

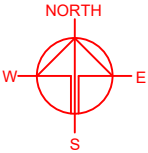
Appendix I

Fire Service Installations Proposal


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 775 m ²	(ABOUT)
COVERED AREA	: 72 m ²	(ABOUT)
UNCOVERED AREA	: 703 m ²	(ABOUT)
PLOT RATIO	: 0.09	(ABOUT)
SITE COVERAGE	: 9 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 72m ²	(ABOUT)
TOTAL GFA	: 72 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VEHICLE SHOWROOM)	54 m ² (ABOUT)	54 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	OFFICE AND WASHROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		72 m ² (ABOUT)	72 m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

 STAND-ALONE FIRE DETECTOR

 4.5 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)

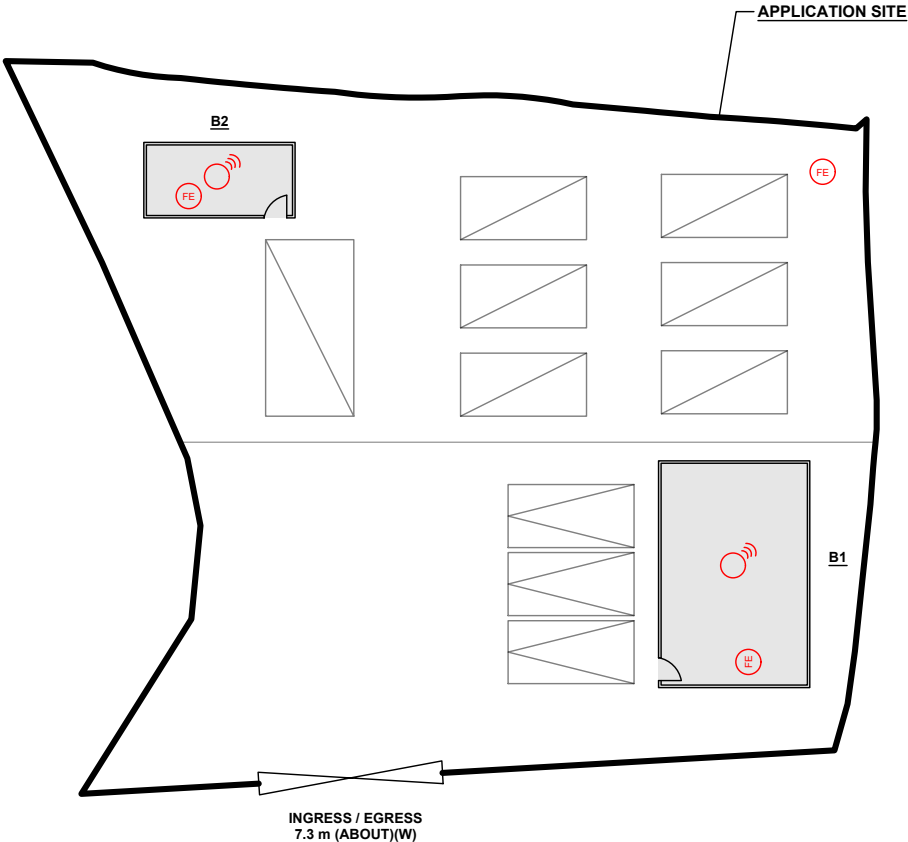
IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL 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
	PARKING SPACE
	DISPLAYING SPACE
	INGRESS / EGRESS

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)

PLANNING CONSULTANT

PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 5 YEARS

SITE LOCATION
LOT 173 RP (PART) IN D.D. 109, KAM HING WAI, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 300 @ A4

DRAWN BY MN	DATE 4.3.2024
REVISED BY LT	DATE 4.12.2025
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO. APPENDIX I	VER. 001
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Appendix II

Accepted Drainage Proposal under Previous Application No. A/YL-KTN/883

規 劃 署

粉嶺、上水及元朗東規劃處
新界荳灣青山公路 388 號
中樂大廈 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 : DD109 Lot 173 RP
本署檔號 Our Reference : TPB/A/YL-KTN/883
電話號碼 Tel. No. : 3168 4049 / 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax (2323 3662)

R-riches Property Consultants Ltd.,

(Attn.: Mr. Louis TSE)

1 September 2025

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (a)
- the Submission of a Drainage Proposal**

**Proposed Temporary Shop and Services with Ancillary Office
for a Period of 5 Years in "Village Type Development" Zone,
Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long
(Application No. A/YL-KTN/883)**

I refer to your submission received on 14.4.2025 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 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

C.C.
CE/MN, DSD

(Attn.: Mr. Terence TANG)

Internal
CTP/TPB

JL/AY/jc

Appendix

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

- (i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- (ii) 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.
- (iii) The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- (iv) 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. : DD109 Lot 173 RP
Your Ref. : TPB/A/YL-KTN/883

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

By Email

14 April 2025

Dear Sir,

Compliance with Approval Condition (a)

