

List of Drawings



LEGEND:

Application Site

LOCATION:

Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

DRAWING NO.:

A-1

DRAWING TITLE:

Location Plan

DATE:

March.2026

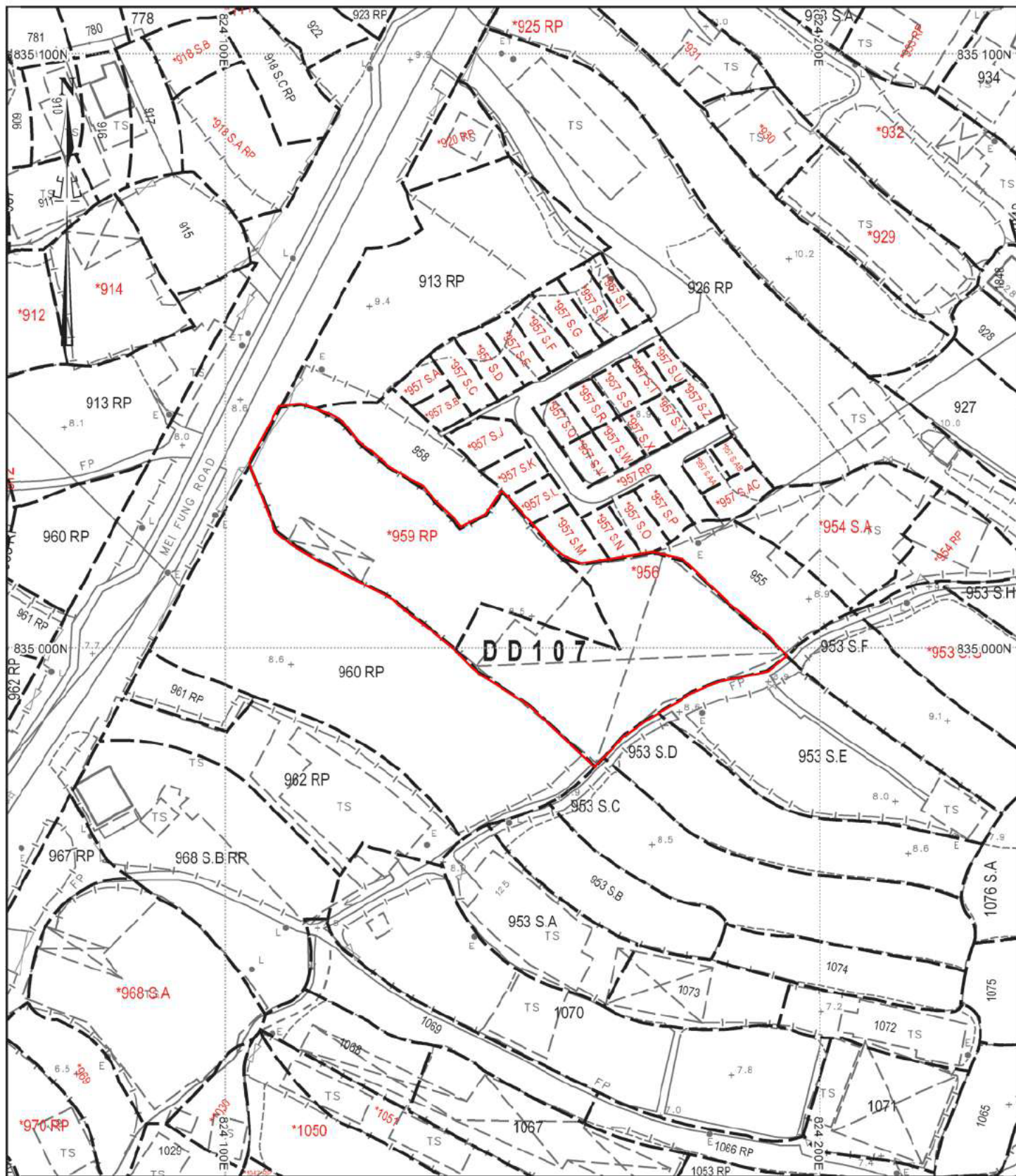
SCALE:

1:4700

PREPARED BY:



DeSPACE (International) Limited



LEGEND:

Application Site

LOCATION:

Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

DRAWING NO.:

A-2

DRAWING TITLE:

Lot Index Plan

DATE:

March 2026

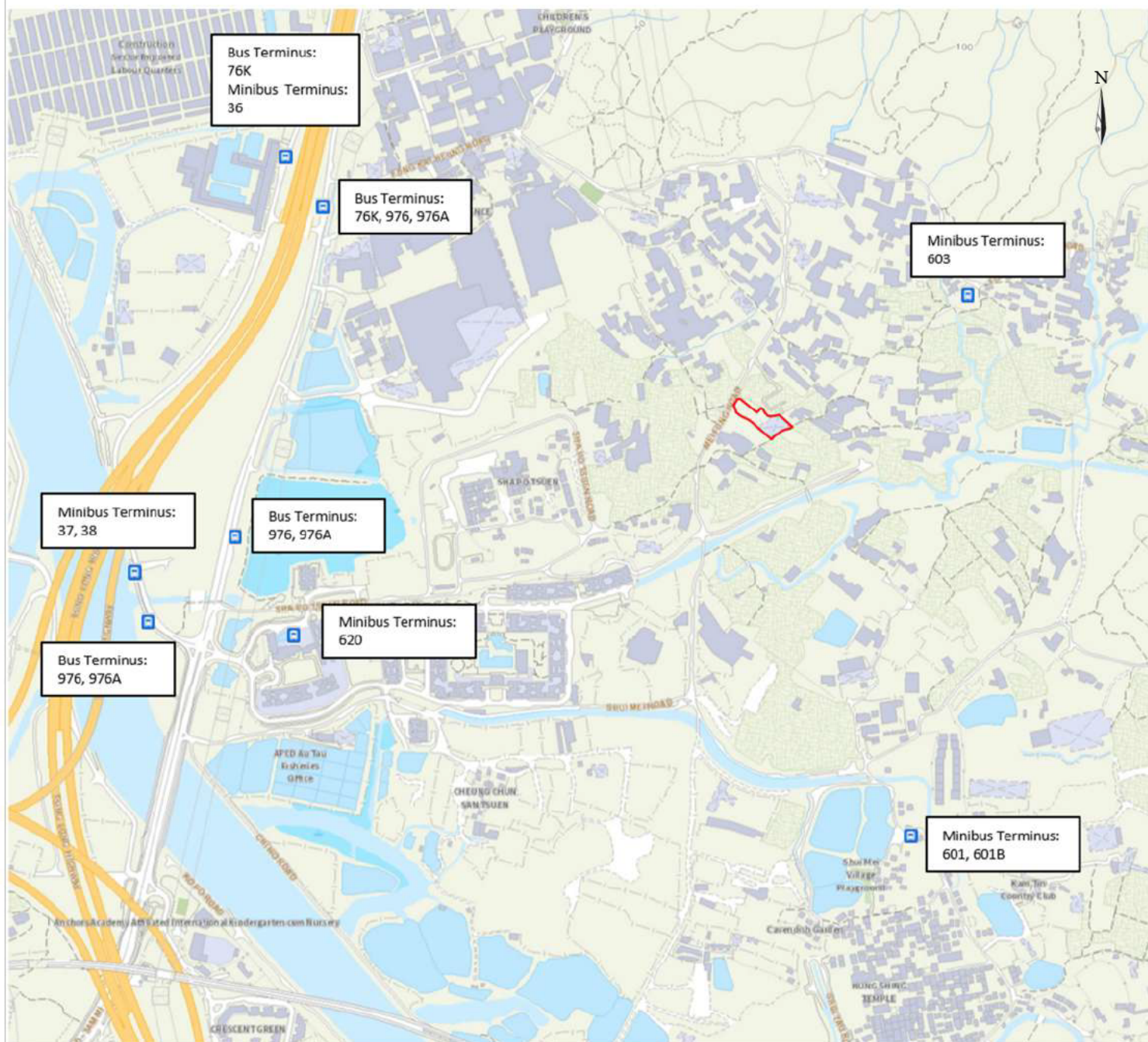
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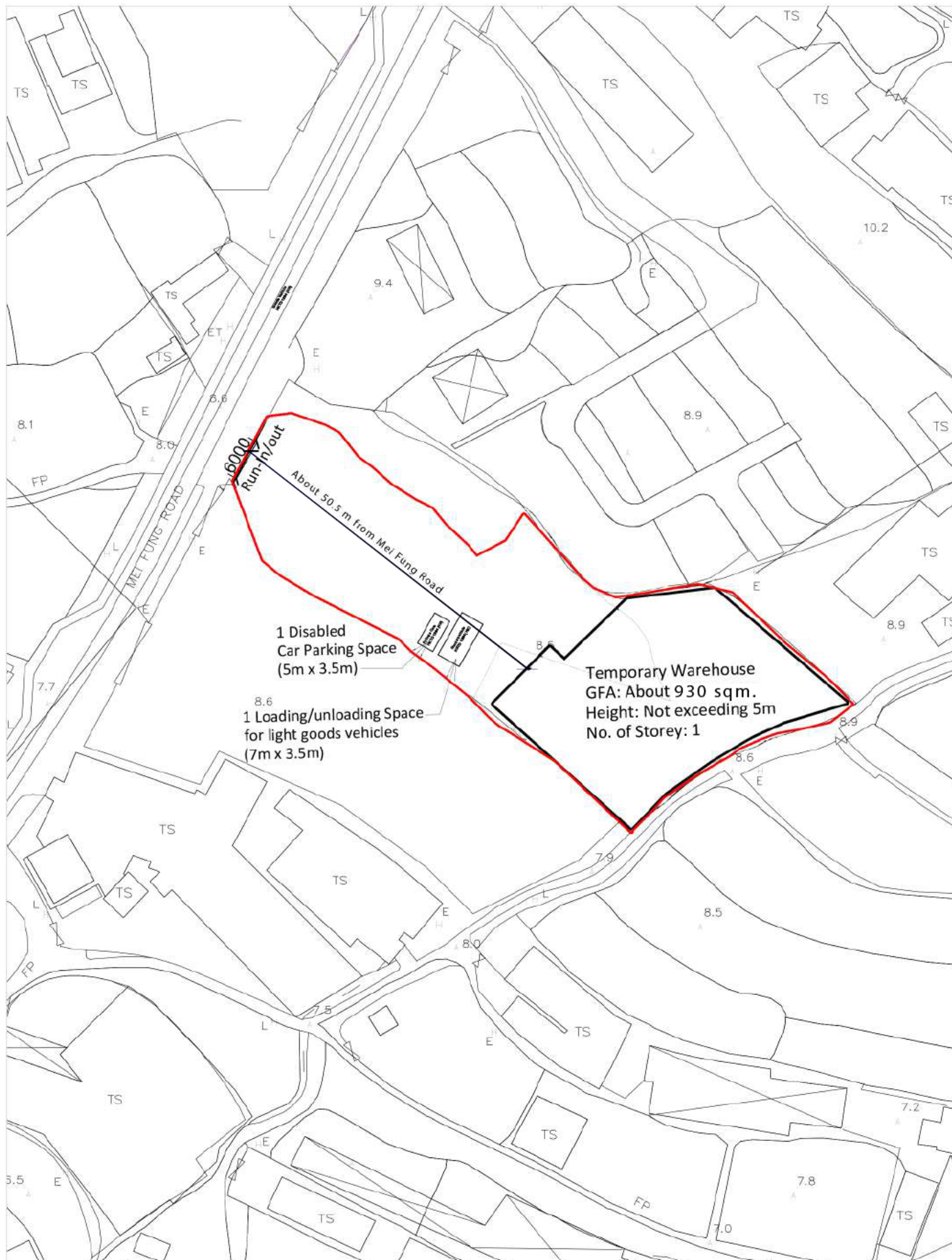
PREPARED BY:



DeSPACE (International) Limited



LEGEND:  Application Site		LOCATION: Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories		
DRAWING NO.: A-3	DRAWING TITLE: Public Transport Services Plan	DATE: March 2026	SCALE: 1:9000	PREPARED BY:  DeSPACE (International) Limited



LEGEND:

Application Site

LOCATION:

Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

DRAWING NO.:

A-4

DRAWING TITLE:

Proposed Layout Plan

DATE:

March 2026

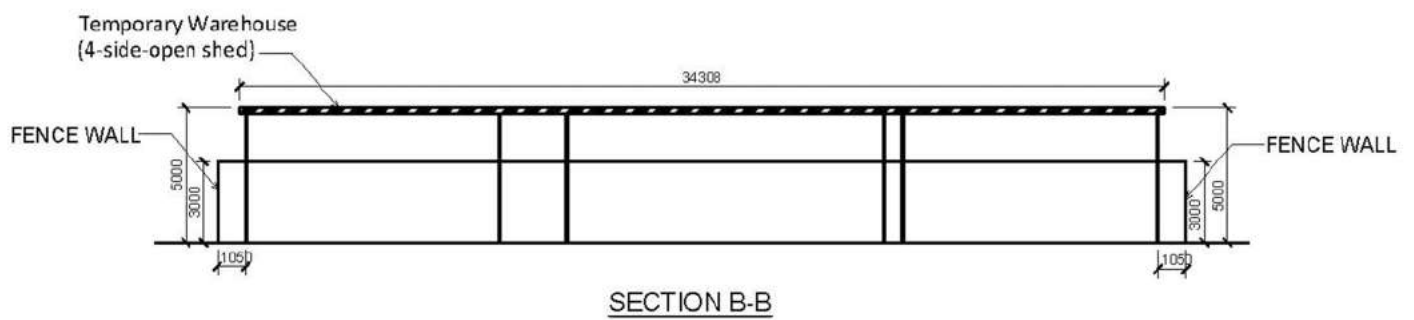
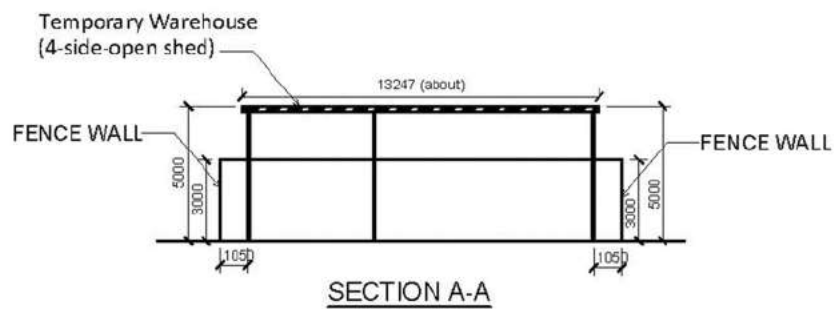
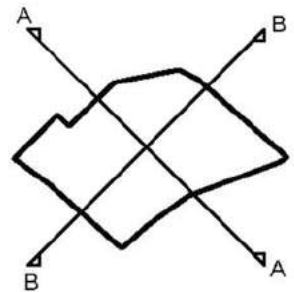
SCALE:

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PREPARED BY:



DeSPACE (International) Limited



REMARKS:

LOCATION:

Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

DRAWING NO.:

DRAWING TITLE:

DATE:

SCALE:

PREPARED BY:

A-5

Elevation Plan

March 2026

-



DeSPACE (International) Limited

DeSPACE (International) Limited

Appendix 1

Approved Drainage Plan of the Previous Application

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 :
本署檔號 Our Reference : TPB/A/YL-KTN/1052
電話號碼 Tel. No. : 3168 4046 / 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By email

DeSpace (International) Limited



(Attn.: Mr. Gregory K.C. LAM)

17 June 2025

Dear Sir/ Madam,

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

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
for a Period of Three Years and Associated Filling of Land in "Agriculture" Zone,
Lots 956 and 959 RP in D.D. 107, Fung Kat Heung Road,
Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/1052)**

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.**
- ☐ 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 conditions **have not been complied with.**

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

C.C.
CE/MN, DSD

(Attn.: Mr. Terence TANG)

Internal
CTP/TPB

JL/DC/jc

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 :
本署檔號 Our Reference : TPB/A/YL-KTN/1052
電話號碼 Tel. No. : 3168 4046/ 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By email ([REDACTED])

DeSpace (International) Limited



(Attn.: Mr. Gregory K.C. LAM)

17 June 2025

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (b) - the Implementation of the Drainage Proposal

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
for a Period of Three Years and Associated Filling of Land in "Agriculture" Zone,
Lots 956 and 959 RP in D.D. 107, Fung Kat Heung Road,
Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/1052)**

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 comment 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 conditions **have not been complied with**.

Should you have any queries on the departmental comment, 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)

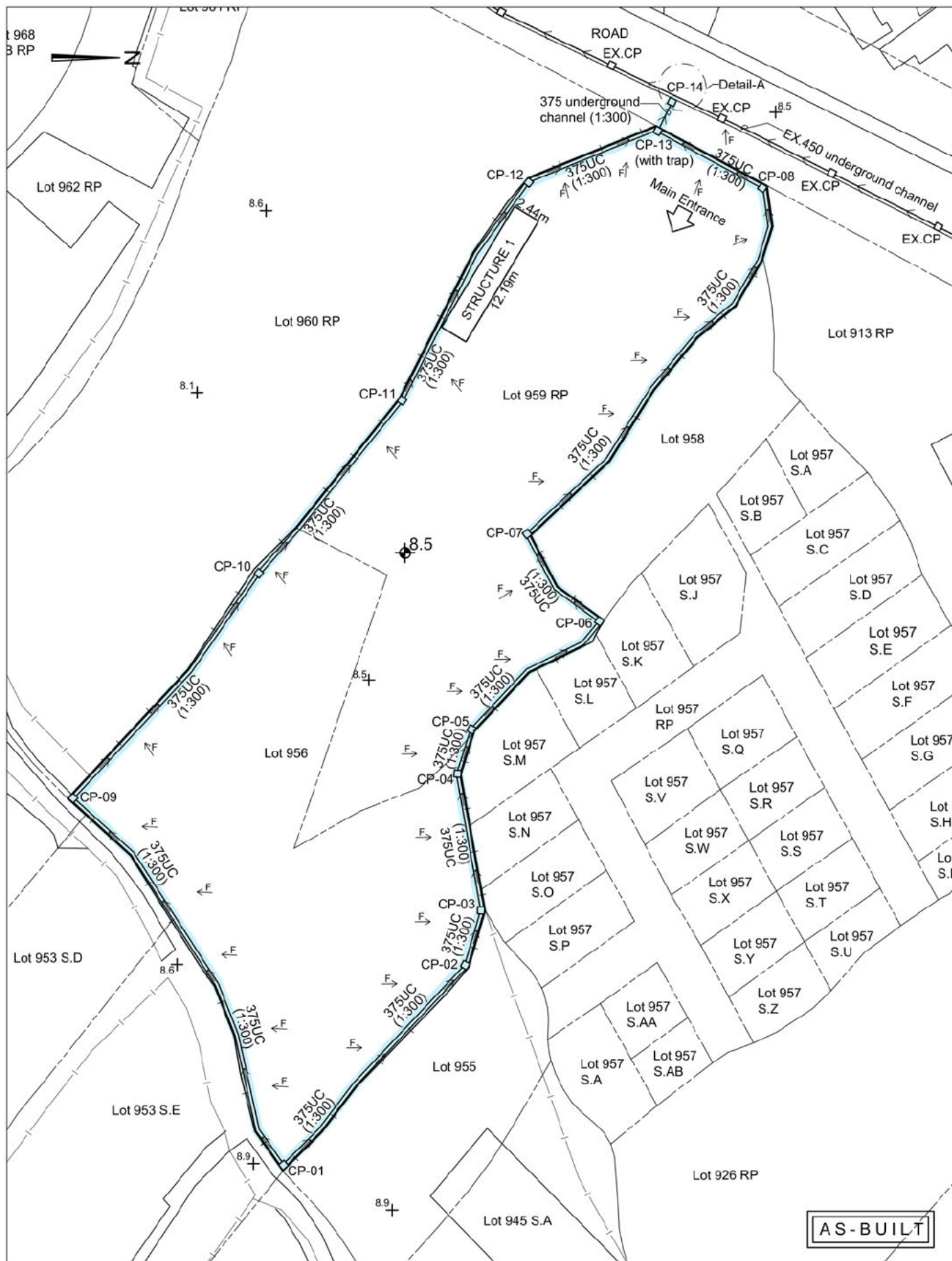
Internal
CTP/TPB

JL/DC/jc

Appendix

Comment from the Chief Engineer/Mainland North, Drainage Services Department:

The applicant shall 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.



