

LIST OF APPENDICES

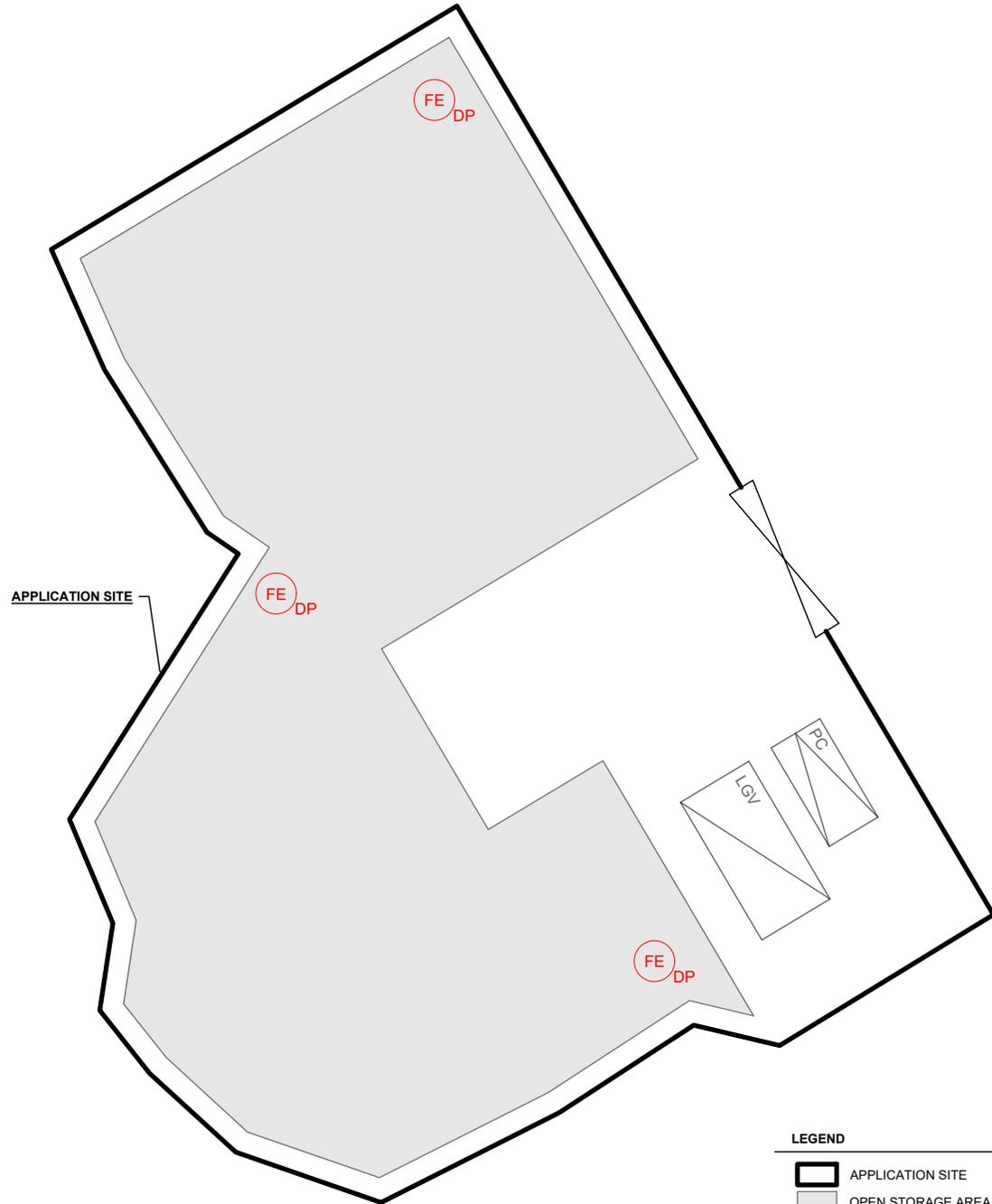
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|---------------------|---|
| Appendix I | Fire Service Installations Proposal |
| Appendix II | Accepted Drainage Proposal under Previous Application No. A/YL-KTN/993 |
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Appendix I
Fire Service Installations Proposal



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 1,270 m² (ABOUT)
 COVERED AREA : NOT APPLICABLE
 UNCOVERED AREA : 1,270 m² (ABOUT)
 OPEN STORAGE AREA : 827 m² (ABOUT)
 STACKING HEIGHT : NOT MORE THAN 3 m



FIRE SERVICE INSTALLATIONS

 3 x 5 KG DRY POWER TYPE FIRE EXTINGUISHER

FS NOTES:

1. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
2. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF THE APPLICATION SITE.

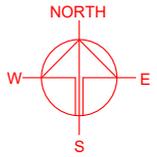
PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 1
 DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)
 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)

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

LEGEND

-  APPLICATION SITE
-  OPEN STORAGE AREA
-  PARKING SPACE (PC)
-  LOADING / UNLOADING SPACE (LGV)
-  INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 300 @ A4

DRAWN BY: MN DATE: 27.1.2026

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE

FSIs PROPOSAL

DWG NO. VER.

APPENDIX I 001

Appendix II

Accepted Drainage Proposal under Previous Application No. A/YL-KTN/993



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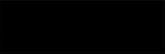
粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



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 1225 S.C & VL
本署檔號 Our Reference : TPB/A/YL-KTN/769
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax 

R-riches Property Consultants Ltd.


(Attn: Mr. Orpheus LEE)

22 June 2022

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (e)
– The Submission of a Drainage Proposal**

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
and Filling of Land in “Agriculture” Zone, Lots 1225 S.C, 1226 S.E and 1230 S.B
in D.D. 107 Fung Kat Heung, Kam Tin, Yuen Long**

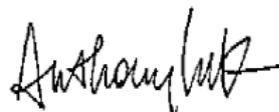
(Application No. A/YL-KTN/769)

I refer to your submission dated 18.3.2022 for compliance with the captioned approval condition. 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.

Should you have any queries, please contact Mr. YIM Kwok Ho, Ivan (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,



(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

c.c.

CE/MN of DSD

(Attn.: Mr. YIM Kwok Ho, Ivan)

(Fax: 2770 4761)

Internal

CTP/TPB

AL/LD/lw

Company:

Project : A/YL-KTN/771

Date: 12/1/2022

Calculation for channels:

Catchment Area of site (A/YL-KTN/771)

Grass-paved Area = 548 m²
= 0.000548 km²

Peak runoff in m³/s = 0.278 x 0.25 x 250 mm/hr x 0.000548 km²
= 0.009522 m³/s
= 571 liter/min

Hard-paved Area = 722 m²
= 0.000722 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.000722 km²
= 0.04767 m³/s
= 2860 liter/min

Total Peak runoff in m³/s = 0.057192 m³/s
= 3431 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 225UC will be suitable.

