Appendix I

R-RICHES PLANNING LIMITED

盈卓規劃有限公司

Our Ref. : DD 104 Lot 2882 S.B RP
Your Ref. : TPB/A/YL-MP/393

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

By E-mail

22 August 2025

Dear Sir,

Further Information

Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in "Open Space" Zone, Lot 2882 S.B RP in D.D. 104, Mai Po, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-MP/393)

We write to submit further information in response to departmental comments on the captioned application.

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 Planning Limited

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD (Attn.: Ms. Jessie LAU email: jsylau@pland.gov.hk)
(Attn.: Ms. Anna TONG email: akytong@pland.gov.hk)

[redacted]

Response-to-Comment (RtC)

Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in "Open Space" Zone, Lot 2882 S.B RP in D.D. 104, Mai Po, Yuen Long, New Territories

(S.16 Application No. A/YL-MP/393)

(i) The applicant provides the following information in support of the captioned application:

- no open storage activities, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous goods will be allowed at any time during the approval period of the planning permission.

(ii) A RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Fire Services (D of FS)		
(a)	For enclosed structure with gross floor area not exceeding 230 m^2, only fire extinguisher and stand-alone fire detector shall be provided.	The applicant has proposed the installation of fire extinguishers and stand-alone fire detectors in the enclosed structure. Please refer to the revised fire service installations proposal at **Annex 1**.
(b)	In relation to (a) above, where two or more stand-alone fire detector are installed in an enclosed structure, all stand-alone fire detectors shall be inter-connected (either wired or wirelessly) such that when one of the stand-alone fire detectors is triggered, all connected stand-alone fire detectors shall sound an alarm simultaneously.	Noted.
(c)	The stand-alone fire detector shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]".	
(d)	Emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by FSD.	

Departmental Comments		Applicant's Responses
2. Comments of the Chief Engineer/Drainage Services Department (CE/MN, DSD)		
(a)	The estimation of rainfall intensity should comply with the parameters specified in Corrigendum No. 1/2024 of the Stormwater Drainage Manual. Please update the calculations accordingly and review the adequacy of the proposed stormwater drain size.	The calculation has been revised and updated. Please refer to the revised drainage proposal at **Annex 2**.
(b)	The condition of existing stream shown in the photo appears blocked with refuse and some overgrown vegetation. The applicant shall clear the blockage to maintain an unobstructed flow.	Noted. All debris in the existing stream shall be cleared as stated in the Note.
(c)	The existing stream and final discharge shown in the drainage proposal is located in private lot and not part of the public drainage system maintained by DSD. Please revise.	Noted and revised.
(d)	The applicant(s) should ensure the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site.	Noted.
(e)	It appears that the downstream site formation level is higher than the Site. Please ensure that the catchment area shown is correct, the levels of the existing stream and the final discharge are lower than the proposed invert level at CP3. Adequate flood protection measures should be considered if the Site is located in a low-lying area, and a flap valve should be installed at CP3 to prevent water backflow into the Site.	The catchment area has been revised. Flap valve is provided.

Annex 1

Fire Service Installations Proposal

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 380 m	(ABOUT)
COVERED AREA	: 88 m^2	(ABOUT)
UNCOVERED AREA	: 292 m^2	(ABOUT)
PLOT RATIO	: 0.46	(ABOUT)
SITE COVERAGE	: 23%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 176 m^2	(ABOUT)
TOTAL GFA	: 176 m^2	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