APPLICATION SITE

Proposed Temporary Warehouse
Lot 956 and 959 RP
D.D. 107
Fung Kat Heung,
Kam Tin, Yuen Long, N.T.

DRAWING TITLE

STORMWATER
DRAINAGE WORK

DRAWING NO.

ST-1E

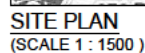
DRAWING DATE

26 NOV 2024

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**Solar-lil Design
Consulting Limited**

景佑設計工程顧問有限公司



LEGEND

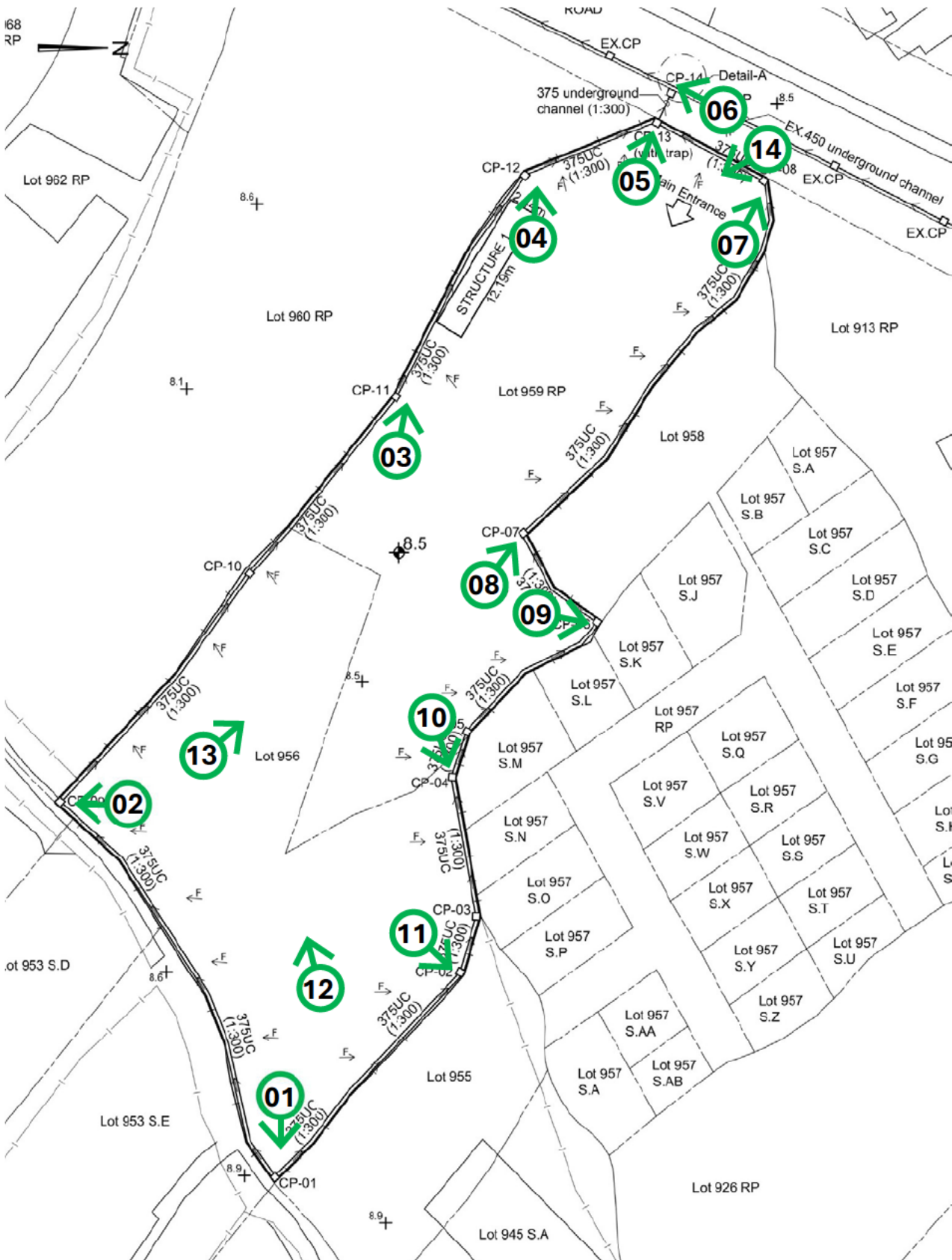


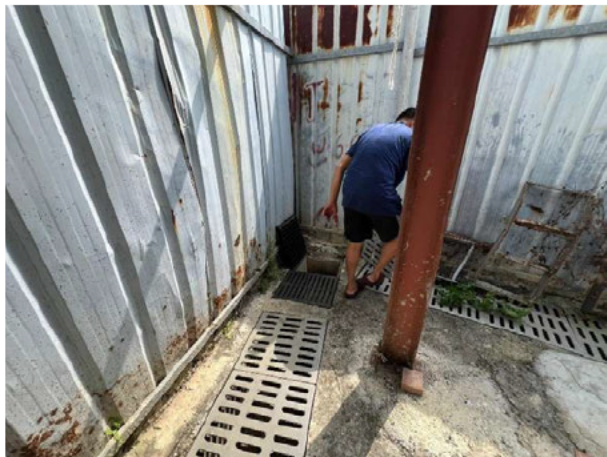
- AS-BUILT

APPLICATION SITE Proposed Temporary Warehouse Lot 956 and 959 RP D.D. 107 Fung Kat Heung, Kam Tin, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-2E	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	Solar-lil Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 26 NOV 2024		

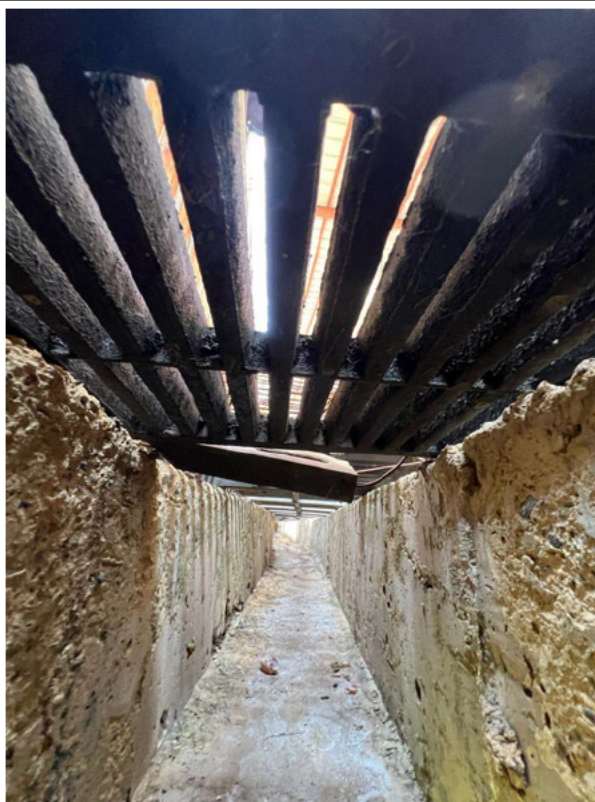
Site Photo Date: 21 OCT 2024

Proposed Temporary Warehouse Lot 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long

