

Appendix I

Fire service installations proposal



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 741 m ²	(ABOUT)
COVERED AREA	: 120 m ²	(ABOUT)
UNCOVERED AREA	: 621 m ²	(ABOUT)
PLOT RATIO	: 0.26	(ABOUT)
SITE COVERAGE	: 16 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 192 m ²	(ABOUT)
TOTAL GFA	: 192 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORAGE OF AUTO PARTS	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES, OFFICE AND WASHROOM	102 m ² (ABOUT)*	174 m ² (ABOUT)#	7 m (ABOUT)(2-STOREY)
TOTAL		120 m² (ABOUT)	192 m² (ABOUT)	

* **COVERED AREA OF STRUCTURE B2:**
72 m² (ENCLOSED) + 30 m² (STAIRCASES & WALKWAY AT 1/F) = 102 m² (ABOUT)

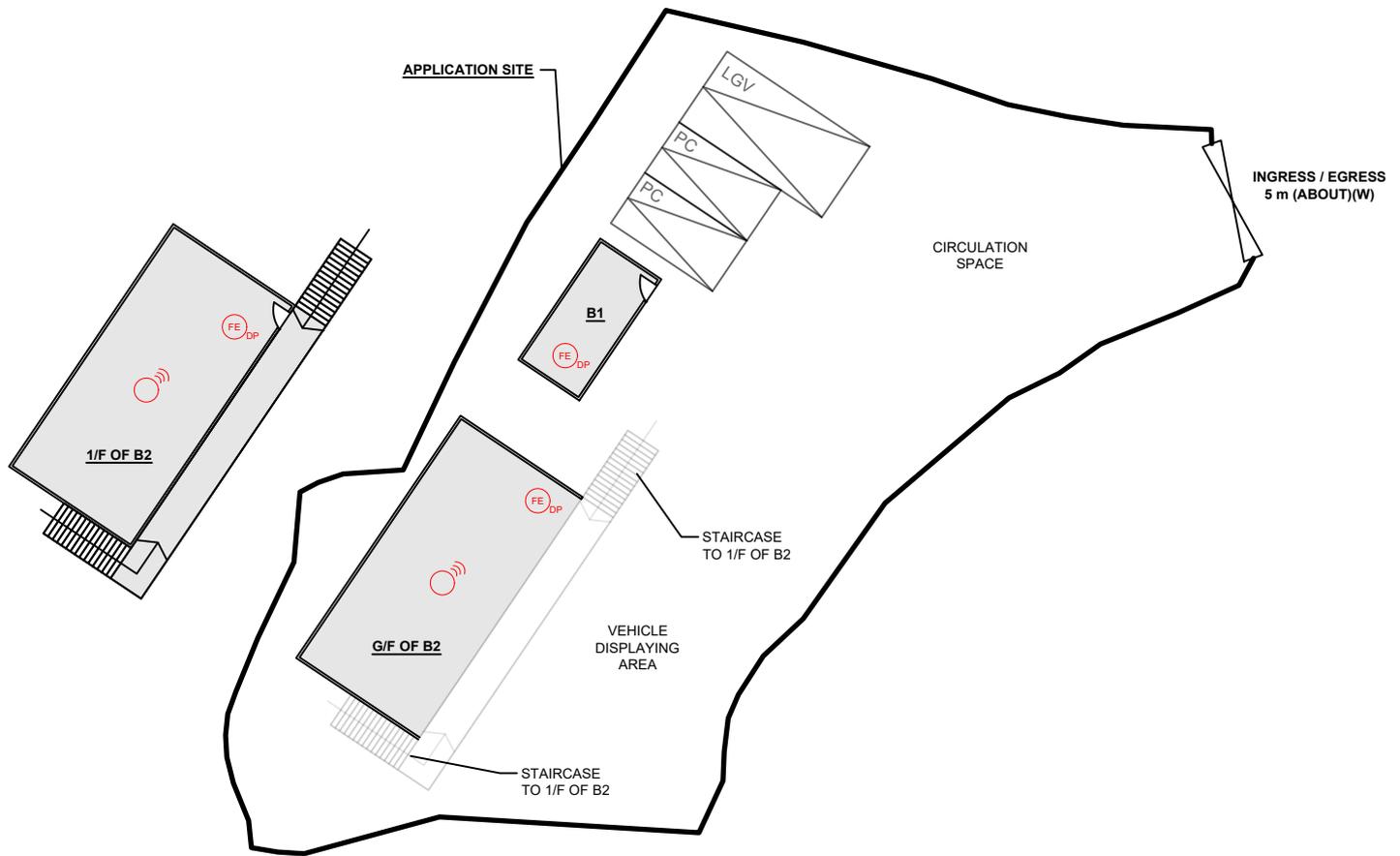
GFA OF STRUCTURE B2:
72 m² (G/F) + 72 m² (1/F) + 30 m² (STAIRCASES & WALKWAY AT 1/F) = 174 m² (ABOUT)