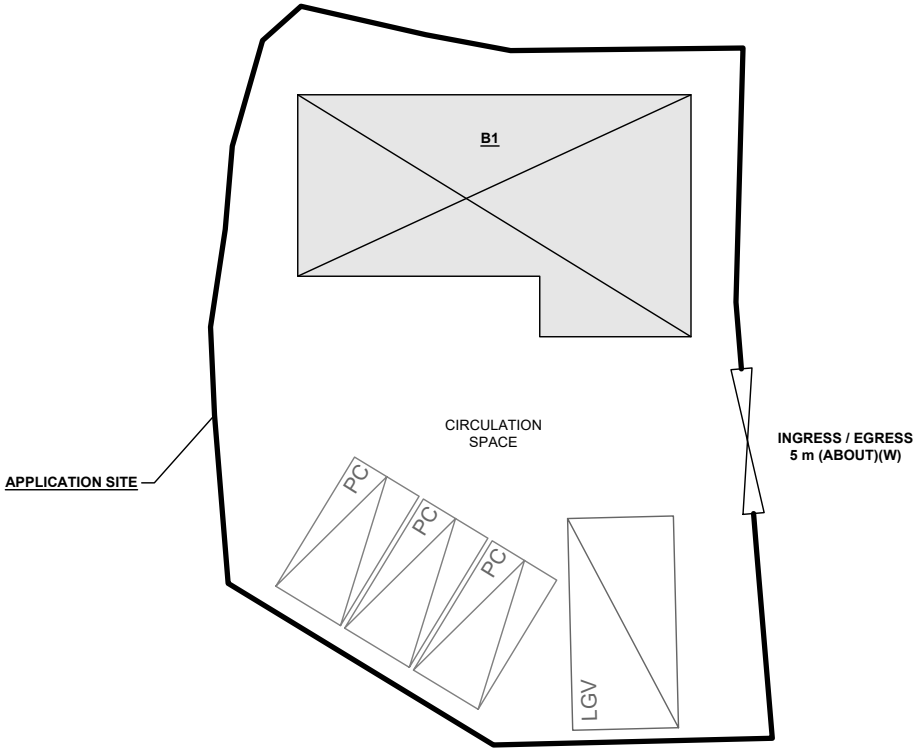
PARKING PROVISIONS

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

LOADING / UNLOADING (L/UL) PROVISIONS

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES ANCILLARY OFFICE	88m^2 (ABOUT)	176m^2 (ABOUT)	7m (ABOUT)(2-STOREY)
	TOTAL	**88m^2 (ABOUT)**	**176m^2 (ABOUT)**	



FIRE SERVICE INSTALLATIONS

STAND-ALONE FIRE DETECTOR

FE DP 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

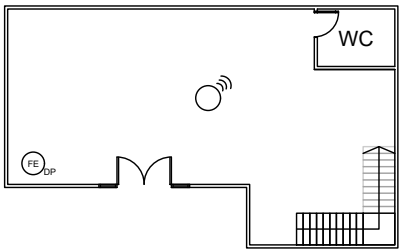
FS NOTES:

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]".

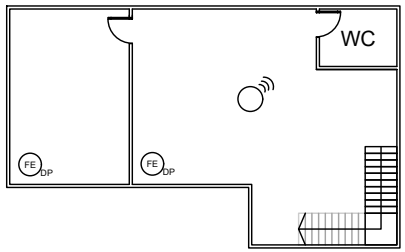
2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL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



G/F OF STRUCTURE B1



1/F OF STRUCTURE B1

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- INGRESS / EGRESS

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

NORTH
W E
S

PLANNING CONSULTANT
R-RICHES PLANNING LIMITED

PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION
LOT 2882 S.B RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE
1 : 250 @ A4

