

# 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

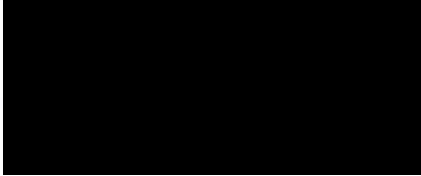


# Planning Department

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 :  
本署檔號      Our Reference : TPB/A/YL-KTS/869  
電話號碼      Tel. No. :            3168 4072  
傳真機號碼    Fax No. :            3168 4074/ 3168 4075

**By Post & Fax (2323 3662)**



17 January 2022

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (e)  
- The Submission of a Drainage Proposal**

**Proposed Temporary Animal Boarding Establishment  
for a Period of 5 Years and Land Filling in "Agriculture" ("AGR") 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/869)**

I refer to your submission 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**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Bill CHAN (Tel: 2871 4107) of Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

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

c.c.  
CE/MN, DSD  
Internal  
CTP/TPB

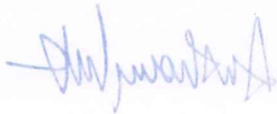
(Attn.: Mr. Bill CHAN)

AL/vp

**Appendix**

*Comments of the Chief Engineer/Mainland North, 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.



Our Ref.: DD113 Lots 512 S.A-S.B & VL  
Your Ref.: TPB/A/YL-KTS/869

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

**By Email**

26 July 2021

Dear Sir,

**Compliance with Approval Condition (e)**

**Proposed Temporary Animal Boarding Establishment  
for a Period of 5 Years and 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**

**(S16 Planning Application No. A/YL-KTS/869)**

We are writing to submit a drainage proposal (**Appendix I**) for compliance with approval condition (e) of the subject application, i.e. the submission of drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our [REDACTED] [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