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

FIRE SERVICE INSTALLATIONS

-  STAND-ALONE FIRE DETECTOR
-  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.

LEGEND

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

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS	ADDRESS LOT 1284 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 300 @ A4	TITLE FSIS PROPOSAL		
			DRAWN BY MN	DATE 23.1.2026	DWG NO. APPENDIX I	

Appendix II

As-built drainage proposal accepted under 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
中環大廈 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-SK/298
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

R-riches Property Consultants Limited

(Attn: Kevin Lam / Ron Leung)

4 July 2024

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (g) –
the Submission of a Drainage Proposal**

**Proposed Temporary Shop and Services (Motor-vehicle Showroom)
for a Period of 5 Years in “Village Type Development” Zone,
Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long
(Application No. A/YL-SK/298)**

I refer to your submission dated 1.3.2024 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. Kenneth Y L Chan (Tel.: 2300 1259) of the Drainage Services Department directly.

Yours faithfully,

(K W N G)

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

C.C.
CE/MN, DSD (Attn.: Mr. Kenneth Y L Chan)

Internal
CTP/TPB

KWN/RS/MS/th

Appendix

Comments of the Director of Drainage Services:

- The applicant is reminded to implement the drainage facilities on site in accordance with the agreed drainage proposal.

Our Ref. : DD114 Lot 1284 RP
Your Ref. : TPB/A/YL-SK/298

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

By Email

1 March 2024

Dear Sir,

Compliance with Approval Condition (g)

Proposed Temporary Shop and Services (Mortor-vehicle Showroom) for a Period of 5 Years in "Village Type Development" Zone, Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long

(S.16 Planning Application No. A/YL-SK/298)

We are writing to submit the accepted drainage proposal of the previous application No. A/YL-SK/254 for compliance with approval condition (g) of the subject application, i.e. *the submission of a drainage proposal (Appendix I)*.

Should you require more information regarding the application, please contact our Ms. Ron LEUNG at (852) [REDACTED] or the undersigned at your convenience. Thank you for kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited




Kevin Lam
Planning Assistant

cc DPO/FSYLE, PlanD

(Attn.: Ms. Margaret SZETO
(Attn.: Ms. Tiffany HUI

email: mwsszeto@pland.gov.hk)
email: tcthui@pland.gov.hk)



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Planning Department

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District Planning Office
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388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-SK/254
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

R-Riches Property Consultants Ltd.
[Redacted]

(Attn: Matthew NG)

1 September 2020

Dear Sir/ Madam,

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

**Proposed Temporary Shop and Services (Domestic Goods Retail Shop)
for a Period of 5 Years in "Village Development" Zone,
Lot 1284 RP (Part) in D.D. 114, Kam Sheung Road, Pat Heung, Yuen Long
(Application No. A/YL-SK/254)**

I refer to your submission dated 6.7.2020 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 attached.
- 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 attached.

Should you have any queries on the departmental comments, please contact Mr. Bill Chan (Tel: 2781 4107) of Drainage Services Department directly.

Yours faithfully,

(Ms. Winnie LAU)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

c.c. CE/MN of DSD (Attn.: Mr. Bill CHAN) (Fax: 2770 4761)
Internal CTP/TPB

WL/JW/cl

Appendix

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

- (i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- (ii) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- (iii) The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- (iv) The applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.



