
4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.

4.5 WHEN A VENTILATION/AIR CONDITIONING CONTROL IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIR COMPARTMENT.

4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE EITHER THERE BE NO FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES OR THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

4.7 THE AGGREGATE AREA OF OPENABLE WINDOWS ABOUT 298 SQUARE METRES EXCEEDING 6.25% OF THE FLOOR AREA OF THE STRUCTURE 1

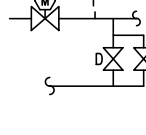
LEGEND (FOR SCHEMATIC DIAGRAM)

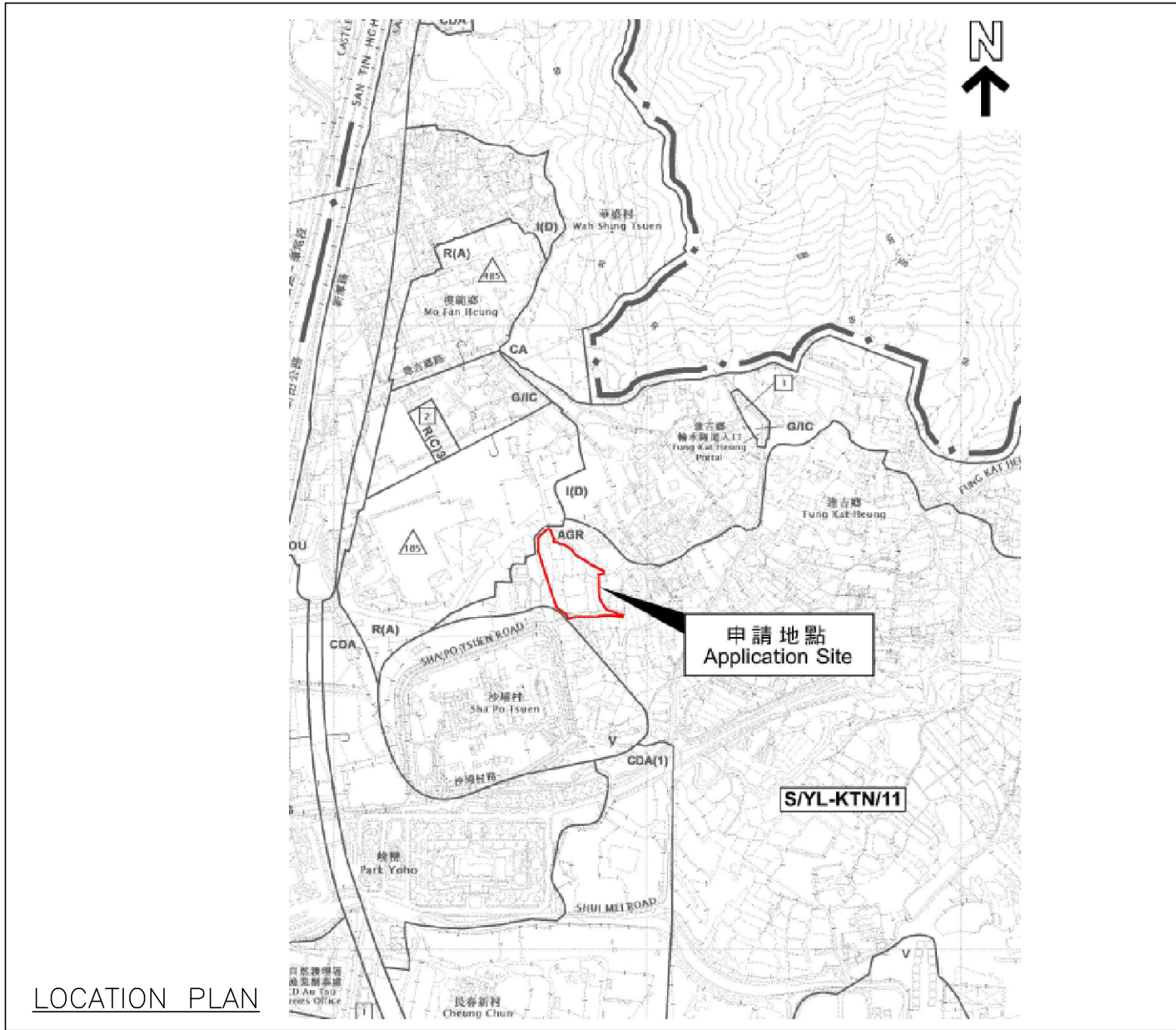
	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	FAST RESPONSE TYPE SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	PRESSURE GAUGE WITH COCK
	AUTOMATIC AIR VENT WITH COCK
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
	FLEXIBLE CONNECTOR
	CHECK METER POSITION
	PLUG
	Y-STRAINER
	SPRINKLER / F.S. INLET
	SPRINKLER PROVING PIPE