Orpheus LEE  
**Planning and Development Consultant**



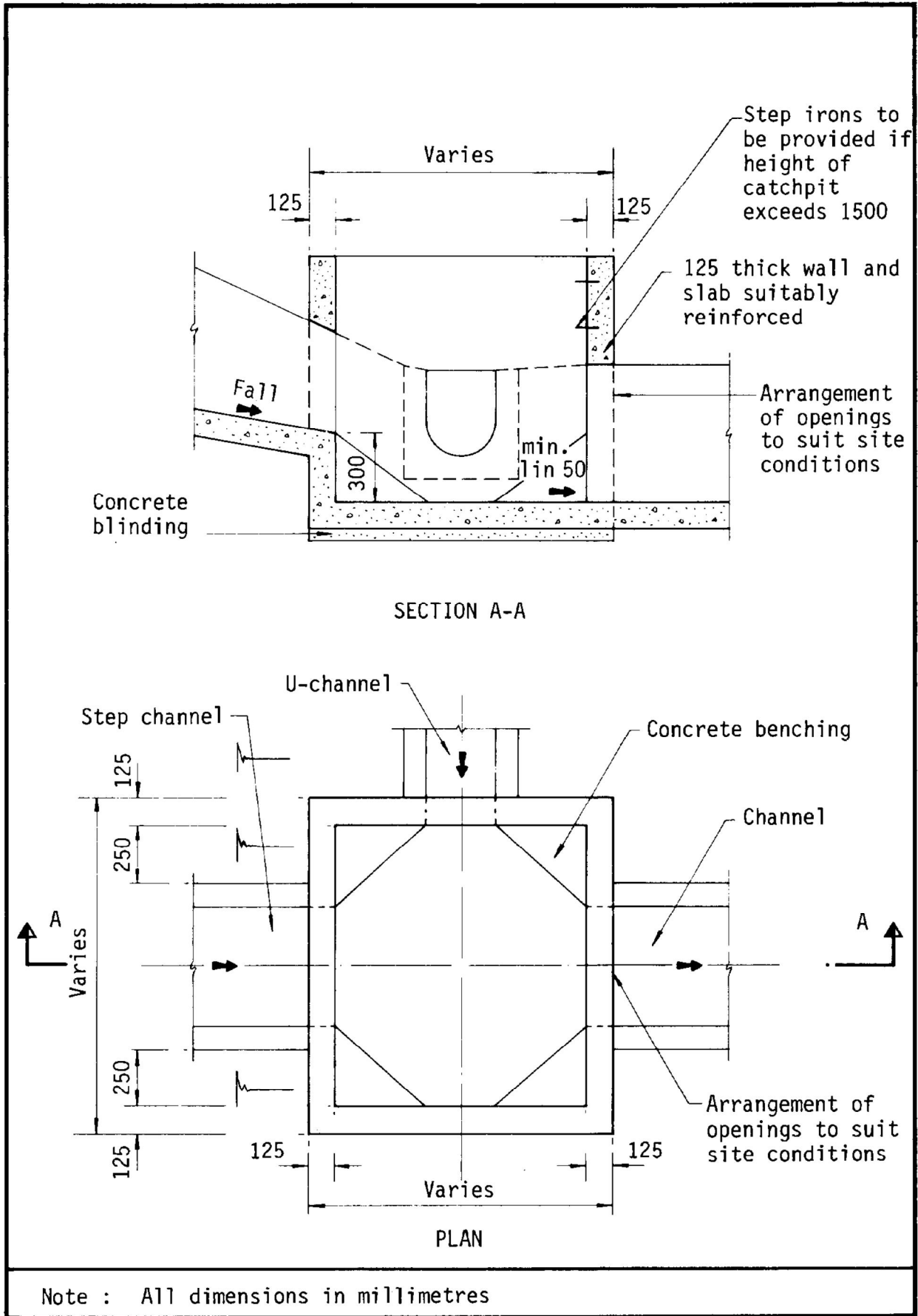


