

Appendix I

Accepted Condition Record of Existing Drainage Facilities on the Site under Previous Application No.
A/YL-KTN/937

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 : DD107 Lot 1222 S.B & VL
本署檔號 Our Reference : TPB/A/YL-KTN/937
電話號碼 Tel. No. : 3168 4049/ 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

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. Louis TSE / Christian CHIM)

13 March 2025

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (d)
- the Implementation of the Accepted 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 1222 S.B, 1224 S.C and 1225 S.A in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (Application No. A/YL-KTN/937)

I refer to your submission dated 20.12.2024 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.**
- ☐ 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: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,

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



規劃署35周年
Planning Department 35th Anniversary

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

- 2 -

C.C.
CE/MN, DSD

(Attn.: Mr. Terence TANG)

Internal
CTP/TPB

JL/AY/jc

Our Ref.: DD107 Lot 1222 S.B & VL
Your Ref.: TPB/A/YL-KTN/937

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

By Email

20 December 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 1222 S.B, 1224 S.C and 1225 S.A in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/937)

We write to submit a response to comment table, an as-built drainage plan and a set of photographic records of the existing drainage facilities for compliance with approval condition (d) of the subject application, i.e. *the implementation of the accepted 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

cc DPO/FSYLE, PlanD

(Attn.: Mr. Jet CHEUNG

email: jsjcheung@pland.gov.hk)



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Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



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(852) 5324 2076



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Appendix I – Response to comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone,
Lots 1222 S.B, 1224 S.C and 1225 S.A in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

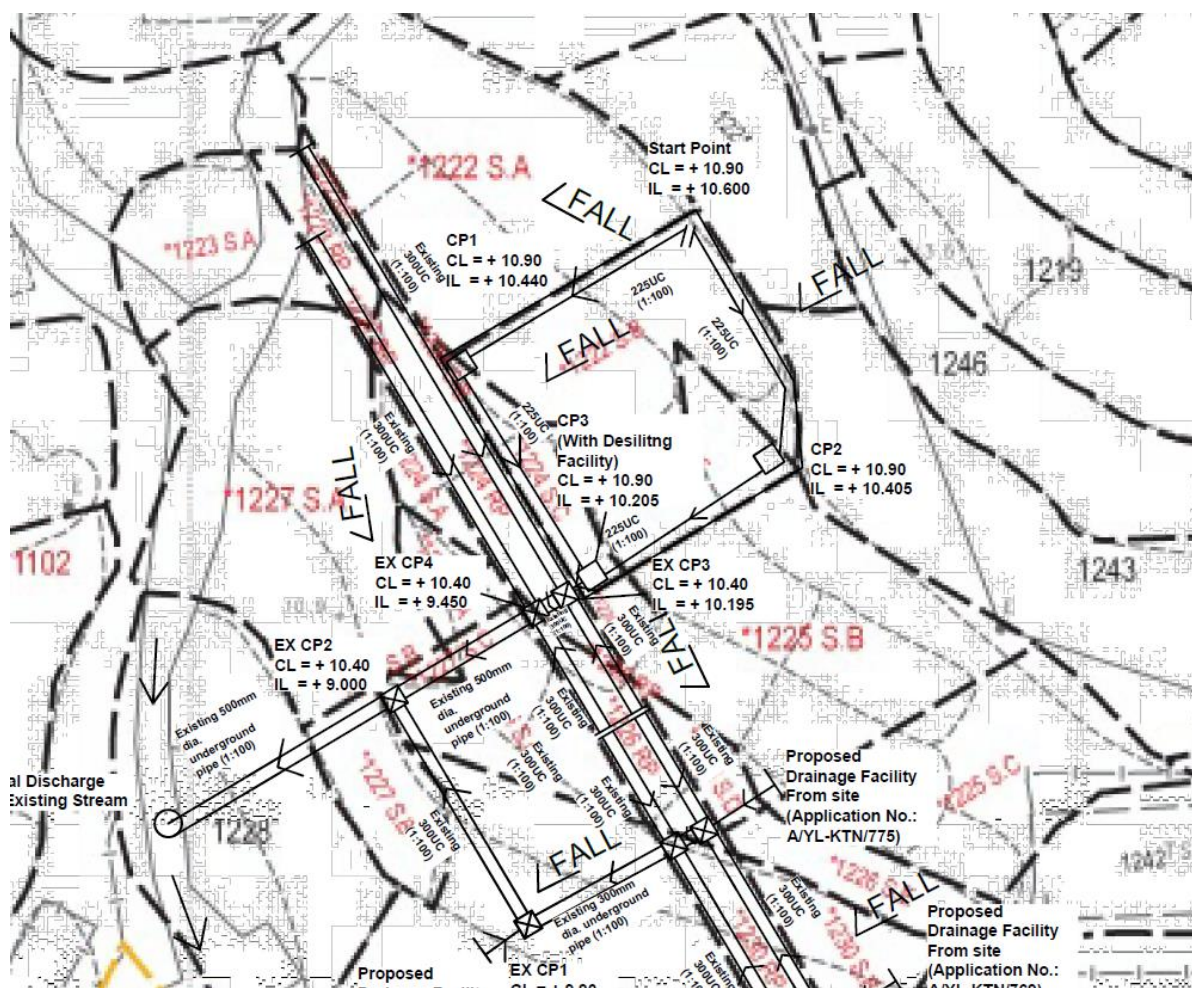
(Application No. A/YL-KTN/937)

