

APPENDICES

- | | |
|---------------------|--|
| Appendix I | Comparison Table Showing the Differences Between the Proposed Scheme and the Approved Scheme under Application No. A/YL-TT/645 |
| Appendix II | The Accepted Run-In/Out Proposal under the Previous Application No. A/YL-TT/645 |
| Appendix III | The Accepted Drainage Proposal under the Previous Application No. A/YL-TT/645 |
| Appendix IV | The Accepted Implemented Drainage Facilities under the Previous Application No. A/YL-TT/645 |
| Appendix V | The Accepted Fire Service Installations Proposal under the Previous Application No. A/YL-TT/645 |
| Appendix VI | Photos and documents supporting the implementation of Fire Service Installations within the Site |

Appendix I

Comparison Table Showing the Differences Between the Proposed Scheme and the Approved
Scheme under Application No. A/YL-TT/645



Appendix I - Comparison table showing the changes between the proposed scheme and the approved scheme under application No. A/YL-TT/645

Development Parameters	Approved Application No. A/YL-TT/645 (a)	Current Application (b)	Difference (b) - (a)
Site Area	3,109 m ² (about), incl. 925 m ² of GL	3,109 m ² (about), incl. 925 m ² of GL	-
Covered Area	1,762 m ² (about)	1,762 m ² (about)	-
Uncovered Area	1,347 m ² (about)	1,347 m ² (about)	-
Plot Ratio			
Plot Ratio	0.59 (about)	0.59 (about)	-
Site Coverage			
Site Coverage	57 % (about)	57 % (about)	-
No. of Structure			
No. of Structure	3	3	-
Gross Floor Area			
Gross Floor Area	2,517 m ² (about)	1,841 m ² (about)	-
- Domestic	N/A	N/A	-
- Non-Domestic	2,517 m ² (about)	1,841 m ² (about)	-
Building Height			
Building Height	2.5 m - 12 m (about)	2.5 m - 12 m (about)	-
No. of Storey			
No. of Storey	1 - 2	1 - 2	-
Operation Hours			
Operation Hours	Mondays to Saturdays 08:30 - 17:30 (No Operation on Sundays and Public Holidays)	Mondays to Saturdays 08:30 - 17:30 (No Operation on Sundays and Public Holidays)	-
No. of Private Car Parking Space			
No. of Private Car Parking Space	2	2	-
No. of Loading/Unloading Space for Light Goods Vehicle			
No. of Loading/Unloading Space for Light Goods Vehicle	0	2	+ 2
No. of Loading/Unloading Space for Container Vehicle			
No. of Loading/Unloading Space for Container Vehicle	1	0	- 1

Appendix II

The Accepted Run-In/Out Proposal of the Previous Application No. A/YL-TT/645



規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓

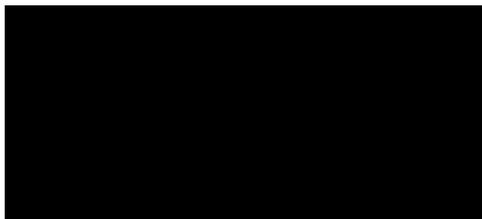


Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函編號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/645
電話號碼 Tel. No. : 2158 6286
傳真機號碼 Fax No. : 2489 9711

19 December 2025



Dear Sir/Madam,

Compliance with Approval Conditions (a) and (c) Planning Application No. A/YL-TT/645

I refer to your submission dated 17.11.2025 for compliance with the captioned approval condition (a) on the submission of a revised run-in/out proposal and approval condition (c) on the submission of a road widening proposal. Relevant departments have been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied** with. Please find detailed comments at **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 comments, please contact Mr. Louis IP of TD (Tel: 2399 2565) or Ms. Loucia LO of HyD (Tel: 3526 0517) or Mr. Elliott LAI of HyD (Tel: 3903 6598) or the undersigned.

Yours faithfully,

(Ms. Eva TAM)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department



c.c.

CHE/NTW, HyD
CE/LD, HyD
C for T

(Attn.: Ms. Loucia LO)
(Attn.: Mr. Elliott LAI) 23108489
(Attn.: Mr. Louis IP)

Internal

CTP/TPB (2)
ET/KL/kl

APPENDIX**Comments of the Commissioner for Transport, Transport Department
(C for T, TD)**

The applicant submitted a revised proposal only using light goods vehicles to access the subject site, container vehicles are no longer required to access to the local track road. In this connection, our department considers that the related run-in/out modification works and road widening works for the subject application is not necessary. Based on the above, to facilitate the subject planning application, our department considers that the planning conditions (a) and (c) of the captioned planning application are deemed satisfied.

**Comments of the Chief Highway Engineer/New Territories West, Highways Department
(CHE/NTW, HyD)**

This Office has no further comment from highways maintenance point of view.

**Comments of the Chief Engineer/ Lighting Division, Highways Department
(CE/LD, HyD)**

Our office has no further comment on the submission from public lighting point of view, provided that HyD/Region and TD have no comment to the proposed plan, which states that no road widening is required.

**Comments of the District Planning Officer/ Tuen Mun and Yuen Long West, Planning Department
(DPO/TMYLW, PlanD)**

According to the submissions, it is noted that the layout plan has been updated from 1 loading/unloading space for container vehicle into 2 loading/unloading spaces for LGVs. Container vehicles are no longer required to access the local track road.

Our Ref.: DD117 Lot 1339 S.A & VL
Your ref.: TPB/A/YL-TT/645

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

By Email

17 November 2025

Dear Sir,

Compliance with Approval Conditions (a) and (c)

**Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 117 and adjoining Government Land, Tai Tong, Yuen Long, New Territories**

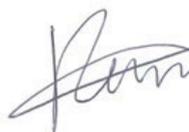
(S.16 Planning Application No. A/YL-TT/645)

We are writing to submit a response-to-comment table and a revised proposal for modification of existing road and run-in/out for compliance with approval conditions (a) and (c) of the subject application, i.e. *the submission of a revised run-in/out proposal and the submission of a road widening proposal (Appendix I)*.

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) 2339 0884 / dannyng@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Kevin LAM
Planning Assistant

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM
(Attn.: Ms. Momo CHOW

email: ekytam@pland.gov.hk)
email: mhchow@pland.gov.hk)



Proposed Temporary Warehouse for Storage of Construction Materials for a period of 3 Years and Associated Filing of Land in “Agriculture’ Zone, Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (Application No. A/YL-TT/645)

Summary Table of ‘Responses to Comments (September 2025)

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD)	
Comments	Responses
<ul style="list-style-type: none"> Please note that HyD shall not be responsible for maintenance of any access connecting the application site and Tai Tong Road. Presumably, relevant departments will provide their comments to you, if any, and 	Noted.
<ul style="list-style-type: none"> Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains. 	Drainage improvement works has already been proposed and approved under Application No. A/YL-TT/645 to ensure that the nearby public roads and drains would not be affected which would be constructed and completed prior operation of the Applicant Site.



Summary Table of ‘Responses to Comments (September 2025) (Con’t)

Comments of the Chief Engineer/Lighting Division, Highways Department (CHE/LD, HyD)	
Comments	Responses
<ul style="list-style-type: none">The consultant shall consider to relocate the existing lamppost no. FC1256 as it is located very close to the proposed run-in/out, it is foreseeable that the lamppost might be frequently damaged by large good vehicle during turning at the run-in/out. Relevant lamppost relocation design with simulation in accordance with the latest edition of Public Lighting Design Manual and the standard drawings of HyD shall be submitted for our consideration.	<p>Taking into consideration the concern and comments from TD, the Applicant confirms to adopt 7m long LGV instead of 16m-long vehicles for normal traffic operation of the Application Site.</p> <p>Under the above-mentioned traffic operation arrangement of the Application Site, the existing local road connecting Tai Tong Road and the Application Site is capable to cater for manoeuvring of 7m long LGV such that <u>NO</u> road widening would be required. Hence it is concluded that <u>NO</u> relocation of existing lamppost will be required.</p>
<ul style="list-style-type: none">The details of cable trench and duct crossing shall refer to HyD/Ltg’s standard drawing no. HLDSDGE01-CL0022D. Also, drawpits shall be provided at both side of road crossing and run-in/out.	Ditto as above.
<ul style="list-style-type: none">The lighting contractor of this Division will carry out the lighting works including power connection / disconnection, lamp post removal / installation and laying of power cable, with associated cost borne by the project proponent. The project proponent shall be responsible for the civil provisions of the lighting works.	Ditto as above.
<ul style="list-style-type: none">In addition, the consultant shall address our comments provided on 20/3/2025 as attached (Attachment I).	Ditto as above.