Figure 8.10 - Typical Details of Catchpits

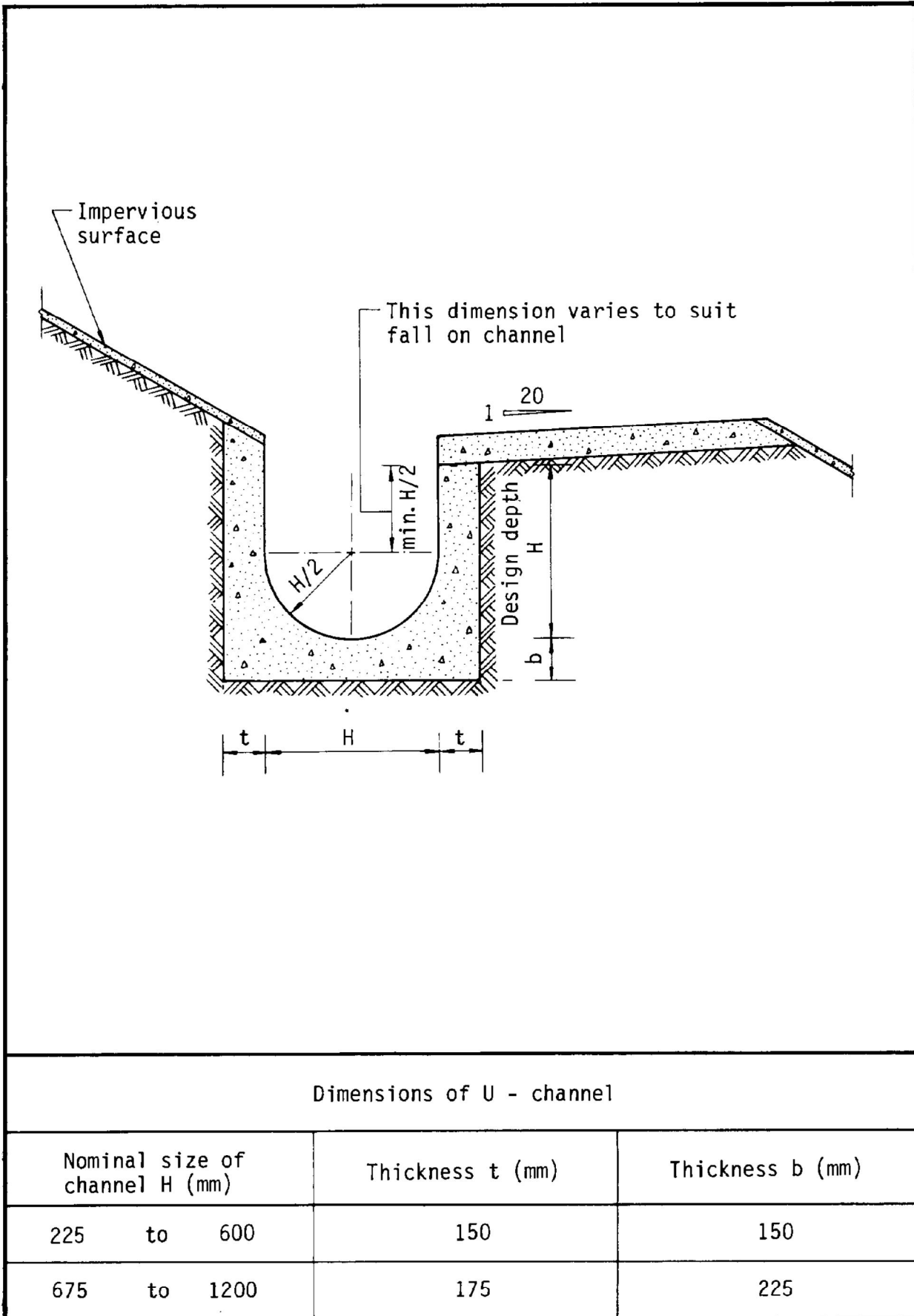