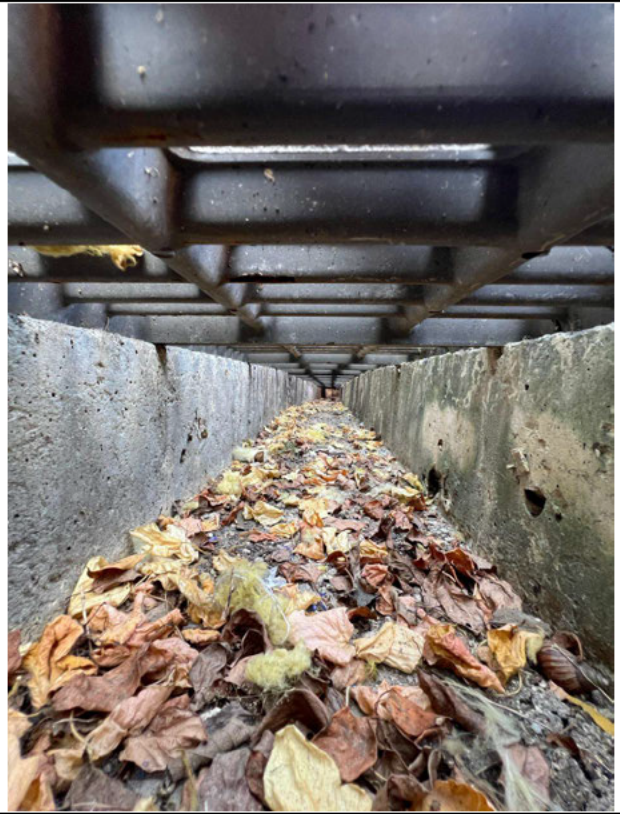




Point - 01



Point - 02



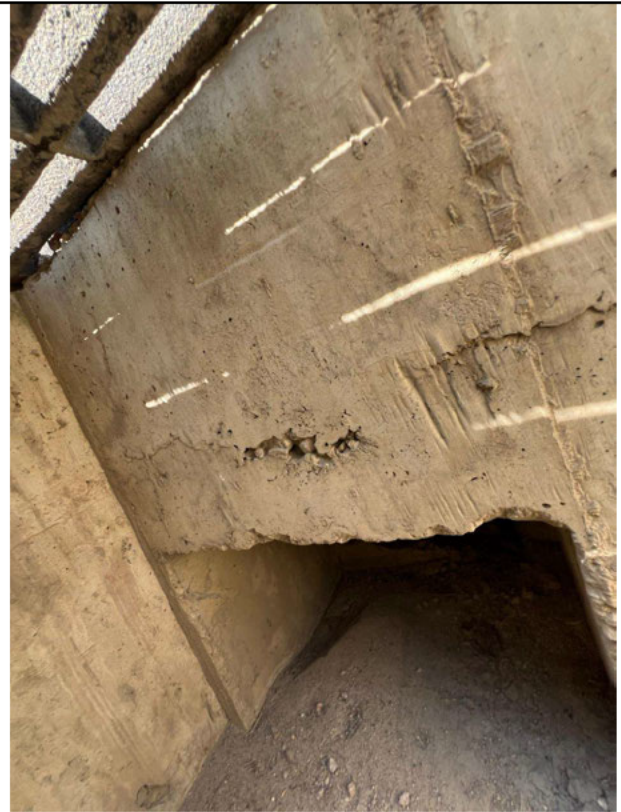
Point - 03



Point - 04



Point - 05



Point - 06



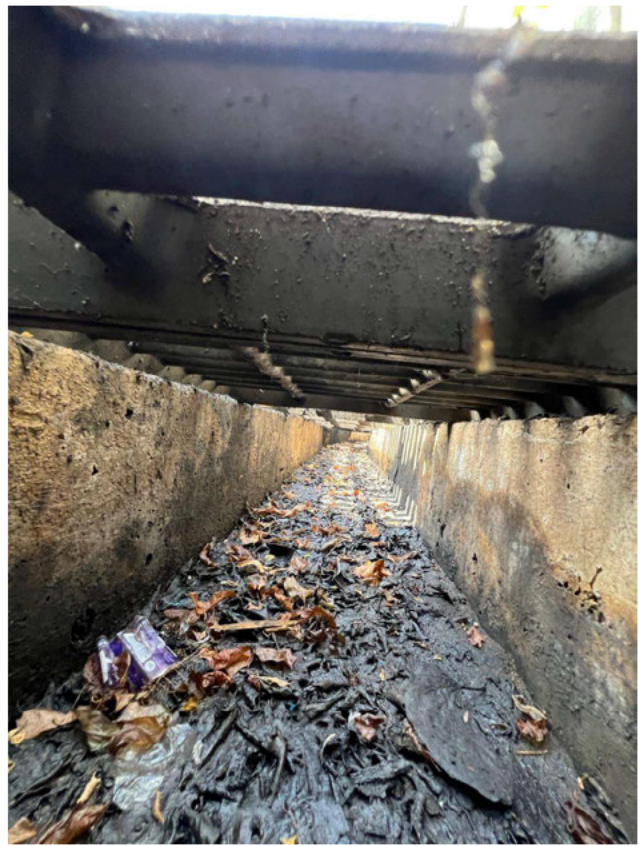
Point - 07



Point - 08



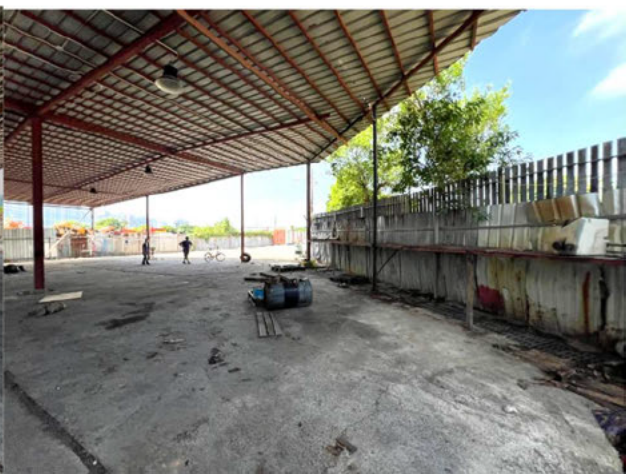
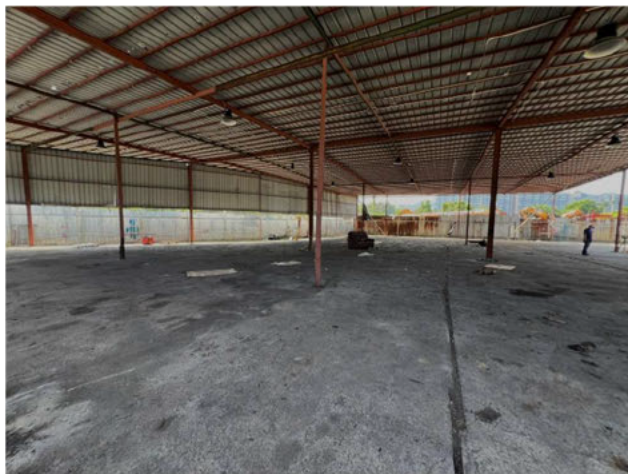
Point - 09



Point - 10



Point - 11



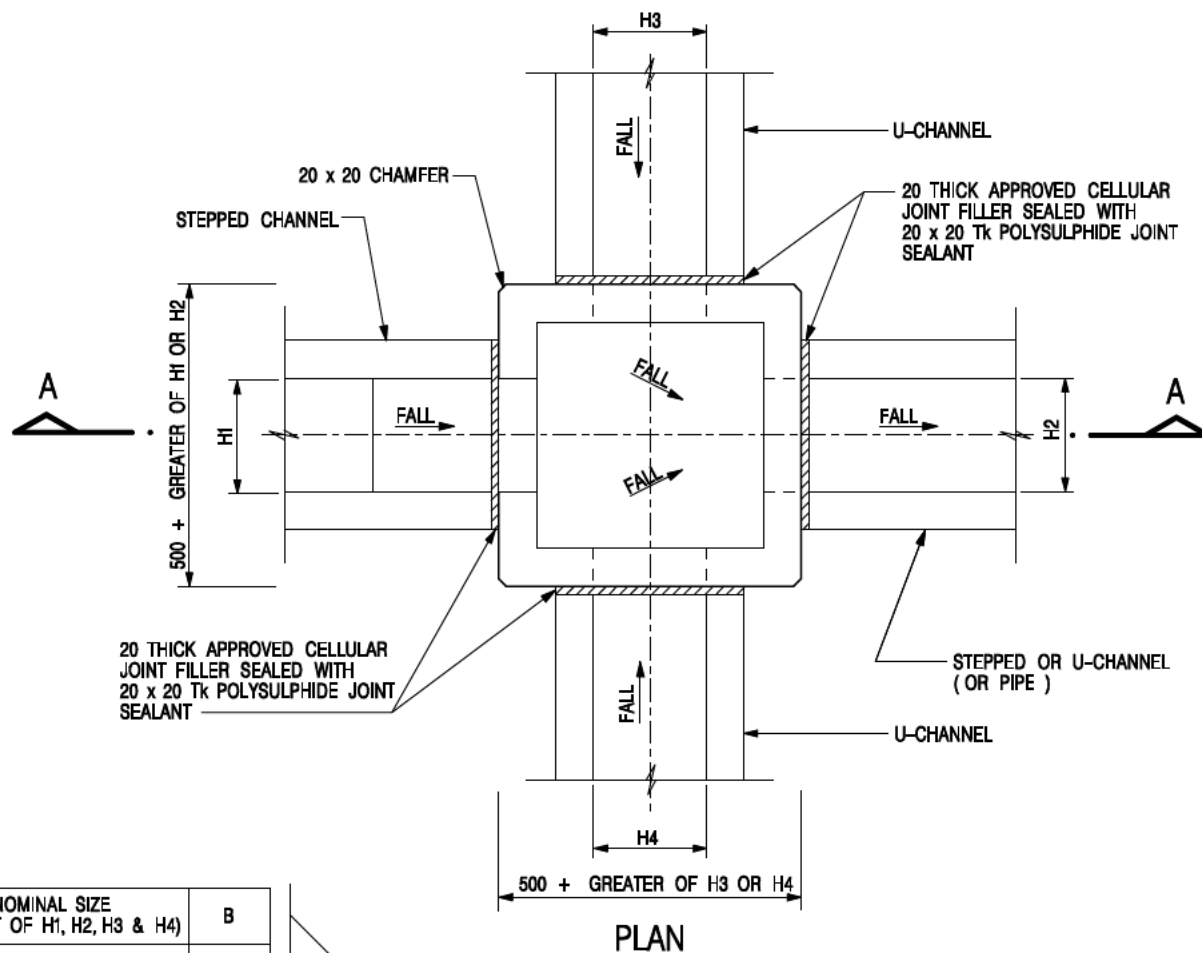
Point - 12



Point - 13

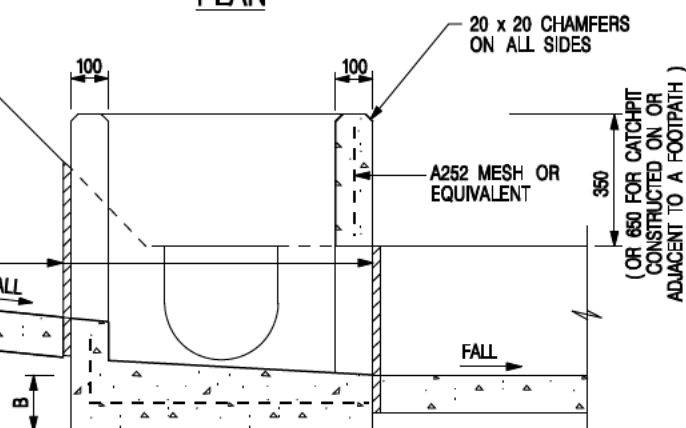


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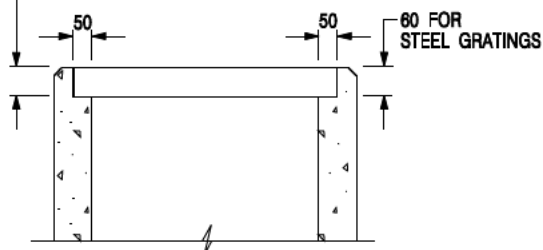
NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