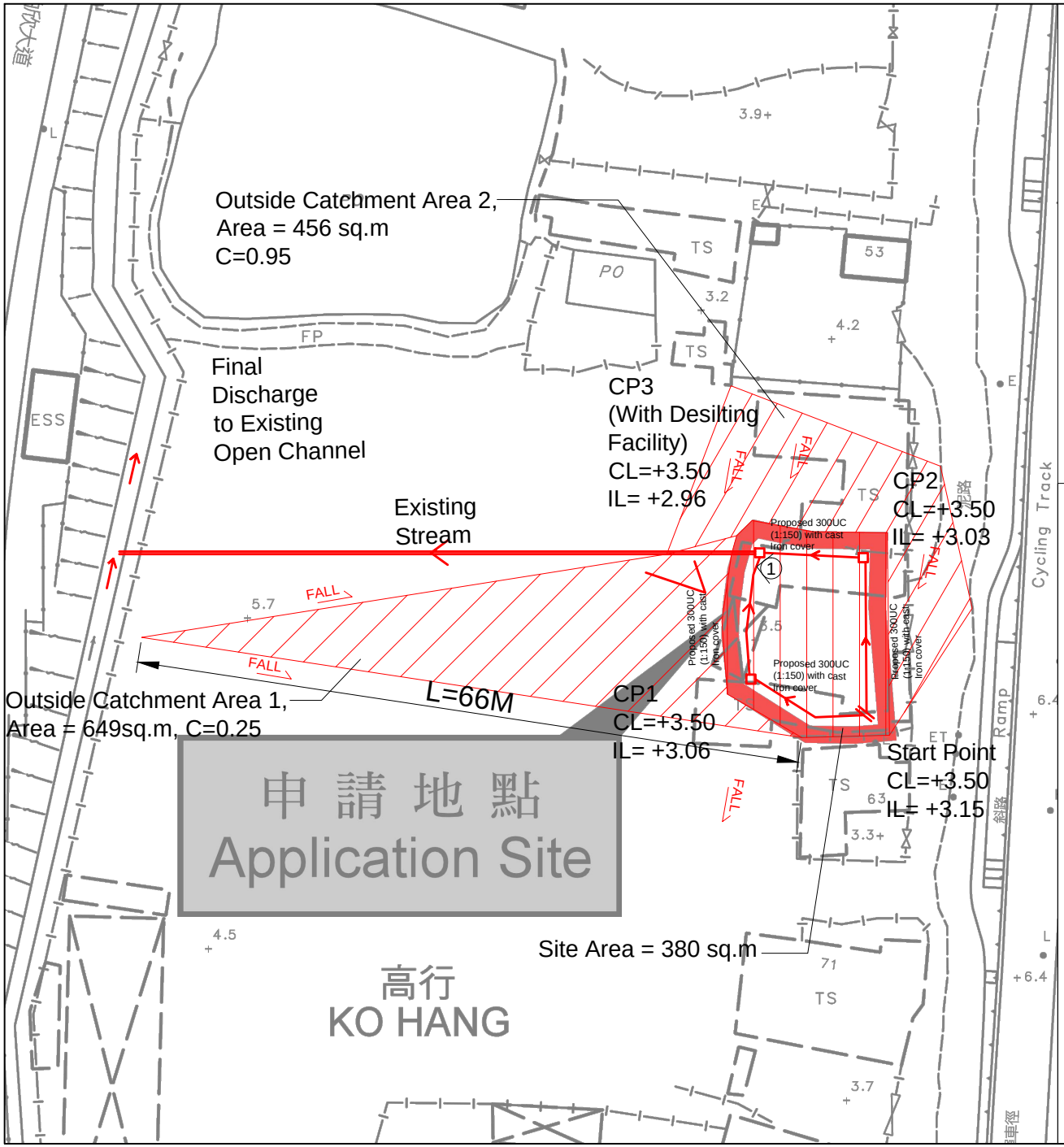
DRAWN BY	DATE
MN	15.8.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO.	VER.
APPENDIX	002

Annex 2

Drainage Proposal



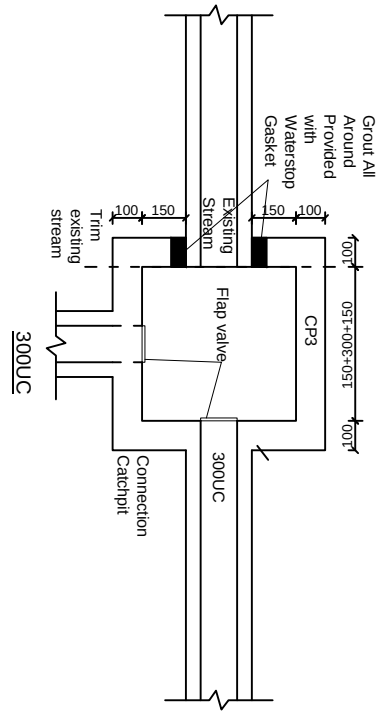
Note:

1. No solid fence wall to be erected.
2. All Catchpit (CP3) with desilting facility shall follow CEDD standard drawing No. C2406I.
3. U-Channel follows Typical Details of Geotechnical Manual for Slope Fig. 8.11.
4. The invert level of the connection point shall be verified on site before commencement of works.
5. All proposed UC shall be covered by cast iron
6. Catchment Area including outside catchment zone = 1015m2
7. All the debris in the natural stream shall be removed.
8. The existing stream to be connected shall be cleared the debri and blockage to maintain an unobstructed flow.

LEGEND

- CP — Existing Catchpit
- Existing 300UC (1:150) with Cast Iron Cover
- EX. CP — Existing Catchpit
- Existing UC / stream/underground drain
- ① — Photo Viewpoint

CONNECTIONDETAILS



正宏工程顧問有限公司
CHING WAN ENGINEERING CONSULTANTS LTD.

