

LIST OF APPENDICES

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Appendix I

Fire service installations proposal



DEVELOPMENT PARAMETERS

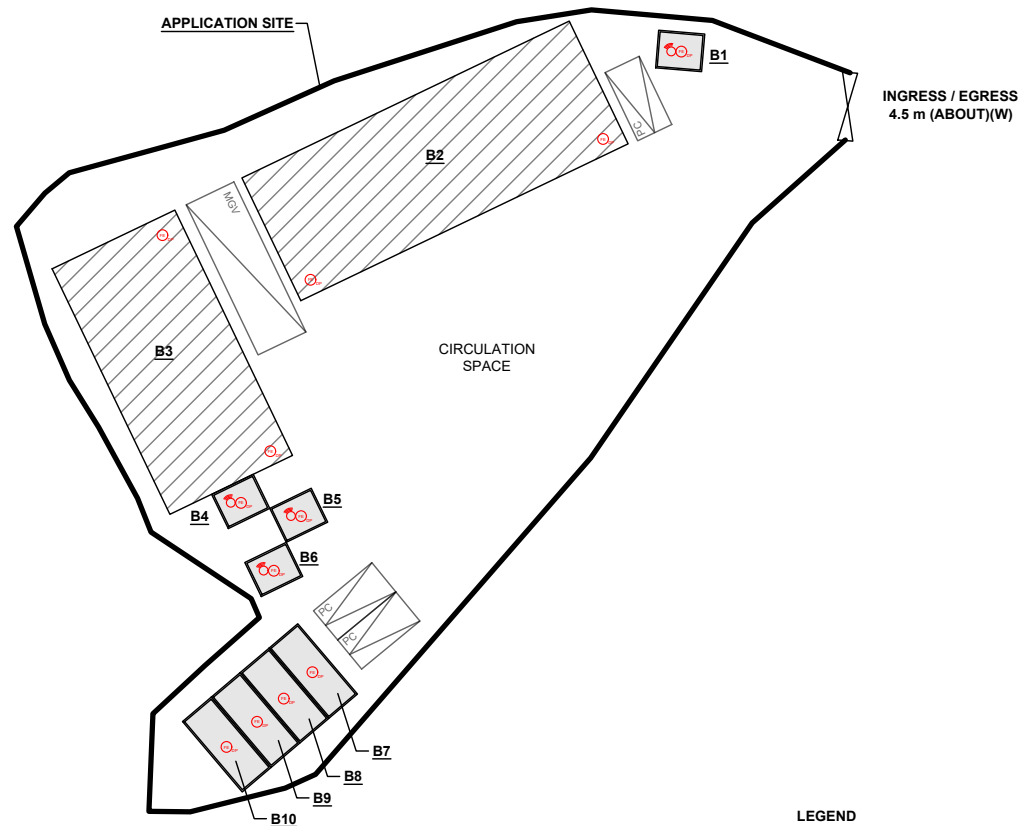
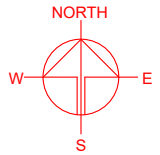
APPLICATION SITE AREA	: 1,539 m ²	(ABOUT)
COVERED AREA	: 470 m ²	(ABOUT)
UNCOVERED AREA	: 1,069 m ²	(ABOUT)
PLOT RATIO	: 0.31	(ABOUT)
SITE COVERAGE	: 31 %	(ABOUT)
NO. OF STRUCTURE	: 10	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 470 m ²	(ABOUT)
TOTAL GFA	: 470 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 8 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/U SPACE	: 11 m (L) x 3.5 m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1*	GUARDROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	216 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	162 m ² (ABOUT)	162 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B4*	SITE OFFICE	8 m ² (ABOUT)	8 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5*	SITE OFFICE	8 m ² (ABOUT)	8 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6*	SITE OFFICE	8 m ² (ABOUT)	8 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7*	STORAGE OF GOODS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B8*	STORAGE OF GOODS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B9*	STORAGE OF GOODS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B10*	STORAGE OF GOODS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		470 m² (ABOUT)	470 m² (ABOUT)	

D.G.G. - DANGEROUS GOODS GODOWN
 * STRUCTURES B1, B4 TO B10 ARE CONTAINER CONVERTED STRUCTURES



FIRE SERVICE INSTALLATIONS

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

FS NOTES:

1. POTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
2. THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021].
3. 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.

