

APPENDICES

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Appendix I

Comparison Table Showing the Differences Between the Proposed Scheme and the Approved Scheme under Application No. A/YL-TT/544



Appendix I – Comparison table showing the changes between the proposed scheme and the approved scheme under application No. A/YL-TT/544

| Development Parameters | Approved Application No. A/YL-TT/544 (a) | Current Application (b) | Difference (b)-(a) | |
|--|---|---|--|-------|
| Site Area | 3,170 m ² (about), incl. 942 m ² of GL | 3,109 m ² (about), incl. 925 m ² of GL | -61 m ² -17 m ² of GL | -2% |
| Covered Area | 2,517 m ² (about) | 1,762 m ² (about) | -755 m ² | -30% |
| Uncovered Area | 653 m ² (about) | 1,347 m ² (about) | +694 m ² | +106% |
| | | | | |
| Plot Ratio | 0.79 (about) | 0.59 (about) | -0.20 | -25% |
| Site Coverage | 79% (about) | 57% (about) | -22% | -28% |
| | | | | |
| No. of Structure | 3 | 3 | - | |
| Gross Floor Area | 2,517 m ² (about) | 1,841 m ² (about) | -676 m ² | -27% |
| - Domestic | N/A | N/A | | |
| - Non-Domestic | 2,517 m ² (about) | 1,841 m ² (about) | -676 m ² | -27% |
| Building Height | 2.5 m – 12 m (about) | 2.5 m – 12 m (about) | - | |
| No. of Storey | 1 | 1-2 | +1 storey | +100% |
| | | | | |
| Operation Hours | Monday to Saturday 08:30 – 17:30 (No Operation on Sunday and Public Holiday) | Monday to Saturday 08:30 – 17:30 (No Operation on Sunday and Public Holiday) | - | |
| No. of Private Car Parking Space | 2 | 2 | - | |
| No. of Loading/Unloading Space for Container Vehicle | 2 | 1 | - 1 | |

Appendix II

The Accepted Run-In/Out of the Previous Application No. A/YL-TT/544



+ 852 2489 9711

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



By Fax (2524 0355) & Post
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/544
電話號碼 Tcl. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

30 November 2022

Mang Sang Timber Trading Limited
Flat A & B, 9/F, Rammon House
101 Sai Yeung Choi Street South
Mong Kok, Kowloon
(Attn: Mr. Sung Sung LIAO)

Dear Sir,

Compliance with Approval Condition (d)
Planning Application No. A/YL-TT/544

I refer to your submission dated 9.9.2022 for compliance with approval condition (d) on the submission of a run-in/out proposal to the satisfaction of the Commissioner for Transport and Director of Highways or of the TPB. The Transport Department (TD) and Highways Department (HyD) have been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied** with. Please find detailed advisory 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 comment, please contact Ms. Tanya TSUI (Tel: 2300 1627) of HyD.

Yours faithfully,

(Ophelia WONG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

AC for T/NT, TD (Attn.: Miss Grace FOK)
CHE/NTW, HyD (Attn.: Ms. Tanya TSUI)

Internal
CTP/TPB(2)

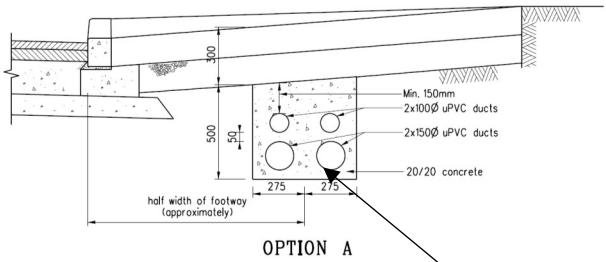
OW/JT/jt

+ 852 2489 9711

APPENDIX

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

- i) Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.
- ii) The access road connecting the application site with Tai Tong Road is not and will not be maintained by this Office. This Office should not be responsible for maintaining any access connecting the application site with Tai Tong Road.
- iii) You are reminded to follow HyD Standard Drawings H1113 and H1114 for constructing the run-in/out.
- iv) You are reminded to keep photo records of the hidden works (including but not limited to the depth of sub-base, the number, diameter, position of cross-road ducts, the laying of steel reinforcement, etc.) as shown and required in the above HyD Standard Drawings and present them to this Office for handing over of completed works.
- v) You are reminded to keep construction records of material used (such as the grade of concrete, the grade of steel reinforcement, etc.) and present them to this Office for handing over of completed works.



Existing Concrete Footpath

1.0m

Drop Kerb Transition

1.5m

Existing Site Access Road

2 nos. of 150Ø uPVC &
2 Nos. of 100Ø uPVC to
be laid with concrete
surround

Drop Kerb

1.5m

Existing Run in/out for
adjacent lot



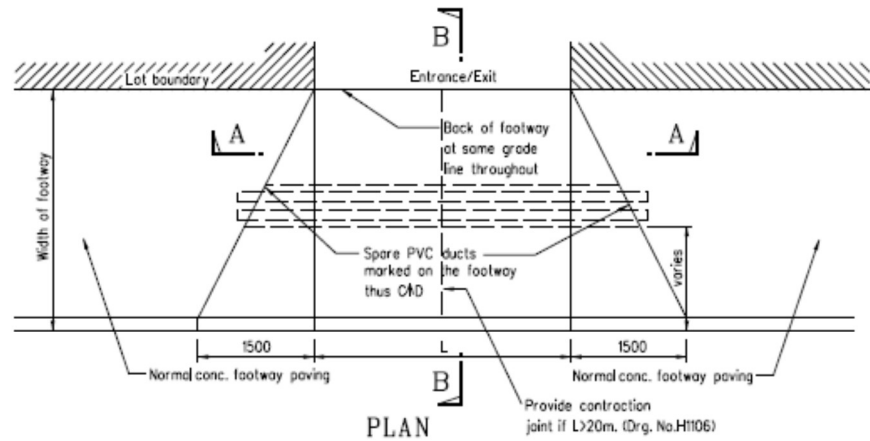
Notes :

1. The run in/out is designed in accordance with HyD Standard Drawing H1113C & H1114B.
2. Option A is used for Pre-laid cable ducting.