Application
 Site Boundary
 DD114 Lor1284RP
 (Application no. : A/YL-SK/254)
 Catchment Area = 1357m²
 (Including outside catchment area)

LEGEND

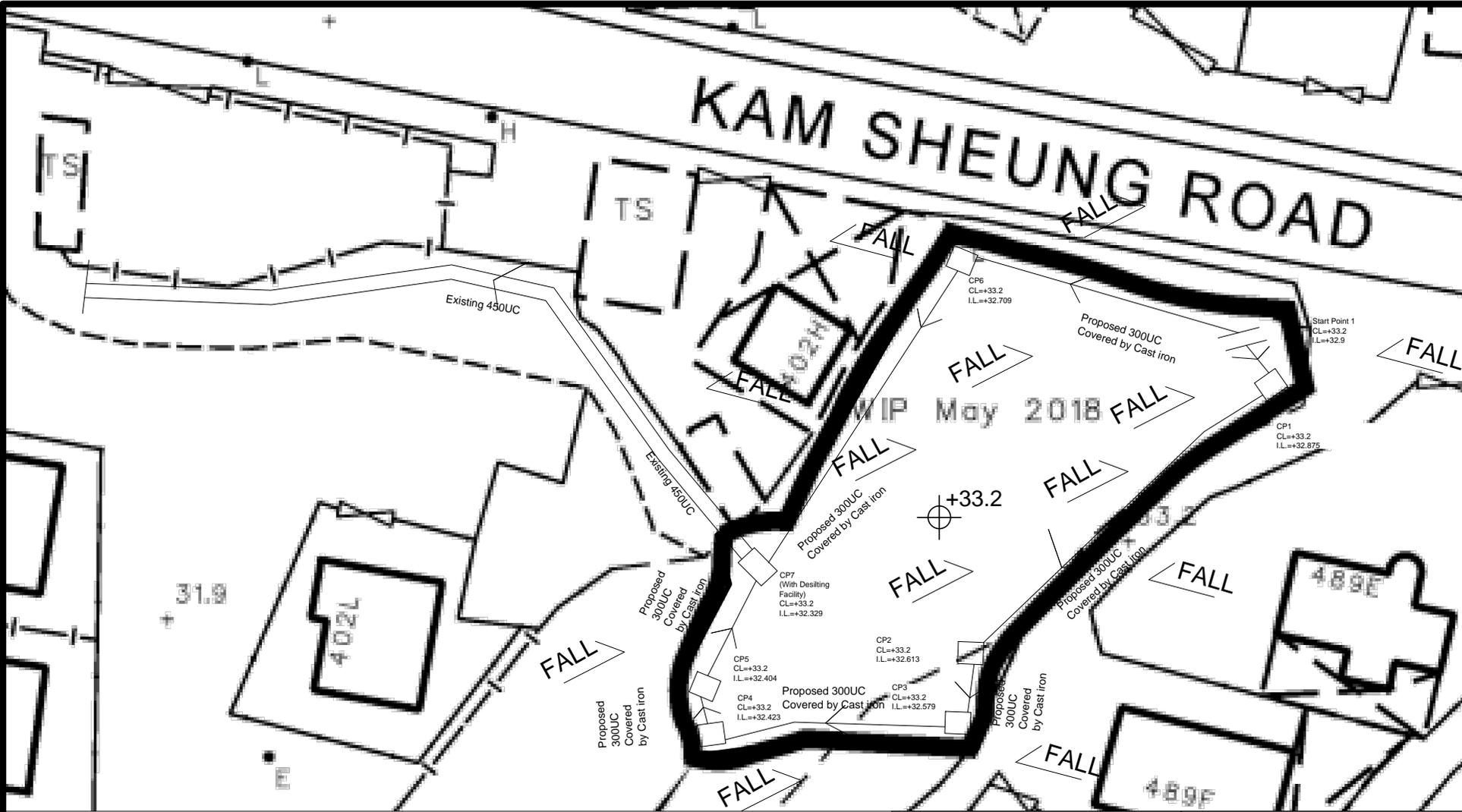
	Proposed UC(1:100) with Cast Iron cover
	Proposed Catchpit
	Existing UC/HRC
	Existing Level

