

規劃署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈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 : DD107 Lot 1151
本署檔號 Our Reference : TPB/A/YL-KTN/963
電話號碼 Tel. No. :
傳真機號碼 Fax No. :

By Post & Fax

R-riches Property Consultants Ltd.

(Attn: Louis TSE, Danny NG)

19 February 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,
Lot 1151 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**
(Application No. A/YL-KTN/963)

I refer to your submission dated 31.10.2024 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, please contact Mr. Terence TANG (Tel:) of the Drainage Services Department directly.

Yours faithfully,

(Ms. Josephine LO)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department



規劃署35周年
35th Anniversary

劃出更多可能 · 創造無限機遇
Planning a Future of Boundless Opportunities

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:

You are reminded to 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. : DD117 Lot 1151
Your Ref. : TPB/A/YL-KTN/963

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

By Email

31 October 2024

Dear Sir,

Compliance with Approval Condition (d)

**Proposed Temporary Warehouse (excluding Dangerous Good Godown) with Ancillary Facilities
for a Period of 3 Years and Filling of Land in "Agriculture" Zone,
Lot 1151 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/963)

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

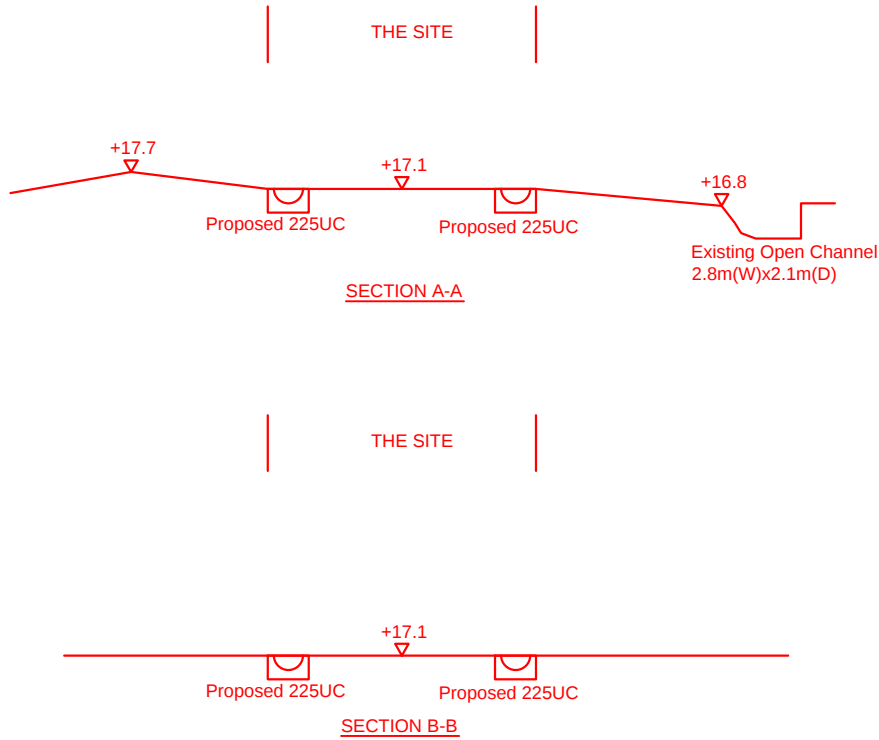
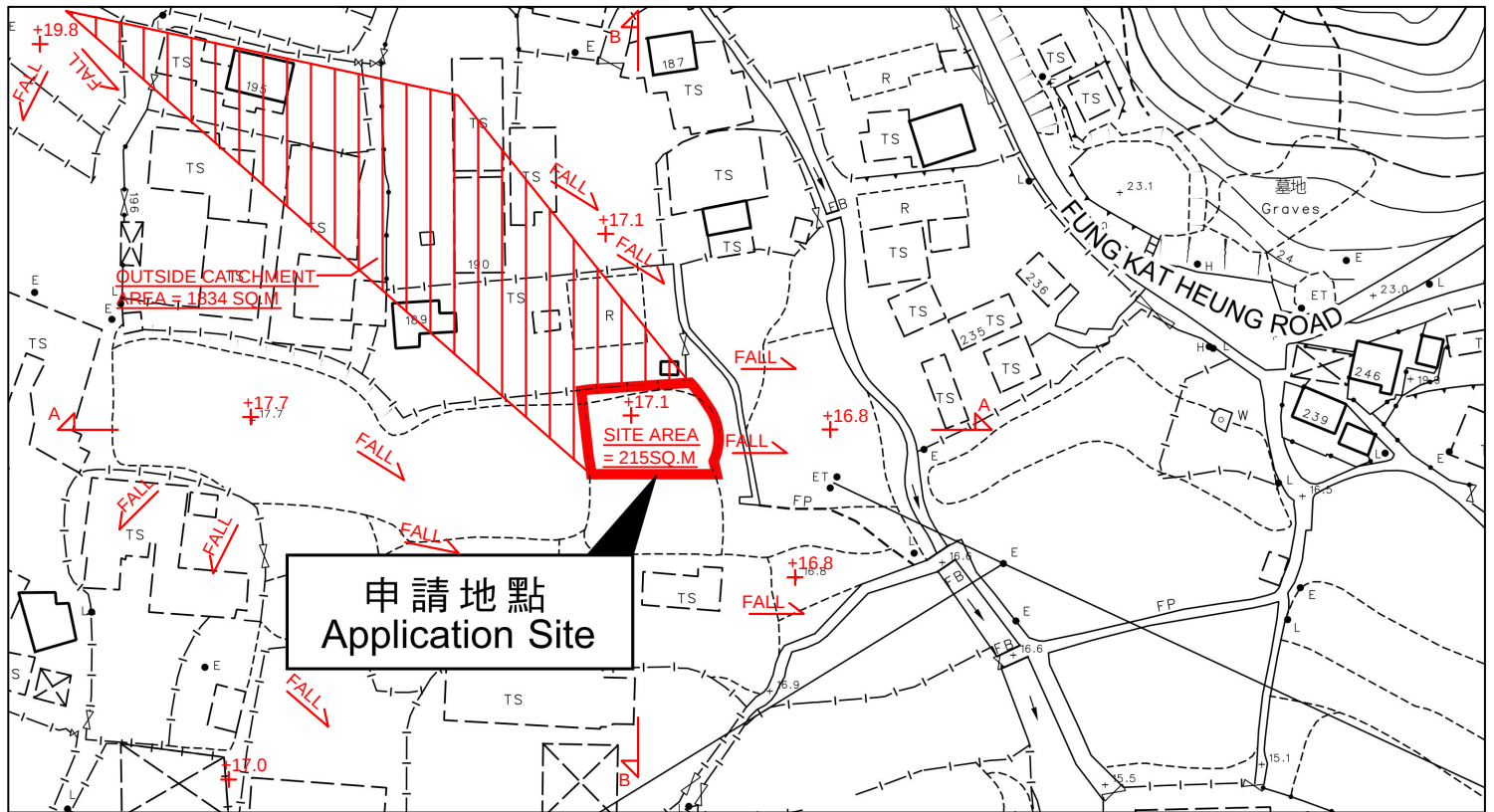
Danny NG
Town Planner