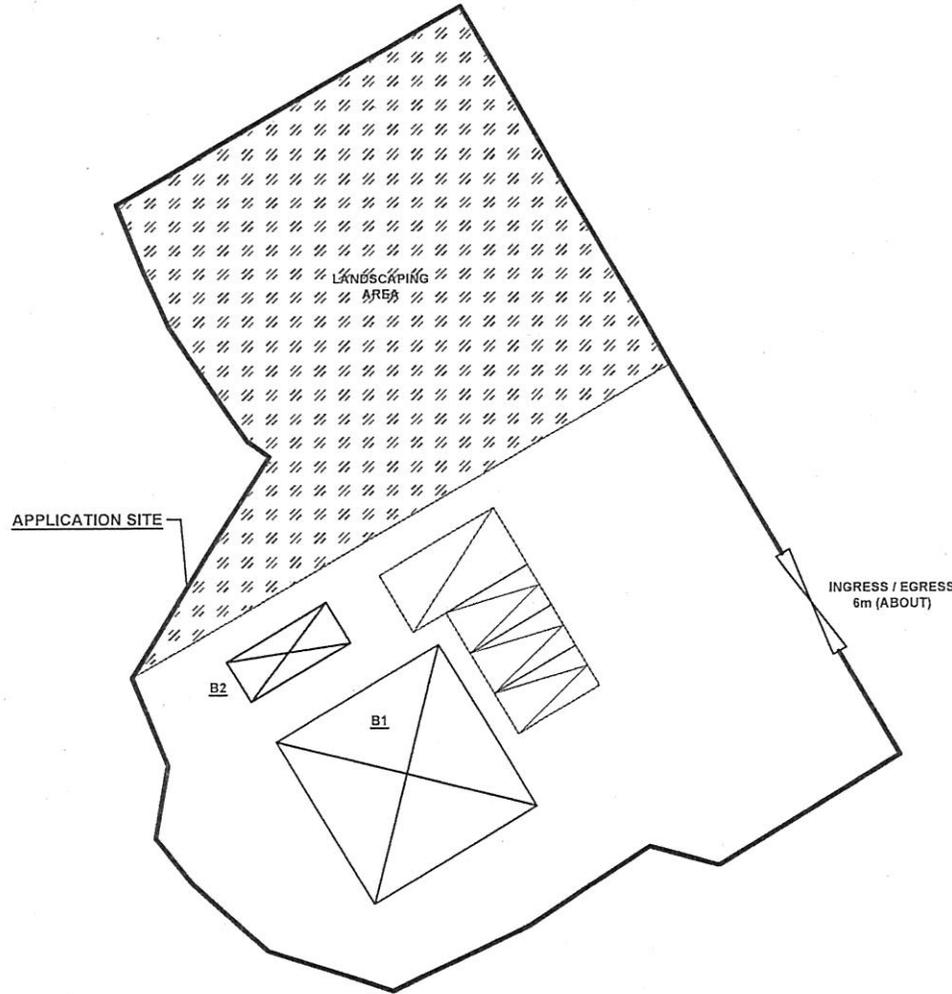
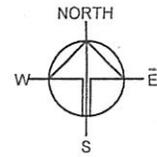
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,270m² (ABOUT)
 COVERED AREA : 115m² (ABOUT)
 UNCOVERED AREA : 1,155m² (ABOUT)

PLOT RATIO : 0.2 (ABOUT)
 SITE COVERAGE : 9% (ABOUT)

NO. OF STRUCTURE : 2
 DOMESTIC GFA : NOT APPLICABLE
 NON-DOMESTIC GFA : 215m² (ABOUT)
 BUILDING HEIGHT : 3m - 7m (ABOUT)
 NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT STORAGE OF PET GOODS	100m ² (ABOUT)	200m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B2	FIRE SERVICE WATER TANK AND CONTROL PANEL	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		115m² (ABOUT)	215m² (ABOUT)	



PARKING PROVISIONS

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

NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE : 1
 DIMENSION OF LUL SPACE : 3.5m (W) X 7m (L)

申請編號 Application No. : A/YL-KTN/771
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LUL SPACE
- INGRESS / EGRESS

Drawing No. P04	Ver. 01
Project PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN	
Drawing Title LAYOUT PLAN	
Scale of A4 1 : 400	
Drawn	Date 1.4.2021
Revised	Date

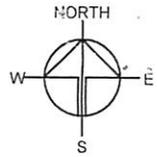
Catchment Area of site (A/YL-KTN/769)

Grass-paved Area	=	344	m ²						
	=	0.000344	km ²						
Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr	x	0.000344 km ²
	=	0.005977	m ³ /s						
	=	359	liter/min						
Hard-paved Area	=	221	m ²						
	=	0.000221	km ²						
Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000221 km ²
	=	0.014592	m ³ /s						
	=	875	liter/min						
Total Peak runoff in m ³ /s	=	0.020569	m ³ /s						
	=	1234	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 225UC will be suitable.

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA COVERED BY STRUCTURE	: 565m ² (ABOUT)
	: 60m ² (11%)(ABOUT)
GRASS PAVER AREA	: 344m ² (61%)(ABOUT)
LANDSCAPING AREA	: 161m ² (28%)(ABOUT)
LAND FILLING AREA	: 60m ² (11%)(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES

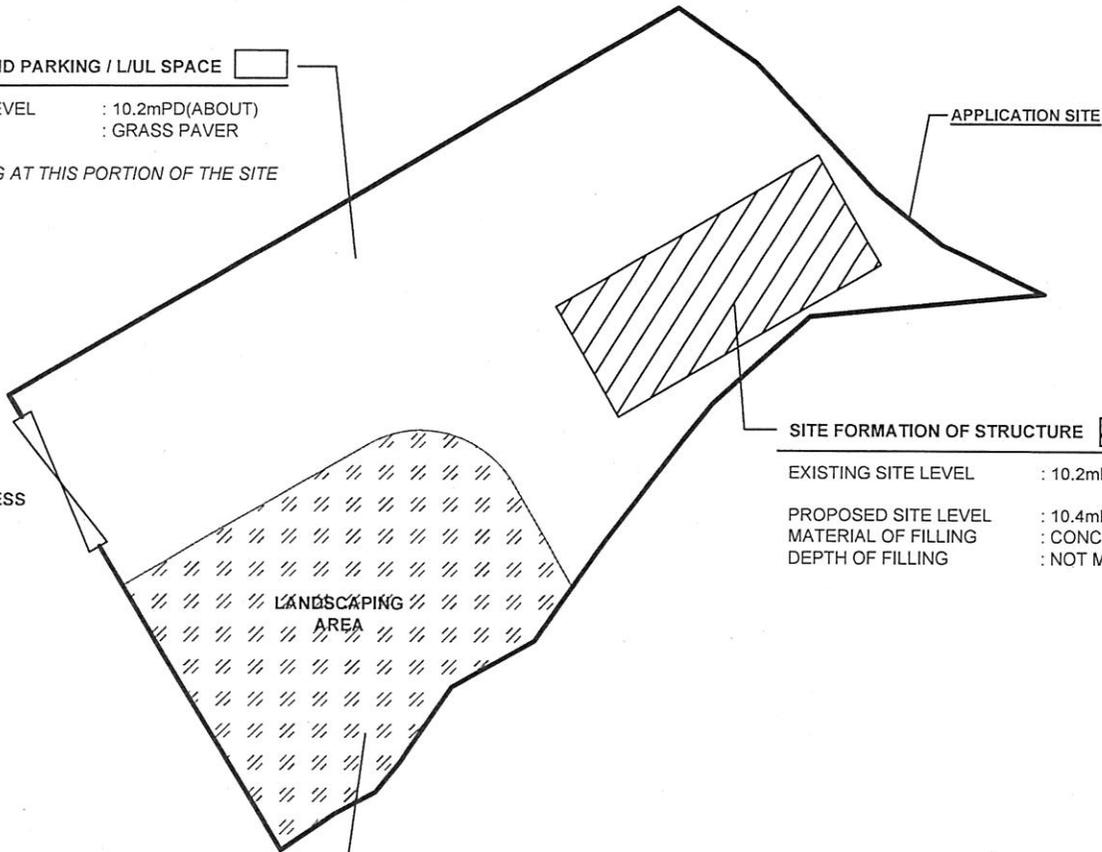


CIRCULATION AND PARKING / L/U/L SPACE

EXISTING SITE LEVEL : 10.2mPD(ABOUT)
SURFACE : GRASS PAVER

*NO LAND FILLING AT THIS PORTION OF THE SITE

INGRESS / EGRESS
6m (ABOUT)



LANDSCAPING AREA

EXISTING SITE LEVEL : 10.2mPD(ABOUT)

*NO LAND FILLING AT THIS PORTION OF THE SITE

SITE FORMATION OF STRUCTURE

EXISTING SITE LEVEL : 10.2mPD (ABOUT)

PROPOSED SITE LEVEL : 10.4mPD (ABOUT)
MATERIAL OF FILLING : CONCRETE
DEPTH OF FILLING : NOT MORE THAN 0.2m

LEGEND

	LAND FILLING AREA
	GRASS PAVER
	LANDSCAPING AREA

申請編號 Application No. : A/YL-KTN/769

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Drawing No. P05	Ver. 01
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Project
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING

LOT 1225 S.C & VL IN D.D. 107, FUNG KAT HEUNG, KAM TIN

Drawing Title
PAVED RATIO OF THE SITE

Scale of A4
1 : 300

Drawn	Date 1.4.2021
Revised	Date

Catchment Area of site (A/YL-KTN/775)

Grass-paved Area	=	303	m ²						
	=	0.000303	km ²						
Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr	x	0.000303 km ²
	=	0.005265	m ³ /s						
	=	316	liter/min						
Hard-paved Area	=	264	m ²						
	=	0.000264	km ²						
Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000264 km ²
	=	0.017431	m ³ /s						
	=	1046	liter/min						
Total Peak runoff in m ³ /s	=	0.022695	m ³ /s						
	=	1362	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 225UC will be suitable.

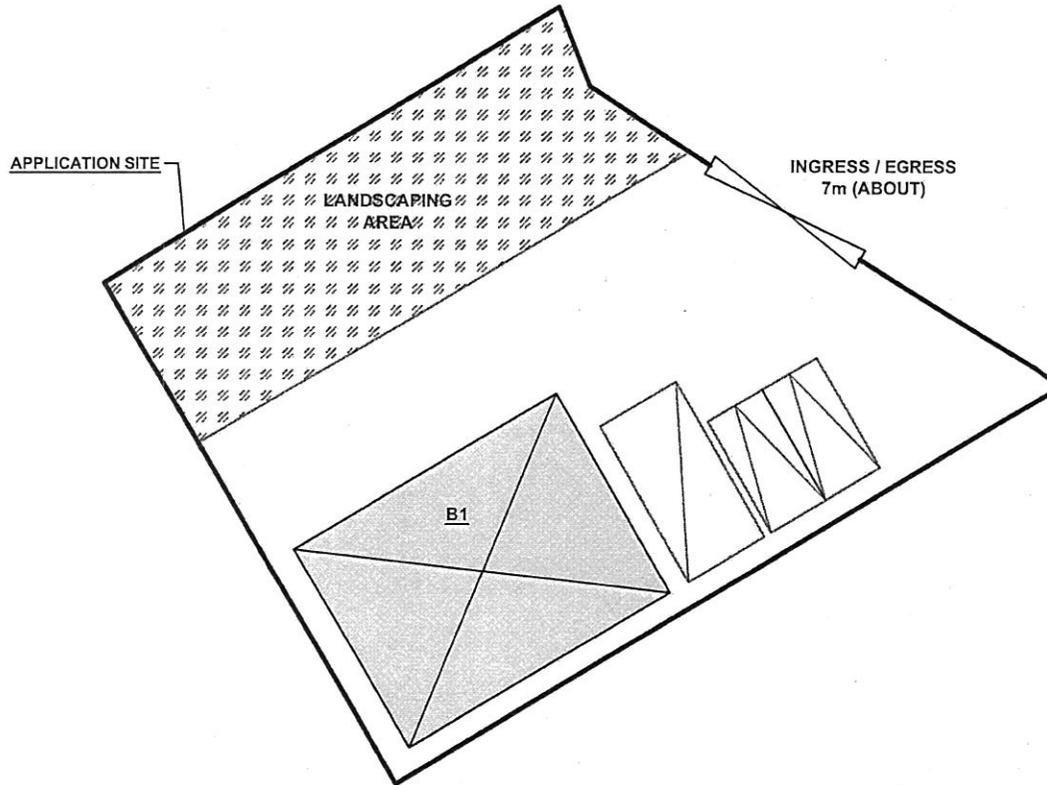
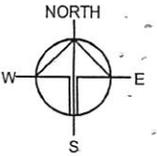
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 567m² (ABOUT)
 COVERED AREA : 108m² (ABOUT)
 UNCOVERED AREA : 459m² (ABOUT)

PLOT RATIO : 0.2 (ABOUT)
 SITE COVERAGE : 19% (ABOUT)

NO. OF STRUCTURE : 1
 DOMESTIC GFA : NOT APPLICABLE
 NON-DOMESTIC GFA : 108m² (ABOUT)
 BUILDING HEIGHT : 3.5m (ABOUT)
 NO. OF STOREY : 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT STORAGE OF PET GOODS	108m ² (ABOUT)	108m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		108m² (ABOUT)	108m² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 2
 DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

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

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/U/L SPACE
- INGRESS / EGRESS

申請編號 Application No. : A/YL-KTN/775
 此頁摘自申請人提交的文件。
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Drawing No. P04	Ver. 01
Project PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOT 1224 S.D & VL IN D.D. 107, FUNG KAT HEUNG, KAM TIN	
Drawing Title LAYOUT PLAN	
Scale of A4 1 : 300	
Drawn	Date 7.5.2021
Revised	Date

Catchment Area of site (A/YL-KTN/752)

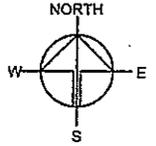
Grass-paved Area	=	350	m ²						
	=	0.00035	km ²						
Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr	x	0.00035 km ²
	=	0.006081	m ³ /s						
	=	365	liter/min						
Hard-paved Area	=	216	m ²						
	=	0.000216	km ²						
Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000216 km ²
	=	0.014261	m ³ /s						
	=	856	liter/min						
Total Peak runoff in m ³ /s	=	0.020343	m ³ /s						
	=	1221	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 225UC will be suitable.