Company:
 恆協工程有限公司
 Handship Engineering
 Company Limited

PROJECT:
 Proposed Temporary
 Shop and Services
 (Domestic Goods
 Retail Shop) for a
 Period of 5 Years at
 Lot 1284 RP (Part) in
 D.D. 114, Kam
 Sheung Road, Pat
 Heung, Yuen Long
 (A/YL-SK/254)

TITLE:
 Drainage Proposal-
 Application Boundary

File:	DWG NO.
Scale:	DD 114 Lot 1284
Date:	2nd July 2020



LEGEND

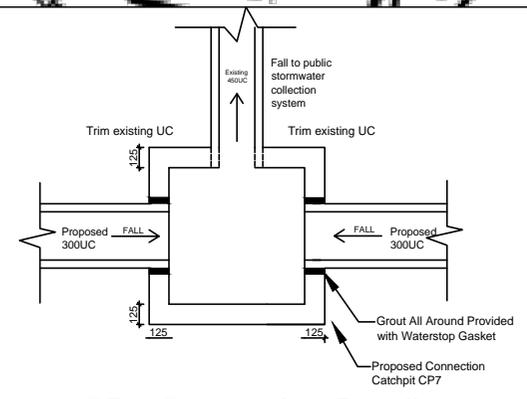
- Proposed UC(1:100) with Cast Iron cover
- Proposed Catchpit
- ≡ Existing UC
- ⊕^{+33.2} Existing Level

Company:
 恆協工程有限公司
 Handship Engineering
 Company Limited

PROJECT:
 Proposed Temporary
 Shop and Services
 (Domestic Goods
 Retail Shop) for a
 Period of 5 Years at
 Lot 1284 RP (Part) in
 D.D. 114, Kam
 Sheung Road, Pat
 Heung, Yuen Long
 (A/YL-SK/254)

Note:

1. Catchpit (CP7) 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. No solid fence wall is erect and all proposed UC are covered cast iron
4. The inverted level of the connection point shall be verified on site prior the commencement of work



CP7-Connection Details

TITLE:
**Drainage Proposal-
 Layout Plan**

File: _____ DWG NO.
 DD 114
 Lot 1284

Scale: _____

Date:
 2nd July
 2020

Company: Handship Engineering Co. Ltd
Project : Proposed Temporary Shop and Services (Domestic Goods Retail Shop)
Lot1284RP (Part) in D114
Date: 2020/7/2

Calculation for channels:

Catchment Zone

$$\begin{aligned} \text{Area} &= 1357 \text{ m}^2 \\ &= 0.001357 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} \text{Peak runoff in m}^3/\text{s} &= 0.278 \times 0.95 \times 250 \text{ mm/hr} \times 0.001357 \text{ km}^2 \\ &= 0.089596 \text{ m}^3/\text{s} \\ &= 5376 \text{ liter/min} \end{aligned}$$

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 300UC will be suitable for whole size