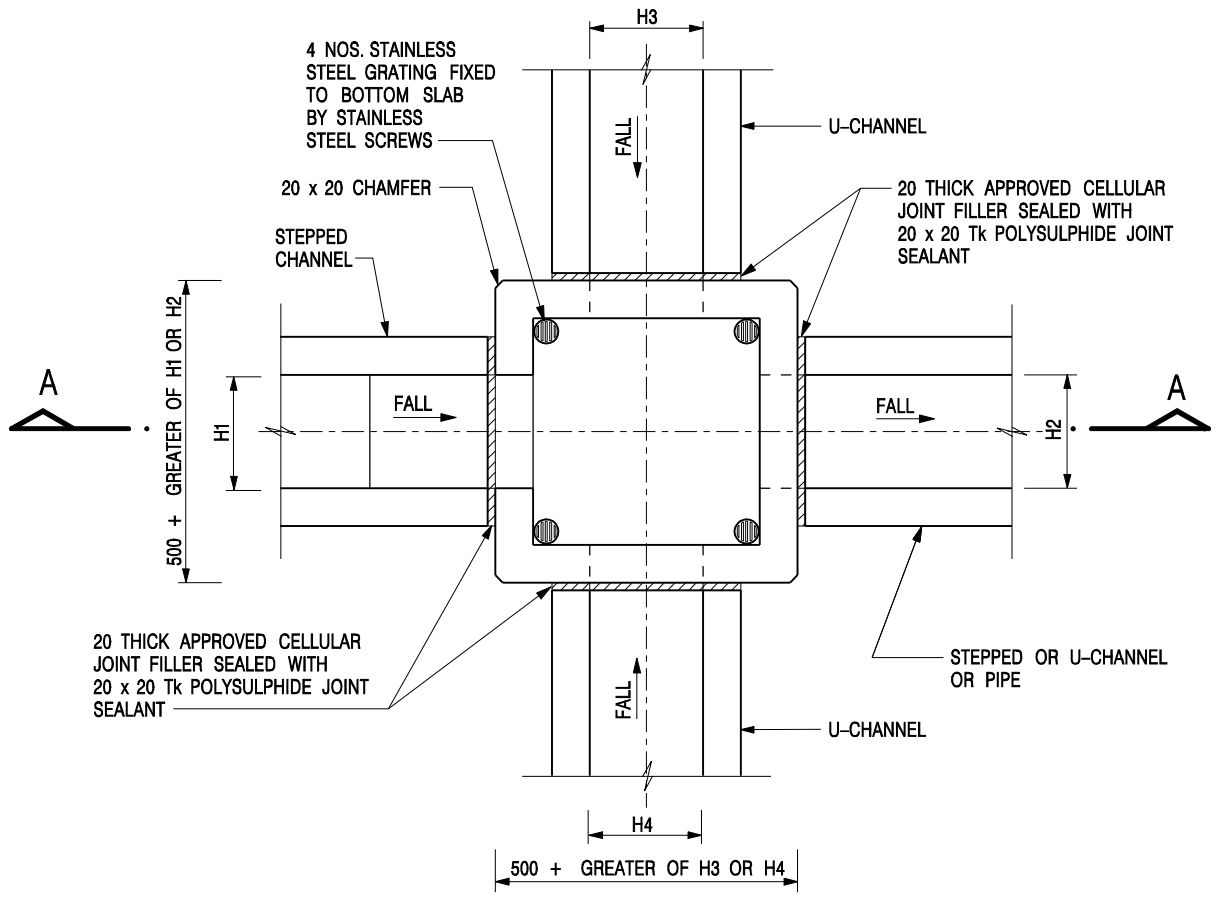
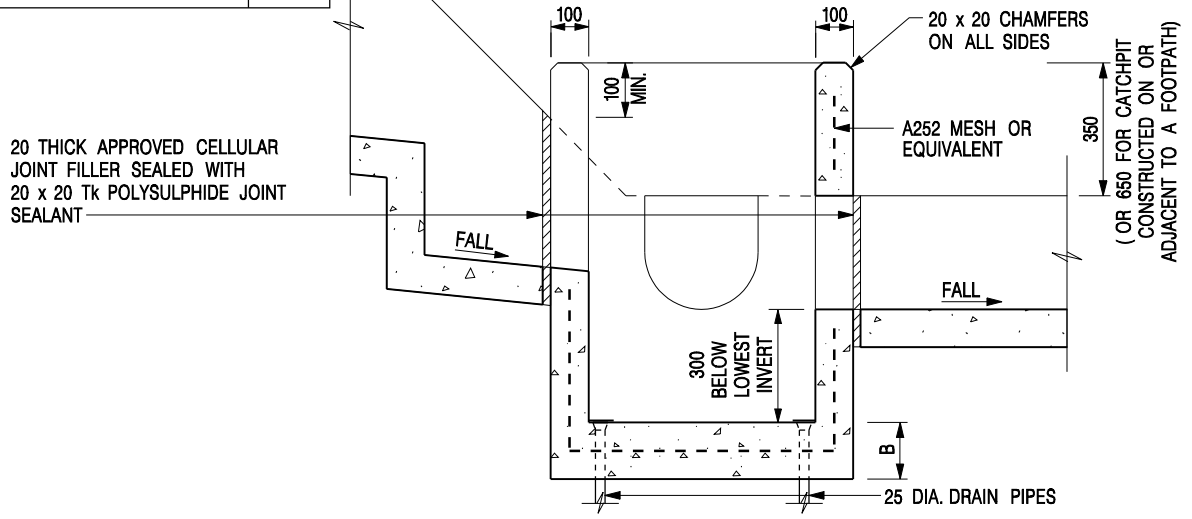