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

Comments of the CE/MN, DSD (Contact Person: Mr. Terence TANG ; Tel: [REDACTED])		
(i)	For external catchment areas, please justify with photo record the northern side has its own stormwater collection system.	Noted. Please confirm that the catchment area has been reviewed and revised accordingly (Appendix II).
(ii)	External catchment from western side, the whole adjacent land platform should be assumed to be +17.7mPD if no additional information is available for conservative consideration. So that please review the assessment and the proposed u-channel appears to be undersized.	Noted. Please confirm that the assessment has been reviewed and revised accordingly (Appendix II).



CONNECTION DETAILS



Catchment Area (THE SITE) = 215 sq.m (C=0.95)
Outside Catchment Area = 1834 sq.m (C=0.25)

$$Q = 0.278 C_i A$$

$$= 0.278 \times 0.95 \times 250 \times \frac{215}{1000000} + 0.278 \times 0.25 \times 250 \times \frac{1834}{1000000}$$

$$= 0.0461 \text{ m}^3/\text{s}$$

$$= 2764 \text{ lit/min}$$

Provide 225UC (1:100) and 300mm dia. UPVC
Pipe (1:100) is OK

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project
Proposed Temporary Warehouse (excluding Dangerous Goods
Godown) with Ancillary Facilities for a Period of 3 Years and
Filling of Land at Lot 1151 in D.D. 107, Fung Kat Heung, Kam Tin,
Yuen Long, New Territories

(Application No.:A/YL-KTN/963)

Title:

Drainage Proposal
(Catchment Area and Sections)

D02

Drawn by:

DM

Date:

22-7-2024

Check by:

DM

Scale:

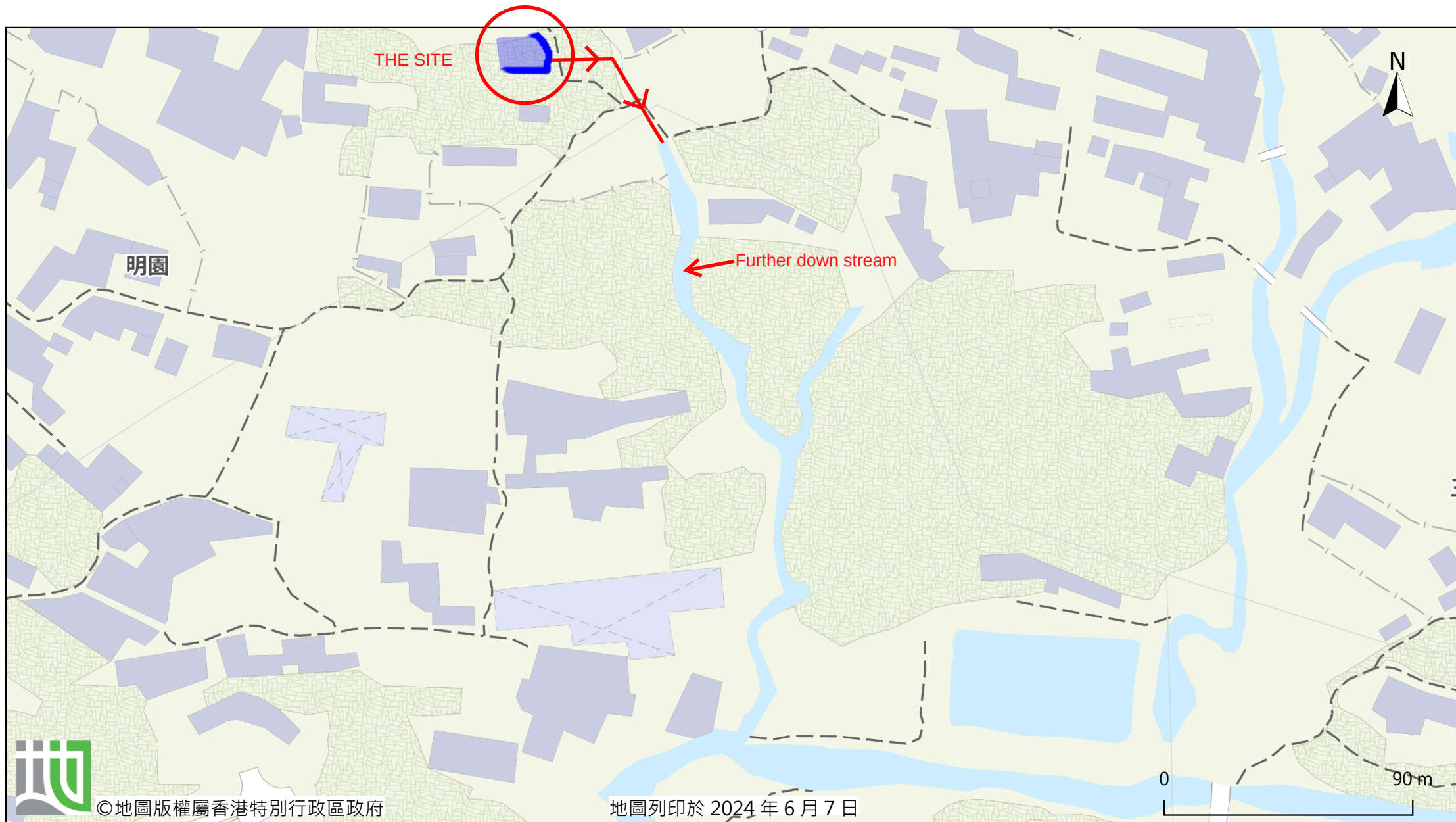




PHOTO 1



Justification of C value, C=0.25 for the outside catchment in west and north



