Appendix I

Fire Service Installations Proposal

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,571 m^2	(ABOUT)
COVERED AREA	: 107 m^2	(ABOUT)
UNCOVERED AREA	: 1,464 m^2	(ABOUT)
PLOT RATIO	: 0.13	(ABOUT)
SITE COVERAGE	: 7%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 211 m^2	(ABOUT)
TOTAL GFA	: 211 m^2	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 2	

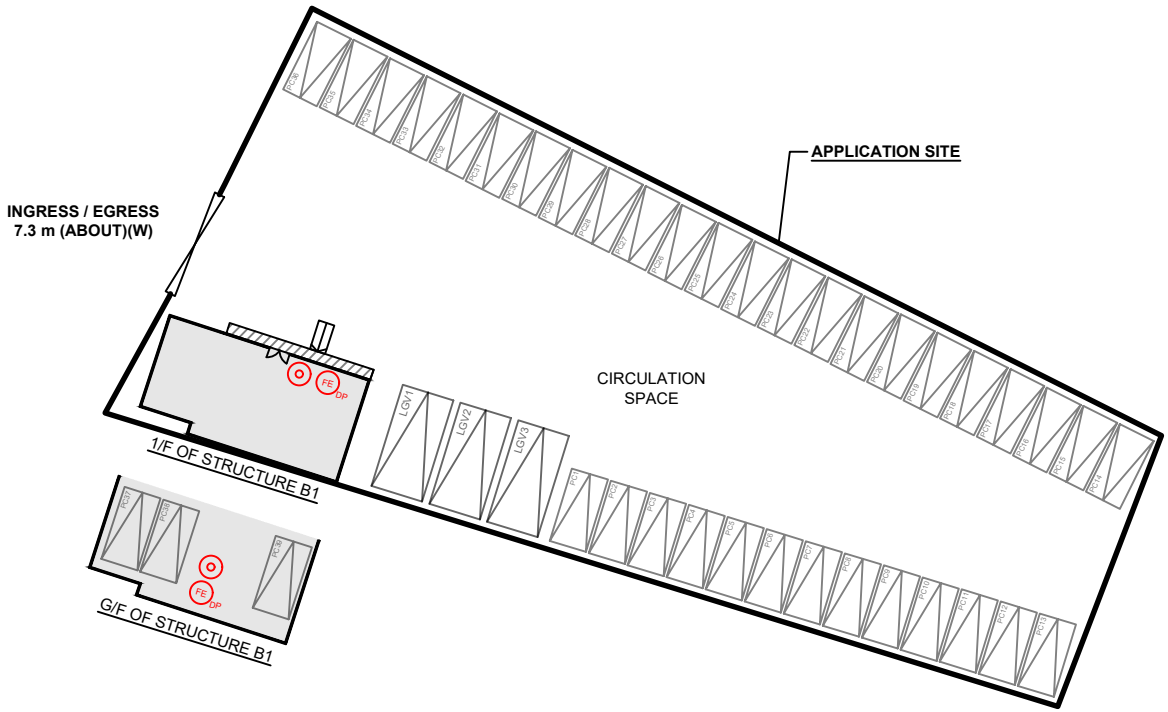
PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 39
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 3
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1 (G/F)	COVERED PARKING SPACE	107 m^2 (ABOUT)*	107 m^2 (ABOUT)	6 m (ABOUT)(2-STOREY)
(1/F)	SHOP AND SERVICES AND OFFICE		104 m^2 (ABOUT)*	
	TOTAL	**107 m^2 (ABOUT)**	**211 m^2 (ABOUT)**	

* COVERED AREA OF STRUCTURE B1
7 m^2 (BALCONY OF 1/F) + 3 m^2(STAIRCASE) + 97 m^2(ENCLOSED) = 107 m^2 (ABOUT)

#GFA OF STRUCTURE B1
7 m^2 (BALCONY OF 1/F) + 97 m^2(ENCLOSED) = 104 m^2 (ABOUT)



FIRE SERVICE INSTALLATIONS

- STAND-ALONE FIRE DETECTOR
- FE DP — 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

1) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
2) STAND-ALONE FIRE DETECTOR WILL FOLLOW THE STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021].
3) WHERE TWO OR MORE STAND-ALONE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTOR SHALL BE INTERCONNECTED (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.
4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS

NORTH
W E
S

PLANNING CONSULTANT
R-RICHES PLANNING LIMITED

PROJECT
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOTS 3250 S.B SS.16 RP AND 3250 S.B SS.17 RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE
1 : 300 @ A4

DRAWN BY	DATE
MN	20.6.2025
CHECKED 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-MP/354

By Fax [redacted] and Post

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.