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	B	F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE, VERTICAL LINE DIAGRAM,
FS-02	B	FIRE SERVICES INSTALLATION LAYOUT PLAN

LEGEND (FOR LAYOUT PLAN)

	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
	SPRINKLER HEAD (DOUBLE LAYER)
	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
	SPRINKLER / HOSE REEL PIPE
	PRESSURE SWITCH
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	EMERGENCY LIGHTING
	EXIT SIGN
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL



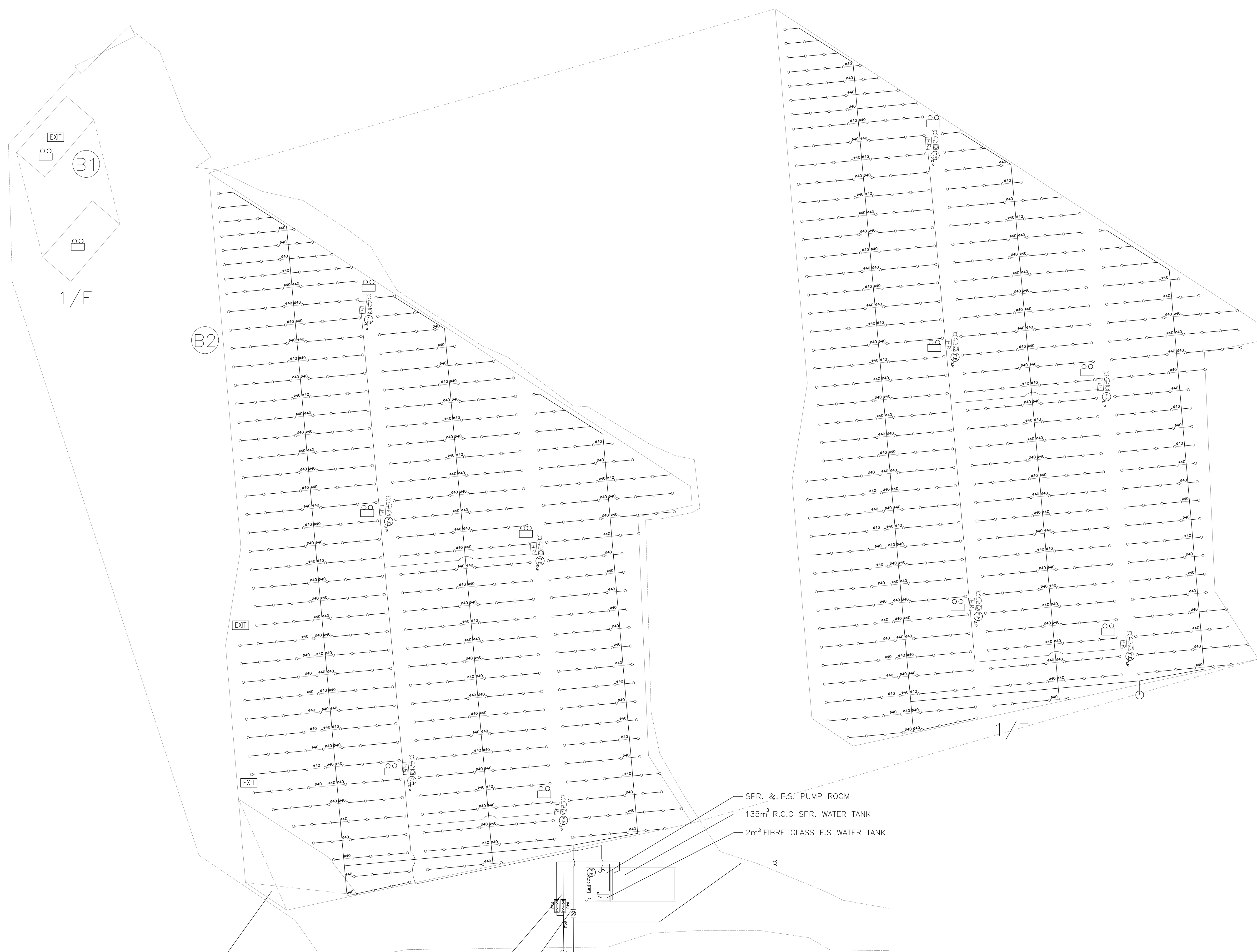
ABBREVIATION

H.R.	HOSE REEL
F.S.	FIRE SERVICES
SPR.	SPRINKLER
U/G	UNDERGROUND
T/A	TO ABOVE
T/B	TO BELOW
F/A	FROM ABOVE
F/B	FROM BELOW
H/L	HIGH LEVEL
M/L	MIDDLE LEVEL
L/L	LOW LEVEL
W/	WITH
FFL	FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER
DP	DESIGN POINT

COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN

A	FSD SUBMISSION	21-12-2025	WC
REV	DESCRIPTION	DATE	BY
FSI CONTRACTOR			
East Power Engineering Limited  Flat A, 7/F., Hop Shing Commercial Building, 41 Chi Kiang Street, Tseukwan, Kowloon Fax. : 2394-3772 Tel. : 2397-3236			
PROJECT FIRE SERVICES INSTALLATION WORK AT VARIOUS LOTS IN D.O. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, N.T.			
DRAWING TITLE F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE, VERTICAL LINE DIAGRAM,			
	INITIAL	DESIGNATION	DATE