**Proposed Temporary Shop and Services with Ancillary Office
for a Period of 5 Years in "Village Type Development" Zone,
Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/883)

We are writing to submit a response-to-the-comments table and a revised drainage proposal for compliance with approval condition (a) 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 our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

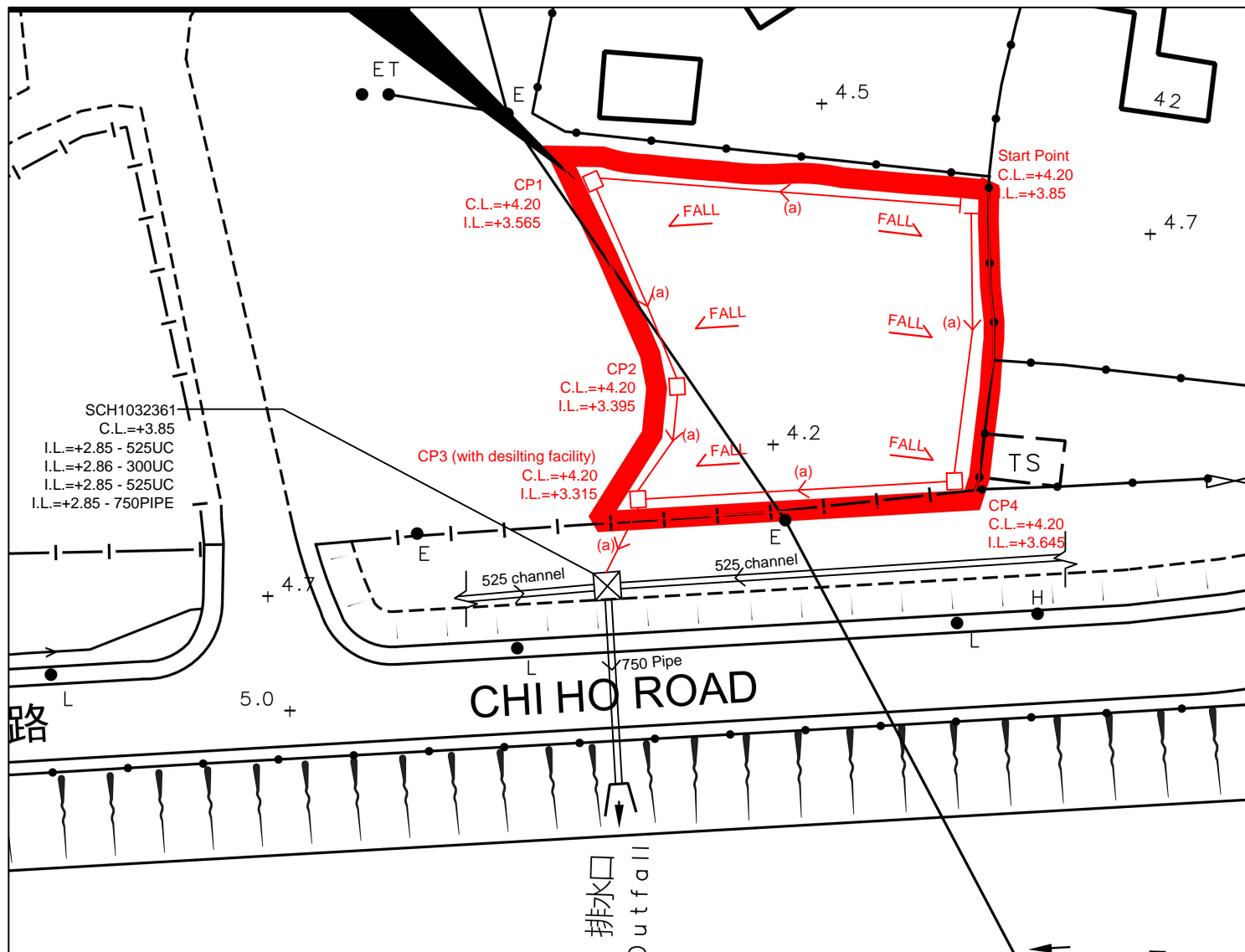
Kevin LAM
Planning Assistant

cc DPO/FSYLE, PlanD

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. No.: 2300 1257)		
1.	Please make reference to the latest Technical Note No. 1 -Technical Note to prepare a Drainage Submission issued by DSD for more details in preparing the drainage proposal. Please upgrade all drainage facilities size accordingly.	Noted.
2.	<p>It appears that the discharge point is at a DSD's existing u-channel. If the applicant wishes to make any other connection to the public drainage system in the area, please clarify whether the applicant agrees to abide the following:</p> <p><i>The applicant shall furnish me with their connection proposal for agreement.</i></p> <p><i>After obtaining my agreement, the applicant shall submit a duly completed Form HBP 1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to this Division for the formal application for the required connection. Upon my acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant.</i></p> <p><i>The proposed catchpit shall be handed over to DSD and up to DSD standard.</i></p>	Noted. It is agreed.
3.	Catchment area plan, including external catchment area, should be provided.	Noted. Catchment area plan is provided.
4.	SCH1032361 details should be shown on layout plan.	Noted. SCH1032361 details are provided.
5.	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas	Noted. Cross sections are provided.