本函檔號 Your Reference

本署檔號 Our Reference ( ) in TPB/A/YL-MP/318

電話號碼 Tel. No. : 3168 4072

傳真機號碼 Fax No. : 3168 4074

Appendix II

21 June 2022

R-riches Property Consultants Limited

[redacted]

(Attn.: Orpheus LEE)

Dear Sir/Madam,

Compliance with Approval Condition (d)
Submission of Drainage Proposal

Proposed Temporary Shop and Services and Public Vehicle Park
for a Period of 3 Years in "Residential (Group D)" Zone,
Lots 3250 S.B ss.16 RP and 3250 S.B ss.17 RP in D.D. 104, Mai Po, Yuen Long
(Planning Application No. A/YL-MP/318)

I refer to your letter dated 20.6.2022 regarding the submission of a drainage proposal for compliance with approval condition (d) of the subject application. 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 the detailed comments.

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

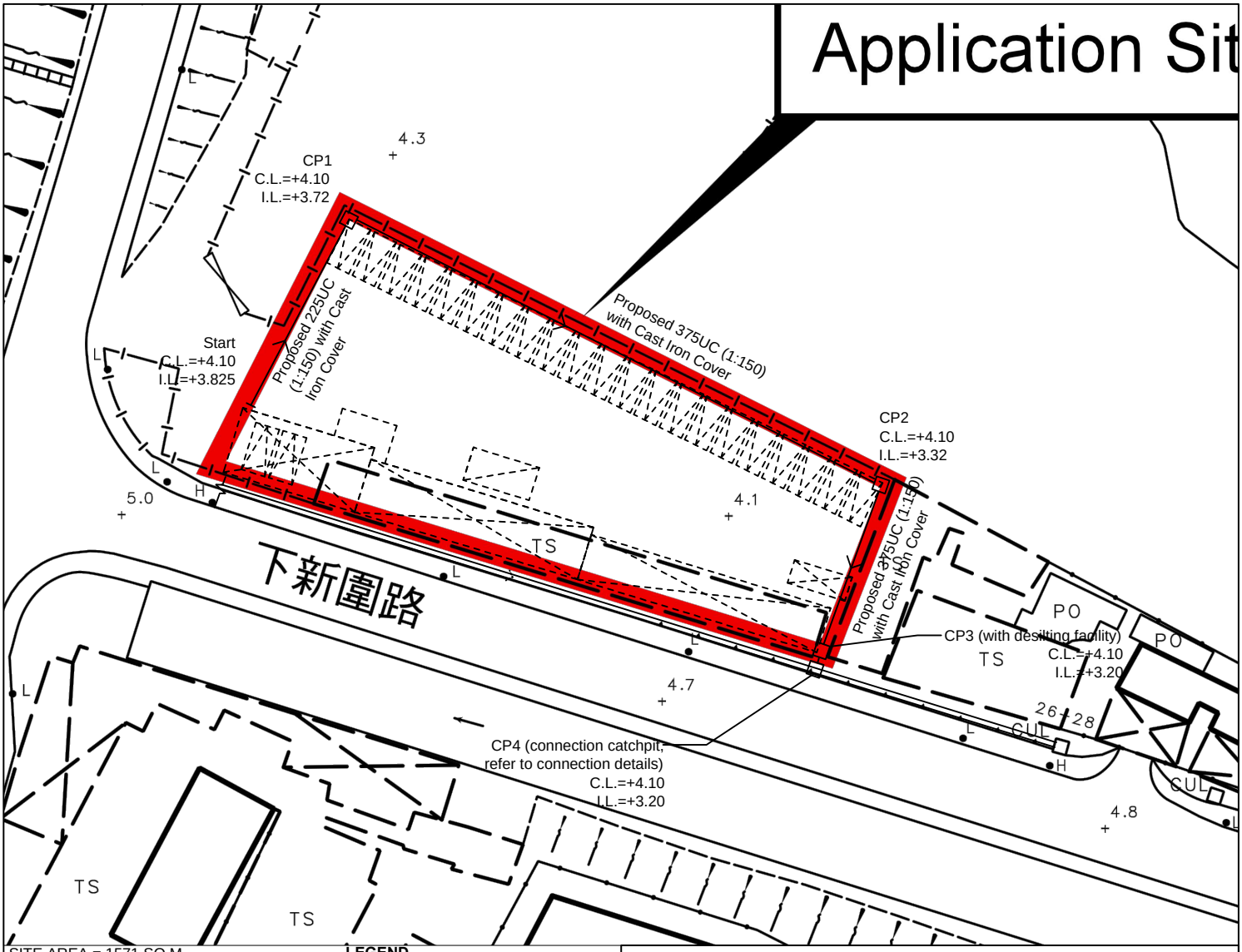
Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
CE/MN, DSD (Attn.: Mr. YIM Kwok Ho, Ivan)
CTP/TPB(2)
Site record