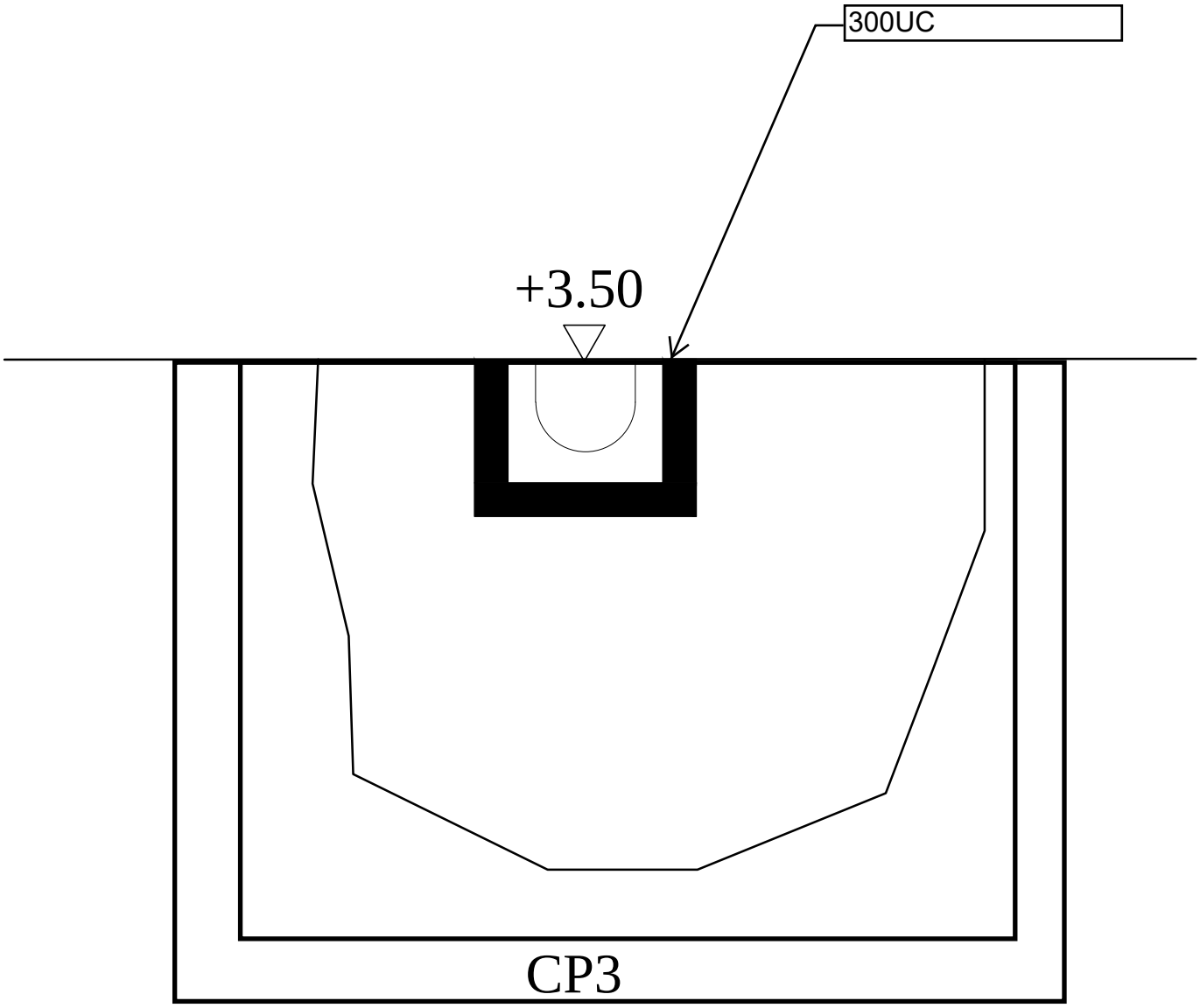
PROJECT:

Planning Application at Lot 2882 SB RP in D.D.104, Mai Po, Yuen Long, N.T. (Application No.: A/YL-MP/393)

TITLE:

Drainage Proposal

File:	DWG NO.
Scale:	D01
Rev.	
Date: 16-08-2025	



Cross-section of Existing Stream

PHOTO 1

Outside Catchment Area 1, Area	=	649	m^2	(C=	0.25	)
Outside Catchment Area 2, Area	=	456	m^2	(C=	0.95	)
THE SITE, Area	=	380	m^2	(C=	0.95	)

Calculation of Design Runoff of the Proposed Development,

For the design of drains of northern and eastern side of the site, Catchment Area 1 + The Site

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

A = 649+456+380 m^2
= 1485
= 0.001485 km^2

$t = 0.14465\, L / H^{0.2} A^{0.1}$
$= 0.14465*66/1^{0.2}*1485^{0.1}$
= 4.599 min

$i = 1.16*a/(t+b)^c$ (50 yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1% increase due to climate change)
$= 1.16*505.5/(4.599+3.29)^{0.355}$
= 269.8 mm/hr