Figure 8.11 - Typical U-channel Details



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



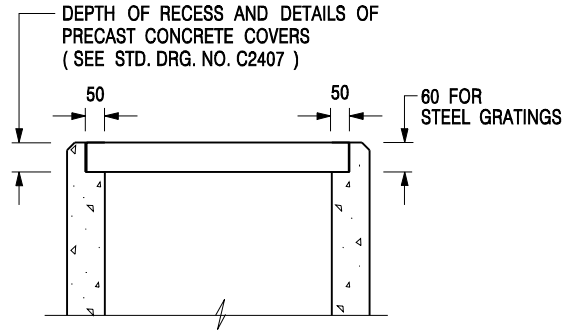
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
  2. REFER TO SHEET 2 FOR OTHER NOTES.

-	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
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**

 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>	
<b>SCALE</b> 1 : 20	<b>DRAWING NO.</b>
<b>DATE</b> JAN 1991	<b>C2406 /2</b>



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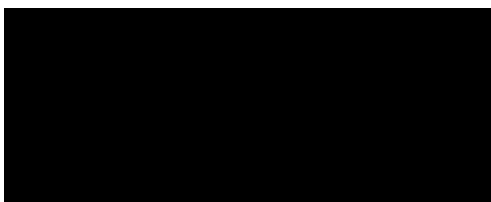


## Planning Department

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 Lots 512 S.A-S.B & VL  
本署檔號 Our Reference : TPB/A/YL-KTS/869  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074/3168 4075

**By Post & Fax (2323 3662)**



22 July 2022

Dear Sir/ Madam,

### Submission for Compliance with Approval Condition (f) - The Implementation of the Drainage Proposal

Proposed Temporary Animal Boarding Establishment  
for a Period of 5 Years and Land Filling 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/869)**

I refer to your submission (Ref: DD113 Lots 512 S.A-S.B & VL) 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 on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of the Drainage Services Department directly.