AL/CC/AC/bt

Application Sit



SITE AREA = 1571 SQ.M
Q = 0.278CiA
= 0.278*0.95*250*1571/1000000
= 0.1037 M3/S
= 6224 lit/min
PROVIDE 375UC (1:150) IS OK (FIG. 8.7)

LEGEND

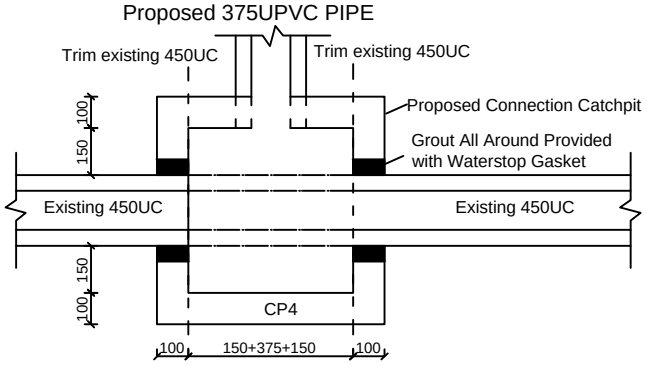
CP	Proposed CatchPit
	Proposed 225/375UC (1:150) with Cast Iron Cover
	Existing 450UC

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. The site has no runoff from adjcent area.

Proposed 375UPVC PIPE



CONNECTION DETAILS

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:
Proposed Temporary Shop and Services and Public Vehicle Park for a Period of 3 Years at Lots 3250 S.B.ss.16RP and 3250 S.B.ss.17RP in D.D. 104, Mei Po, Yuen Long, New Territories

(Application No.:A/YL-MP/318)

Title: Drainage Proposal		D01
Drawn by: DM	Date: 15–6–2022	
Check by: DM	Scale: ————	