Summary Table of ‘Responses to Comments (September 2025) (Con’t)

Comments of the Commissioner for Transport, Transport Department (C for T, TD)	
Comments	Responses
<ul style="list-style-type: none">• Please note that the local road connecting Tai Tong Road and subject site is not managed by this department. TD will offer comments from traffic engineering perspective to the Proposal (i.e. the submission of a revised run-in/out proposal and the submission of a road widening proposal).	Noted.
<ul style="list-style-type: none">• After reviewing the revised Proposal, below please find comments from a traffic engineering perspective:<ul style="list-style-type: none">- Vehicles turning right from Tai Tong Road onto the local road will encroach upon the existing footpath and exceed the current run-in/out dimensions. To accommodate 16m-long vehicles entering and leaving the local road, the existing run-in/out should be widened.- The existing local road, when traveled by a 16-meter-long vehicle, nearly occupies the full width of the road, which compromises pedestrian safety.	<p>Taking into consideration the concern and comments from TD, the Applicant confirms to adopt 7m LGV instead of 16m-long vehicles for normal traffic operation of the Application Site.</p> <p>To cope with the above-mentioned traffic operation arrangement of the Application Site, the 1 no. 16m-long vehicle space in the Application Site is proposed to be changed to 2 nos. of LGV parking spaces which is illustrated diagrammatically in attached drawing Plan 1 (Ver 001) in Appendix A. Swept path analysis of 7m LGV entering and leaving the local road at the junction with Tai Tong Road is also illustrated diagrammatically in attached drawings Figures SP-LGV-1 and SP-LGV-2 in Appendix A for your consideration and agreement.</p> <p>Under this latest revised Proposal, it is envisaged that NO road widening would be required for the existing local road connecting Tai Tong Road and the Application Site.</p>
iii) In light of the above, it is considered that the revised submission does not comply with Approval Conditions (a) and (c).	Noted.



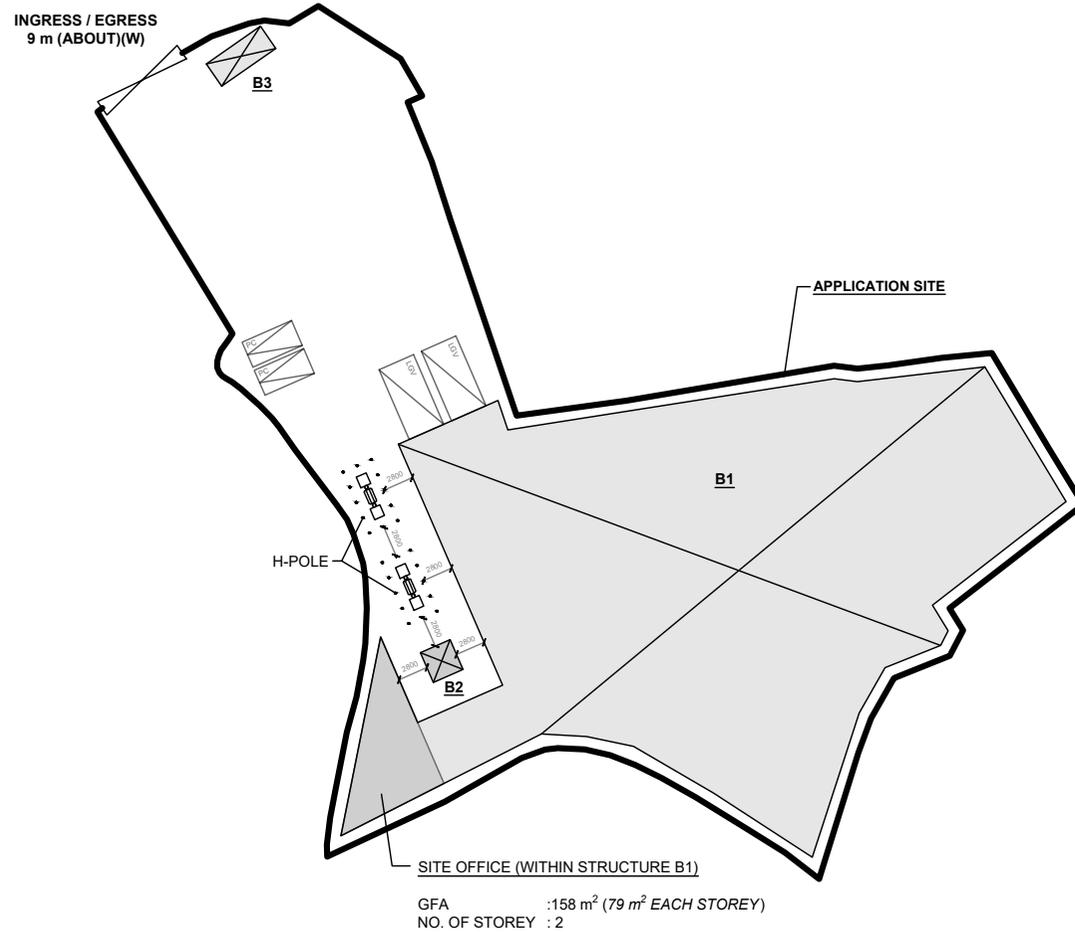
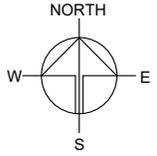
Appendix A

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,109 m ²	(ABOUT)
COVERED AREA	: 1,762 m ²	(ABOUT)
UNCOVERED AREA	: 1,347 m ²	(ABOUT)
PLOT RATIO	: 0.59	(ABOUT)
SITE COVERAGE	: 57 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,841 m ²	(ABOUT)
TOTAL GFA	: 1,841m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 12 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE	1,738 m ² (ABOUT)	1,817 m ² (ABOUT)	12 m (ABOUT)(#2-STOREY)
B2	TRANSFORMER ROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
TOTAL		1,762 m² (ABOUT)	1,841 m² (ABOUT)	

*ONLY SITE OFFICE PORTION OF STRUCTURE B1 IS 2-STOREY, THE REMAINING AREA OF STRUCTURE B1 IS 1-STOREY.



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

LEGEND

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

PROJECT
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS (TIMBER, IRON FRAMES AND ALUMINIUM PLATES) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 700 @ A4

DRAWN BY MN	DATE 10.11.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

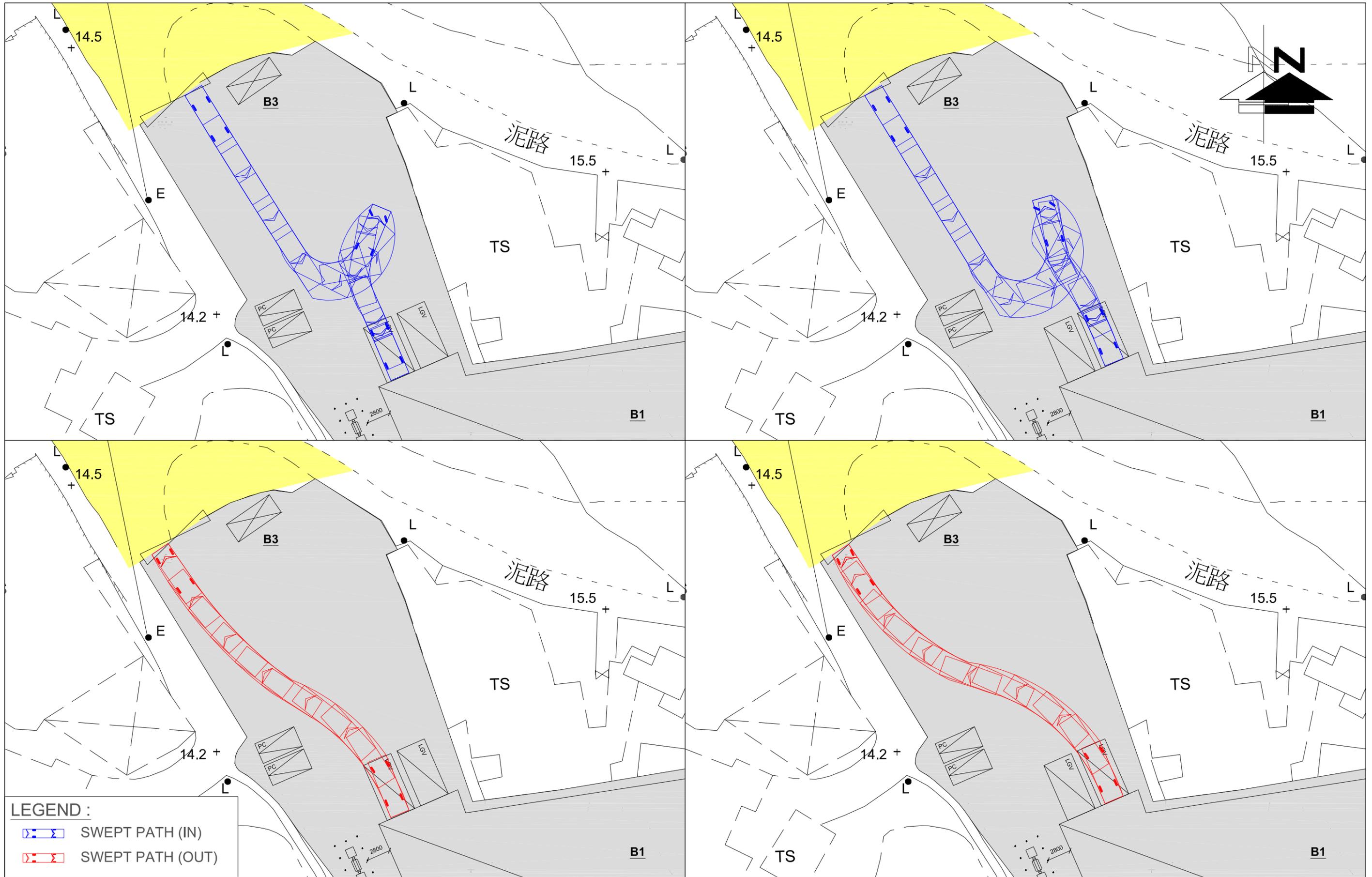
DWG NO. PLAN 1	VER. 001
-------------------	-------------