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 566m ² (ABOUT)
COVERED BY STRUCTURE	: 216m ² (38%)(ABOUT)
GRASS PAVER AREA	: 350m ² (62%)(ABOUT)
LAND FILLING AREA	: 216m ² (38%)(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES CIRCULATION AND PARKING / LUL SPACES

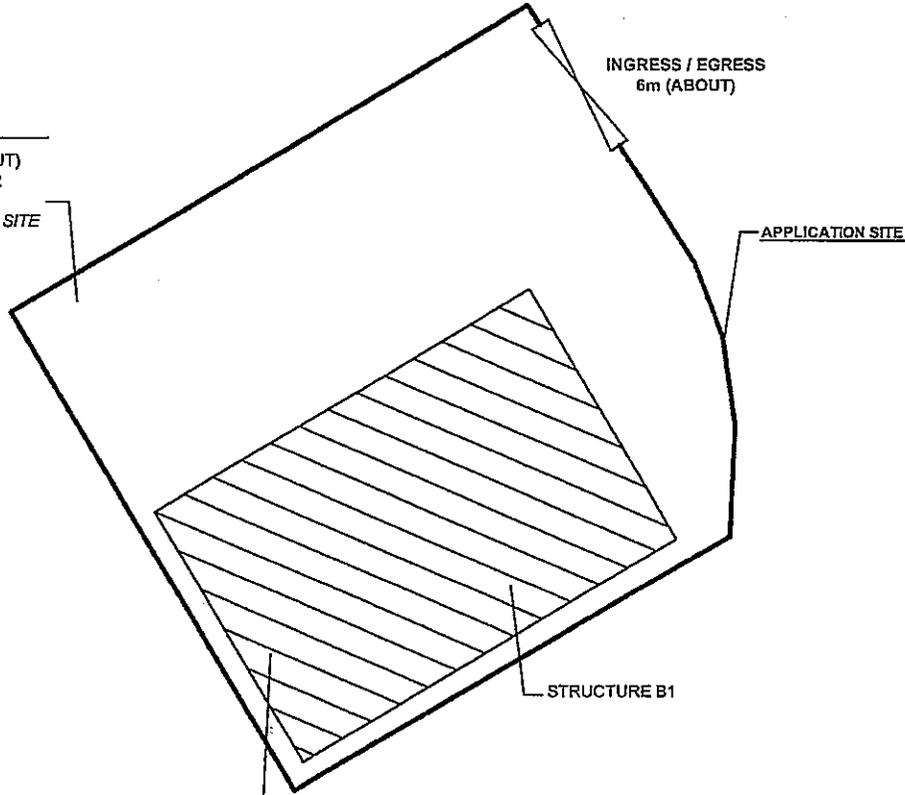
申請編號 Application No. : A/YL-KTN/752
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CIRCULATION AND PARKING / LUL SPACE

EXISTING SITE LEVEL	: 11.1mPD(AABOUT)
SURFACE	: GRASS PAVER

*NO LAND FILLING AT THIS PORTION OF THE SITE



SITE FORMATION OF STRUCTURE

EXISTING SITE LEVEL	: 11.1mPD (ABOUT)
PROPOSED SITE LEVEL	: 11.3mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

LEGEND

	LAND FILLING AREA
	GRASS PAVER

Drawing No. P05	Ver. 01
Project PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOT 1222 S.B AND VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN	
Drawing Title PAVED RATIO OF THE SITE	
Scale of A4 1 : 300	
Drawn	Date 5.1.2021
Revised	Date

Catchment Area of site (A/YL-KTN/814)

Hard-paved Area = 516 m²
= 0.000516 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.000516 km²
= 0.034069 m³/s
= 2044 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 225UC will be suitable.

Catchment Area of site (A/YL-KTN/815)

Hard-paved Area = 584 m²
= 0.000584 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.000584 km²
= 0.038559 m³/s
= 2314 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 225UC will be suitable.

Catchment Area of site (Lot 1223RP, 1224RP, 1226RP and 1230RP)

Soil-paved Area = 722 m²
= 0.000722 km²

Peak runoff in m³/s = 0.278 x 0.25 x 250 mm/hr x 0.000722 km²
= 0.012545 m³/s
= 753 liter/min

Final Discharge through 300mm dia. Pipe = 0.2059702 m³/s = 12358.212 liter/min

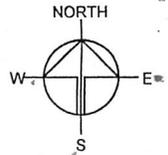
PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 516m ² (ABOUT)
COVERED BY STRUCTURE	: 108m ² (18%)(ABOUT)
LAND FILLING AREA	: 516m ² (19%)(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES AND CIRCULATION SPACE

申請編號 Application No. : A / Y L - K T N / 8 1 4

此頁摘自申請人提交的文件。

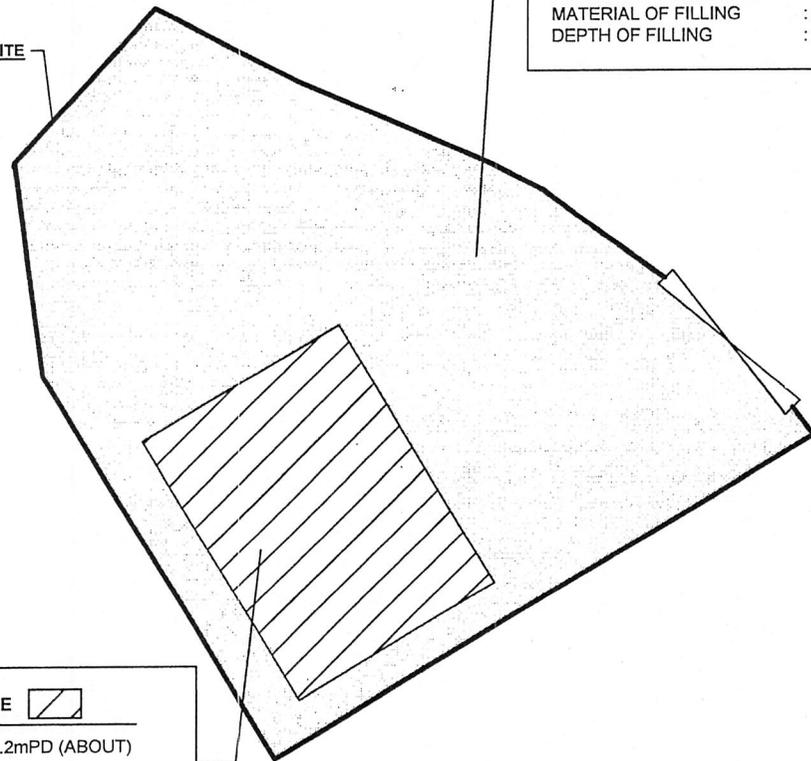
This page is extracted from applicant's submitted documents.