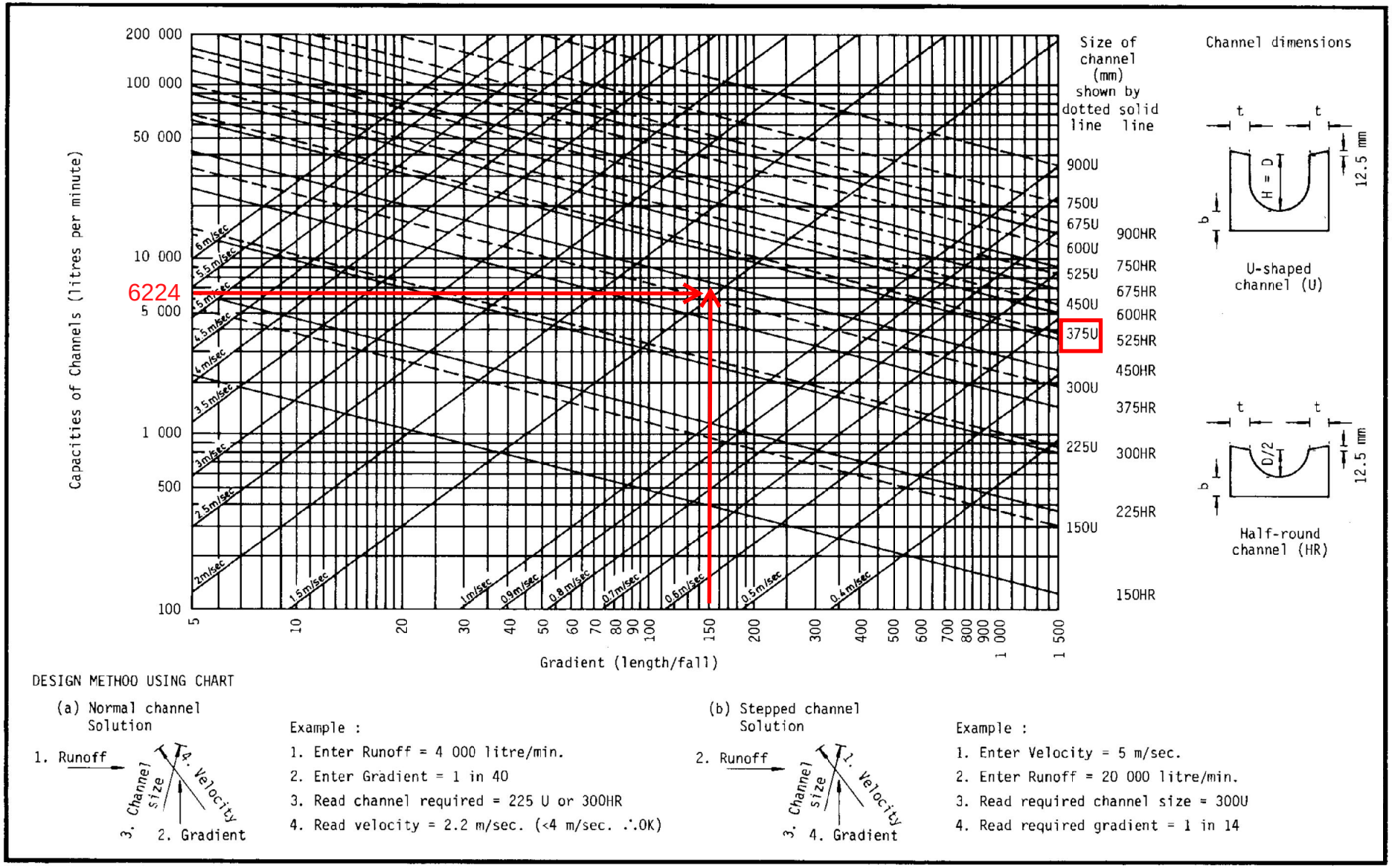
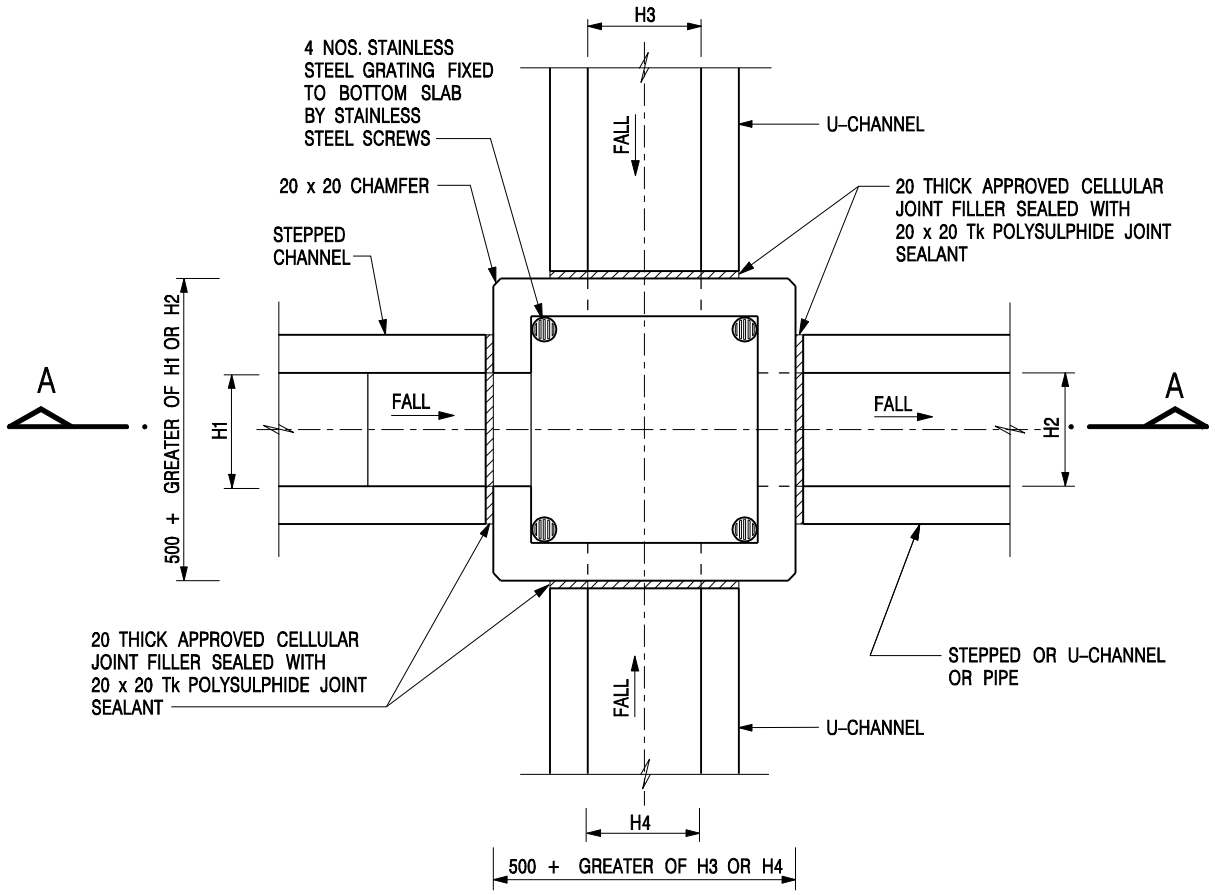