LEGEND :
 SWEPT PATH (IN)
 SWEPT PATH (OUT)

FIGURE NO.: SP-LGV-1		PROJECT TITLE: S.16 Planning Application No.: AYL-TT/645 Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, N.T.	
PROJECT NO.: 24062HK		DRAWING TITLE: SWEPT PATH ANALYSIS OF 7m LGV AT JUNCTION OF TAI TONG ROAD / ACCESS ROAD	
SCALE: 1 : 600 @A3	DATE: 17 NOV 2025		





LEGEND :
 SWEPT PATH (IN)
 SWEPT PATH (OUT)

FIGURE NO.: **SP-LGV-2**

PROJECT NO.: **24062HK**

SCALE: **1 : 400 @A3** DATE: **17 NOV 2025**

PROJECT TITLE: **S.16 Planning Application No.: AYL-TT/645
 Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land
 at Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, N.T.**

DRAWING TITLE: **SWEPT PATH ANALYSIS OF 7m LGV INSIDE APPLICATION SITE**



Appendix III

The Accepted Drainage Proposal under the Previous Application No. A/YL-TT/645



(Drainage Design)

Varies Lots in DD118

DSD - STORMWATER DRAINAGE MANUAL

7.5.2 Rational Method

$$Q_p = 0.278CiA$$

where Q_p = peak runoff in m^3/s

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr

A = catchment area in km^2

In Hong Kong, a value of $C = 1.0$ is commonly used in developed urban areas. In less developed areas, appropriate C values in order to ensure that the design would be fully cost-effective.

Surface Characteristics Runoff coefficient, C^*

Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

The surface of the adjacent area is covered by Grassland, the C value should be 0.35 (Steep) for $5,400m^2$ and the surface of the site area is covered by Asphalt, the C value should be .85 (mid value)

6.6.1 Village Drainage and Main Rural Catchment Drainage Channels

‘Village Drainage’ refers to the local stormwater drainage system within a village. A stormwater drain conveying stormwater runoff from an upstream catchment but happens to pass through a village may need to be considered as either a ‘Main Rural Catchment Drainage Channel’ or ‘Village Drainage’, depending on the nature and size of the upstream catchment. In any case, the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified. **20 Years** is normally used.

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area for durations not exceeding 240 minutes

Duration (min)	Extreme Intensity x (mm/h) for various Return Periods						
	T(year)						
	2	5	10	20	50	100	200
240	28.5	37.7	43.4	48.6	54.9	59.4	63.6
120	42.2	54.7	62.5	69.6	78.4	84.7	90.8
60	61.0	75.7	84.3	92	101	108	114
30	84.0	100	110	118	128	135	142
15	106	127	139	150	163	173	182
10	119	141	155	168	184	196	208
5	138	161	177	193	216	234	254

i (rainfall intensity) = **92mm/hr** (Duration of 60min is used)

1. Design of Proposed U-channel Type 1 for Catchment Area (1) + Catchment Area (4)

$$Q_p = 0.278CiA$$

C = 0.15 (Flat Grassland, Sandy Soil)

C = 0.85 (Asphalt)

i = 92 mm/hr

A1 = 7,000m² (0.007km²)

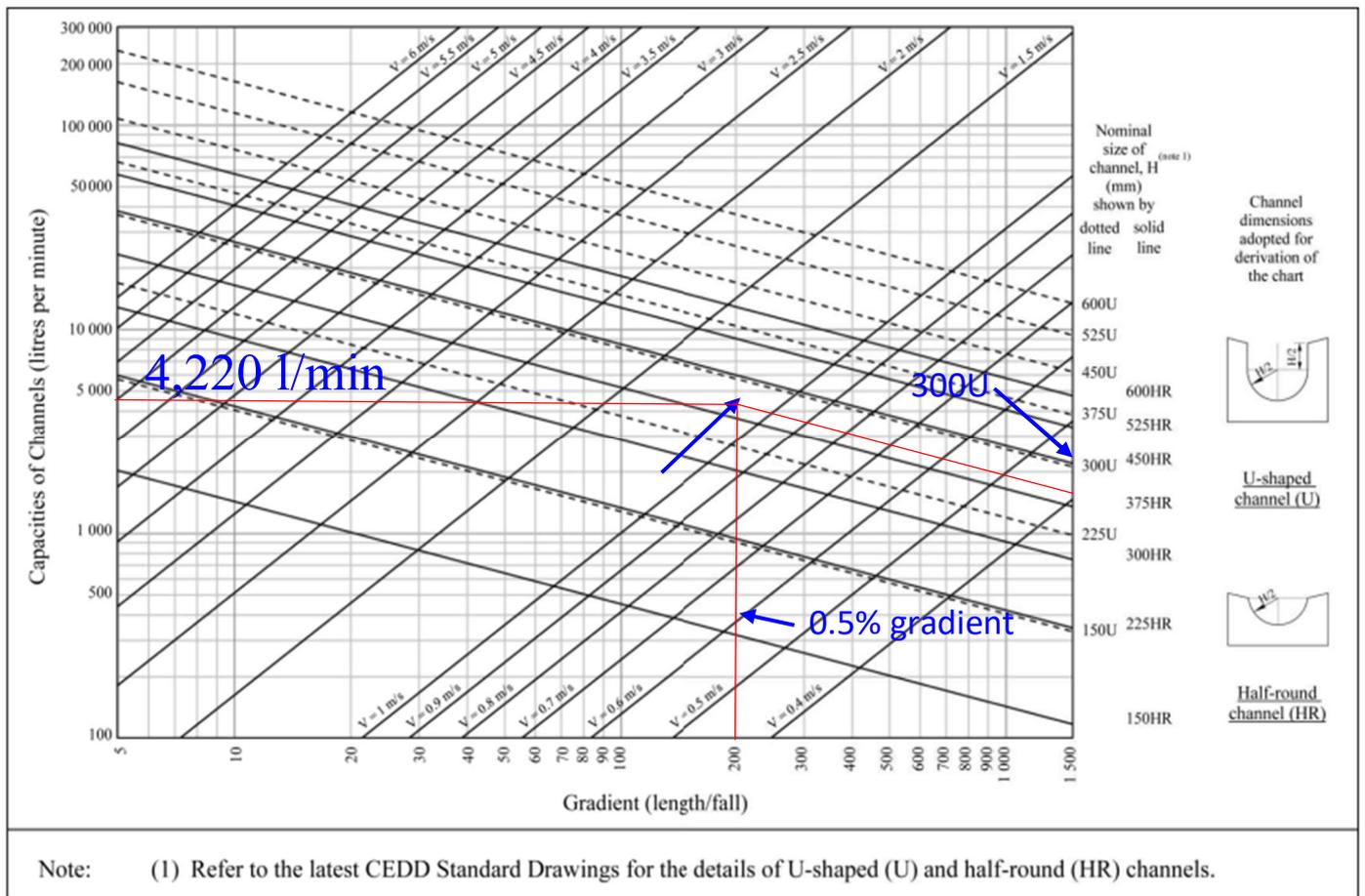
A4 = 2,000m² (0.002km²)

$$Q_p = 0.278 \times 92 \times (0.15 \times 0.007 + 0.85 \times 0.002)$$

$$Q_p = 0.071\text{m}^3/\text{s} \text{ or } 4,220 \text{ l/min}$$

GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

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



For 4,220 l/min, **300 U-channel (1)** is used.

2. Design of U-channel Type 2 for the Catchment Area (2) + Catchment Area (3)

$$Q_p = 0.278 C i A$$

$C = 0.15$ (Flat Grassland, Sandy Soil),

$C = 0.85$ (Asphalt)