DEPTH OF RECESS AND DETAILS OF PRECAST CONCRETE COVERS (SEE STD. DRG. NO. C2407)



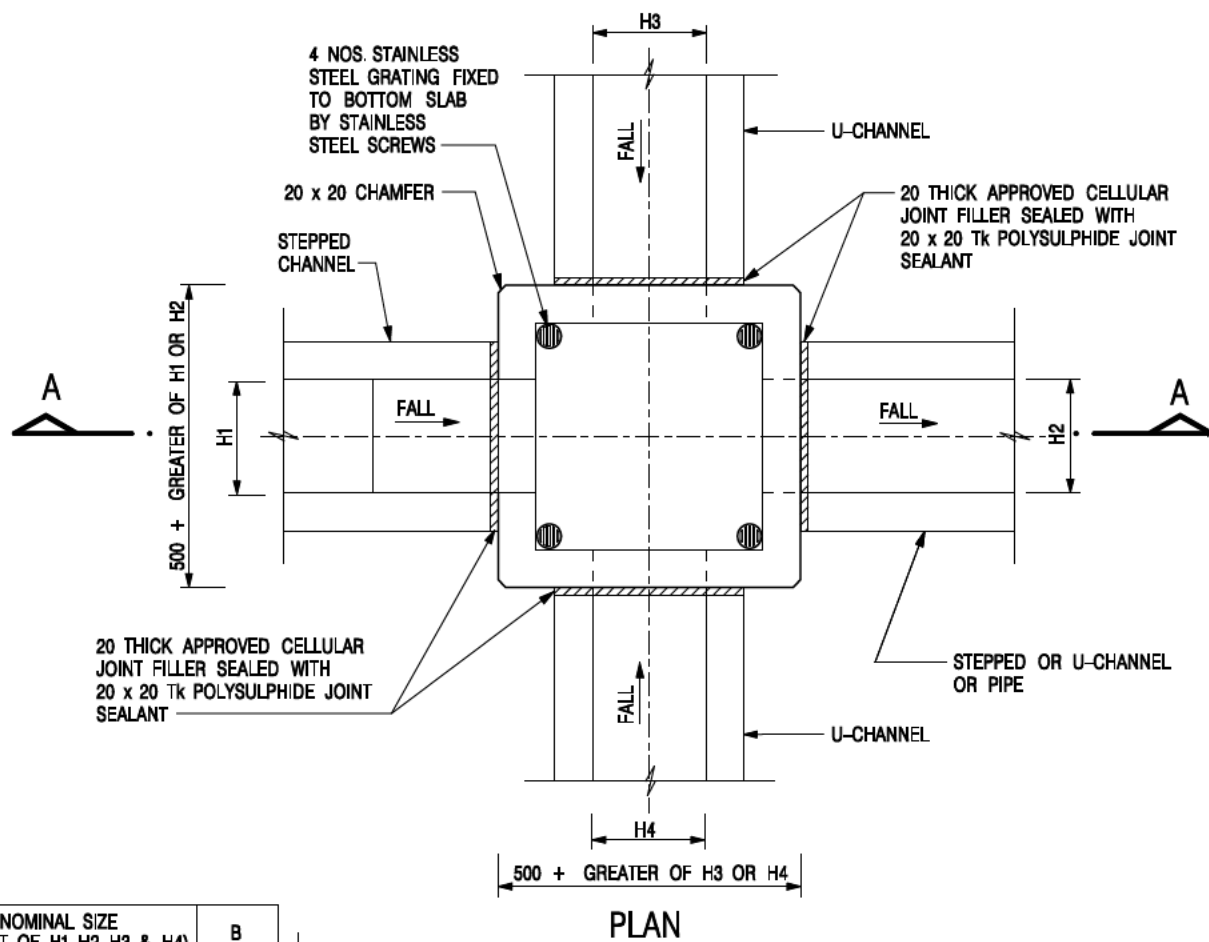
NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

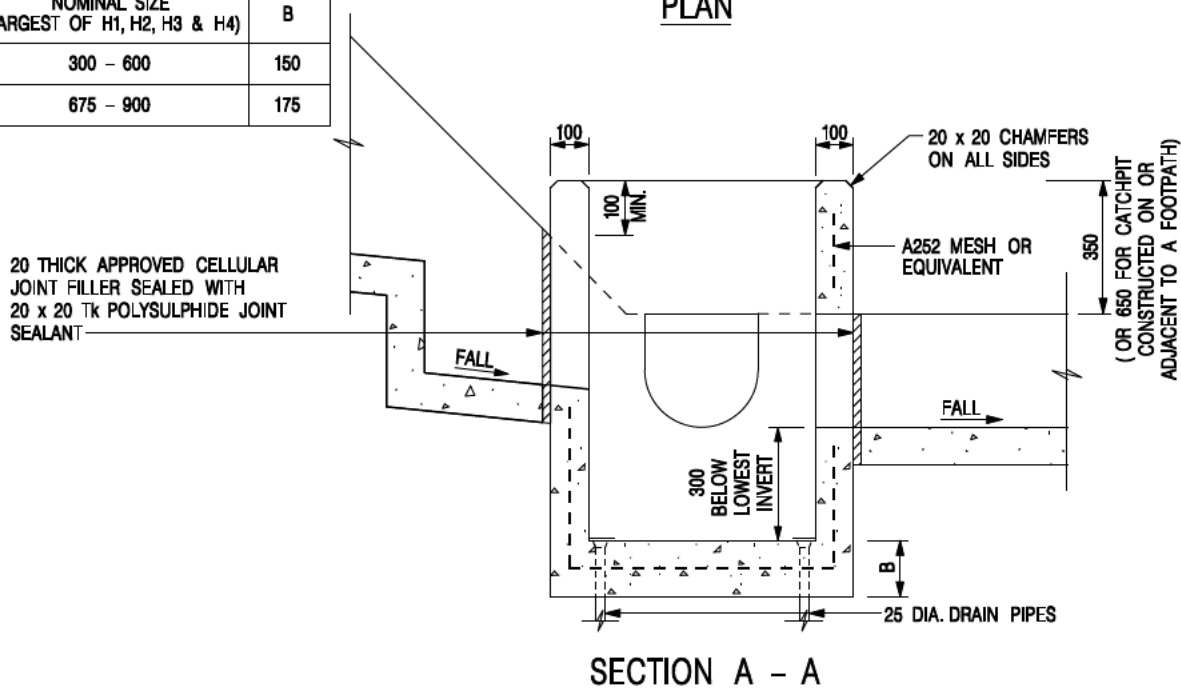
ALTERNATIVE TOP SECTION FOR
PRECAST CONCRETE COVERS / GRATINGS

STANDARD CATCHPIT DETAILS
(SHEET 1 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO. C2405 /1	
DATE JAN 1991			



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



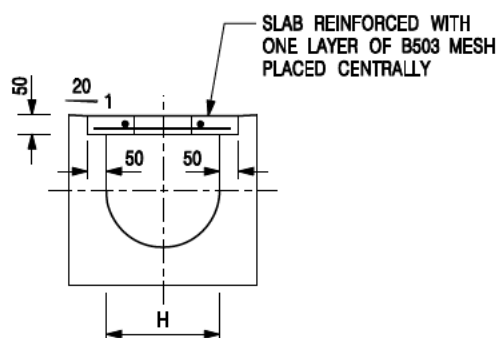
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

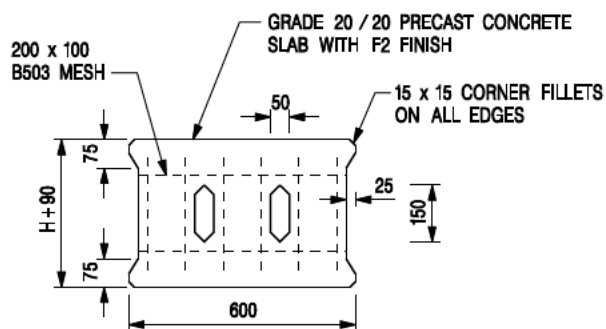
DATE JAN 1991

DRAWING NO.