	should be given.	
6.	Velocity check (within 0.7m/s to 3m/s) for the proposed u-channel connecting existing SCH1032361.	Noted. Velocity checking is presented in TGN43.
7.	Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.	Noted. There is no site formation/ land filling works to be carried out.
8.	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted. No fence wall would be erected.
9.	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
10.	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).	Noted.

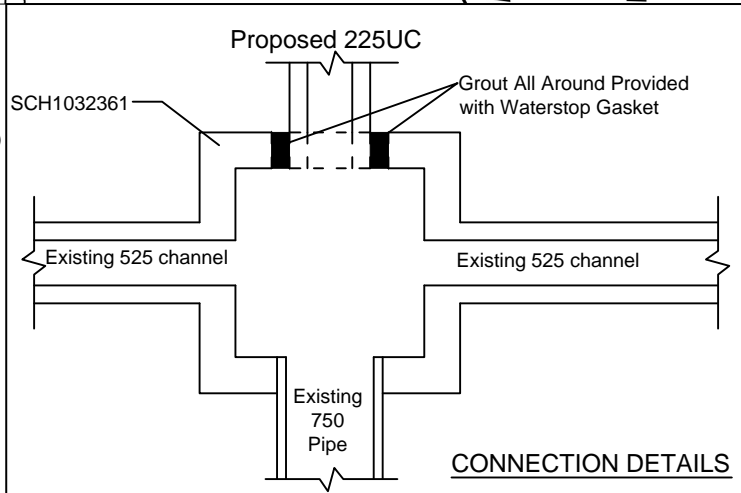


Note:

1. Catchpits (CP3) with desilting facility shall follow CEDD standard drawing No. C2406I.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. No solid wall to be erected..
4. Surrounding area has its own stormwater collection system.

LEGEND

- CP Proposed CatchPit
- (a) Proposed 300UC (1:100) with Cast Iron Cover
- Existing Drain (type and size as shown)



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years at Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories

(Application No.:A/YL-KTN/883)

Title:

Drainage Proposal - LAYOUT

D01

Drawn by:

DM

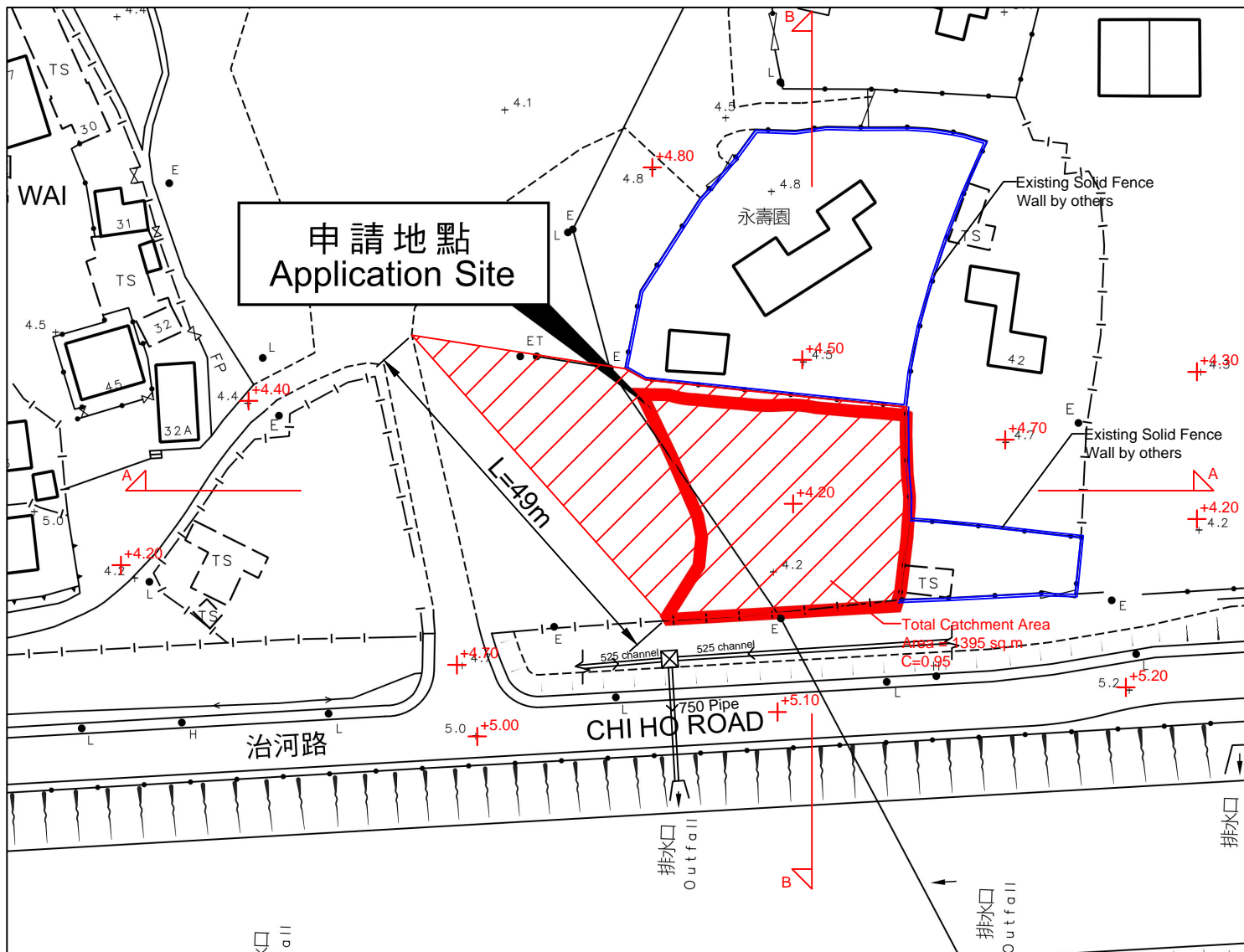
Date:

11-4-2025

Check by:

DM

Scale:

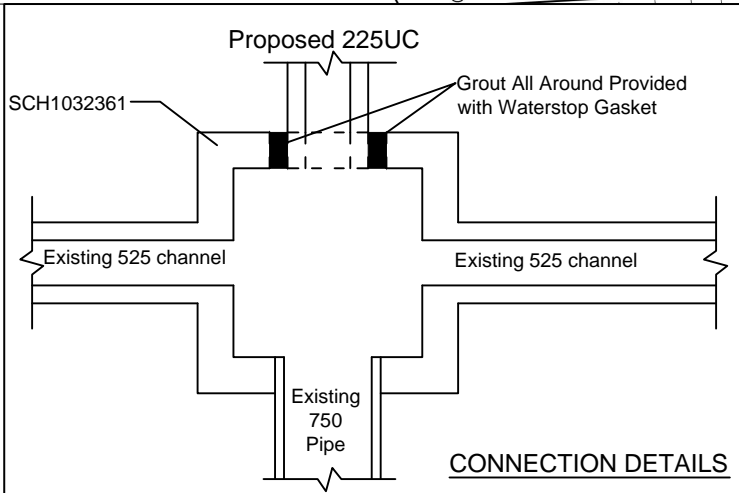


Note:

- Catchpits (CP3) with desilting facility shall follow CEDD standard drawing No. C24061.
- Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- No solid wall to be erected..
- Surrounding area has its own stormwater collection system.

LEGEND

- CP Proposed CatchPit
- (a) Proposed 225UC (1:100) with Cast Iron Cover
- Existing Drain (type and size as shown)



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:
Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years at Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories

(Application No.:A/YL-KTN/883)

Title:

Catchment Area Plan

D02

Drawn by:

DM

Date:

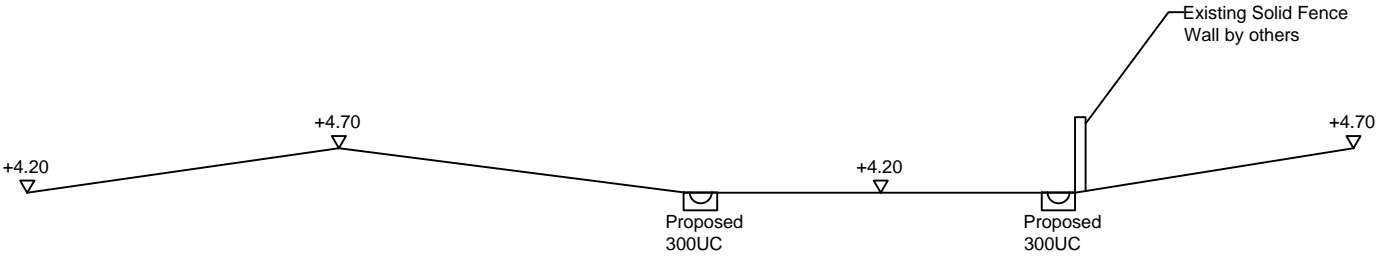
11-4-2025

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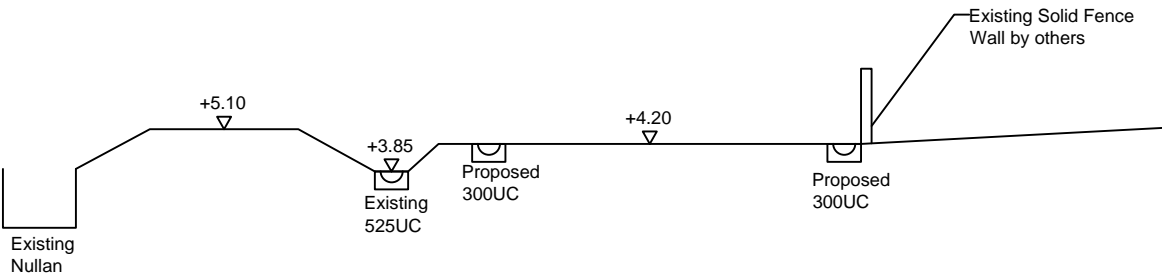
DM