$i = 92$ mm/hr

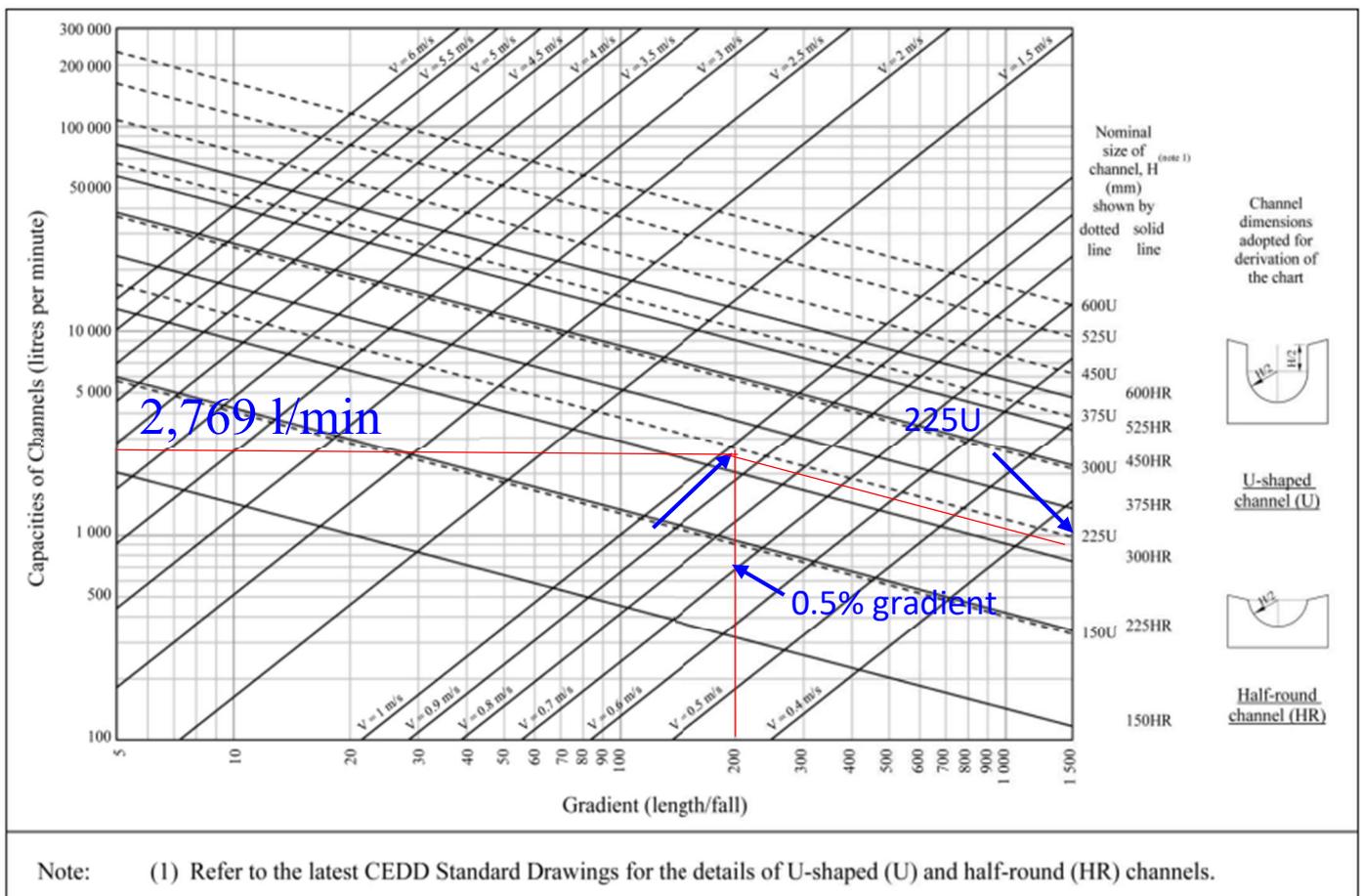
$A_2 = 5,400\text{m}^2$ (0.00540 km^2) Adjacent Affected Area,

$A_3 = 1,170\text{m}^2$ (0.00117 km^2) Subject Site

$$Q_p = 0.278 \times 92 \times (0.15 \times 0.00540 + 0.85 \times 0.00117)$$

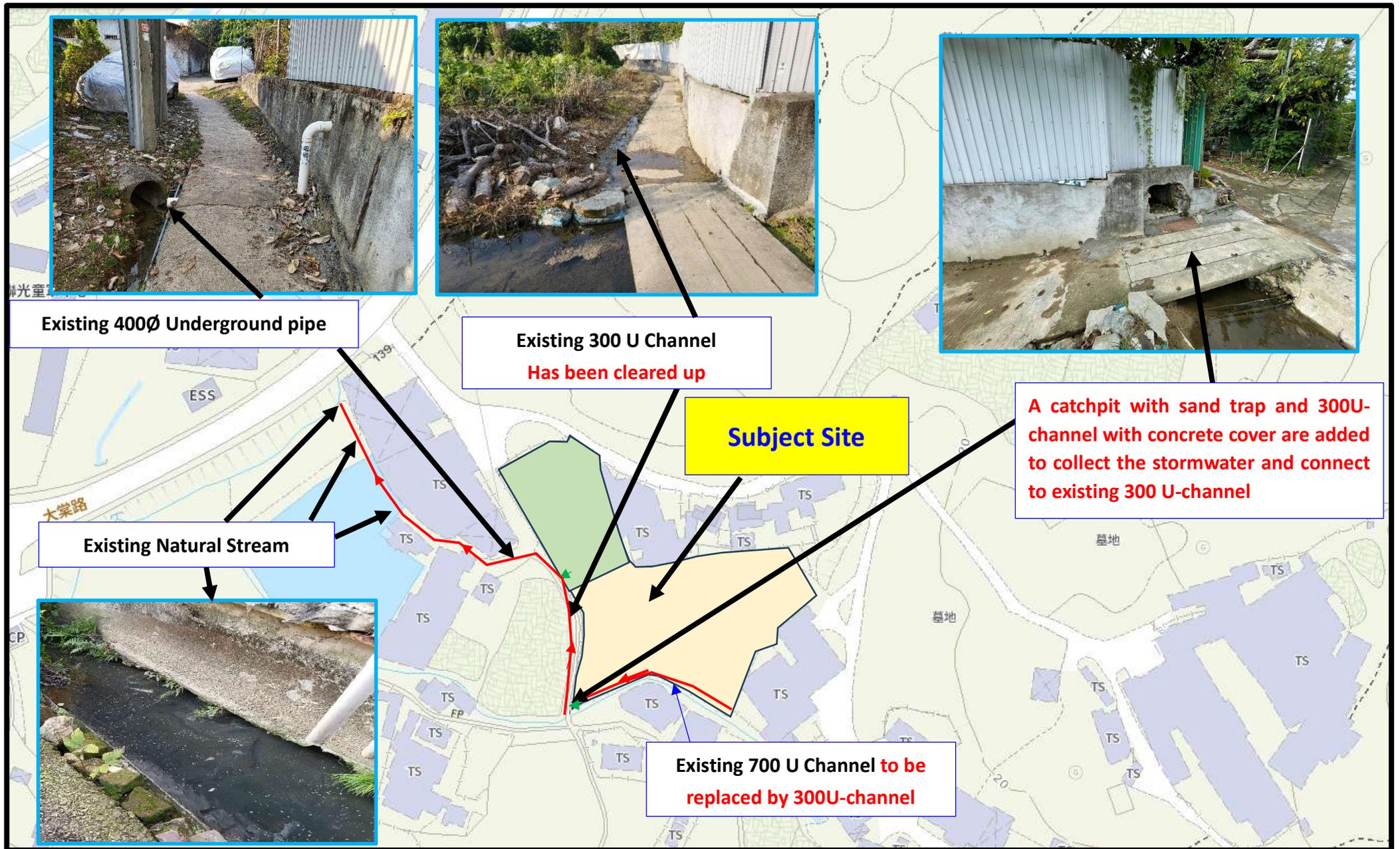
$$Q_p = 0.0461\text{m}^3/\text{s} \text{ or } 2,769 \text{ l/min}$$

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



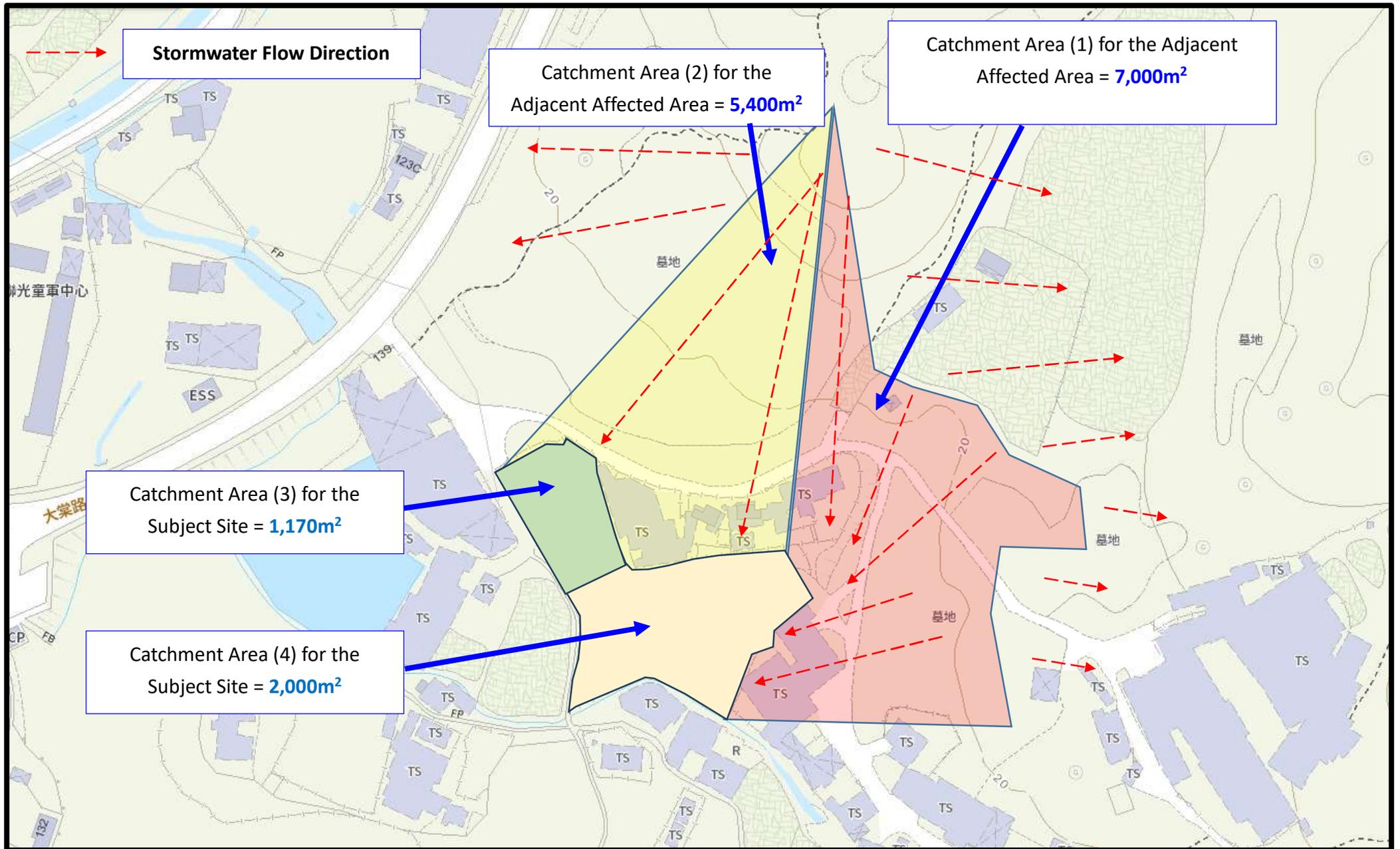
For 2,769 l/min, 225 U-channel Type 2 is used.