C2406 /1



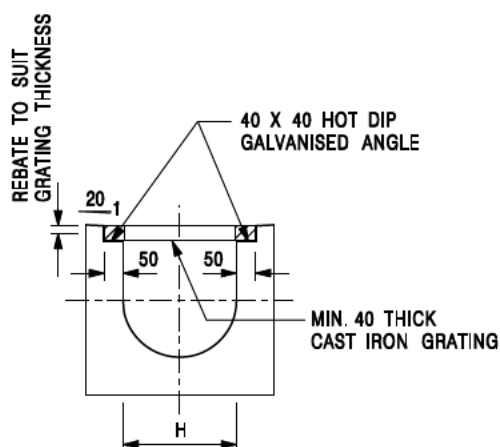
TYPICAL SECTION



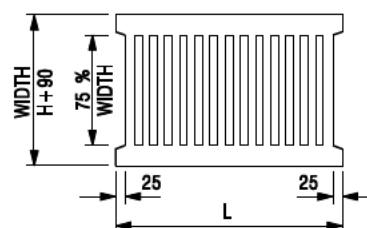
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

**COVER SLAB AND CAST IRON
GRATING FOR CHANNELS**

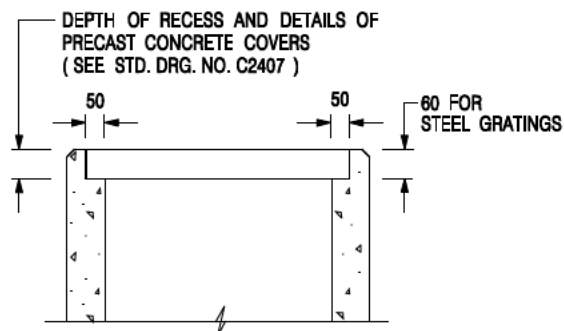


**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2412E



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 /2) 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 'J' ON STD. DRG. NO. C2405 /5; 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 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 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	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 /2A

Appendix 2

Approved Fire Service Installations Proposal of the
Previous Application

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



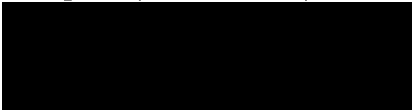
Planning Department

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 :
本署檔號 Our Reference : TPB/A/YL-KTN/1052
電話號碼 Tel. No. : 3168 4049/ 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By email ([REDACTED])

DeSpace (International) Limited



(Attn.: Mr. Gregory K.C. LAM)

14 January 2025

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (d) - the Submission of a revised Fire Service Installations Proposal

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
for a Period of Three Years and Associated Filling of Land in "Agriculture" Zone,
Lots 956 and 959 RP in D.D. 107, Fung Kat Heung Road,
Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/1052)**

I refer to your submission dated 16.12.2024 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.** 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.**

Should you have any queries, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

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

C.C.

D of FS

(Attn.: Mr. CHEUNG Wing-hei)

Internal

CTP/TPB

JL/AY/jc

Appendix

Comments from the Director of Fire Services of Fire Services Department:

The applicant is advised that the installation/maintenance/modification/repair work of Fire Services Installations (FSIs) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

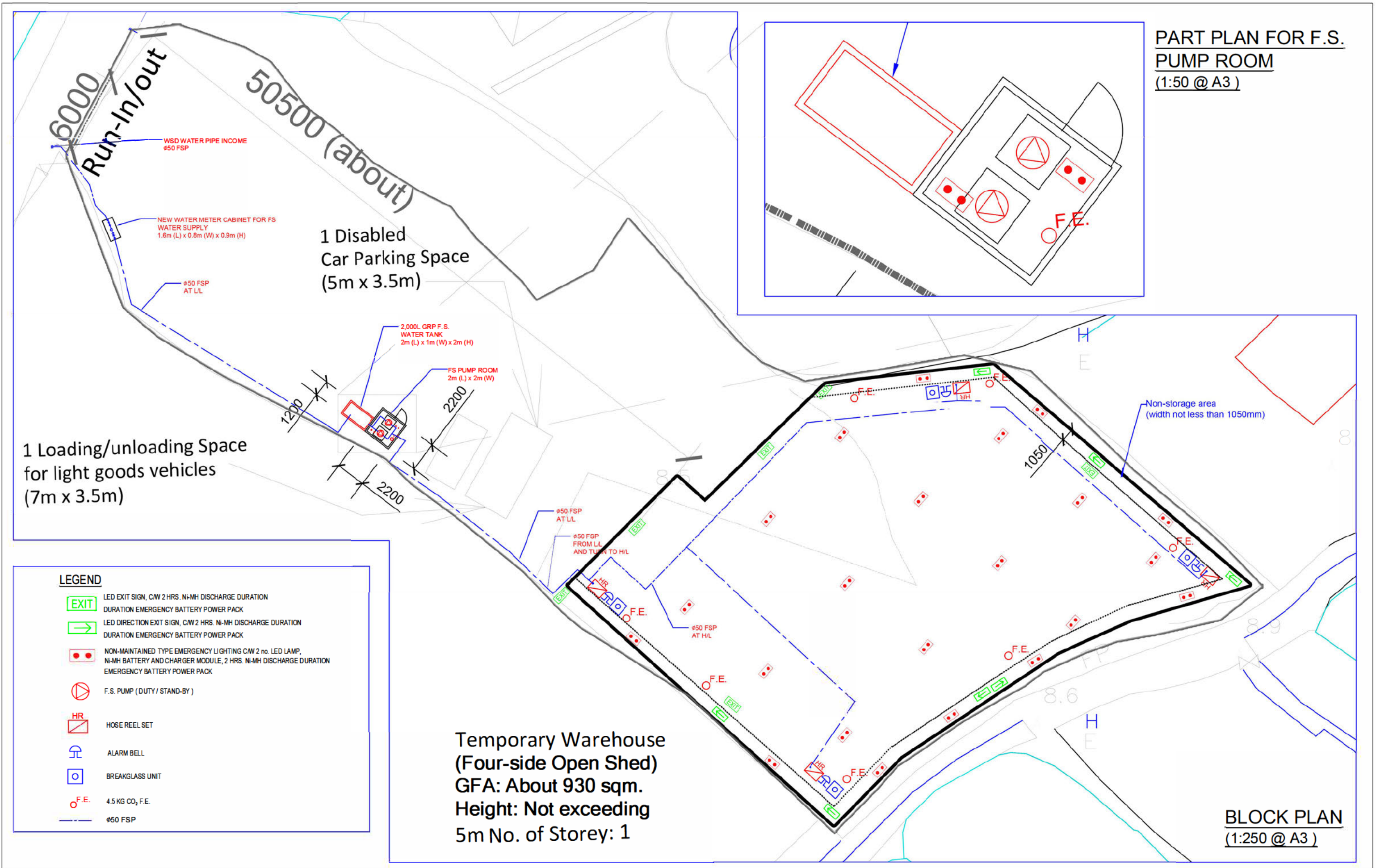
PROJECT: PROPOSED TEMPORARY WAREHOUSE IN KAM TIN

SUBJECT: F.S. NOTES

- 1. THE WHOLE OF THE FIRE SERVICES INSTALLATIONS SHALL COMPLY WITH THE CODES OF PRACTICE ISSUED BY THE HONG KONG FIRE SERVICES DEPARTMENT.
- 2. ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OR THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
- 3. EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE AREA AND COMPLY WITH BS STANDARD BS 5266-1:2016, BS EN STANDARD 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- 4. SUFFICIENT DIRECTIONAL AND EXIT SIGNS TO ENSURE THAT ALL EXIT ROUTES ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION SERVING THE AREA, AND COMPLY WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008 AND FSD'S CODE OF PRACTICE 2022 EDITION. THE DIRECTIONAL AND EXIT SIGNS SHALL BE BACKED UP BY BATTERY.
- 5. MANUAL FIRE ALARM SYSTEM IN ACCORDANCE WITH BS5839-1:2017 AND FSD CL 6/2021 SHALL BE PROVIDED FOR ENTIRE AREA AND INCORPORATED WITH MODIFIED HOSE REEL SYSTEM.
- 6. THE MANUAL CALL POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO ALARM BELL.
- 7. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. VISUAL ALARM SIGNALS SHALL BE PROVIDED WHERE NECESSARY IN ACCORDANCE WITH CURRENT DESIGN MANUAL BARRIER FREE ACCESS. THIS ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/ VISUAL WARNING DEVICE INITIATION.
- 8. MODIFIED FIRE HOSE REEL SYSTEM
 - i. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAT 30 M OF FIRE SERVICES HOSE AND HOSE REEL TUBING.
 - ii. ONE 2,000 LITRES FIRE SERVICES WATER TANK TO BE PROVIDED FOR THE FIRE HOSE REEL SYSTEM FOR ENTIRE AREA.
 - iii. THE FIXED FIRE PUMPS (ONE DUTY AND ONE STANDBY) IN FS PUMP ROOM AT GROUND FLOOR.
- 9. 4.5 KG CO2 FIRE EXTINGUISHERS TO BE PROVIDED IN ALL PLANT ROOMS AND AT POSITION AS INDICATED ON PLANS.
- 10. SECONDARY POWER SUPPLY WILL BE PROVIDED FOR ALL FIRE SERVICES INSTALLATIONS AND CONNECTED BEFORE MAIN SWITCH EXCEPT EMERGENCY LIGHTING, DIRECTIONAL SIGNS AND EXIT SIGNS.