由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

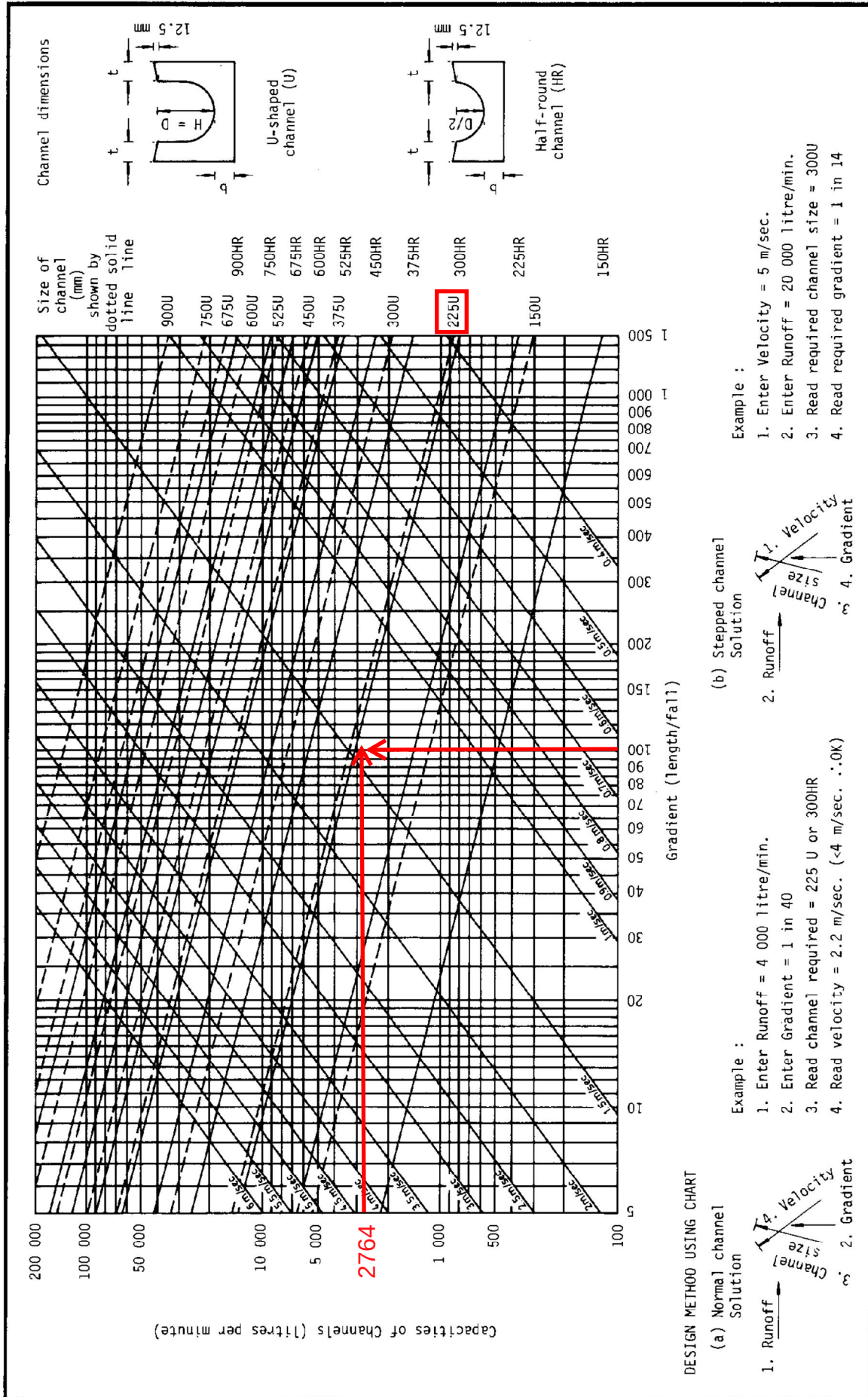
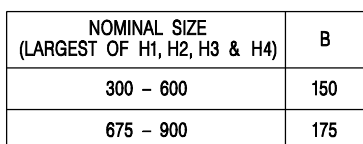


Figure 8.7 - Chart for the Rapid Design of Channels

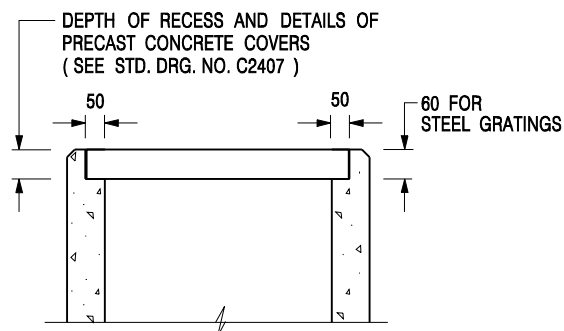
Calculation Maximum Capacity of Proposed 300mm dia. UPVC Pipe.