Therefore, $Q = 0.278*0.25*269.8*0.000649+0.278*0.95*269.8*(0.000456+0.00038)$
= 0.0855 m^3/sec
= 5129 lit/min

Provide 300UC (1:150) is OK

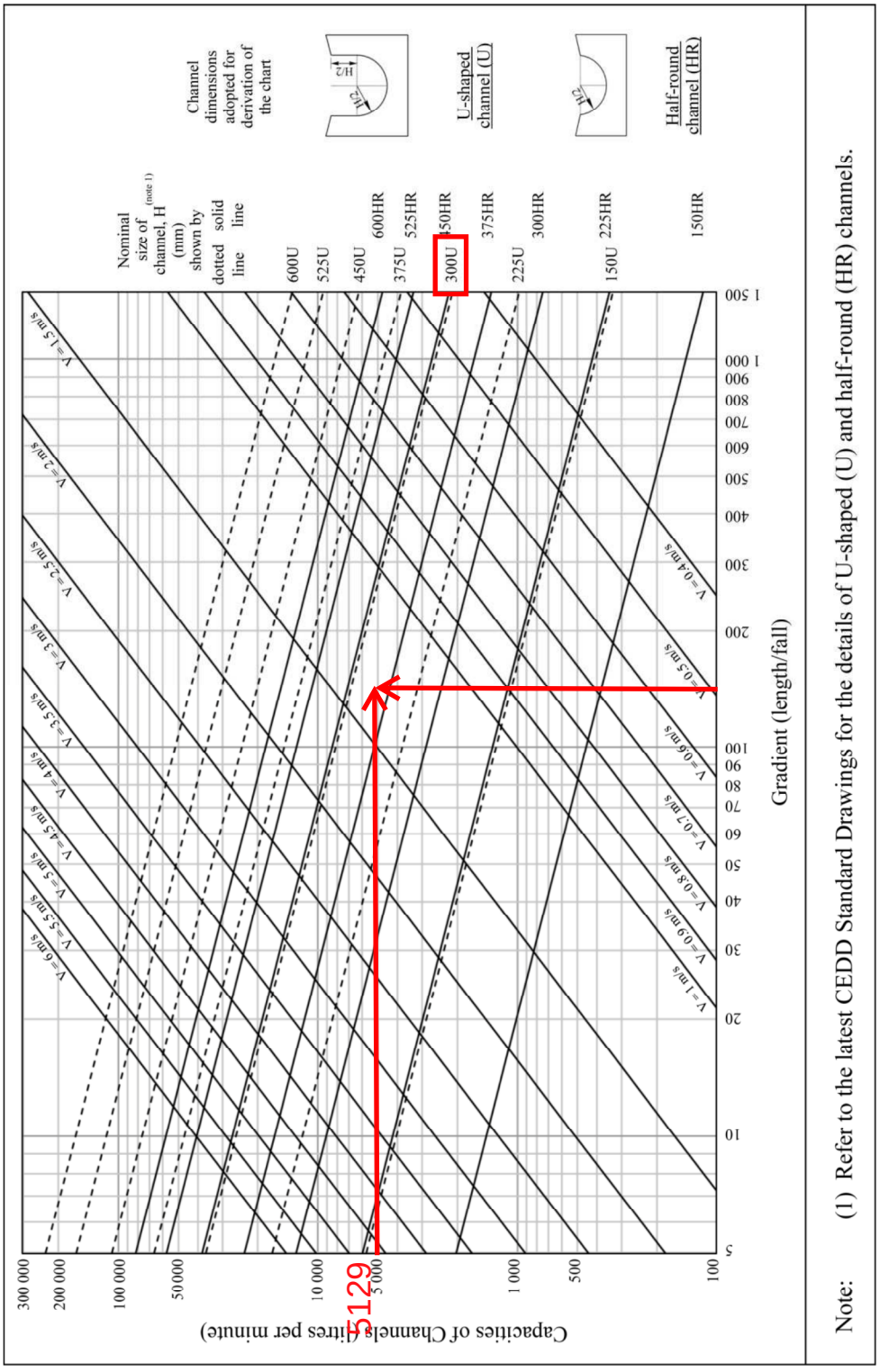
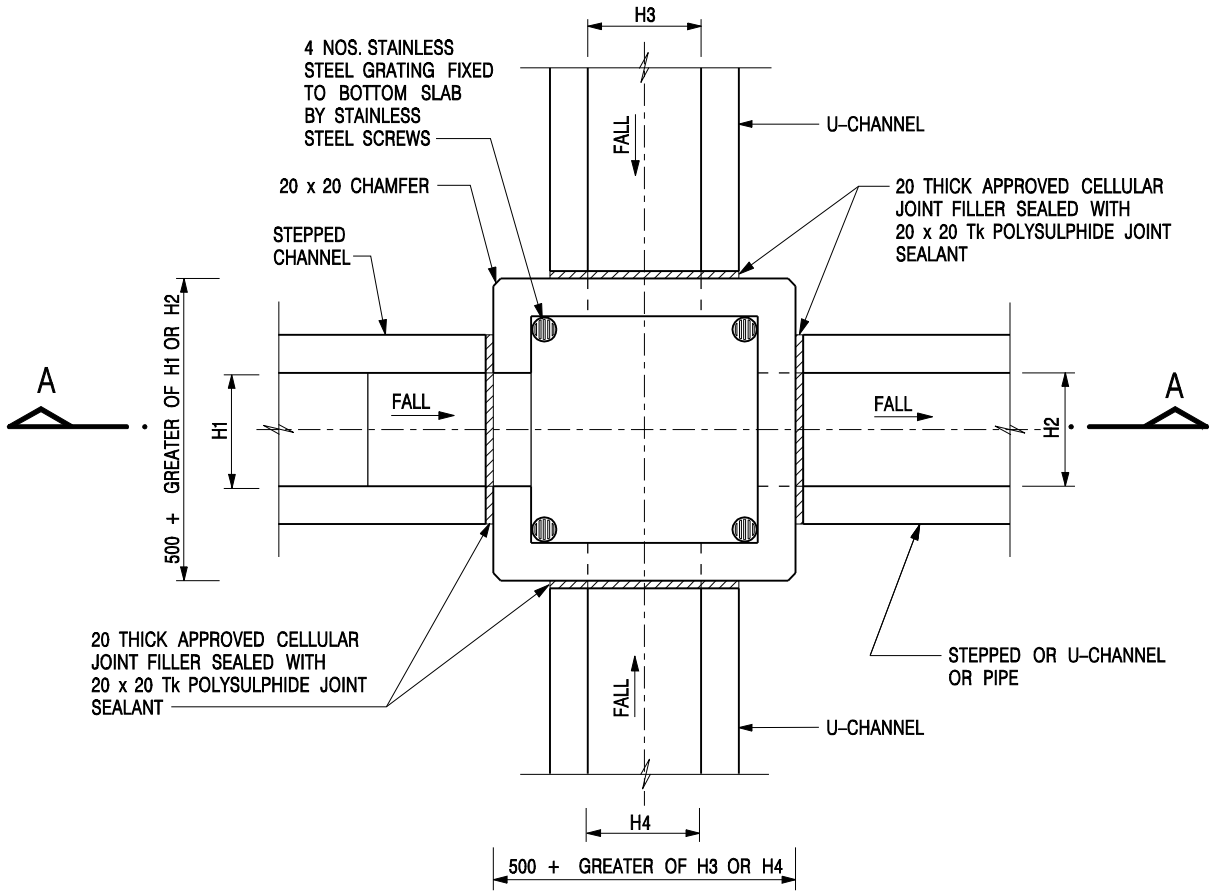
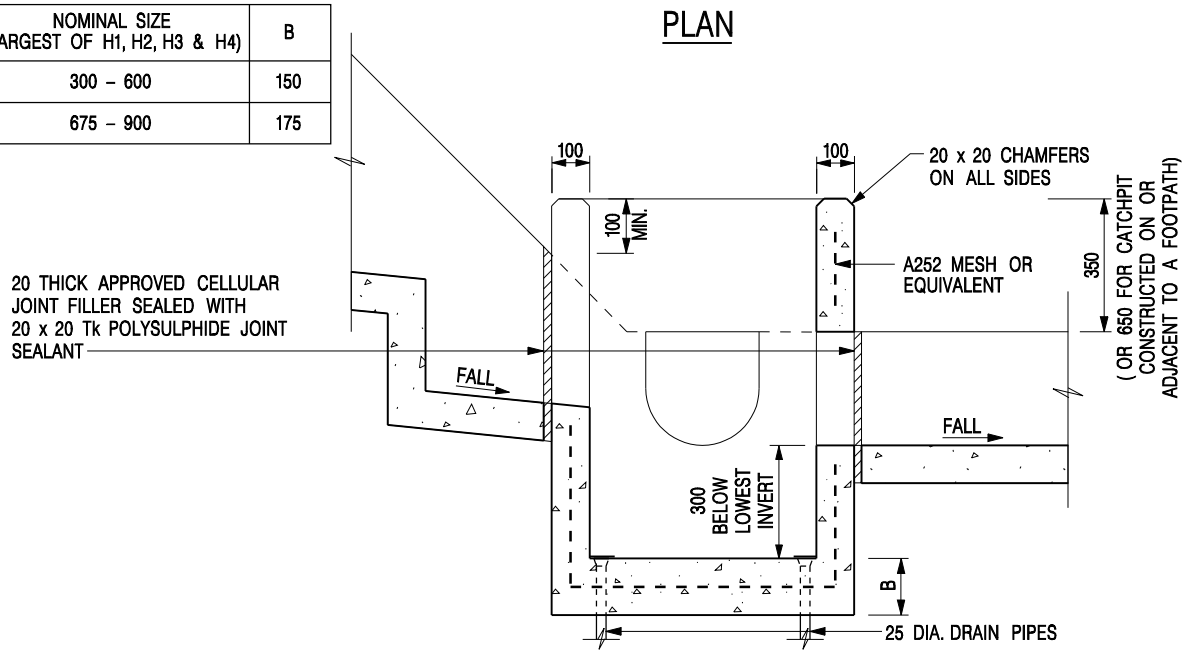


Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



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.

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

CATCHPIT WITH TRAP

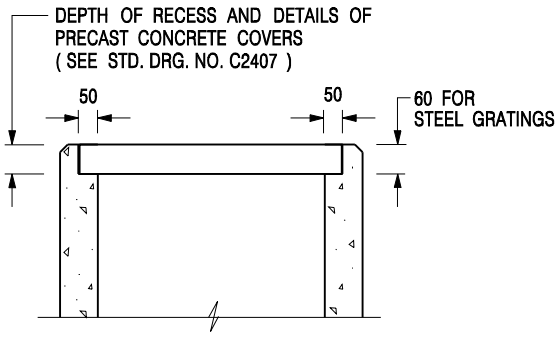
(SHEET 1 OF 2)

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

REF.	REVISION	SIGNATURE	DATE
A	MINOR AMENDMENT.	Original Signed	04.2016
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

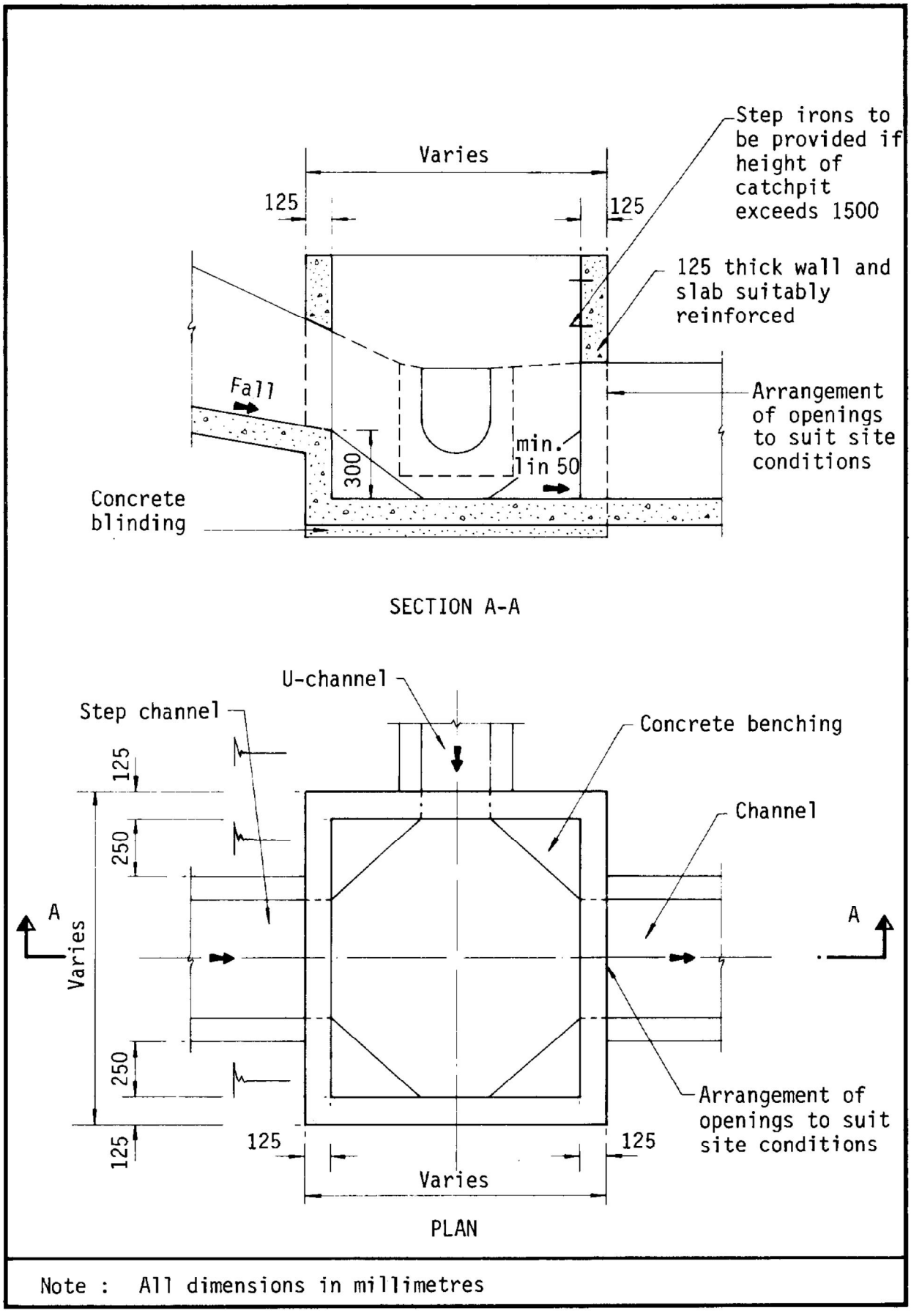
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