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (4-SIDE OPENED)
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (MGV)
- 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. 113, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY: MN DATE: 16.3.2026

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE: LAYOUT PLAN

DWG NO.: APPENDIX I VER.: 001

Appendix II

Implemented drainage facilities accepted by the Drainage Authority
under the previous application No. A/YL-KTS/997

(built in accordance with the accepted drainage proposal under previous application No. A/YL-KTS/869)



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 : DD113 Lot 512 S.A-S.E
本署檔號 Our Reference : TPB/A/YL-KTS/997
電話號碼 Tel. No. : 3168 4043/ 3168 4048
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax [REDACTED]

R-riches Property Consultants Ltd.

[REDACTED]
(Attn.: Danny NG/ Louis TSE)

24 October 2024

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 Associated Filling of Land
in “Agriculture” Zone, Lots 512 S.A-S.B and 512 S.C-S.E in D.D. 113
Kam Tin, Yuen Long**

(Application No. A/YL-KTS/997)

I refer to your submission dated 23.7.2024 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 on the departmental comments, please contact Mr. CHAN Yue-Lap (Tel: 2300 1259) of the Drainage Services Department directly.

Yours faithfully,

(Alexander MAK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

c.c.

CE/MN of DSD

(Attn.: Mr. CHAN Yue-Lap)

Internal

CTP/TPB

AM/YM/ms

Appendix

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

- (i) The applicant is reminded 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.; and
- (ii) The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

Our Ref.: DD113 Lot 512 S.A - S.E
Your Ref.: TPB/A/YL-KTS/997

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

By Email

23 July 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 Associated Filling of Land In "Agriculture" Zone,
Lots 512 S.A - S.B and 512 S.C - S.E in D.D. 113, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/997)

We are writing to submit a photographic record showing the existing drainage facilities for compliance with approval condition (d) 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 [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