DRAWN BY	WC	A. ENG	04-03-2025
DESIGN BY	CM	PM	04-03-2025
CHECK BY	CM	PM	04-03-2025
APPROVED BY	-	-	-
PROJECT NO. KTN-1136			
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO. EP-10248-FS01			
SCALE	N.T.S	REVISION	A



G/F of STRUCTURE B2 IS RESERVED
FOR CIRCULATION PURPOSE WITH 6M
CLEAR HEADROOM

SPRINKLER INLET
SPRINKLER CONTROL VALVE

SPR. & F.S. PUMP ROOM
135m³ R.C.C SPR. WATER TANK
2m³ FIBRE GLASS F.S WATER TANK

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE	72 m² (ABOUT)	144 m² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.) COVERED LOADING / UNLOADING AREA	5,954 m² (ABOUT)	11,908 m² (ABOUT)	13 m (ABOUT)(2-STOREY)
TOTAL		6,026 m² (ABOUT)	12,052 m² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN

A	FSD SUBMISSION	21-12-2025	WC	
REV	DESCRIPTION	DATE	BY	
FSI CONTRACTOR				
East Power Engineering Limited				
Flat A, 7/F., Hop Shing Commercial Building, 41 Chi Kiang Street, Tseukwan, Kowloon Fax : 2394-3772 Tel : 2397-3236				
PROJECT FIRE SERVICES INSTALLATION WORK AT VARIOUS LOTS IN D.O. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, N.T.				
DRAWING TITLE FIRE SERVICES INSTALLATION LAYOUT PLAN				
	INITIAL	DESIGNATION	DATE	
DRAWN BY	WC	A. ENG	04-03-2025	
DESIGN BY	CM	PM	04-03-2025	
CHECK BY	CM	PM	04-03-2025	
APPROVED BY	-	-	-	
PROJECT NO. KTN-1136				
PAPER SIZE	A1	PLOT SCALE	1 : 1	
DRAWING NO. EP-10248-FS02				
SCALE	1 : 300	REVISION	A	