Yours faithfully,

  
(Anthony LUK)

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

- 2 -

C.C.  
CE/MN, DSD

(Attn.: Mr. Jeff TSE)

Internal  
CTP/TPB

AL/CP/VP/ja

Appendix

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

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. 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.: DD113 Lots 512 S.A-S.B & VL  
Your Ref.: TPB/A/YL-KTS/869

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

**By Email**

10 March 2022

Dear Sir,

**Compliance with Approval Condition (f)**

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling  
Lots 512 S.A-S.B and 512 S.C-S.E in D.D.113, Kam Tin, Yuen Long**

**(S.16 Planning Application No. A/YL-KTS/869)**

We are writing to submit photographic records of the implemented drainage proposal (**Appendix I**) for compliance with approval condition (f) of the subject application, i.e. the implementation of the drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our [REDACTED]  
[REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

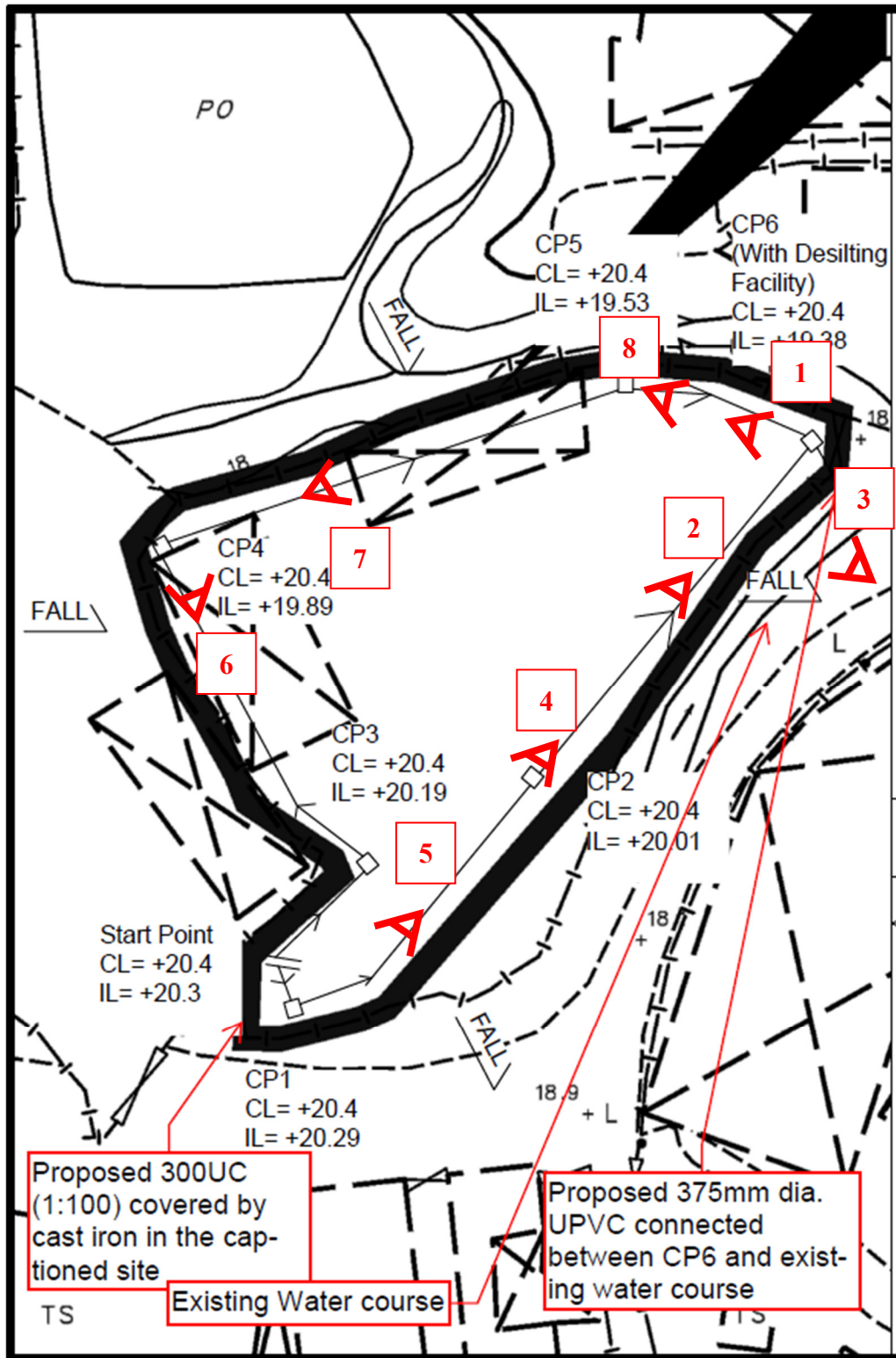
Grace WONG  
**Planning and Development Consultant**