APPLICATION SITE

CIRCULATION AND PARKING / LUL SPACE 	
EXISTING SITE LEVEL	: 10.2mPD (ABOUT)
PROPOSED SITE LEVEL	: 10.3mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.1m

SITE FORMATION OF STRUCTURE 	
EXISTING SITE LEVEL	: 10.2mPD (ABOUT)
PROPOSED SITE LEVEL	: 10.4mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m



LEGEND

	APPLICATION SITE
	LAND FILLING AREA (SITE FORMATION)
	LAND FILLING (CIRCULATION SPACE)

Drawing No. P05	Ver. 01
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Project
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING

LOT 1222 S.A (PART) AND 1224 S.B IN D.D. 107

Drawing Title
PAVED RATIO OF THE SITE

Scale of A4
1 : 300

Drawn	Date 2.12.2021
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Revised	Date
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Check 500mm dia. Pipes (1:100) 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	=	0.5	m	internal pipe diameter (m)	
ks	=	0.00015	m	hydraulic pipeline roughness (m)	(Table 5, from DSD Sewerage Manual, concrete pipe)
v	=	1.14E-06	m ² /s	kinematic viscosity of fluid (m ² /s)	
s	=	0.005		hydraulic gradient	
Area A	=	0.19635	m ²		
Therefore, design V of pipe	=	1.7589	m/s	>	Design velocity from catchment area = 0.2060 m ³ /s / 1.048998 m/s = 0.196349541 m/s ==>O.K.

Therefore, 500UPVC (1:100) will be adopted for connection between site and final discharge

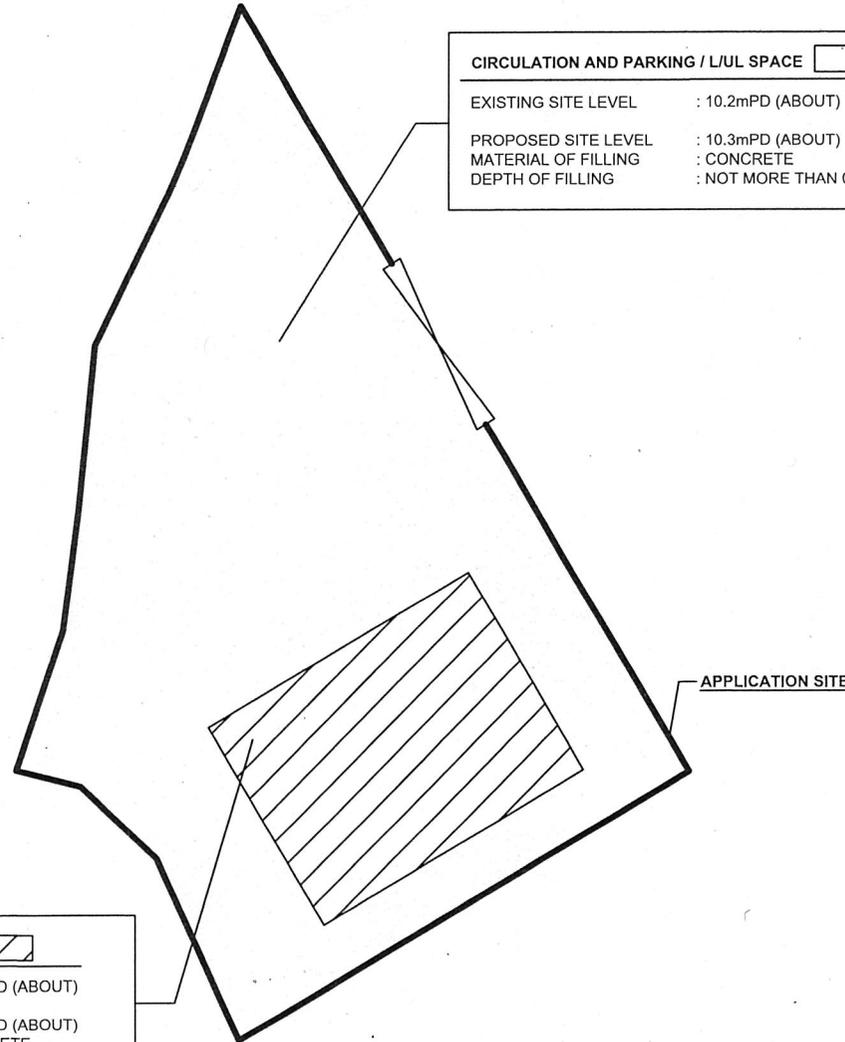
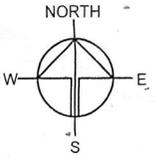
PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 541 m ² (ABOUT)
COVERED BY STRUCTURE	: 108 m ² (18%)(ABOUT)
LAND FILLING AREA	: 541 m ² (19%)(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES AND CIRCULATION SPACE

申請編號 Application No. : A/YL-KTN/815

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



CIRCULATION AND PARKING / L/U/L SPACE	
EXISTING SITE LEVEL	: 10.2mPD (ABOUT)
PROPOSED SITE LEVEL	: 10.3mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.1m

SITE FORMATION OF STRUCTURE	
EXISTING SITE LEVEL	: 10.2mPD (ABOUT)
PROPOSED SITE LEVEL	: 10.4mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

APPLICATION SITE

LEGEND

	APPLICATION SITE
	LAND FILLING AREA (SITE FORMATION)
	LAND FILLING (CIRCULATION SPACE)

PLANNING CONSULTANT	
R-RICHES PROPERTY CONSULTANT LIMITED	
PROJECT	
PROPOSED ANIMAL ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	TEMPORARY BOARDING
SITE LOCATION	
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 300 @ A4	
DRAWN BY	DATE
MN	2.12.2021
CHECKED BY	DATE
OL	22.12.2021
APPROVED BY	DATE
DWG. TITLE	
PAVED RATIO	
DWG NO.	VER.
PLAN P05	001

Catchment Area of site for existing 300mm dia, pipe

Catchment Area = 1114 m²
 = 0.001114 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.001114 km²
 = 0.073552 m³/s
 = 4413 liter/min