For consistency, 300 U-channel are used for the whole site.



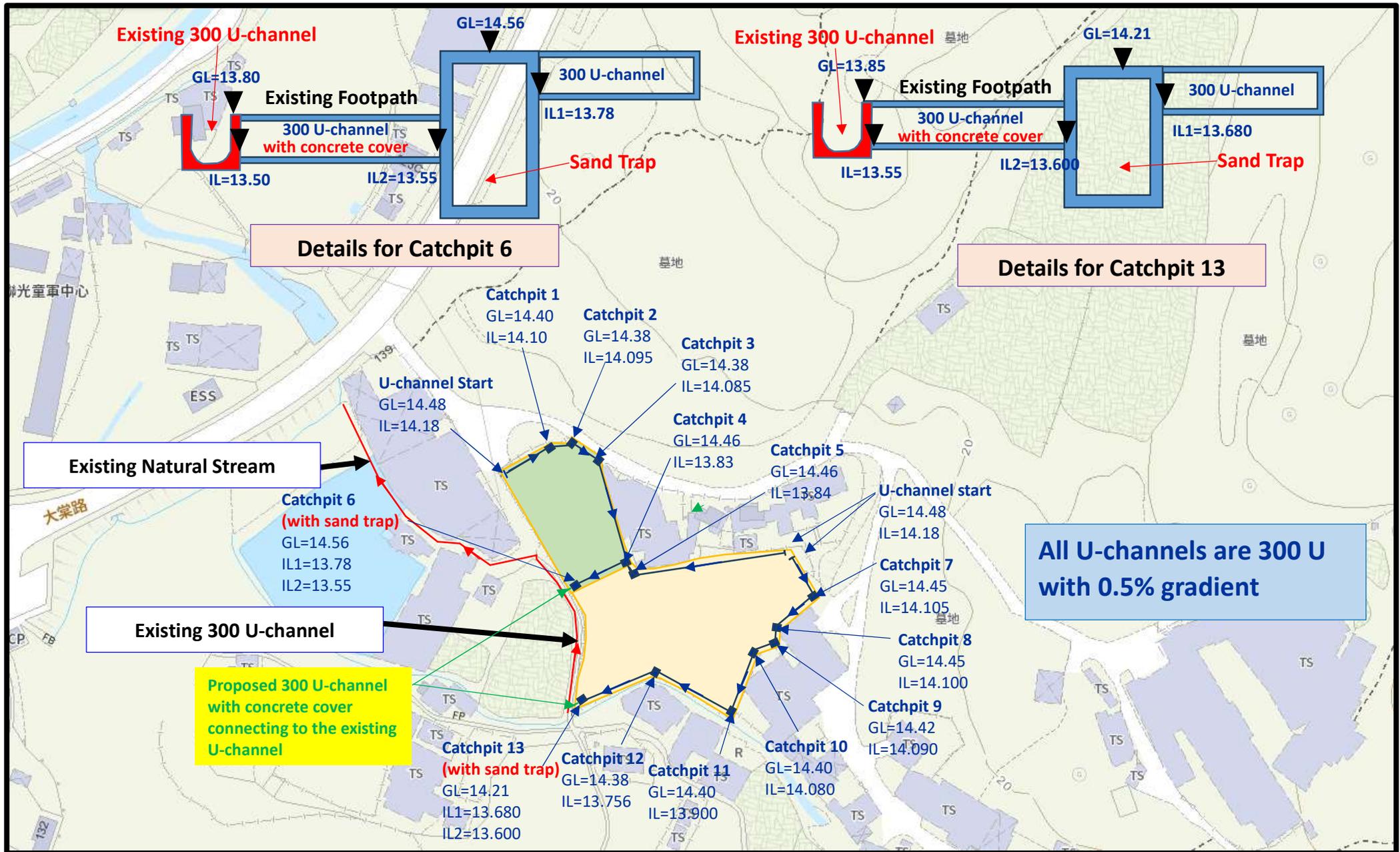
Improvement on Existing Drainage System

Drawing No. TTR2022-001B



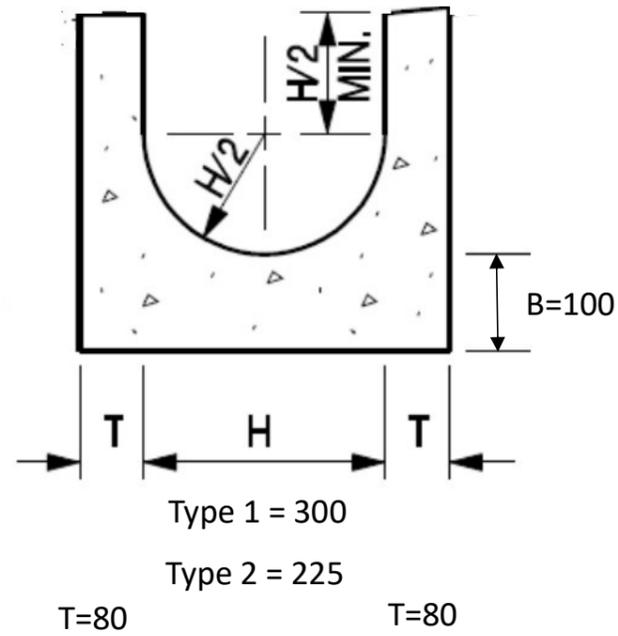
Catchment Areas

Drawing No. TTR2002-002

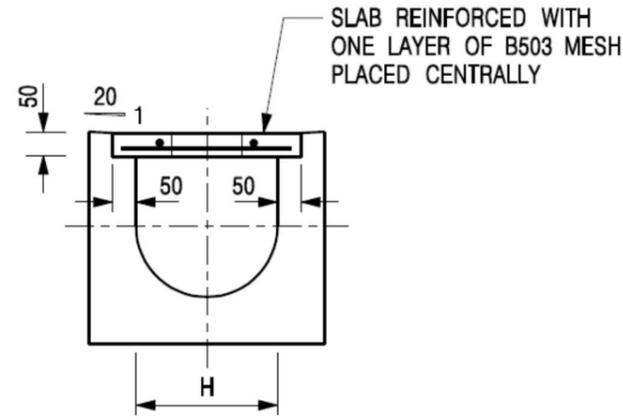


Drainage Plan

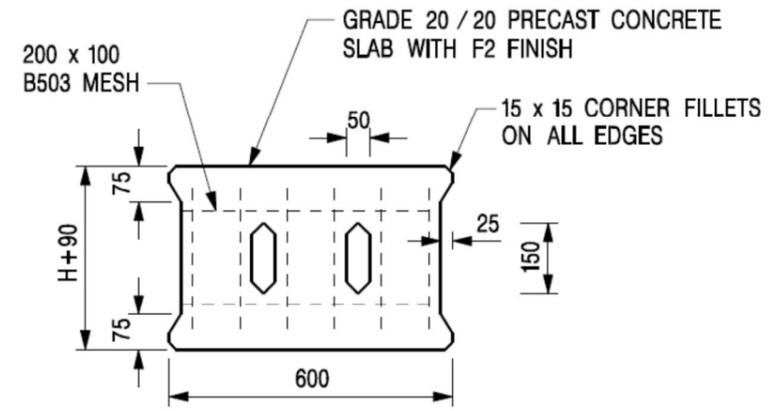
Drawing No. TTR2022-003B



U-channel Details



TYPICAL SECTION

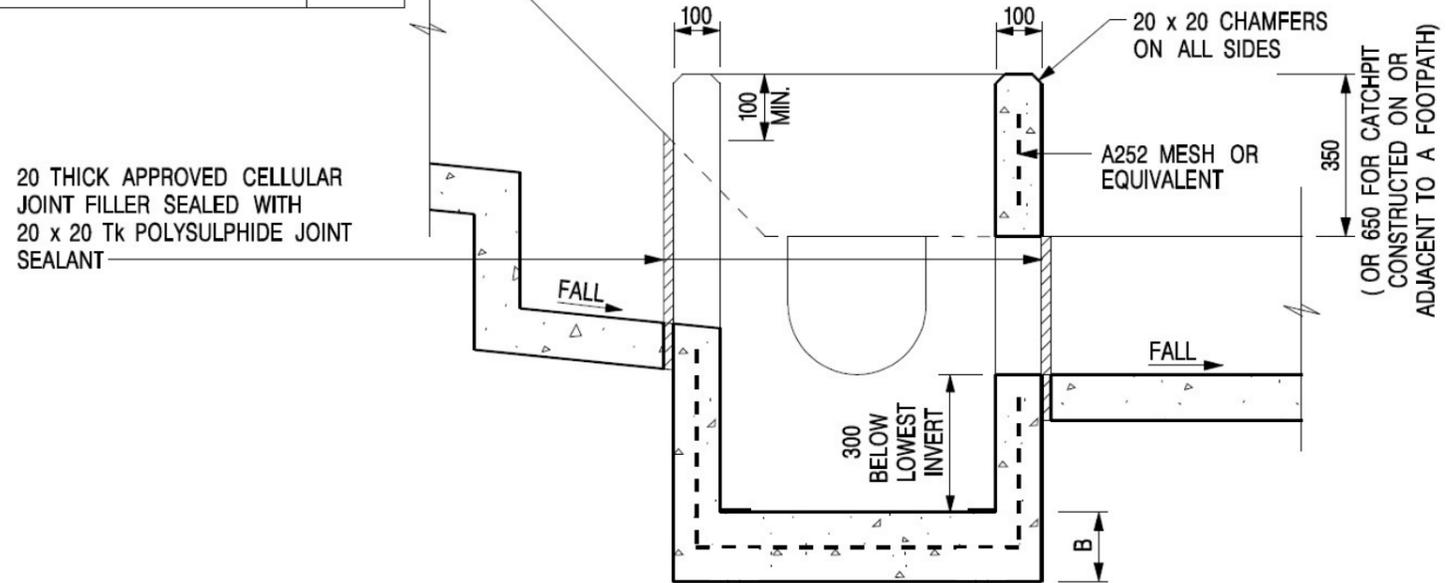


PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)

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



Details of Catchpit with Sand Trap

Appendix IV

The Accepted Implemented Drainage Facilities under the Previous Application No. A/YL-TT/645



規 劃 署

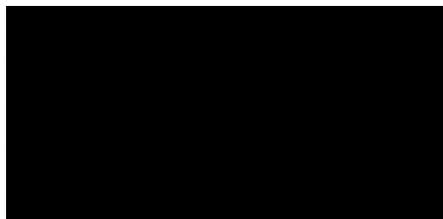
屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓

**Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/645
電話號碼 Tel. No.: 2158 6286
傳真機號碼 Fax No.: 2489 9711

19 January 2026



Dear Sir,

**Compliance with Approval Condition (e)
Planning Application No. A/YL-TT/645**

I refer to your submission dated 24.11.2025 for compliance with the captioned approval condition (e) on the implementation of the accepted drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied** with. Please find detailed comments at **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 on the departmental comments, please contact Mr. LOU Tai-yeong (Tel: 3965 8929) of DSD or the undersigned.