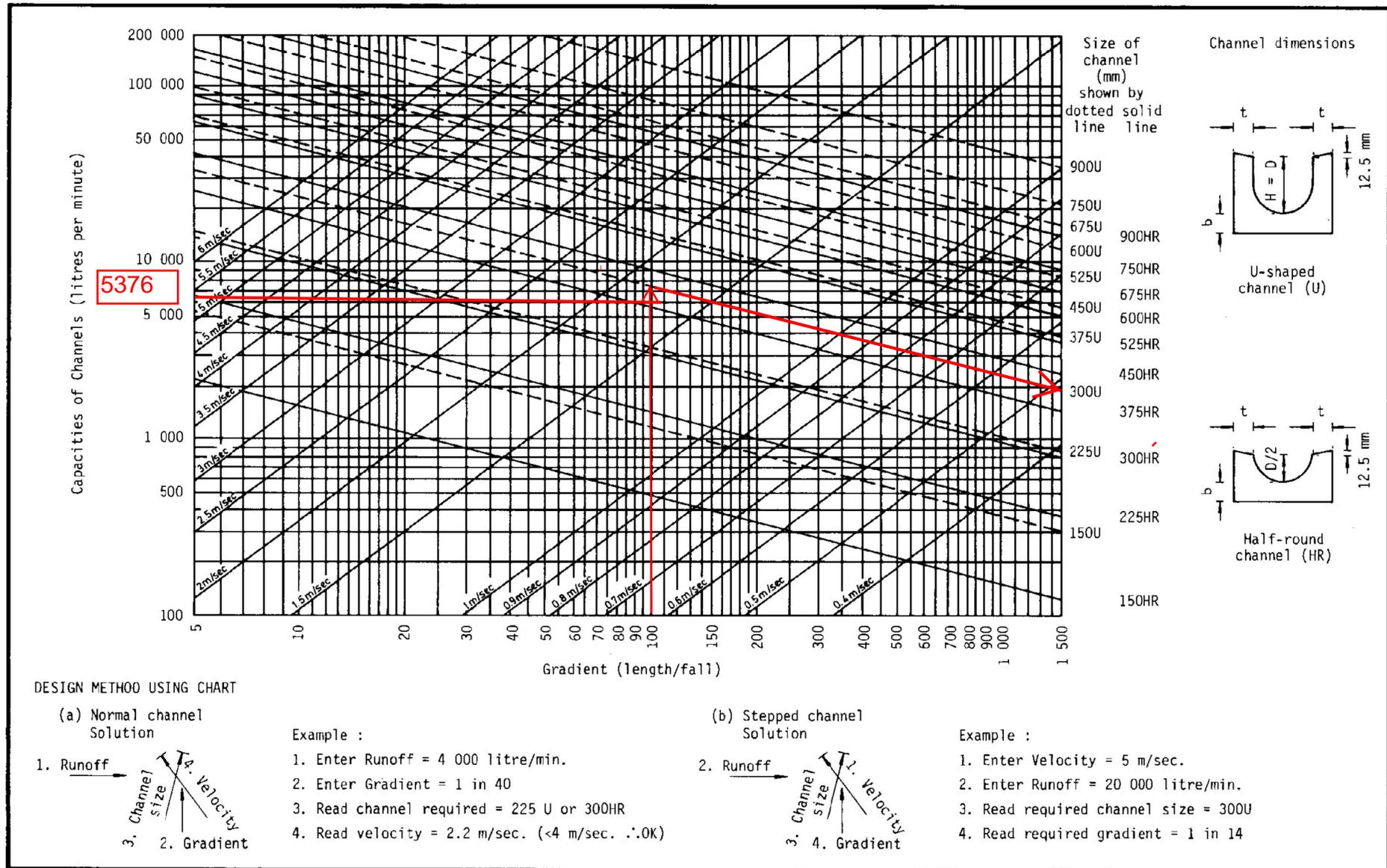


Figure 8.7 - Chart for the Rapid Design of Channels

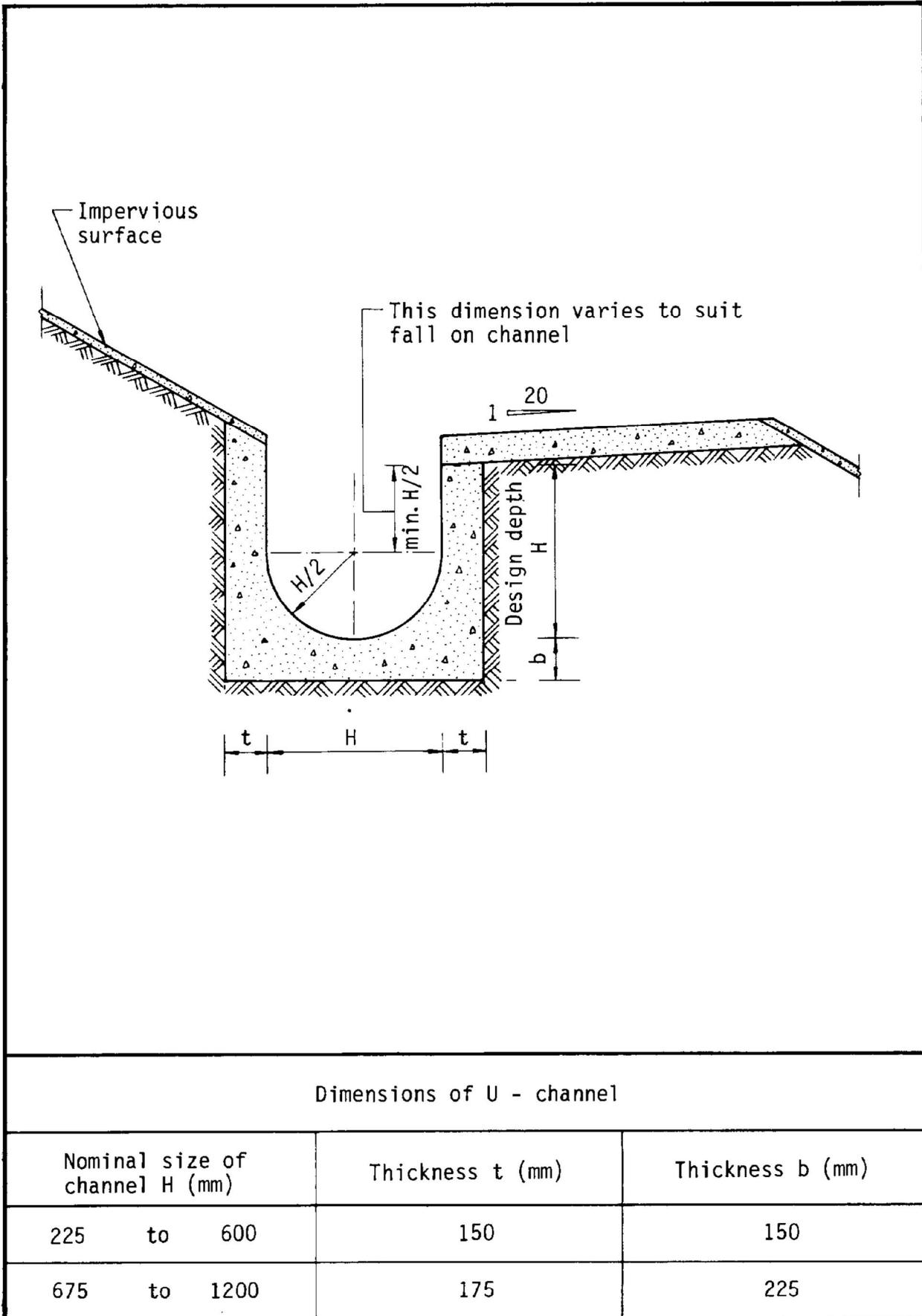


Figure 8.11 - Typical U-channel Details