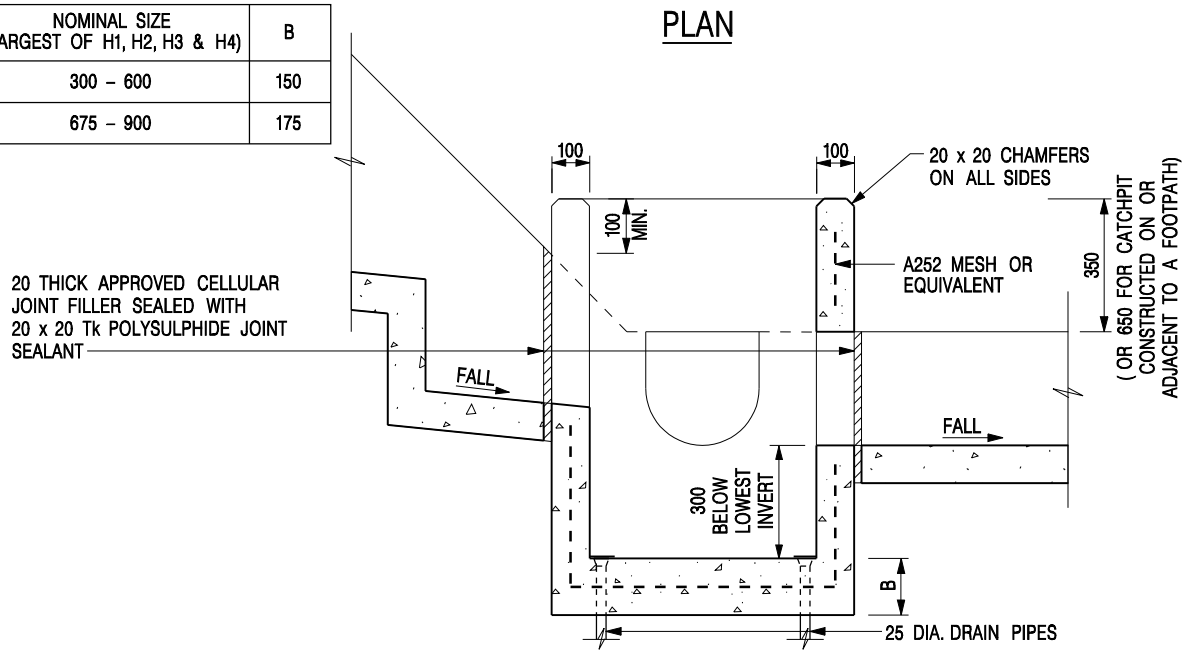