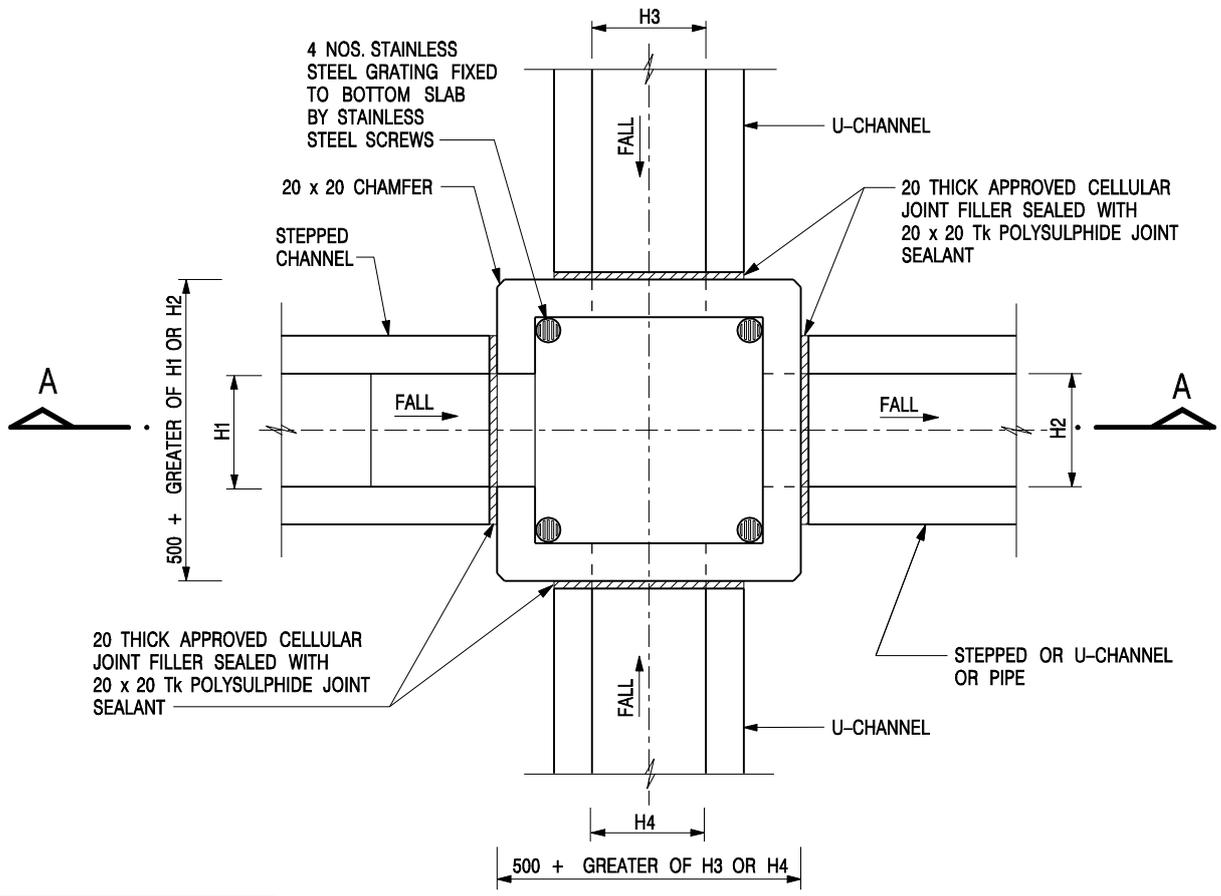
Check 300mm dia. Pipes (1:100) by Colebrook-White Equation

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

where :

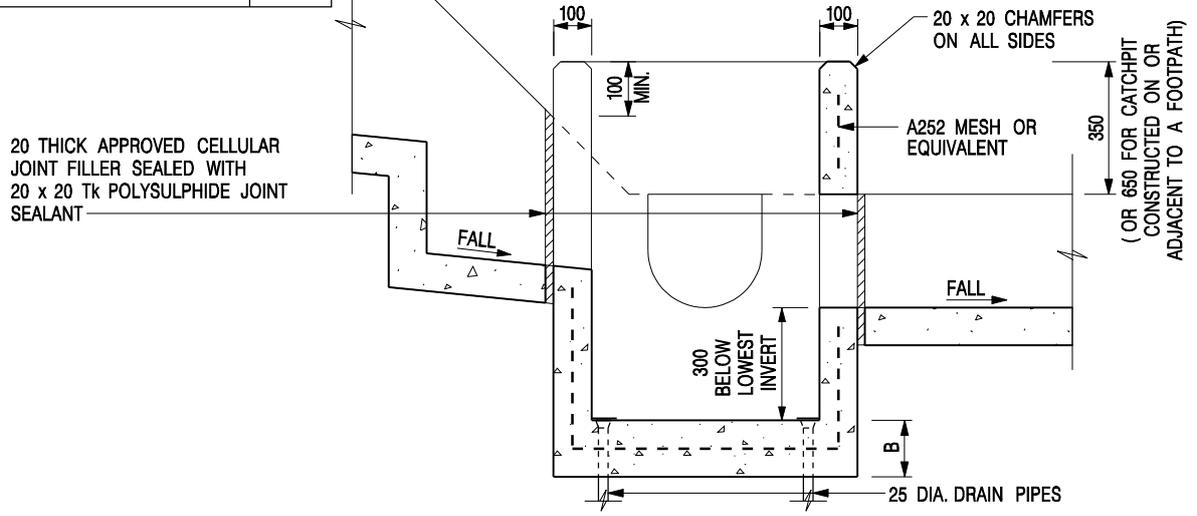
V	=		mean velocity (m/s)	
g	=	9.81	m/s ²	gravitational acceleration (m/s ²)
D	=	0.3	m	internal pipe diameter (m)
ks	=	0.00015	m	hydraulic pipeline roughness (m) (Table 5, from DSD Sewerage Manual, concrete pipe)
v	=	1.14E-06	m ² /s	kinematic viscosity of fluid (m ² /s)
s	=	0.005		hydraulic gradient
Area A	=	0.070686	m ²	
Therefore, design V of pipe	=	1.2762	m/s	> Design velocity from = 0.0736 m ³ /s / catchment area = 1.040546 m/s ==>O.K.

Therefore, 500UPVC (1:100) will be adopted for connection between site and final discharge



PLAN

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



SECTION A - A

NOTES:

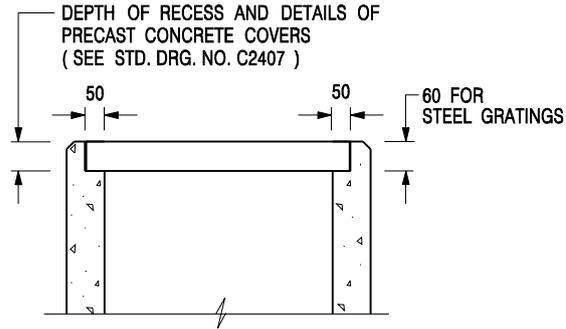
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20 DRAWING NO. C2406 /1
DATE JAN 1991