Yours faithfully,

(Ms. Eva TAM)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
CE/MN, DSD (Attn.: Mr. LOU Tai-yeong)

Internal
CTP/TPB (2)
ET/KL/kl

APPENDIX**Comments of the Chief Engineer/Mainland North of Drainage Services Department
(CE/MN of DSD)**

Please be advised that the applicant should 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.

Our Ref.: DD117 Lot 1339 S.A & VL
Your ref.: TPB/A/YL-TT/645

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

By Email

21 November 2025

Dear Sir,

Compliance with Approval Condition (e)

**Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 117 and adjoining Government Land, Tai Tong, Yuen Long, New Territories**

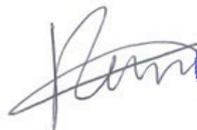
(S.16 Planning Application No. A/YL-TT/645)

We are writing to submit a photographic record of the implemented drainage facilities for compliance with approval condition (e) 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 (852) 2339 0884 / dannyng@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

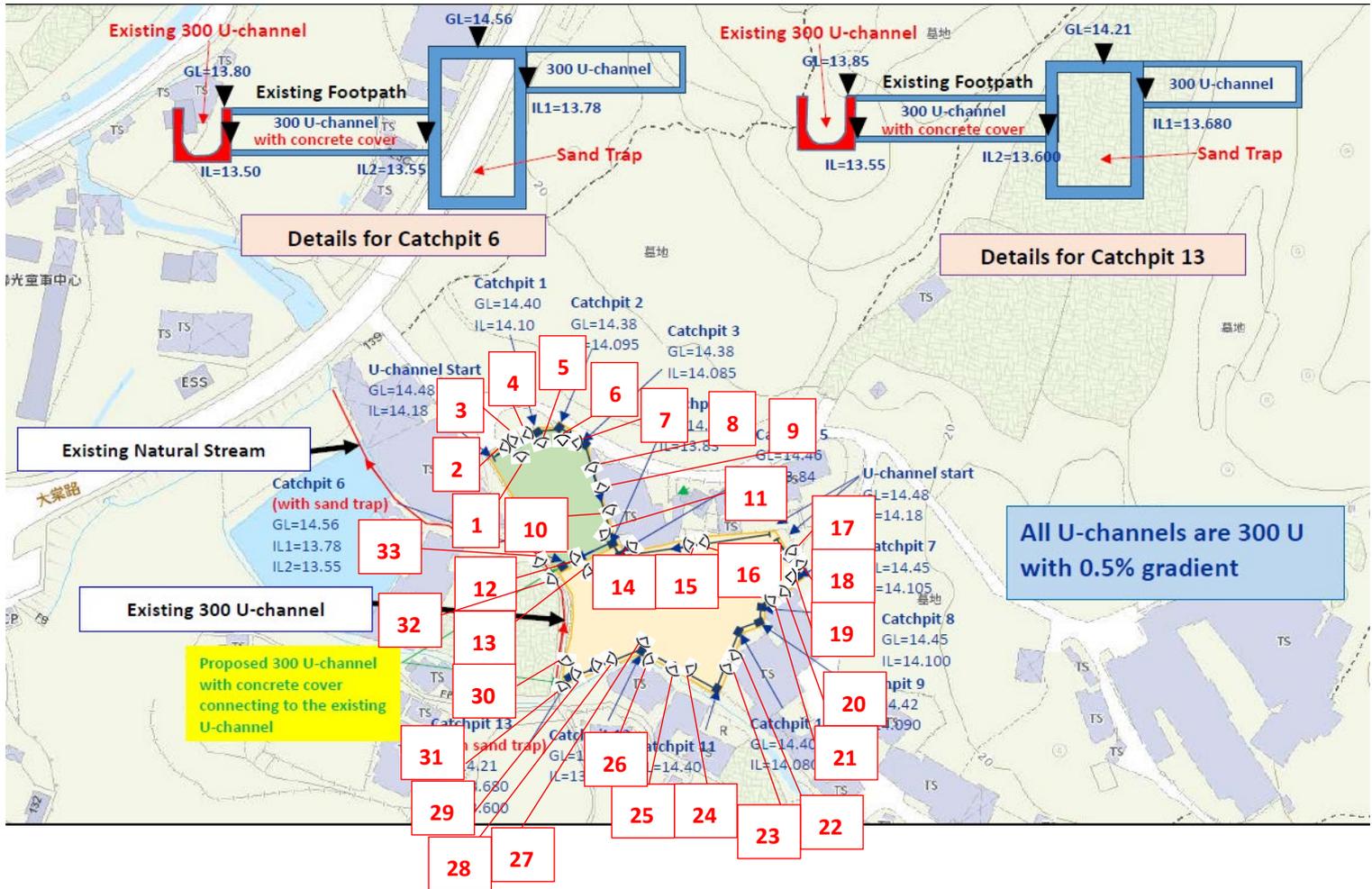
For and on behalf of
R-riches Property Consultants Limited

Kevin LAM
Planning Assistant

Appendix I – Photographic Records of the Existing Drainage Facilities

Photographic records of the existing drainage facilities within the Site are as follows:













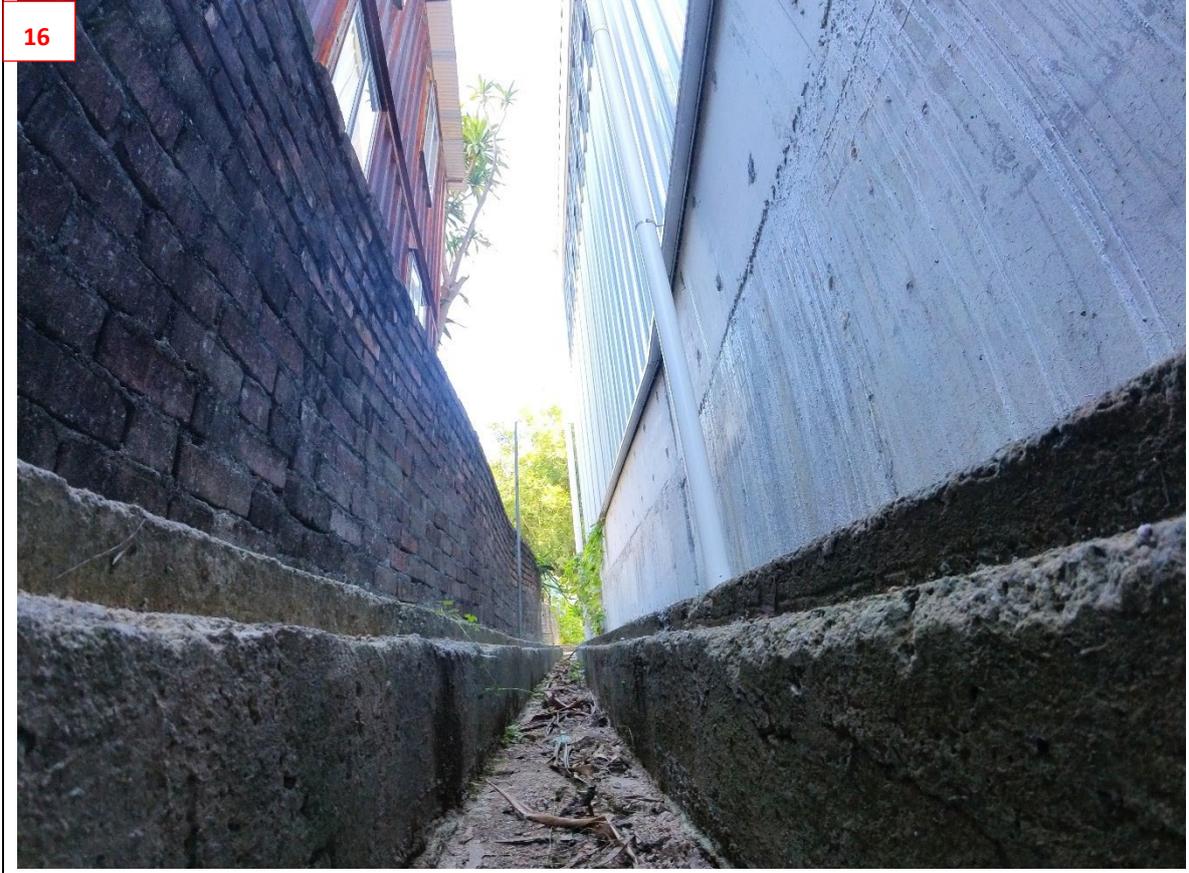
11



12









19



20







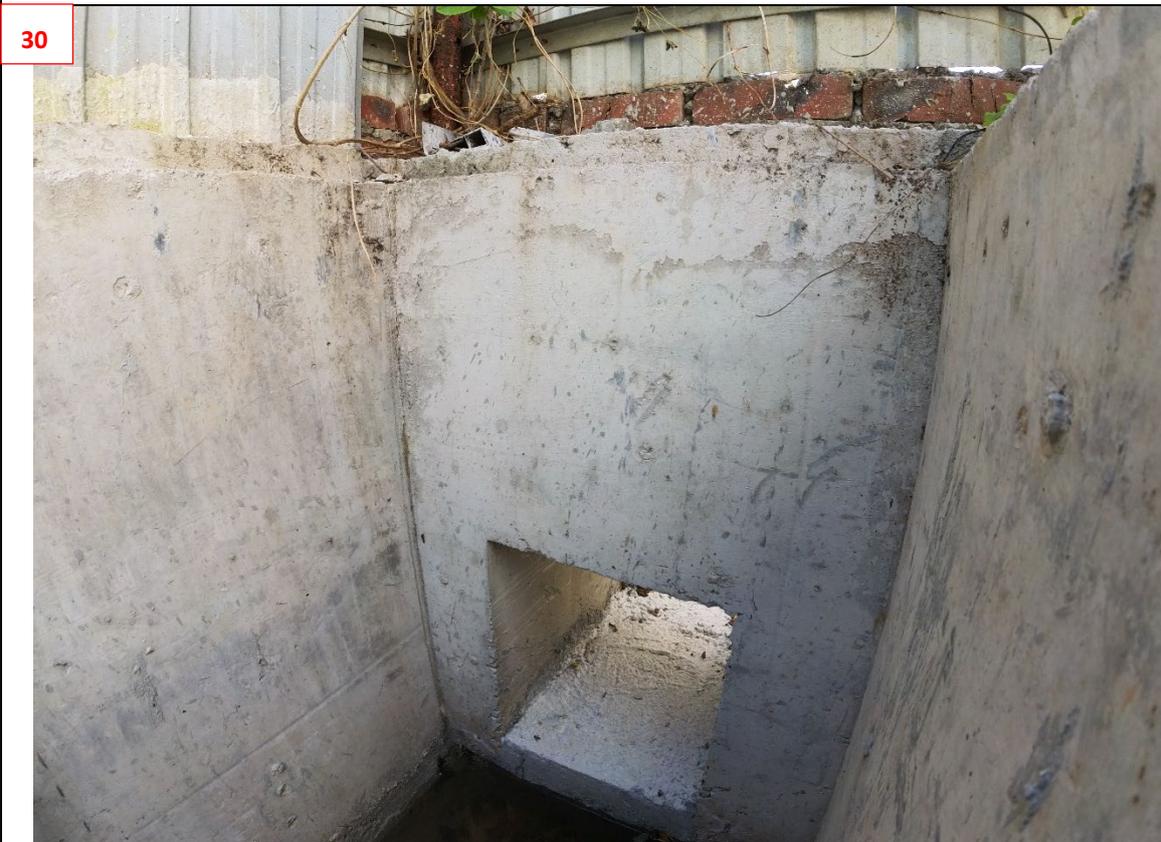


27



28





31



32



33



Appendix V

The Accepted Fire Service Installations Proposal under the Previous Application No. A/YL-TT/645



規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓

**Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/645
電話號碼 Tel. No. : 2158 6286
傳真機號碼 Fax No. : 2489 9711

2 October 2024

Dear Sir/Madam,

**Compliance with Approval Condition (g)
Planning Application No. A/YL-TT/645**

I refer to your submission dated 23.8.2024 for compliance with the captioned approval condition (g) on the submission of a fire service installations proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **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 on the departmental comments, please contact Mr. YUEN Tsz-fung (Tel: 2733 7781) of FSD.

Yours faithfully,

(Ms. Eva TAM)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

D of FS

(Attn.: Mr. YUEN Tsz-fung)

Internal

CTP/TPB (2)

ET/BY/by

APPENDIX**Comments of the Director of Fire Services (D of FS)**

The applicant is advised that the installation/maintenance/modification/repair work of 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.

Our Ref.: DD117 Lot 1339 S.A & VL
Your ref.: TPB/A/YL-TT/645

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

By Email

23 August 2024

Dear Sir,

Compliance with Approval Condition (g)

**Proposed Temporary Warehouse for Storage of Construction Materials
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Various Lots and adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/645)

We are writing to submit a revised fire service installations (FSIs) proposal for compliance with approval condition (g) of the subject application, i.e. *the submission of a FSIs proposal (Appendix I)*.

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) 2339 0884 / dannyng@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited




Matthew NG
Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM

email: ekytam@pland.gov.hk)

(Attn.: Mr. Bosco YUNG

email: btkyung@pland.gov.hk)

F.S.NOTES :

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FS PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
 HAZARD CLASS : ORDINARY HAZARD GROUP III
 TYPE OF STORAGE : POST-PALLET (ST2)
 STORAGE CATEGORY : CATEGORY I
 MAXIMUM STORAGE HEIGHT : 3.5m
 SPRINKLER PROTECTION : CEILING PROTECTION ONLY
 MAXIMUM STORAGE AREA : 50m²
 MINIMUM CLEARANCE AROUND : 2.4m

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 PART 1: 2017 AND FSD CIRCULAR LETTERS 6/2021
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND BS EN 1838 :2013', FSD CIRCULAR LETTER 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

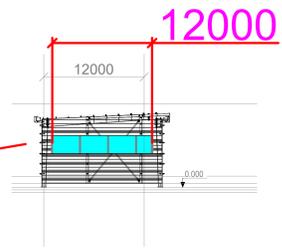
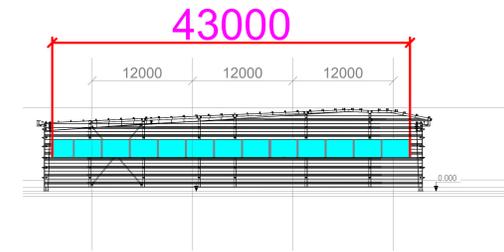
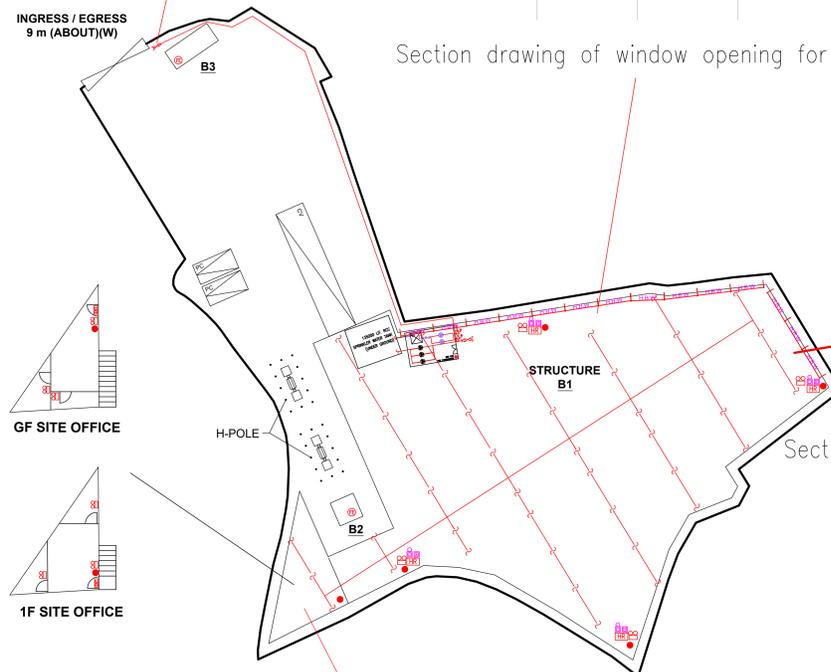
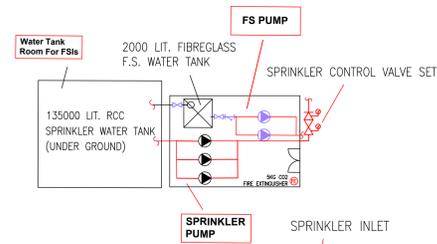
- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND

HOSE REEL	EMERGENCY LIGHT	5KG CO2 FIRE EXTINGUISHER	5KG DRY POWDER FIRE EXTINGUISHER
BREAK GLASS UNIT	EXIT SIGN	SPRINKLER CONTROL VALVE SET	SPRINKLER HEAD (ON PLAN)
FIRE ALARM BELL	SUBSIDIARY VALVE / FLOW SWITCH	SPRINKLER INLET	PUMP SET



SITE OFFICE (WITHIN STRUCTURE B1)
 GFA:158m² (79m² EACH STOREY)
 NO. OF STOREY :2

Structure B1 Openable Windows Calculation
 Area of Structure B1 = 1738 sq.m.
 Area of High Bay Window (H.B.W.) = 2.0m(H) x 55m = 110 sq.m.
 Total openable window area = 110 sq.m.
 = 6.32% of floor area

STRUCTURE	Uses	Covered Area	GFA	Building Height
B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE	1738m ² (ABOUT)	1738m ² (ABOUT)	12 m (ABOUT)(1-STOREY)
B2	TRANSFORMER ROOM	9m ² (ABOUT)	9m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	WASHROOM	15m ² (ABOUT)	15m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
Total:		1762m ² (ABOUT)	1762m ² (ABOUT)	

***ONLY SITE OFFICE PORTION OF STRUCTURE B1 IS 2-STOREY, THE REMAINING AREA OF STRUCTURE B1 IS 1-STOREY.**

PROJECT : PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND VARIOUS LOTS IN D.D. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME : C.K.NG	DATE : 22 AUG 2024	DRAWING NO : FS-01	REV. : 0
	REV	DESCRIPTION	DATE		DRAWN BY	CHECKED BY	APPROVED BY	SCALE : 1 : 300 (A0)
								SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP

Appendix VI

Photos and Documents supporting the Implementation of Fire Service Installations within
the Site

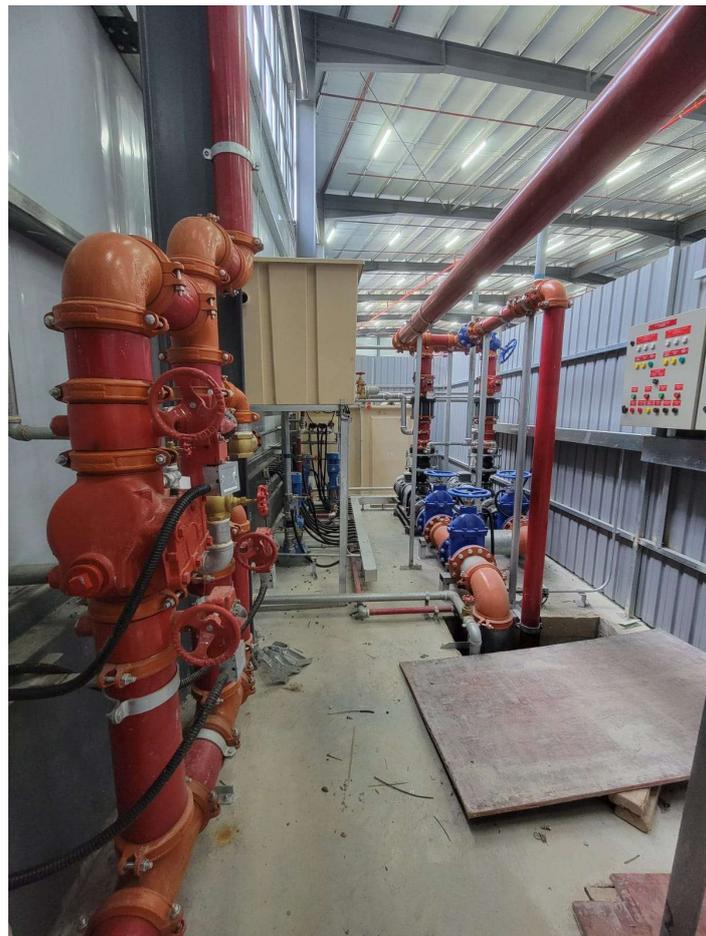


Appendix VI - Photos and documents supporting the implementation of Fire Service Installations (FSIs) within the Site

Photos of implemented FSIs within the Site



Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "AGR" Zone, Various Lots in D.D. 117 and Adjoining GL, Tai Tong, Yuen Long, N.T.



Documents regarding the application of water supplies for firefighting



水務署
Water Supplies Department

總部 Headquarters

香港灣仔告士打道七號入境事務大樓 43 樓

43/F, Immigration Tower, 7 Gloucester Road, Wan Chai, Hong Kong

本署檔號 : 6106863448 of 9104361341

Our ref.

來函檔號 :

Your ref.

電話 : 2824 5000

Tel.

傳真 : 2802 7333

Fax.

民生木材貿易有限公司



申請書編號 : 4793698906

先生 / 女士 :

**用水樓宇 : DD 117 LOT 1339SA(PART) 1339SB TO SG 1339SH
SS1(PART) 1339SH RP(PART) 1339RP(PART)
AND GOVERNMENT LAND, TAI TONG
YUEN LONG, NEW TERRITORIES**

有關你為上述樓宇申請供水一事，現請你首先提供以下加有「X」號的方格所述資料，以供本署考慮：

- 上述供水地址涵蓋政府土地，請予澄清，如有需要請重新遞交表格 WWO542。
- 請遞交涵蓋於上述供水地址內毗連政府土地所興建的構築物的短期租約等相關文件，以供本署考慮。
- 如未能提供上述文件，其擬安裝於政府土地上的喉管及裝置，則須考慮安裝於私人地段界線內。

現請你在此函發出的日期起計**12星期**或之前遞交上述資料。

請注意：未經水務監督書面許可，請勿進行喉管裝置工程。



如有查詢，請致電3701 5217與本署新界西區申請供水組公共聯絡經理曾愷茵女士或3701 5222與本署水務督察林庭順先生聯絡。來函請註明本署檔案編號。

水務監督



(卓凌鋒 代行)

寄： 民生木材貿易有限公司

→ 副本送：

2025年8月27日
WWO 1082 (e) (1/2017)



附件 B

消防系統

其他於《申請供水指引》附錄 2 中未提及的申請供水類別的文件清單
[適用於水務表格 WWO 542(06/2020)項目三(i)]

DD117 LOT1339S.A(PART) 1339S.B to S.G 1339S.H ss1(PART)1339S.H RP(PART)

申請用水樓宇地址: 1339 RP(PART) AND GOVERNMENT LAND TAI TONG YUEN LONG N.T

申請書編號/檔案編號 (如適用):

我/我們確認供水申請所需的資料文件已按照此文件清單中的要求夾附於我/我們的申請供水的水管工程計劃中，否則，水務監督將拒絕處理此供水申請。

項目	描述	已夾附? (如果是，請 在方格□中 加上剔號(✓))	文件管理檔案中心 已檢查 (此欄由辦理機關處理)
表格 WWO542			
1.*	正式簽署 WWO542 表格	<input checked="" type="checkbox"/>	
2.*	商業登記證副本(適用於公司申請)或 身份證副本(適用於個人申請)	<input checked="" type="checkbox"/>	
圖則			
3.*	地盤位置平面圖 - 比例不少於 1:1000	<input checked="" type="checkbox"/>	
4.	駁喉平面圖	<input checked="" type="checkbox"/>	
5.	地下水管平面圖	<input type="checkbox"/>	
6.*	垂直水管路線圖	<input checked="" type="checkbox"/>	
7.	樓宇平面圖 (如涉及用於工商業用途的獨立水錶)	<input type="checkbox"/>	
8.	水錶房/箱位置圖	<input type="checkbox"/>	
9.	水錶房設計/水錶箱細節和水錶位置安排細節	<input type="checkbox"/>	
12.	預計每日用水量	<input type="checkbox"/>	
13.	貯水箱附表	<input type="checkbox"/>	
14.	水泵附表	<input type="checkbox"/>	
15.	表格 WWO 1149	<input type="checkbox"/>	
其他			
18.	相關地主的同意書 (如涉及在私人土地敷設政府水管及設立供水點)	<input type="checkbox"/>	

標註:

* 在表中標有星號 ["*"]標記的資料文件必須於申請供水時一併提交

(申請人或授權代表)



簽名: _____

姓名: _____

聯絡電話: _____