Manning Equation	V	=	$R^{2/3} * S_f^{0.5} / n$	
				dia 300 mm
where	R	=	$\pi r^2 / 2 \pi r$	r= 0.15 m
		=	$r/2$	
		=	0.075	m
	n	=	0.012	s/m ^{1/3} (Table 13 of Stormwater Drainage Manual)
1/ 100	S _f	=	0.0100	
Therefore,	V	=	$0.075^{2/3} * 0.01^{0.5} / 0.012$	
		=	1.482	m/sec
Maximum Capacity (Q _{max})		=	V * A	
		=	$1.482 * \pi r^2$	
		=	0.105	m ³ /sec
1 nos of pipe		=	0.105	m ³ /sec
		=	6286	lit/min
		>	2764	lit/min
<u>Provide 300mm dia UPVC Pipe (1:100) is OK</u>				



- 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		DRAWING NO.	
DATE JAN 1991		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

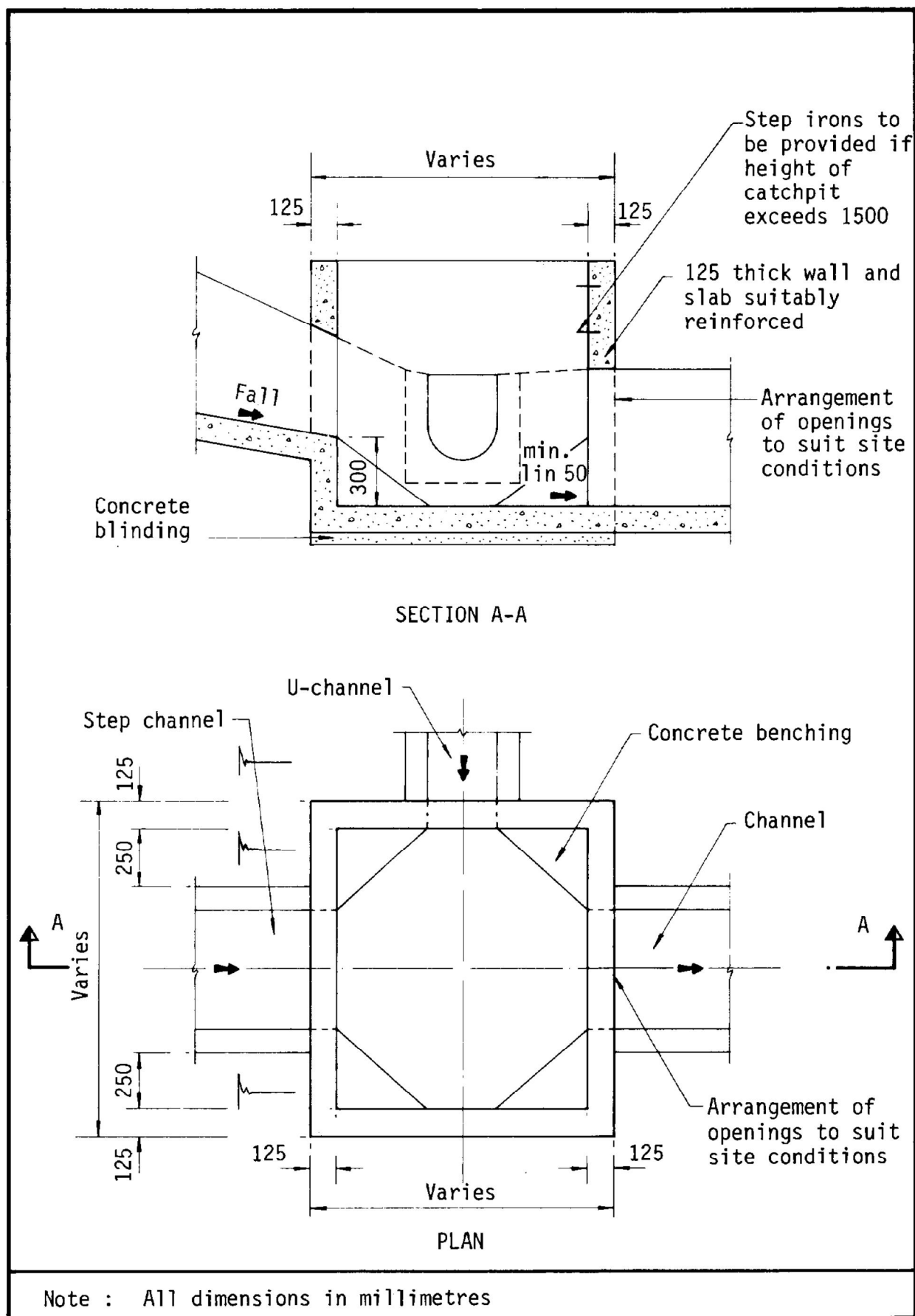


Figure 8.10 - Typical Details of Catchpits

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

DEVELOPMENT PARAMETERS

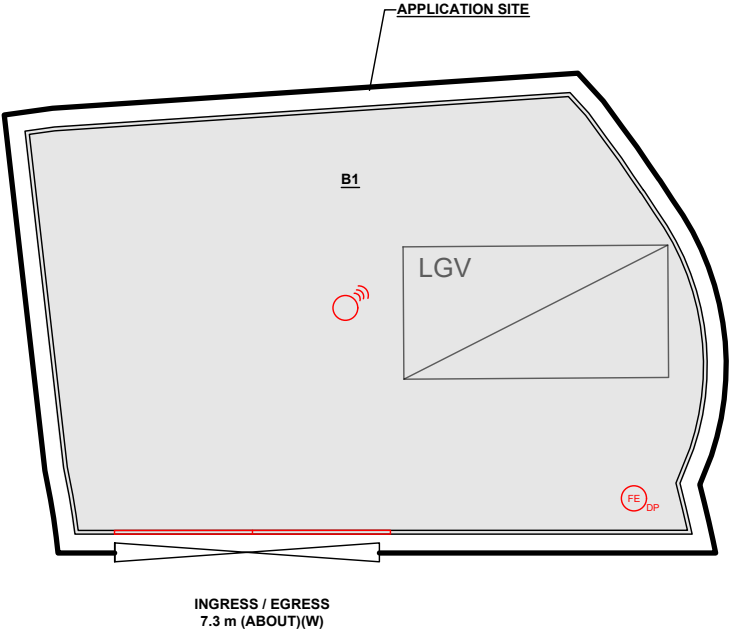
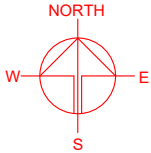
APPLICATION SITE AREA	: 215 m ²	(ABOUT)
COVERED AREA	: 186 m ²	(ABOUT)
UNCOVERED AREA	: 29 m ²	(ABOUT)
PLOT RATIO	: 0.87	(ABOUT)
SITE COVERAGE	: 87 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 186 m ²	(ABOUT)
TOTAL GFA	: 186 m ²	(ABOUT)
BUILDING HEIGHT	: 8.23 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	186 m ² (ABOUT)	186 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