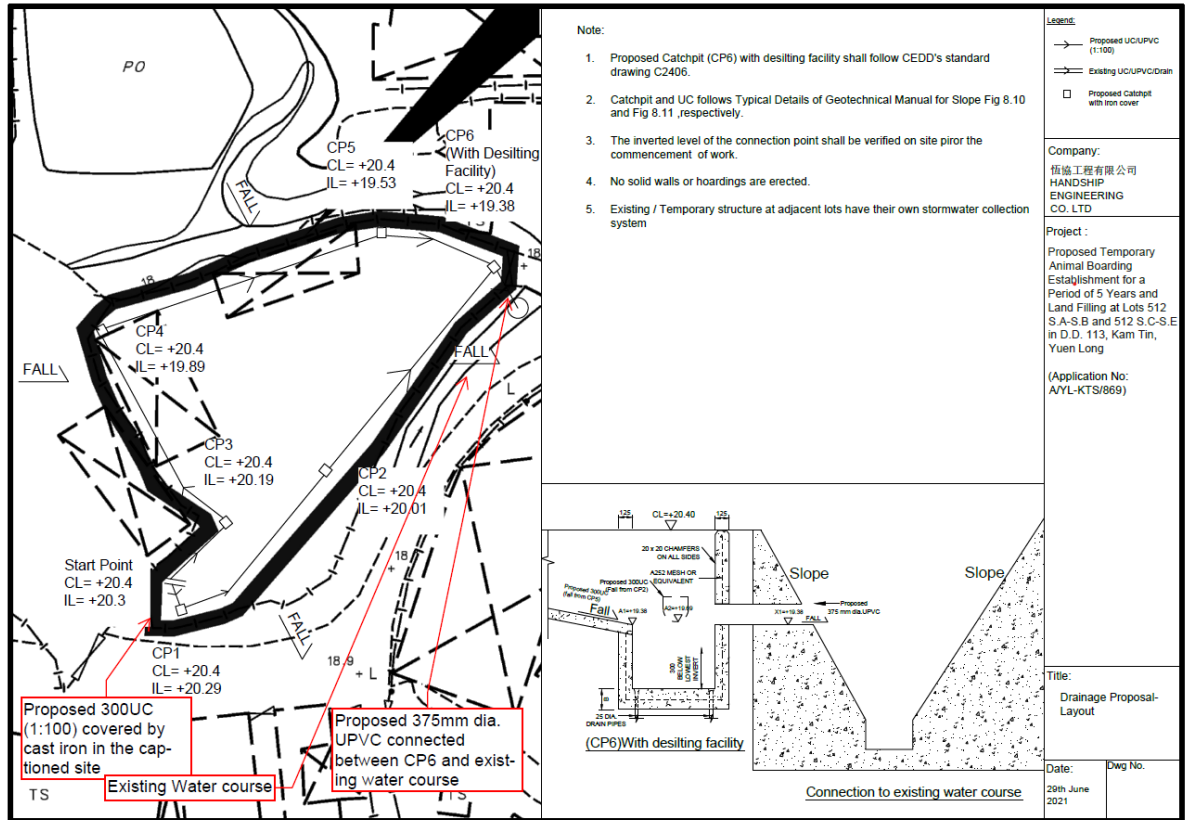
 

Louis TSE
Town Planner

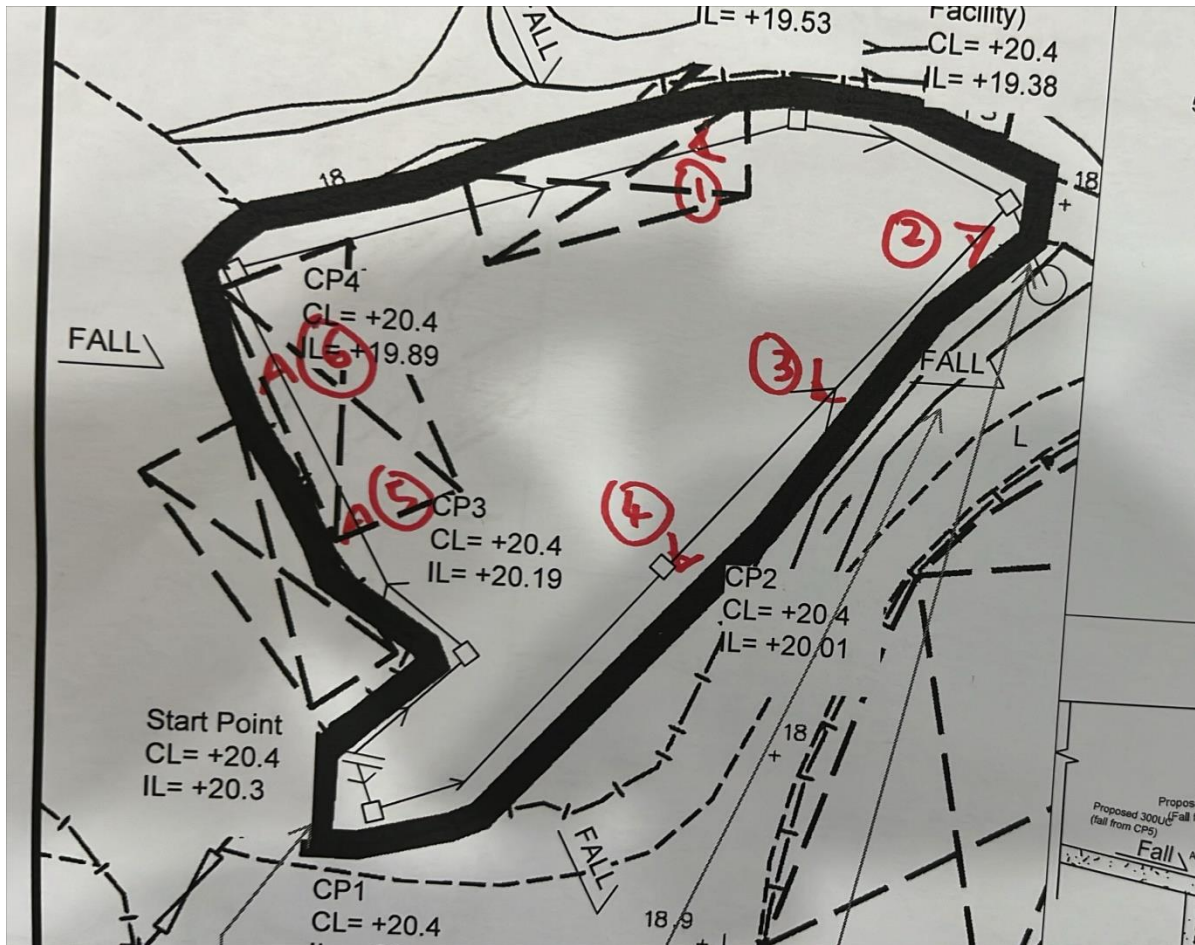


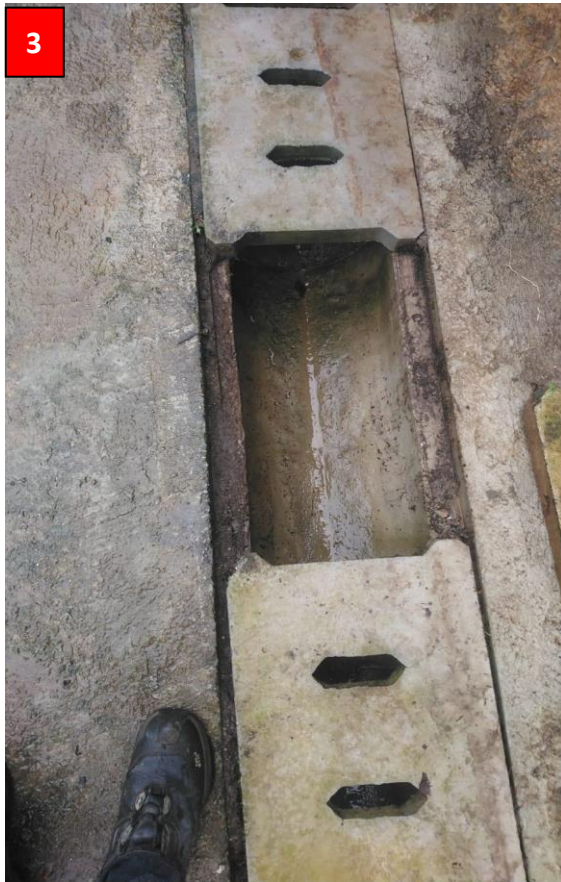
Appendix I – As-Built Drainage Plan and Photographic Records of the Existing Drainage Facilities

(a) The as-built drainage plan (i.e. the accepted drainage proposal of a previously approved S.16 planning application No. A/YL-KTS/869) is as follows:



(b) Photographic Record of the existing drainage facilities provided by the applicant are as follows:





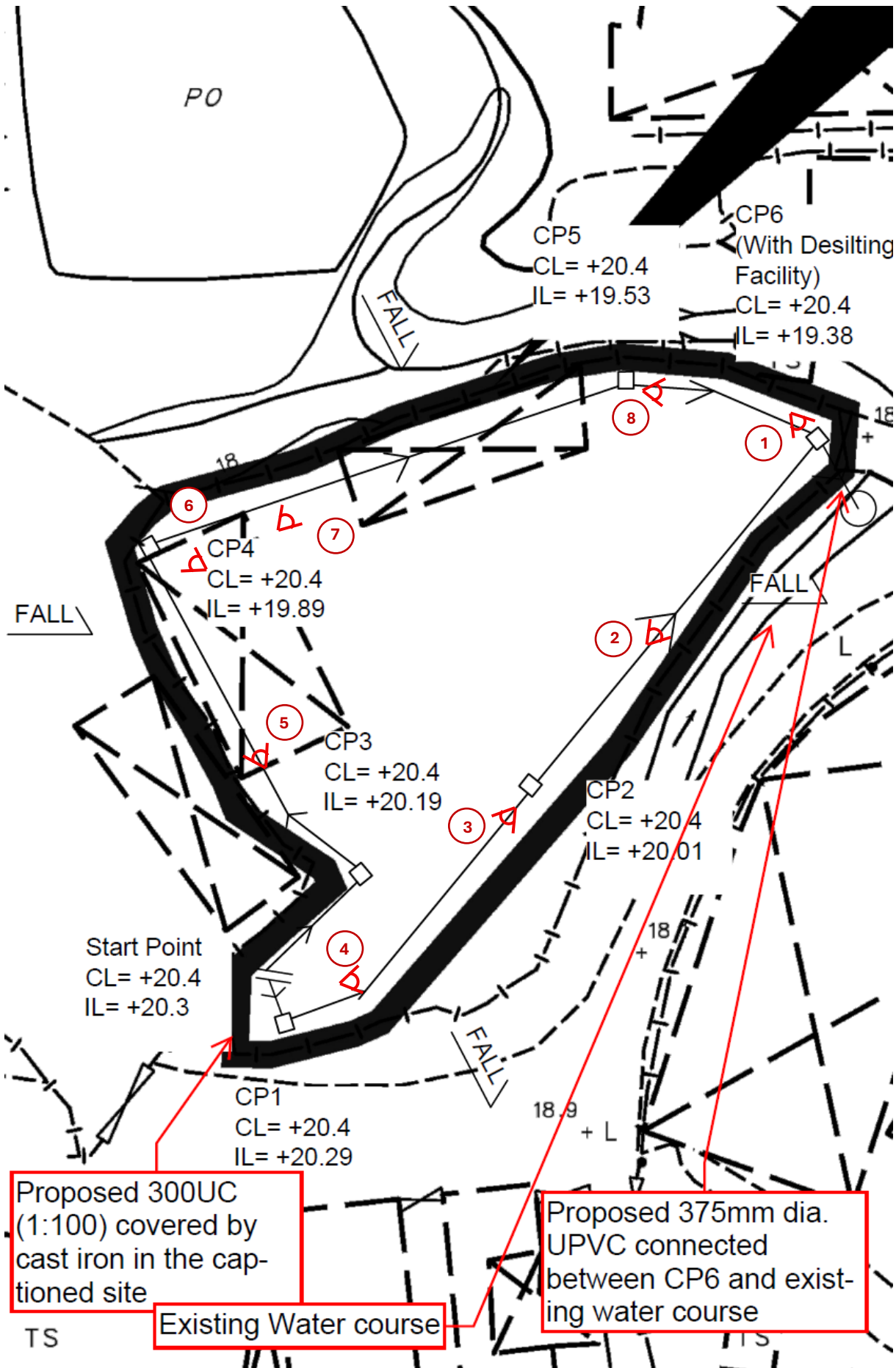


Appendix III

Latest photographic records of the drainage facilities dated 13.03.2026



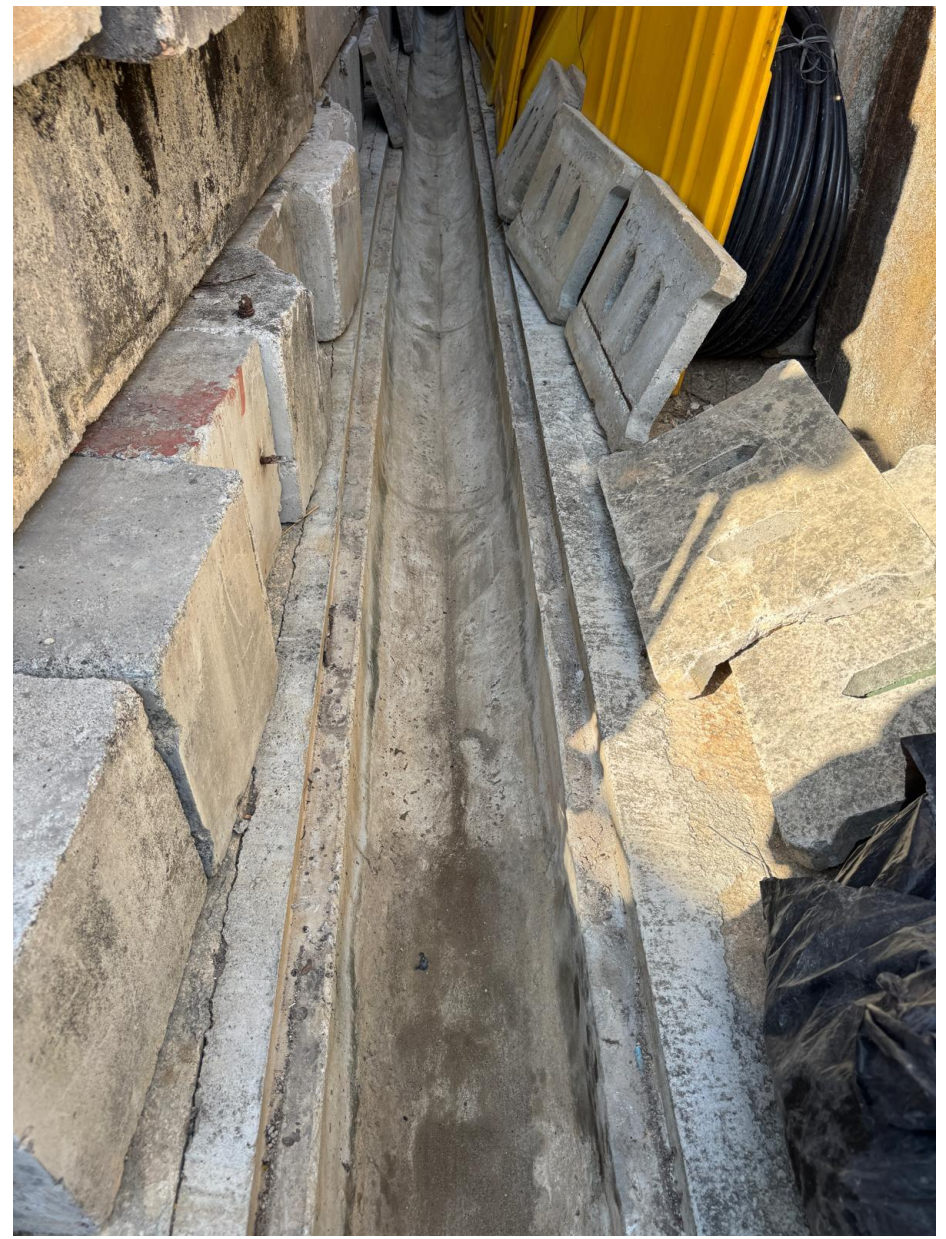
Appendix III – Photographic record of the existing drainage facilities (taken on 13.03.2026)



* Extracted from the drainage proposal accepted by the Drainage Authority on 17.01.2022 under planning application No. A/YL-KTS/869 and its subsequent implementation accepted by the Drainage Authority on 22.07.2022 and 24.10.2024 under planning application Nos. A/YL-KTS/869 and A/YL-KTS/997 respectively.



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8