(N.T.S. @ A3)

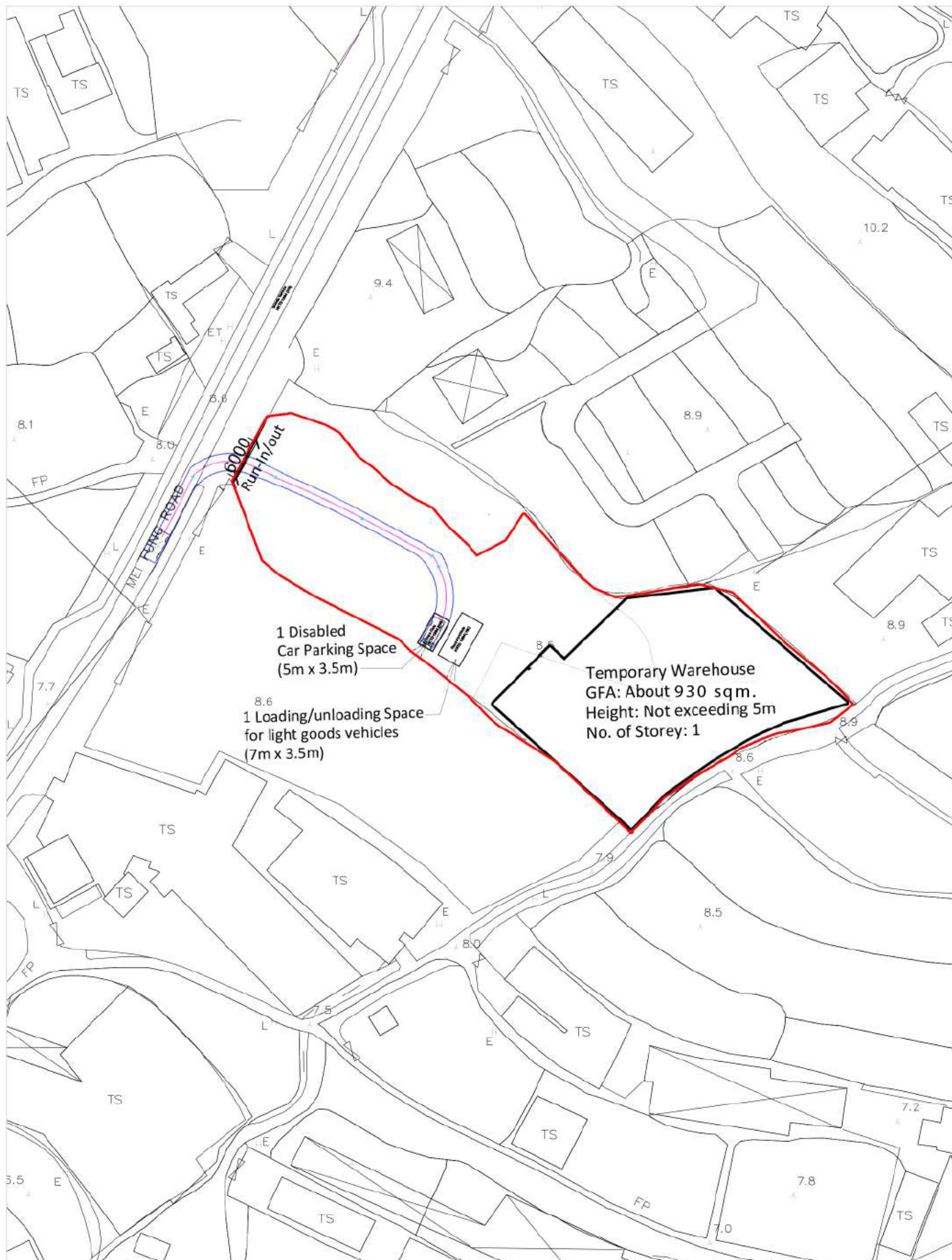
APPLICATION SITE :	DRAWING TITLE :	DRAWING NO. :	Application:
Lot 959 RP & 956 D.D.107 Yuen Long, N.T.	FS NOTES	FS-01A	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land in n "Agriculture" Zone, Lots 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
		DATE. :	
		2024 - 10 -16	



APPLICATION SITE :	DRAWING TITLE :	DRAWING NO. :	Application:
Lot 959 RP & 956 D.D.107 Yuen Long, N.T.	PROPOSED FS AND E-LIGH LAYOUT PLAN	FS-02A	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land in n "Agriculture" Zone, Lots 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
		DATE. :	
		2024-10-16	

Appendix 3

Swept Path Analysis



LEGEND:

Application Site

LOCATION:

Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

DRAWING NO.:

A-7

DRAWING TITLE:

Swept Path
(Private car in)

DATE:

March 2026

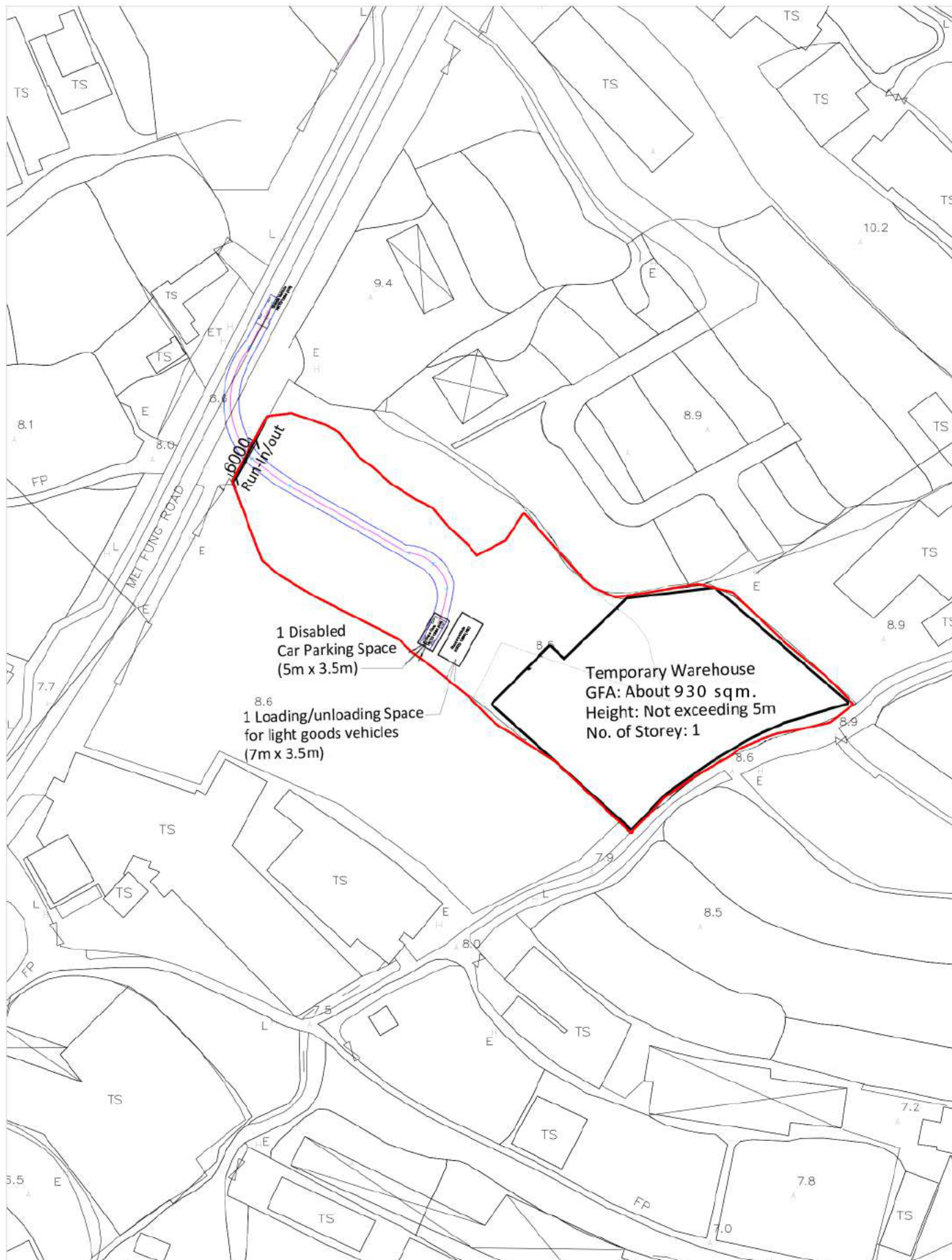
SCALE:

1:750

PREPARED BY:



DeSPACE (International) Limited


LEGEND:

Application Site

LOCATION:

Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

DRAWING NO.:

A-8

DRAWING TITLE:

Swept Path
(Private car out)

DATE:

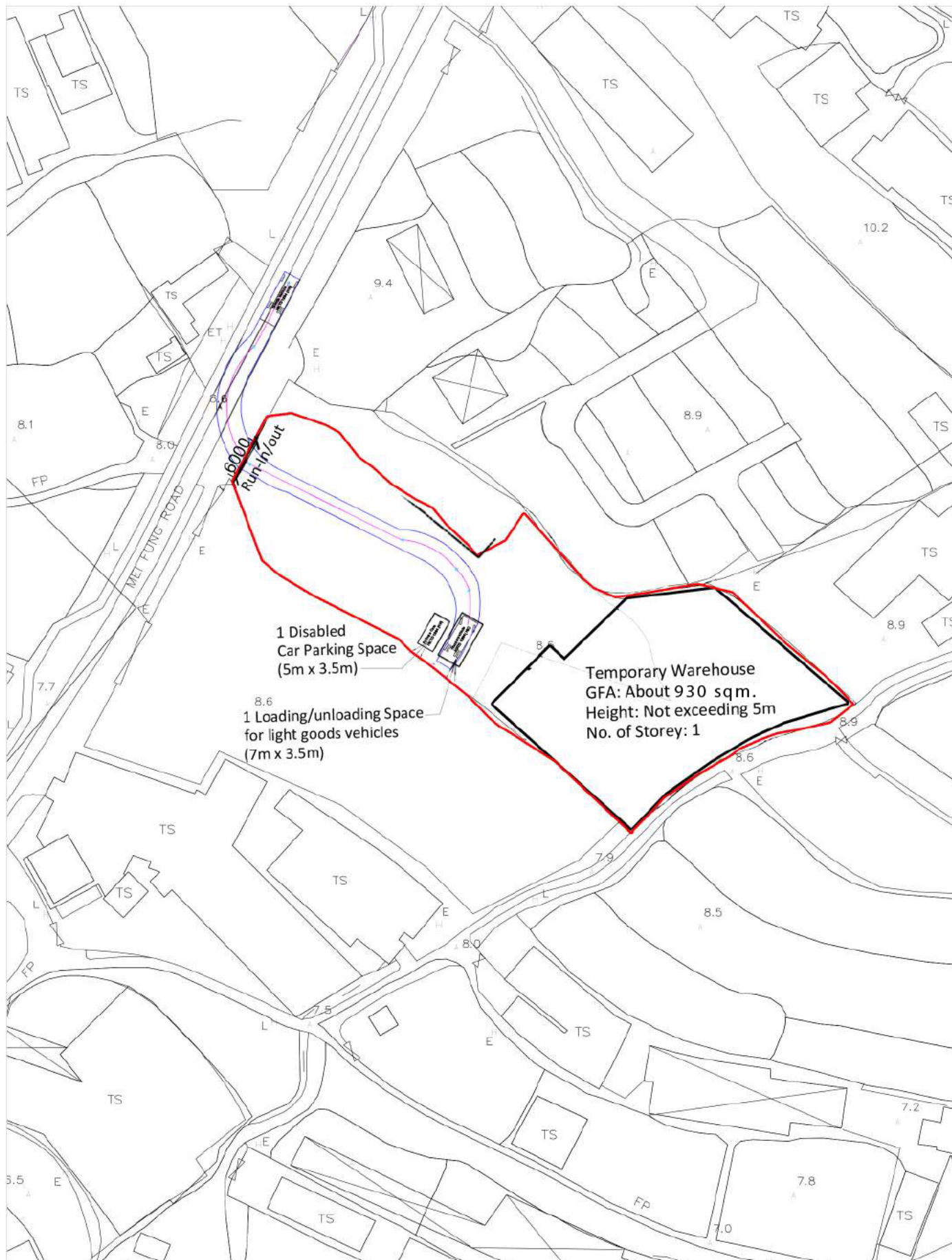
March 2026

SCALE:

1:750

PREPARED BY:


DeSPACE (International) Limited


LEGEND:


Application Site

LOCATION:

Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

DRAWING NO.:

A-10

DRAWING TITLE:

Swept Path
(Light goods vehicle out)

DATE:

March 2026

SCALE:

1:750

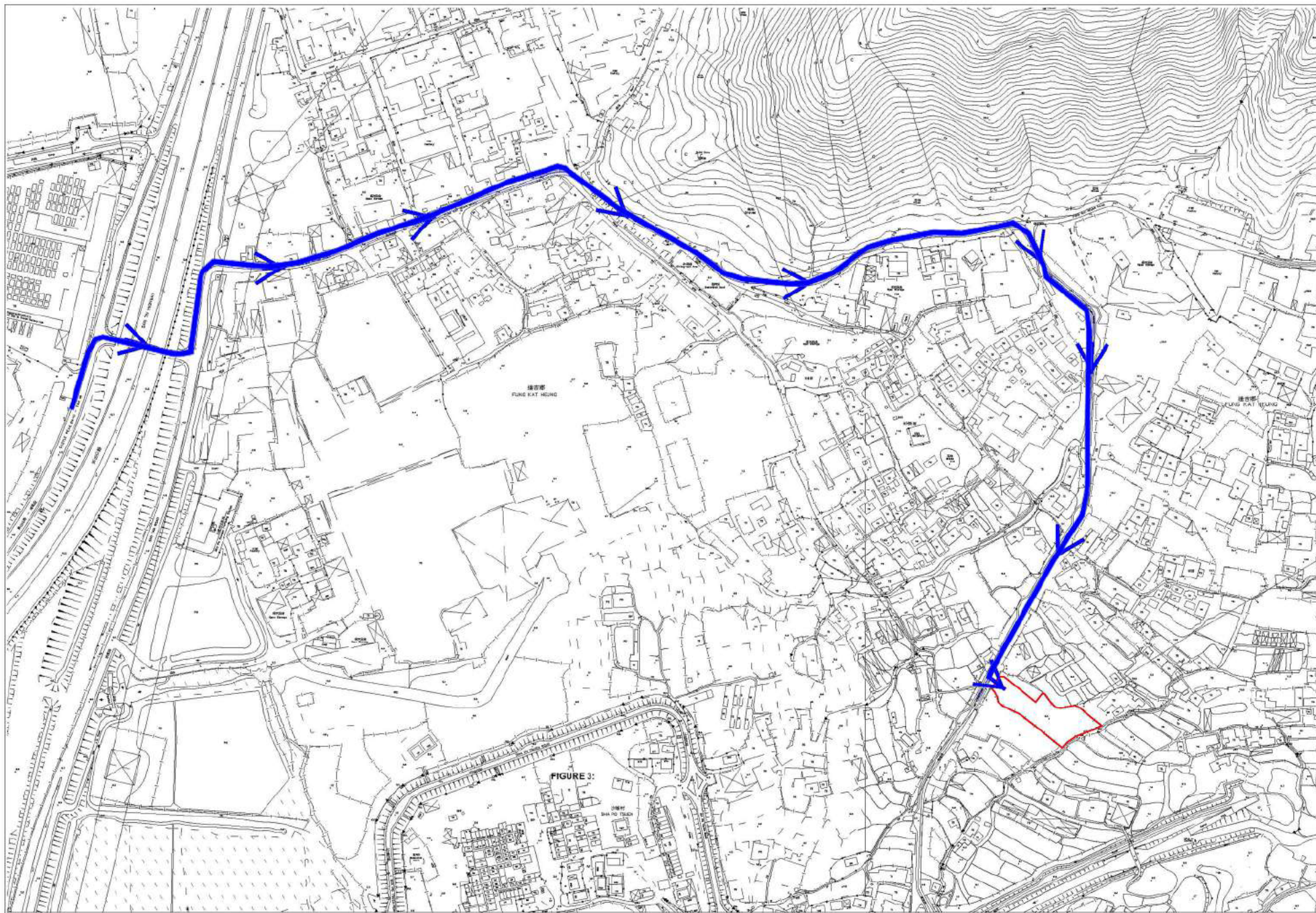
PREPARED BY:



DeSPACE (International) Limited

Appendix 4

Direction of Flow



LEGEND:



Application Site

DRAWING
NO.

A-11

SCALE: 1:4000 at A4

DATE: March 2026

FIGURE TITLE:

Direction of Flow (IN)

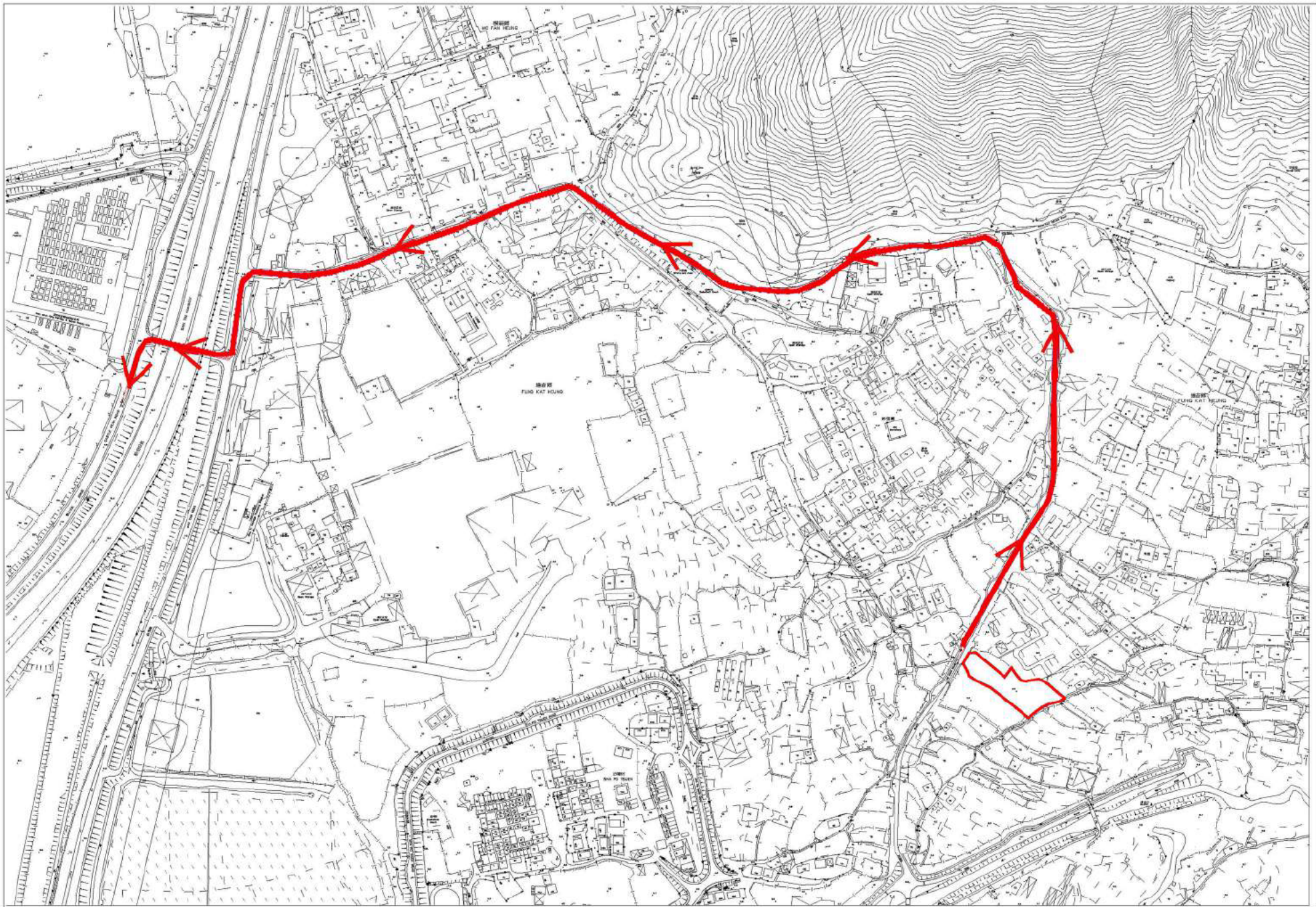
LOCATION:

Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung,
Kam Tin, Yuen Long, New Territories

PREPARED BY:



DeSPACE (International) Limited



LEGEND:



Application Site

DRAWING
NO.

A-12

SCALE: 1:4000 at A4

DATE: March 2026

FIGURE TITLE:

Direction of Flow (OUT)

LOCATION:

Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung,
Kam Tin, Yuen Long, New Territories

PREPARED BY:



DeSPACE (International) Limited