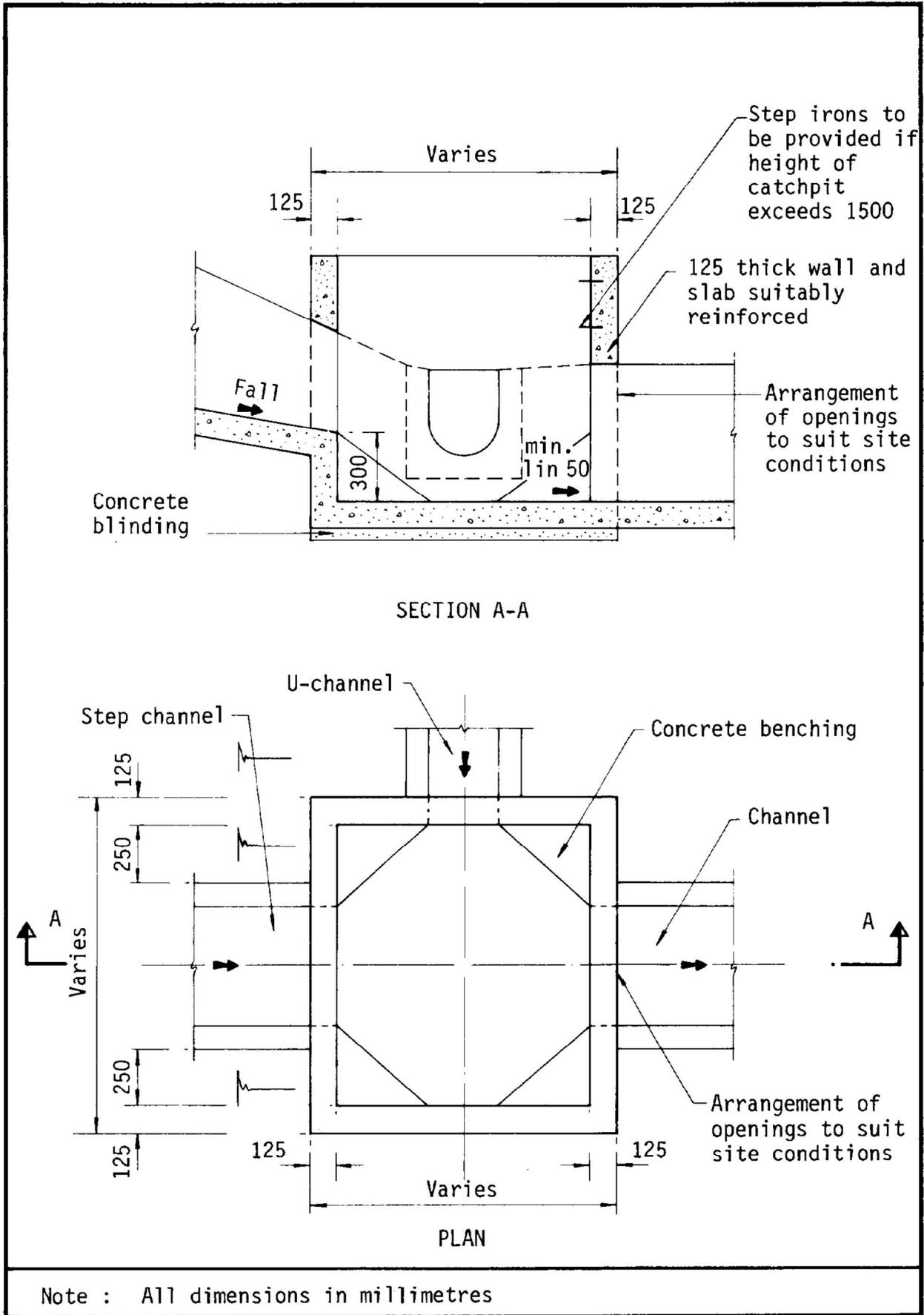
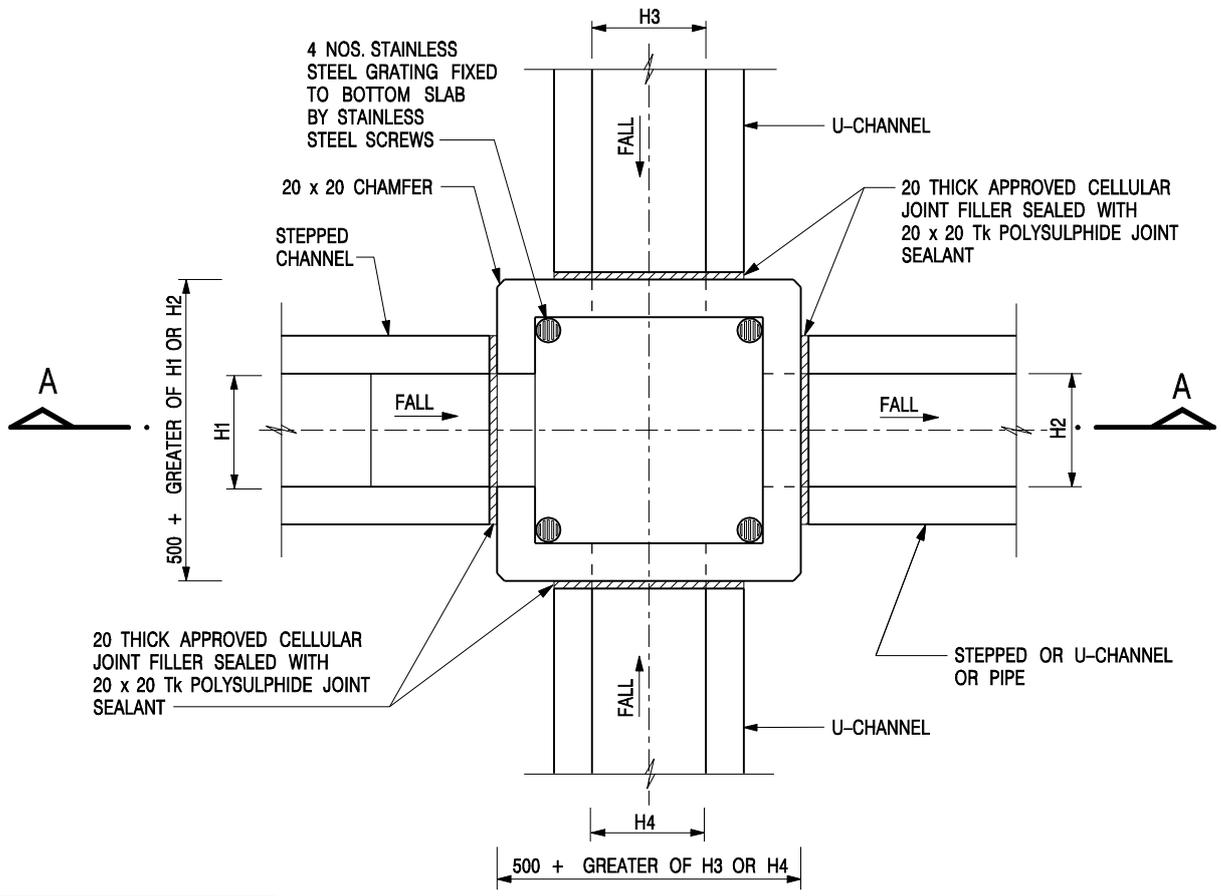
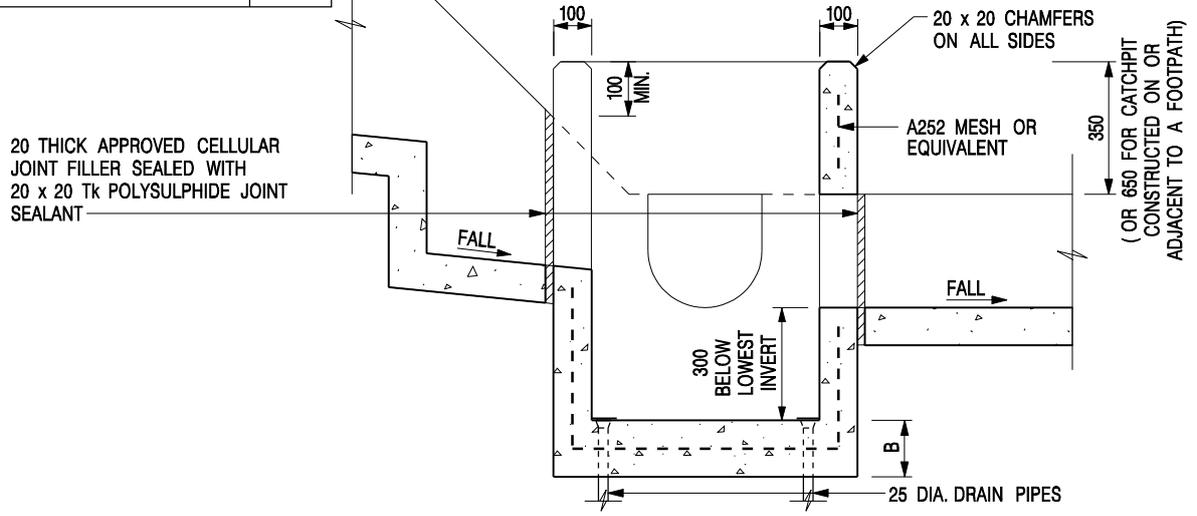


Figure 8.10 - Typical Details of Catchpits



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



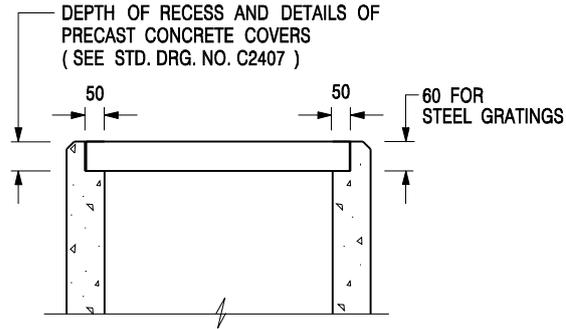
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 2 FOR OTHER NOTES.

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

CEDD **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

SCALE 1 : 20 **DRAWING NO.**
DATE JAN 1991 **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.

-	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