Departmental Comments		Applicant's Response
Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Terence TANG; Tel: 2300 1257)		
1.	Photo 9 – No obstruction should be placed on top of u-channel.	The related obstruction(s) has been removed by the applicant please refer to photo 9 of the updated photographic record (Appendix II). The applicant has also recently cleaned and maintained the drainage system of the Site. Enclosed photographic records were also being taken during the cleaning process.

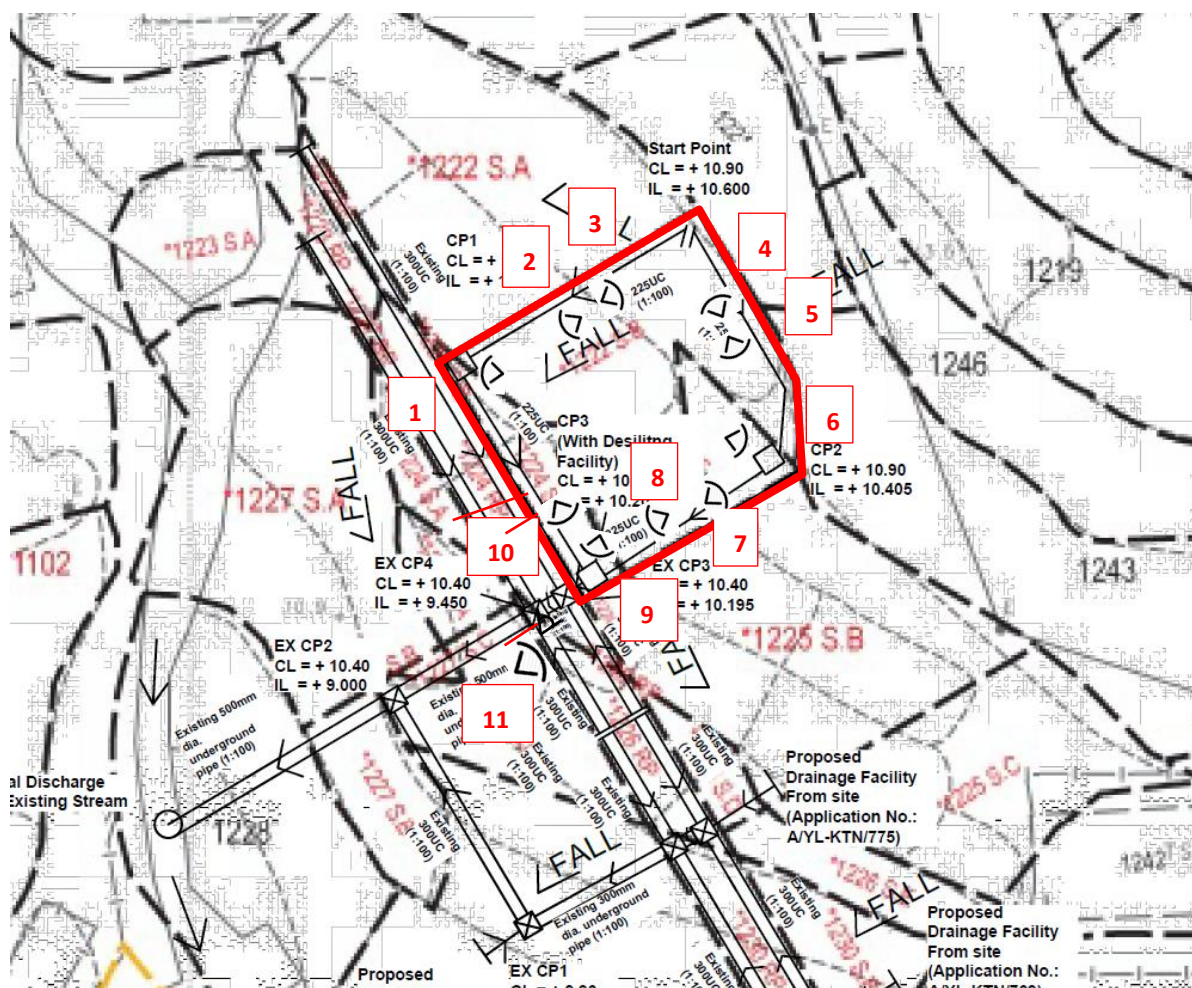


Appendix II - As-Built Drainage Plan and Photographic Records of the Existing Drainage Facilities

(a) The as-built drainage plan (i.e. the accepted drainage proposal of previously approved S.16 planning applications Nos. A/YL-KTN/752) is provided for your reference:



(b) Photographic records of the existing drainage facilities are as follows:



1



2



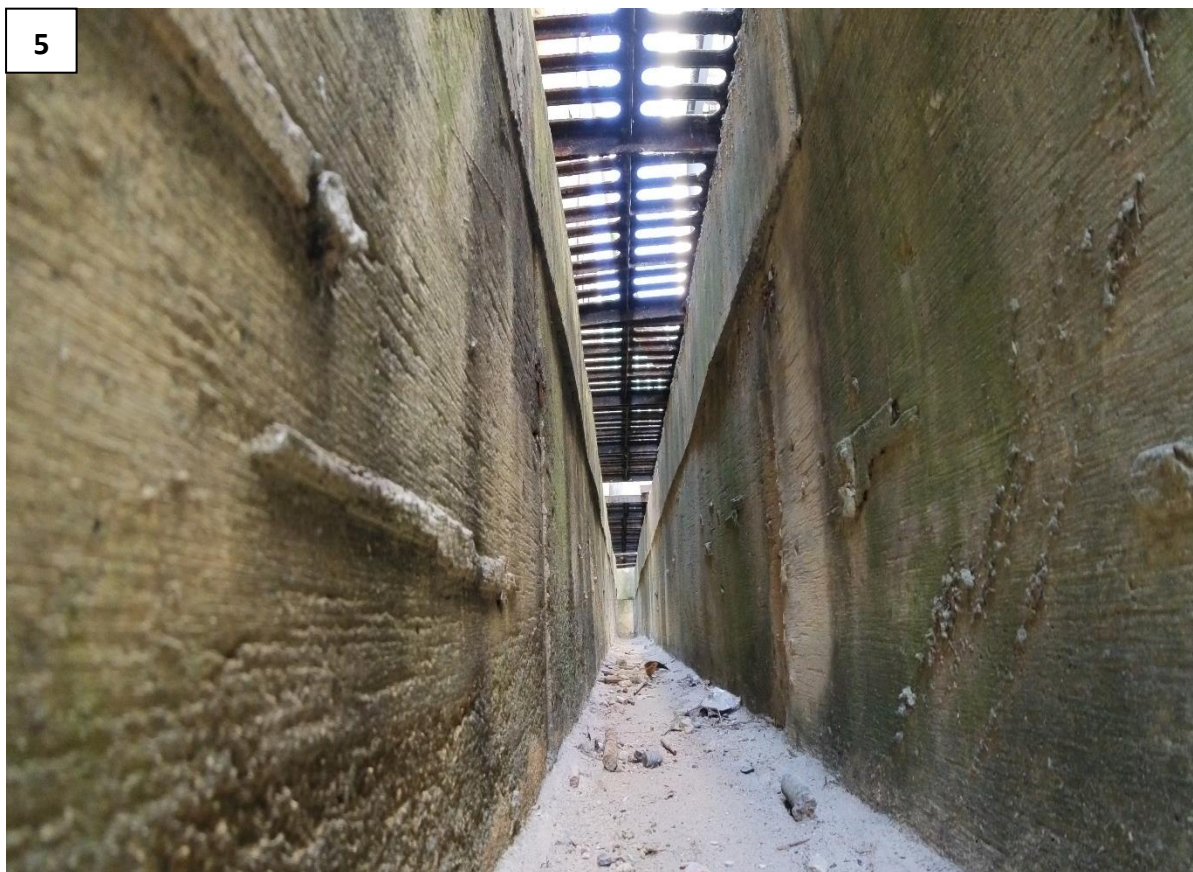
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4