**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	DRAWING NO.
DATE JAN 1991	C2406 /2

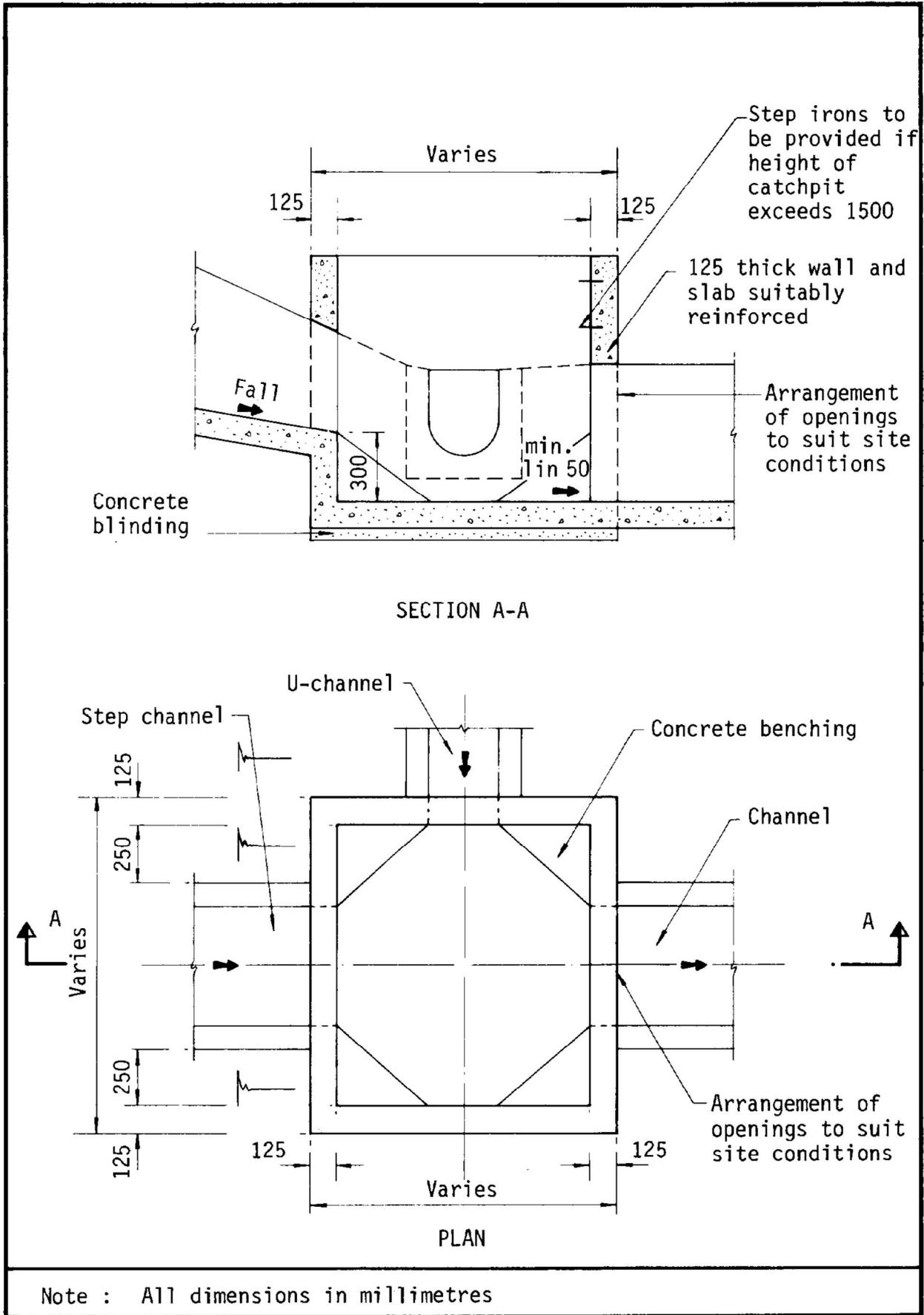
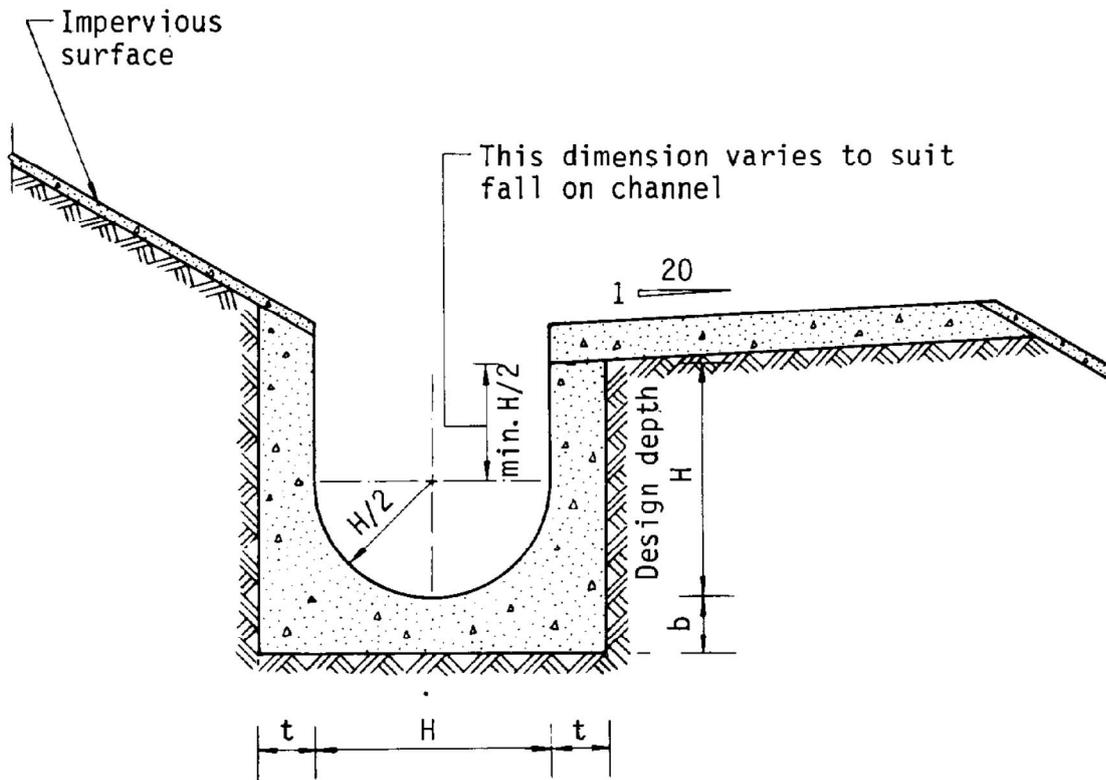


Figure 8.10 - Typical Details of Catchpits



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

Appendix III

As-built Drainage Plan under Previous Application No. A/YL-KTN/993



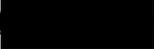
規劃署

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 1226 S.C & VL
本署檔號 Our Reference : TPB/A/YL-KTN/993
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 

R-riches Property Consultants Ltd.



(Attn.: Mr. Louis TSE)

4 November 2025

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (c)
- the Implementation of the Accepted Drainage Proposal**

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/993)

I refer to your submission dated 2.4.2025 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, please contact Mr. Terrance TANG (Tel: 2733 7737) or Miss Jessica KWAN (Tel: 2733 1444) of the Drainage Services Department directly.

Yours faithfully,



(Josephine LO)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department



C.C.
CE/MN of DSD

(Attn.: Mr. Terrance TANG)
(Attn.: Miss Jessica KWAN)

Internal
CTP/TPB

JL/AY/ff

Appendix

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

Please remind the applicant to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation.