Scale:

THE SITE



THE SITE



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:
Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years at Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories

(Application No.:A/YL-KTN/883)

Title:

SECTIONS

D03

Drawn by:

DM

Date:

11-4-2025

Check by:

DM

Scale:

THE SITE, Area = 1395 m² (C= 0.95)

Calculation of Design Runoff of the Proposed Development.

For the design of drains within the site.

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 1395 \text{ m}^2 \\ &= 0.001395 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 * 49 / 1^{0.2} * 1395^{0.1} \\ &= 3.436 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a / (t+b)^c && (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.111 * 505.5 / (3.436 + 3.29)^{0.355} && \text{SDM) and (11.1\% increase due to climate change)} \\ &= 285.5 \text{ mm/hr} \end{aligned}$$

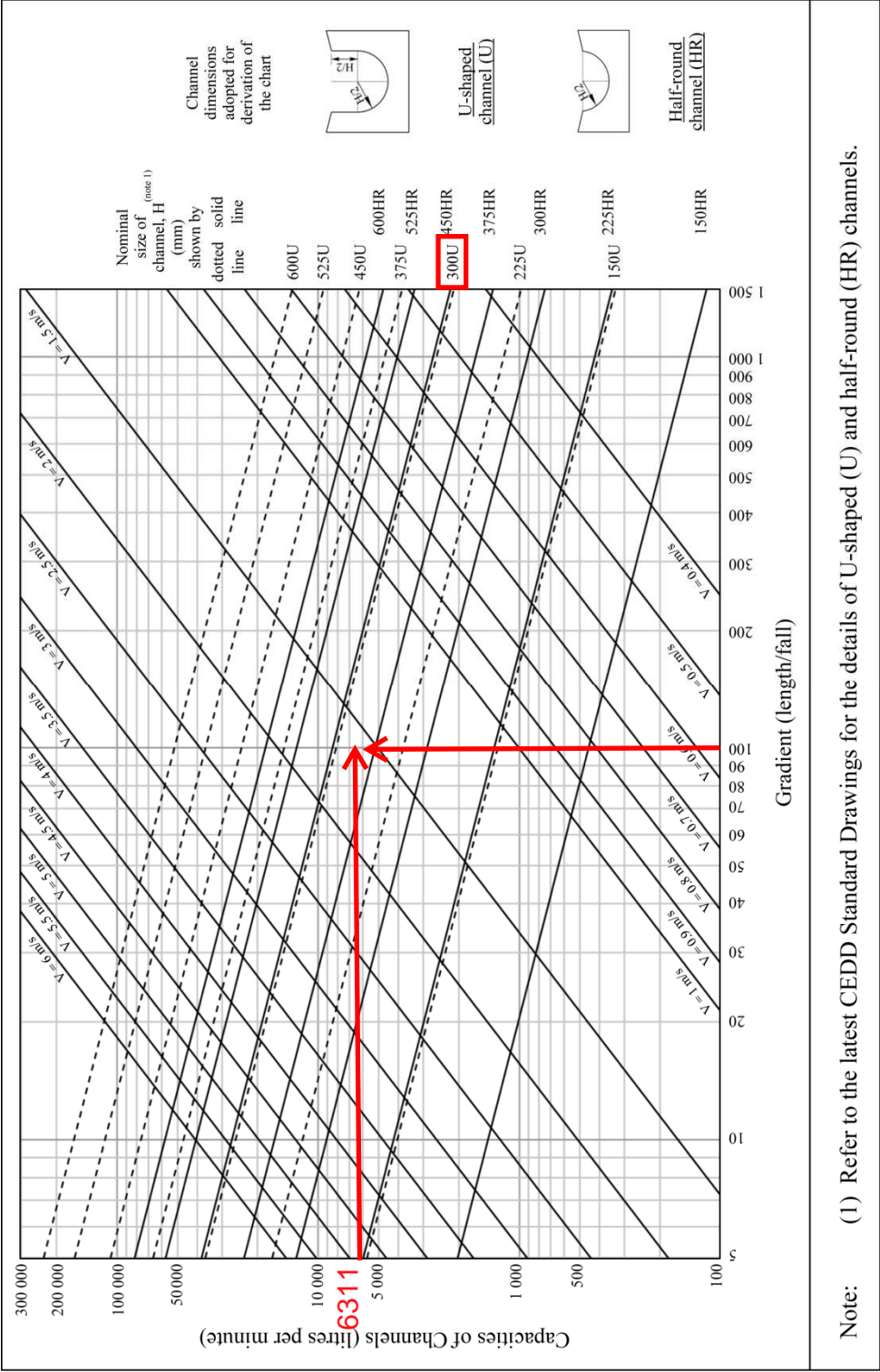
$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 285.5 * 0.001395 \\ &= 0.1052 \text{ m}^3/\text{sec} \\ &= \underline{6311} \text{ lit/min} \end{aligned}$$