TOTAL		186 m ² (ABOUT)	186 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



FIRE SERVICE INSTALLATIONS

-  STAND-ALONE FIRE DETECTOR
-  4 KG DRY POWDER TYPE FIRE EXTINGUISHER

- FS NOTES:**
- 1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
 - 2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
 - 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
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT	
	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)	
SITE LOCATION	
LOT 1151 IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 200 @ A4	
DRAWN BY	DATE
MN	10.9.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FSIs PROPOSAL	
DWG NO.	VER.
APPENDIX II	001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

規 劃 申 請 意 向 書規劃許可申請

申請人

Applicant

: YAU Siu Fai

身份證號碼

HKID No.

:

規劃申請編號 A/YL-KTN/1050 申請人

The applicant of A/YL-KTN/1050

:

LAM Tung Man

身份證號碼

HKID No.

:

本人 YAU Siu Fai 為規劃申請 (地址: 丈量約份第 107 約地段第 1151 號) 的申請人。本人與規劃申請 (編號: A/YL-KTN/1050) 的申請人 LAM Tung Man 達成共識, 同意本人於規劃申請 (地址: 丈量約份第 107 約地段第 1151 號) 的規劃許可期內使用規劃申請 (編號: A/YL-KTN/1050) 範圍內車輛通道的通行權。



申請人簽署

YAU Siu Fai



A/YL-KTN/1050 申請人簽署

LAM Tung Man

2025 年 9 月 12 日