Our Ref.: DD107 Lot 1226 S.C & VL
Your Ref.: TPB/A/YL-KTN/993

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

By Email

2 April 2025

Dear Sir,

Compliance with Approval Condition (c)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
in "Agriculture" Zone, Lots 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D. 107,
Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/993)

We are writing to submit a set of photographic records of the completed drainage facilities provided by the applicant at the application site for compliance with approval condition (c) of the subject application, i.e. *the implementation of the accepted drainage proposal (Appendix I)*.

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [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

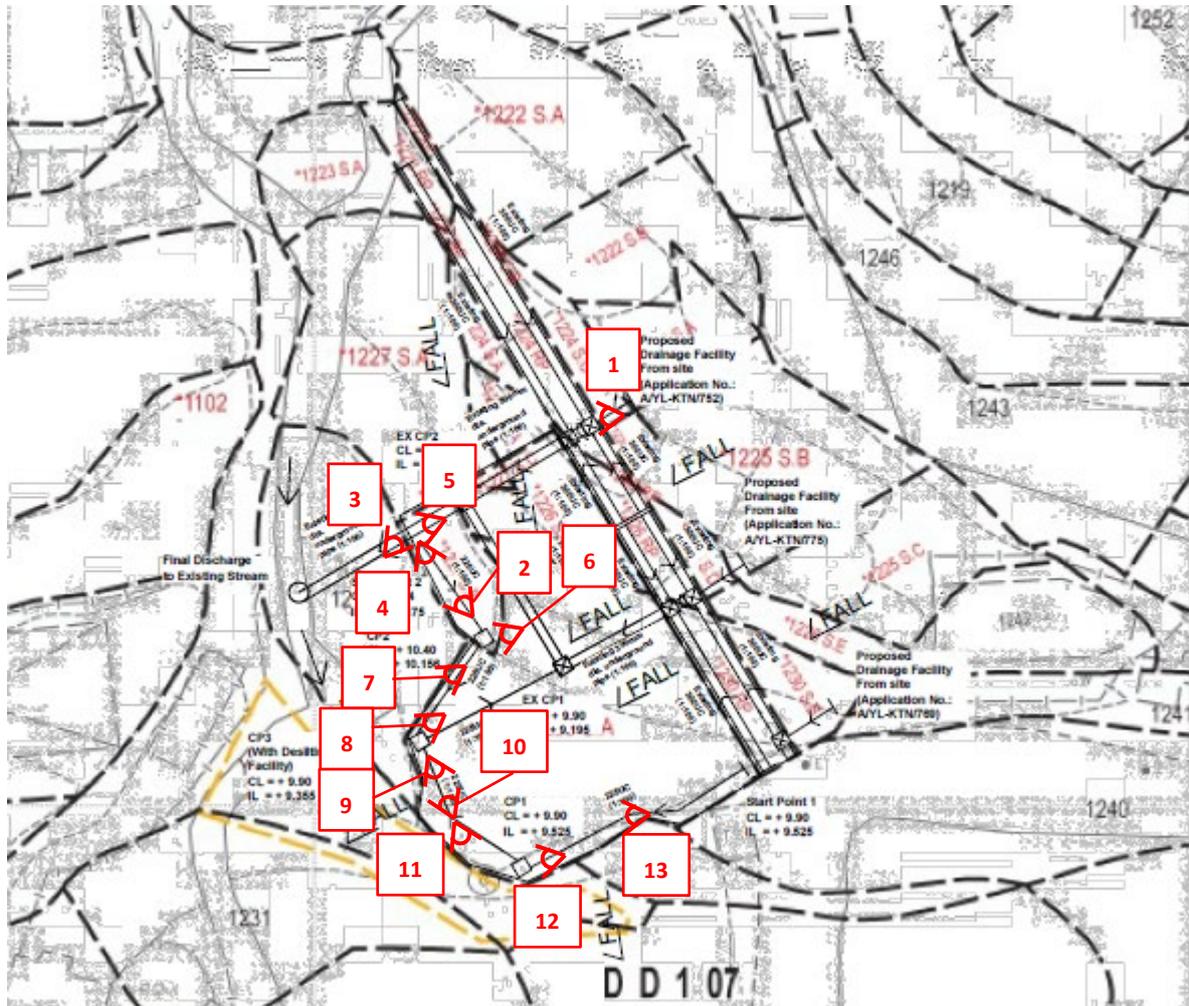
(Attn.: Mr. Jet CHEUNG

email: jsjcheung@pland.gov.hk)



**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
in "Agriculture" Zone, Lots 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D. 107,
Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/993)



1



2



3



4



5



6



7



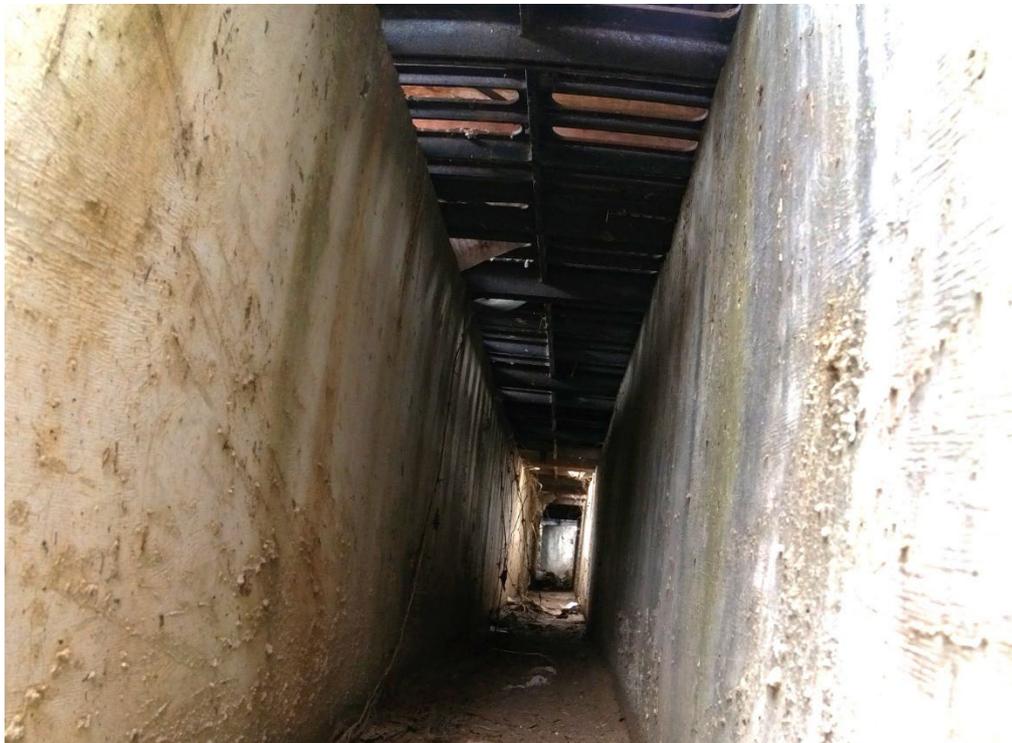
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9



10



11



12



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