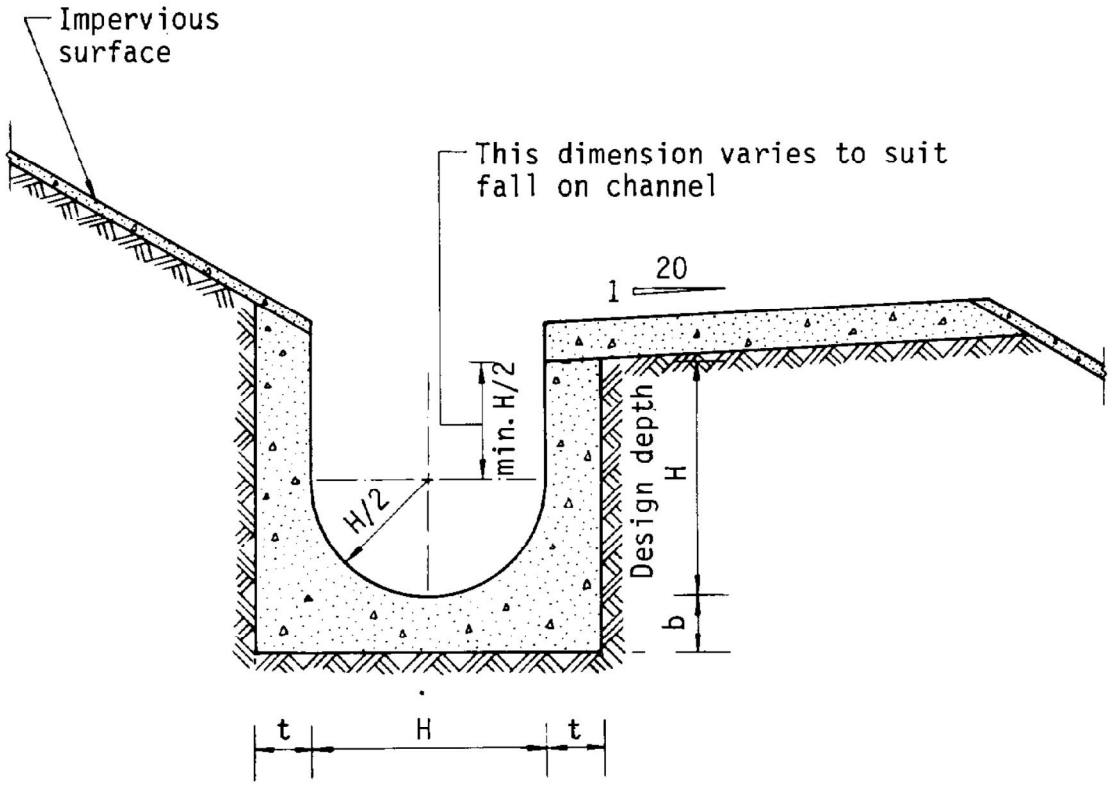
DATE JAN 1991

DRAWING NO. C2406 /2A



Note : All dimensions in millimetres

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