Figure 8.7 - Chart for the Rapid Design of Channels



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

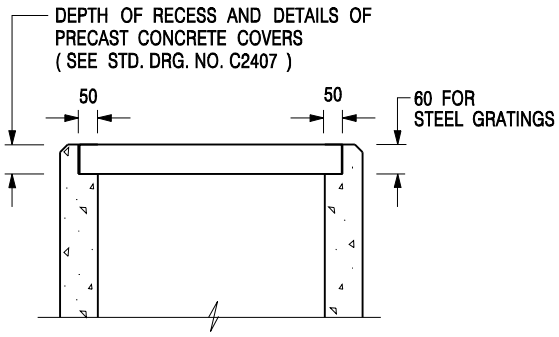
(SHEET 1 OF 2)

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:

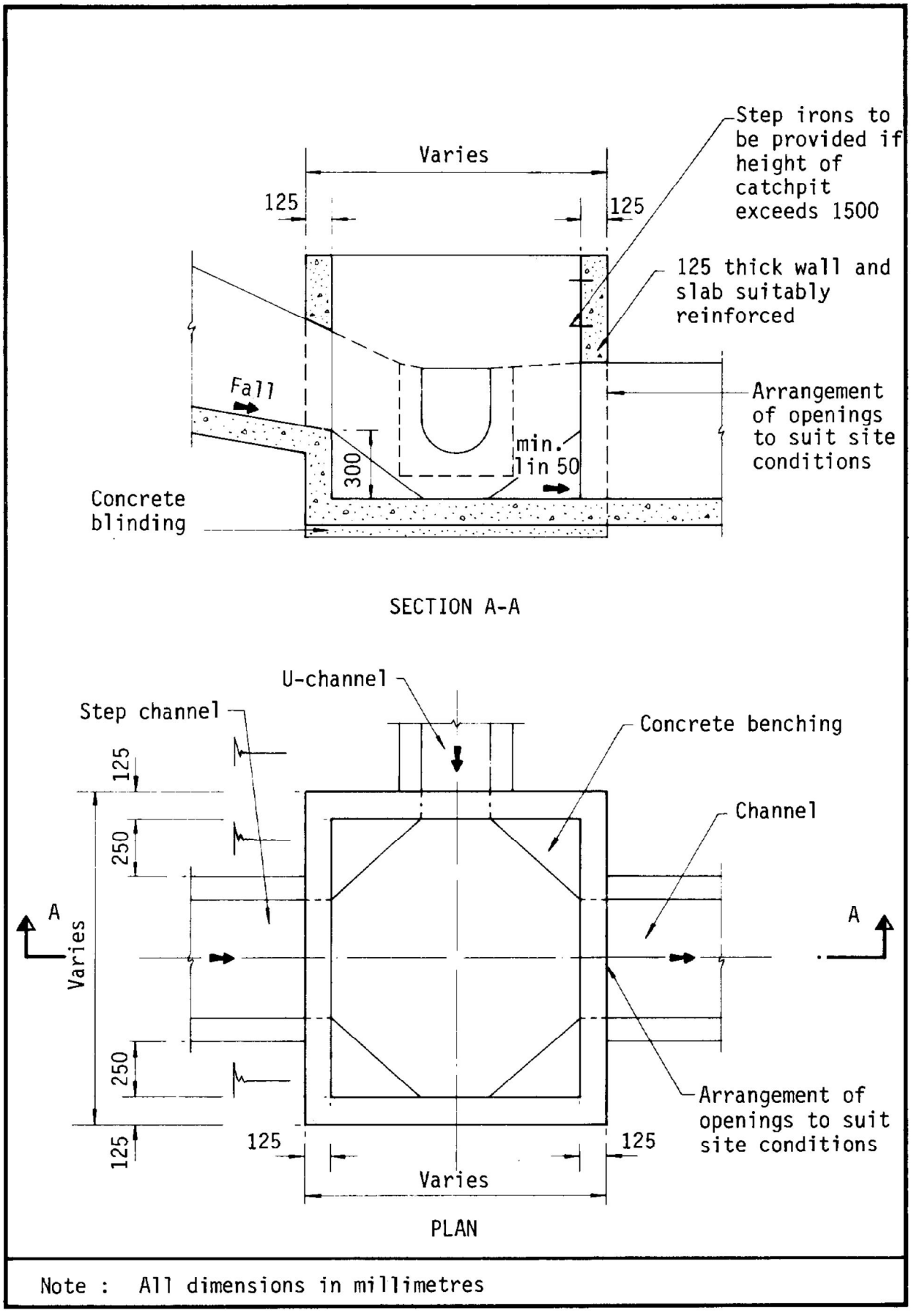
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED 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) 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.