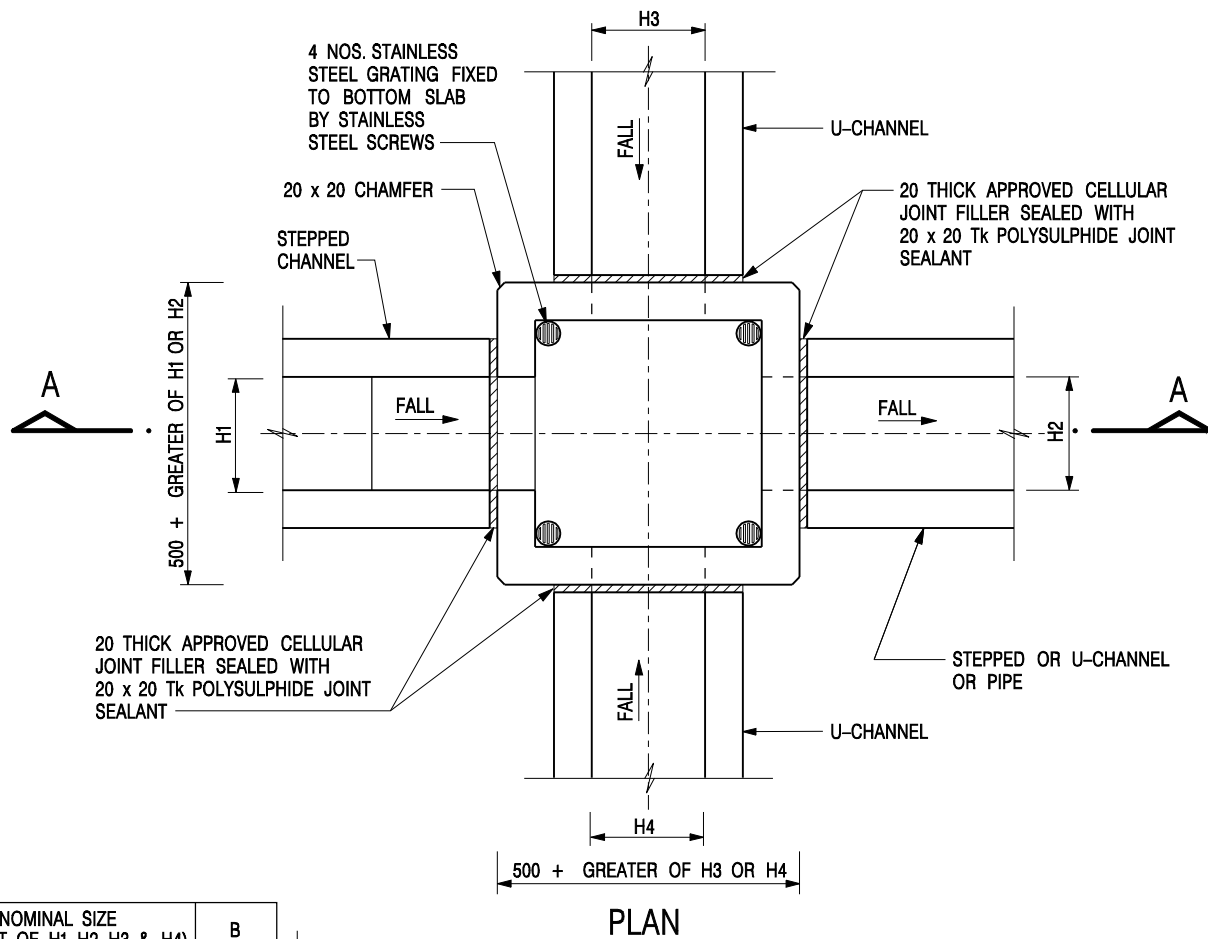
Provide 300UC (1:100) is OK

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

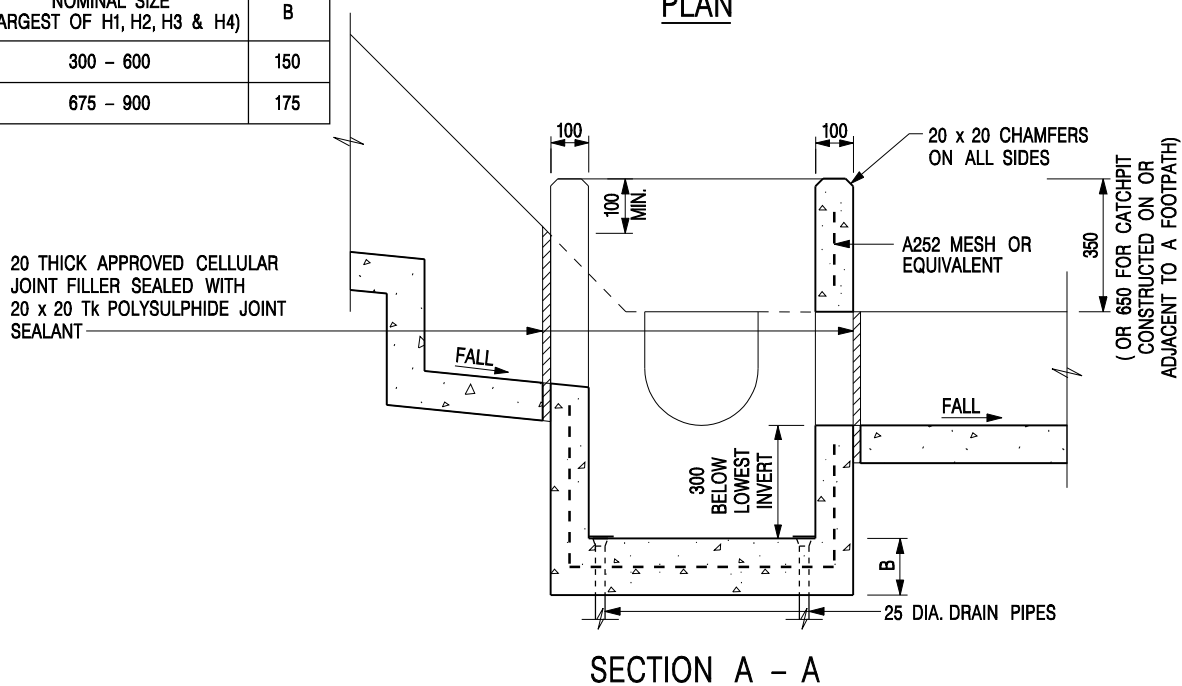
Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

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






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

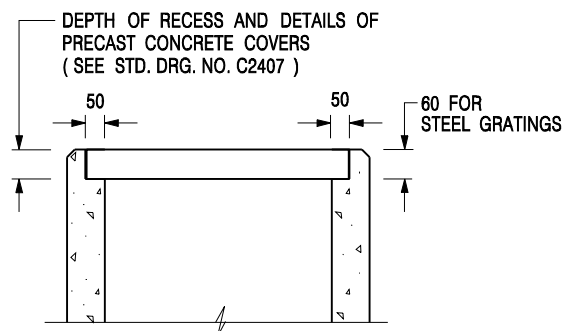


NOTES:

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

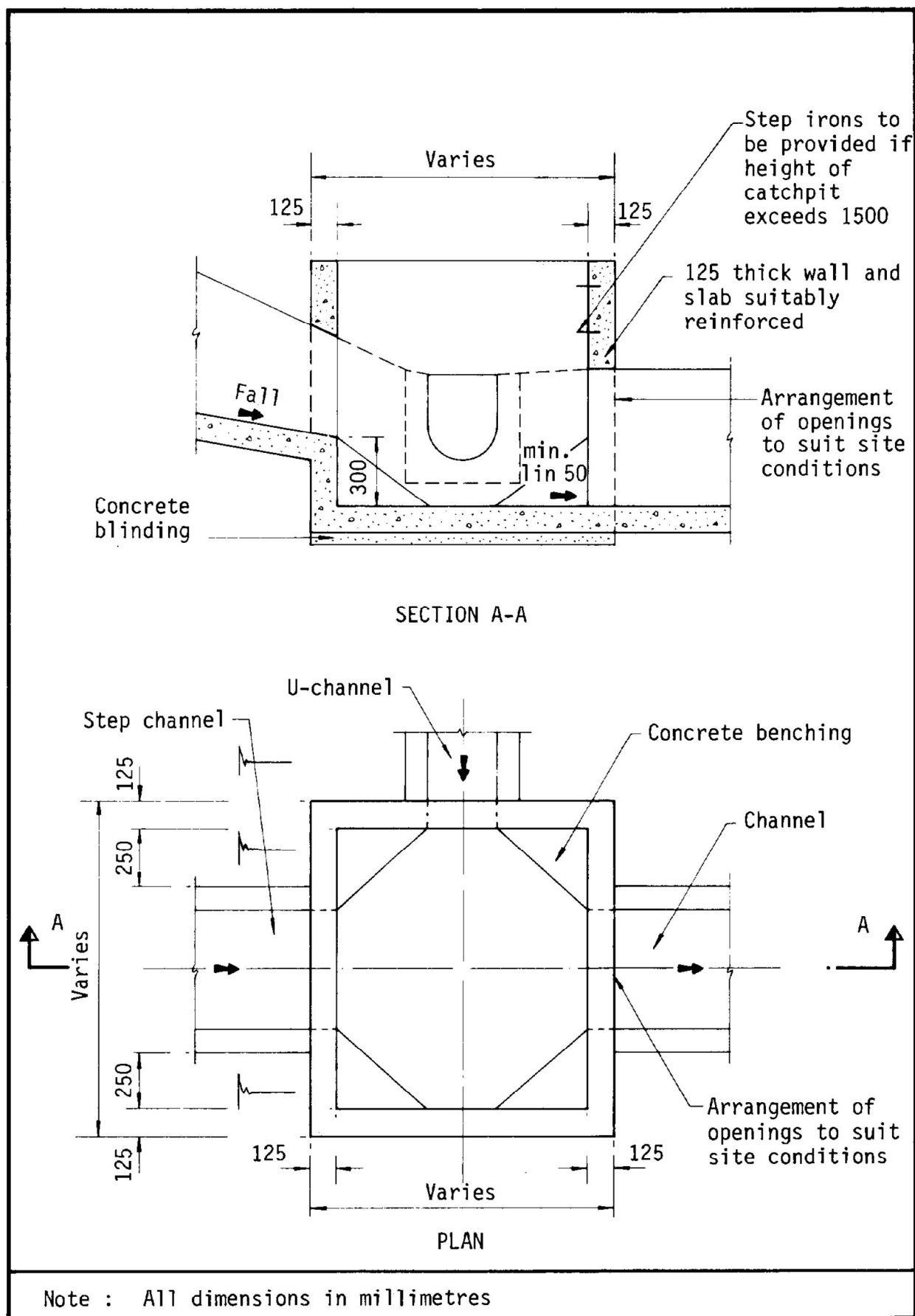
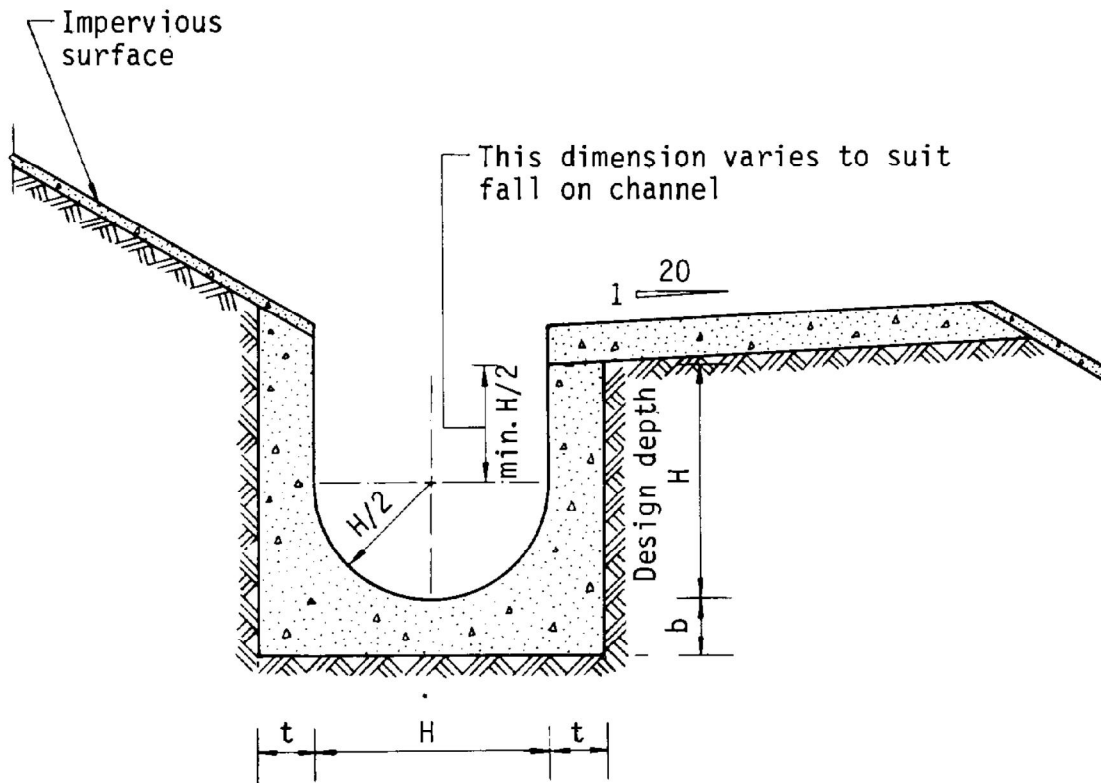


Figure 8.10 - Typical Details of Catchpits



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