Photographic records of the implemented drainage proposal

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling  
Lots 512 S.A-S.B and 512 S.C-S.E in D.D.113, Kam Tin, Yuen Long

(S.16 Planning Application No. A/YL-KTS/869)

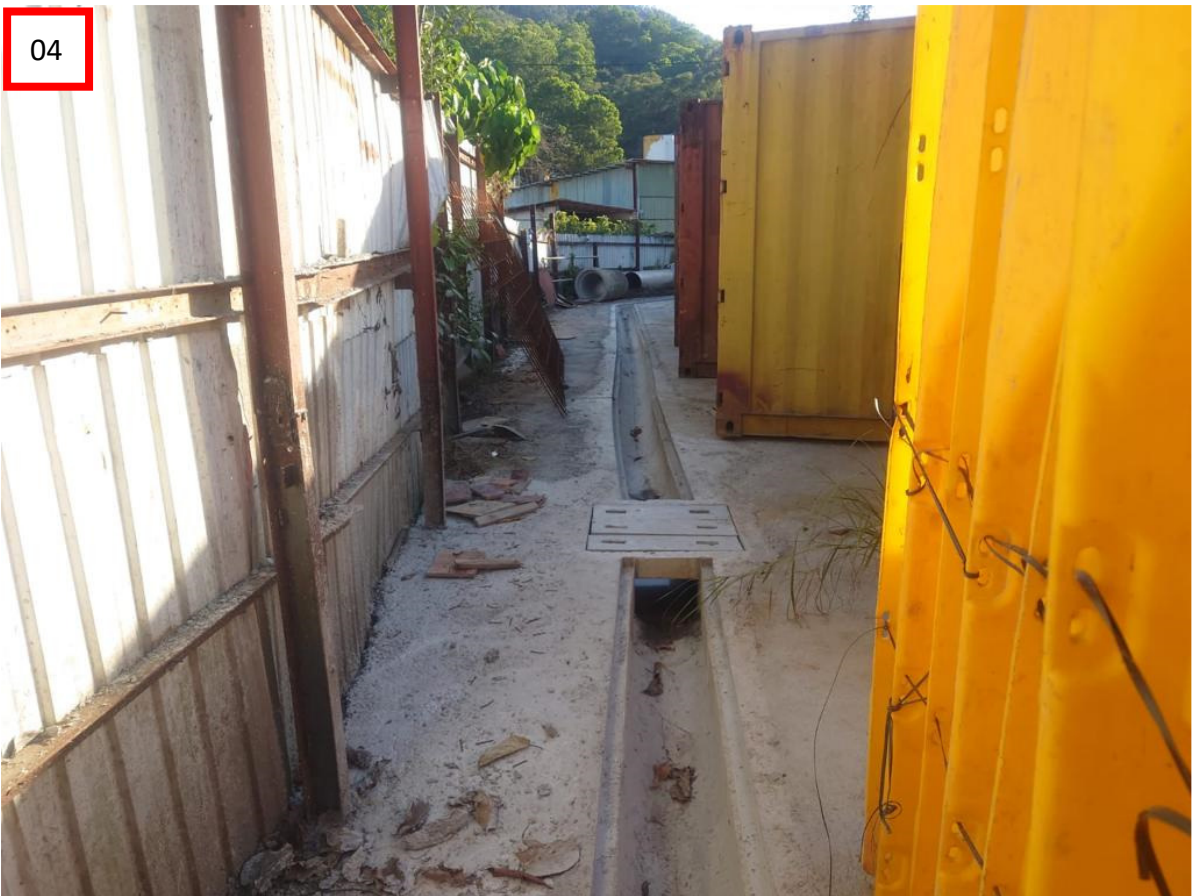




03



04



05



06





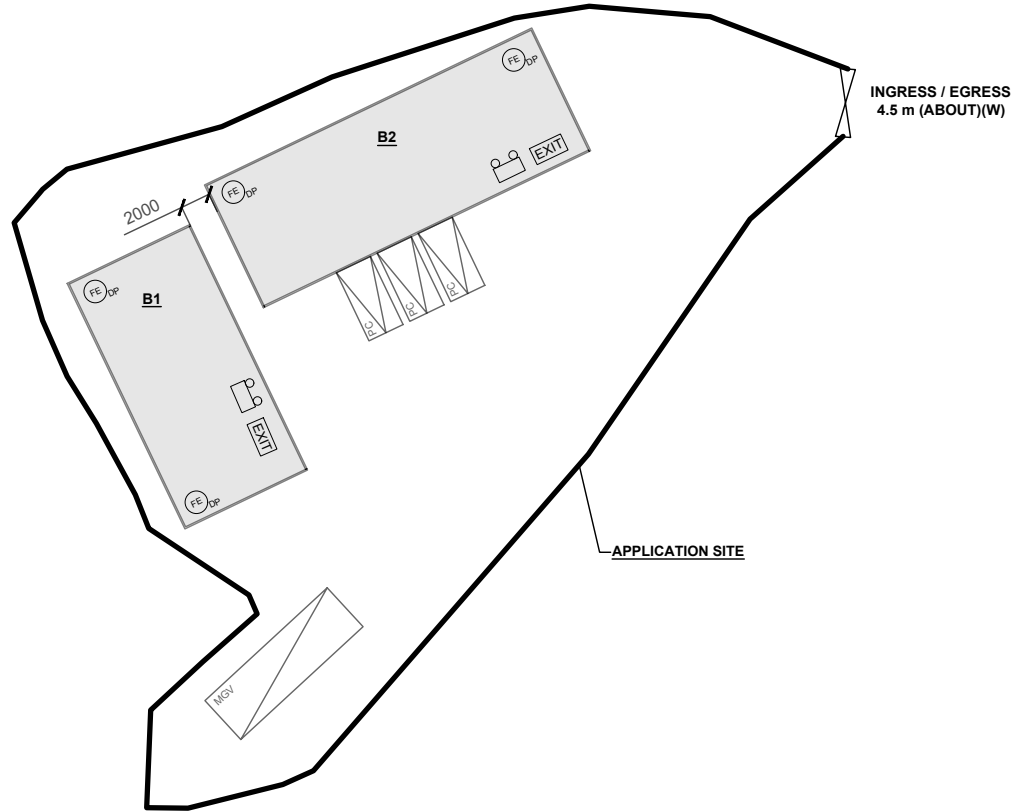
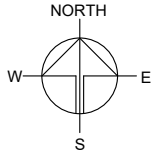


**DEVELOPMENT PARAMETERS**




APPLICATION SITE AREA	: 1,539 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 378 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,161 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.25	(ABOUT)
SITE COVERAGE	: 25 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 378 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 378 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 8 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE, WASHROOM	162 m <sup>2</sup> (ABOUT)	162 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>378 m<sup>2</sup> (ABOUT)</b>	<b>378 m<sup>2</sup> (ABOUT)</b>	

\*D.G.G. - DANGEROUS GOODS GODOWN






**FIRE SERVICE INSTALLATIONS**

-  EMERGENCY LIGHT
-  EXIT SIGN
-  5 KG DRY POWER TYPE FIRE EXTINGUISHER

**FS NOTES:**

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021.
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
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
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 113, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	27.2.2024

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
FSIs PROPOSAL

DWG NO.	VER.
APPENDIX III	001