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

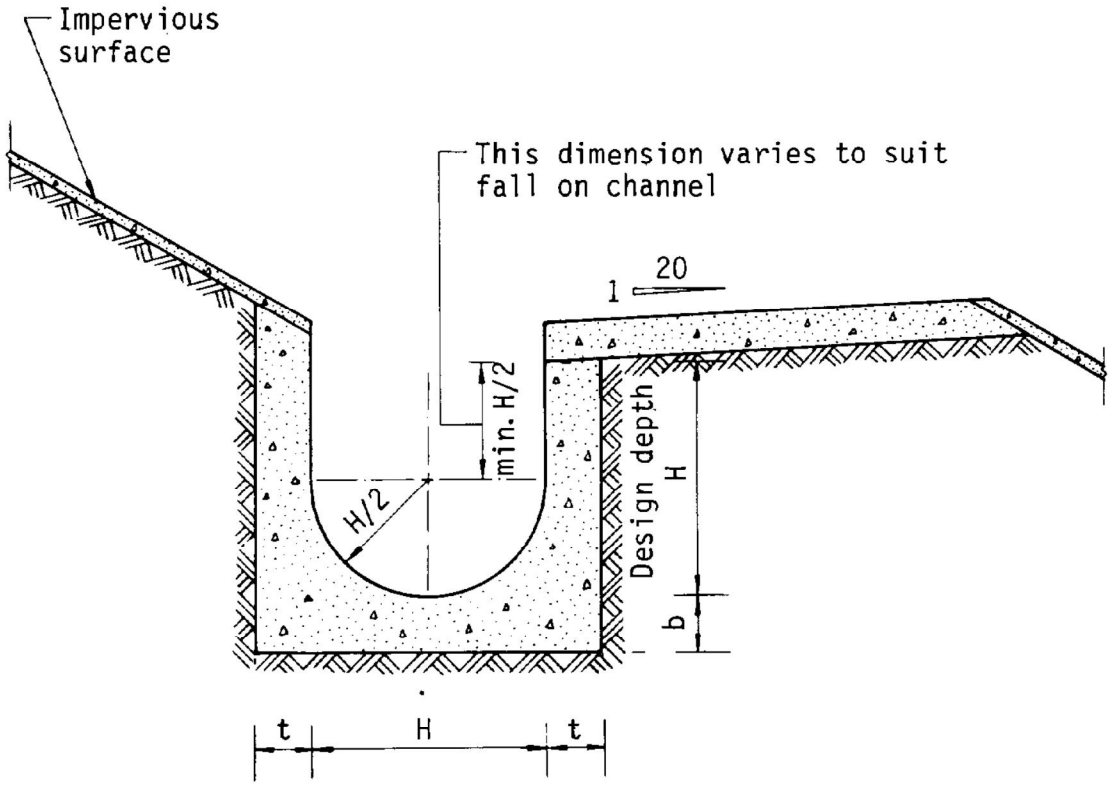
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20	DRAWING NO. C2406 /2
DATE JAN 1991	



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