5



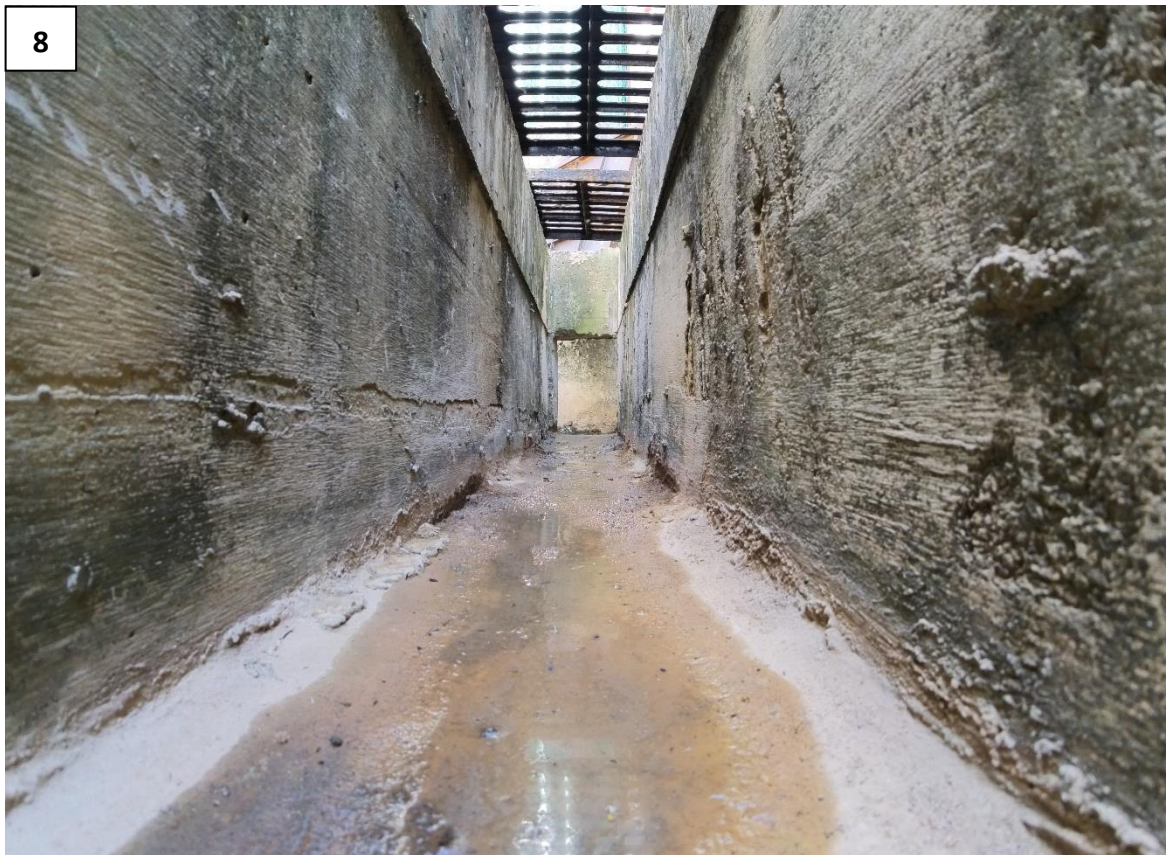
6



7



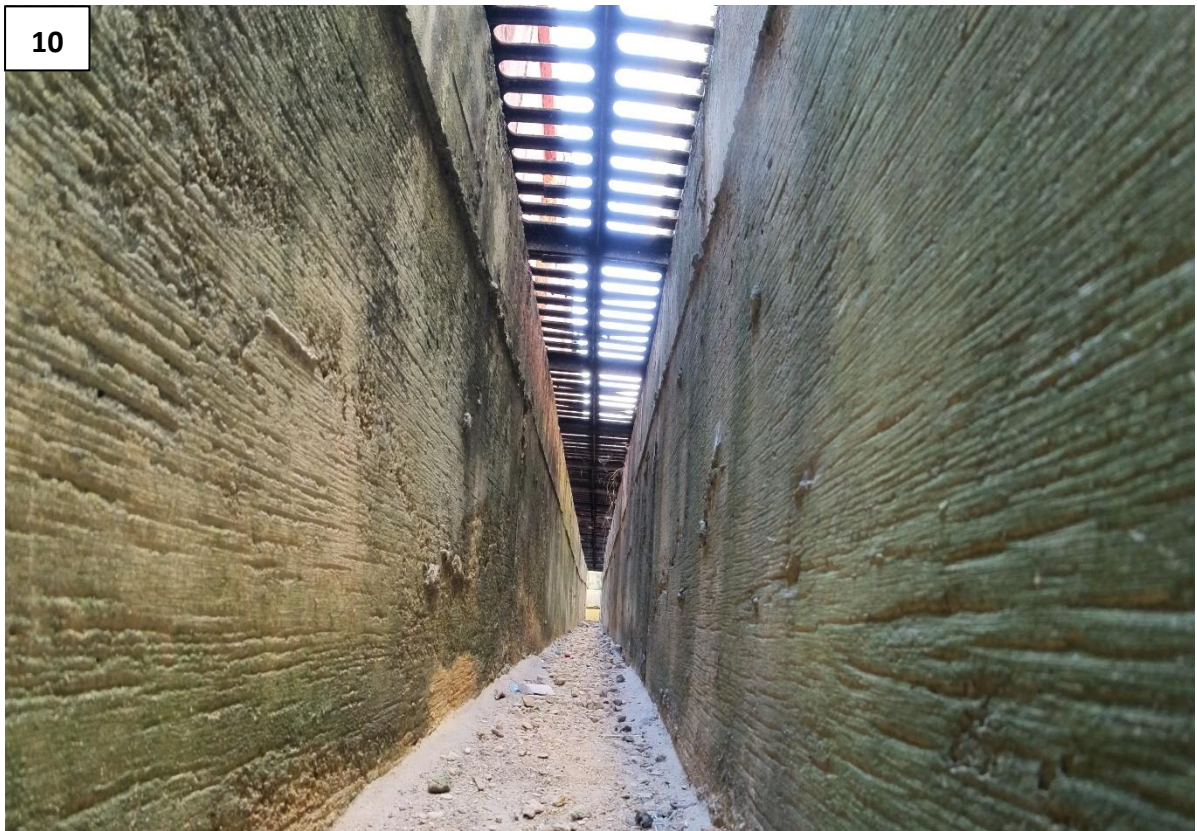
8



9



10



11



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Appendix II

Fire Service Installations Proposal

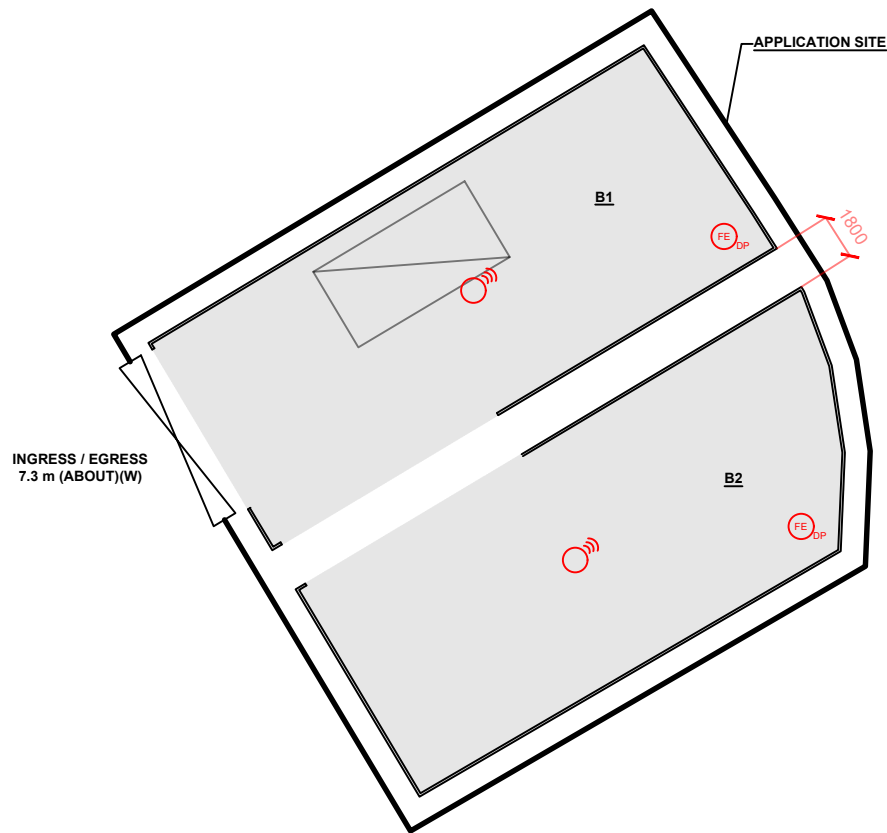
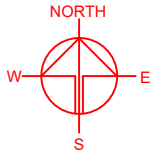
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 566 m ²	(ABOUT)
COVERED AREA	: 435 m ²	(ABOUT)
UNCOVERED AREA	: 131 m ²	(ABOUT)
PLOT RATIO	: 0.77	(ABOUT)
SITE COVERAGE	: 77 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 435 m ²	(ABOUT)
TOTAL GFA	: 435 m ²	(ABOUT)
BUILDING HEIGHT	: 8.23 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING / UNLOADING PROVISIONS

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE, WASHROOM	222 m ² (ABOUT)	222 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	213 m ² (ABOUT)	213 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
TOTAL		435 m ² (ABOUT)	435 m ² (ABOUT)	



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.

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY
MN

DATE
10.9.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO.

APPENDIX II

VER.

001