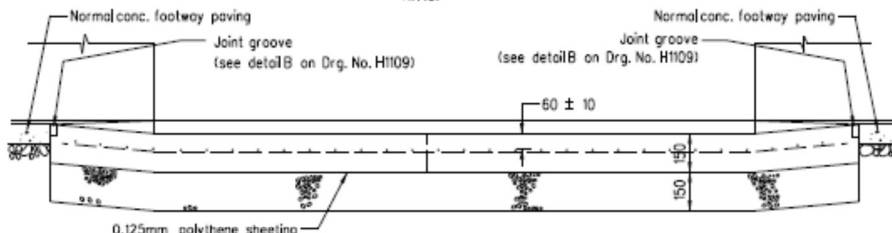
Yuen Long Tai Tong Road Warehouse

Proposed Run in/out Details

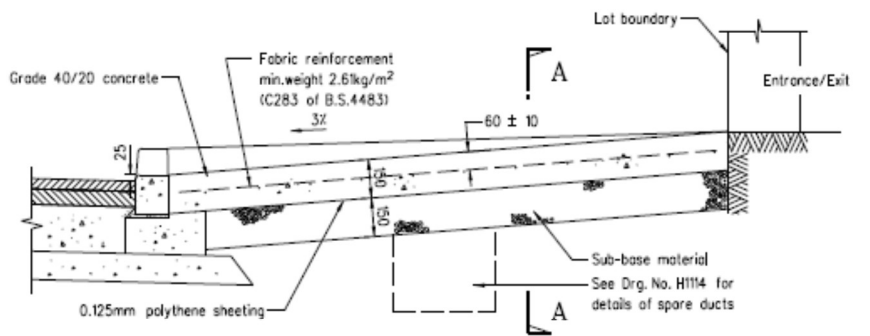
Drawing No. YLTTR 0001



PLAN
N.T.S.



SECTION A - A



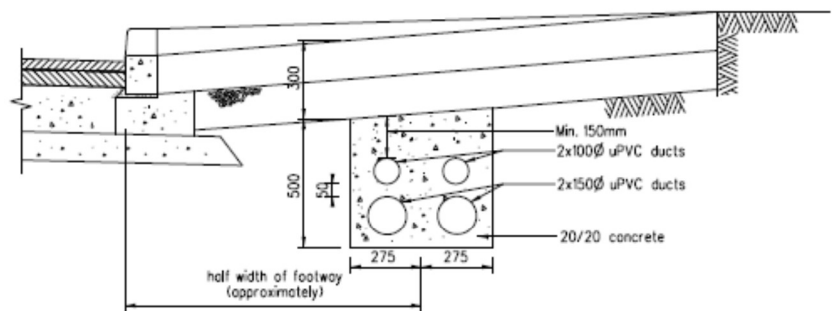
SECTION B - B

Note:
1. All dimensions are in millimetres.

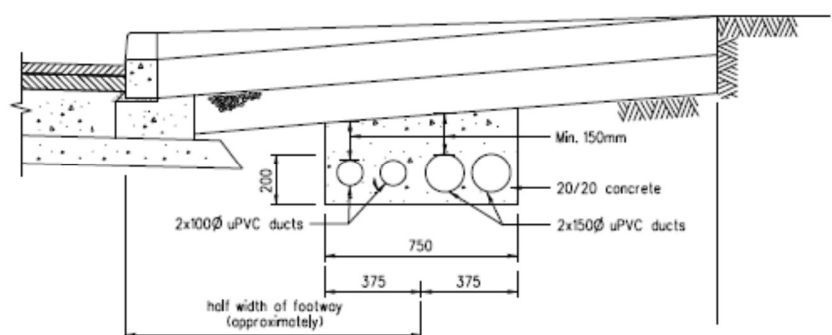
| REF. | REVISION | SIGNATURE | DATE |
|------|--|-----------------|---------|
| C | General revision | Original signed | Oct 19 |
| B | Joint groove details revised | - | Nov 96 |
| A | Grade of concrete revised | - | Sept 96 |
| | Former Drg. No. H1011A with general revision | - | June 94 |

TYPICAL DETAILS
OF RUN-IN
(SHEET 1 OF 2)

| HIGHWAYS DEPARTMENT | | |
|---------------------|-------------|-----|
| REFERENCE | DRAWING No. | CAD |
| SCALE 1:20 | H 1113C | |



OPTION A



OPTION B

- Notes:
- 100 diameter ducts are provided for cables of ATC or CCTV. 150 diameter ducts are provided for power cables.
 - The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
 - Position of both ends of the duct bank to be marked on footway thus CAD.

| REF. | REVISION | SIGNATURE | DATE |
|------|--|-----------------|--------|
| B | General revision | Original signed | Oct 19 |
| A | Concrete cover revised | - | Sep 96 |
| | Former Drg. No. H1011A with general revision | - | Jun 94 |

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

| HIGHWAYS DEPARTMENT | | |
|---------------------|-------------|-----|
| REFERENCE | DRAWING No. | CAD |
| SCALE 1:20 | H 1114B | |

Appendix III
Drainage Proposal



(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)

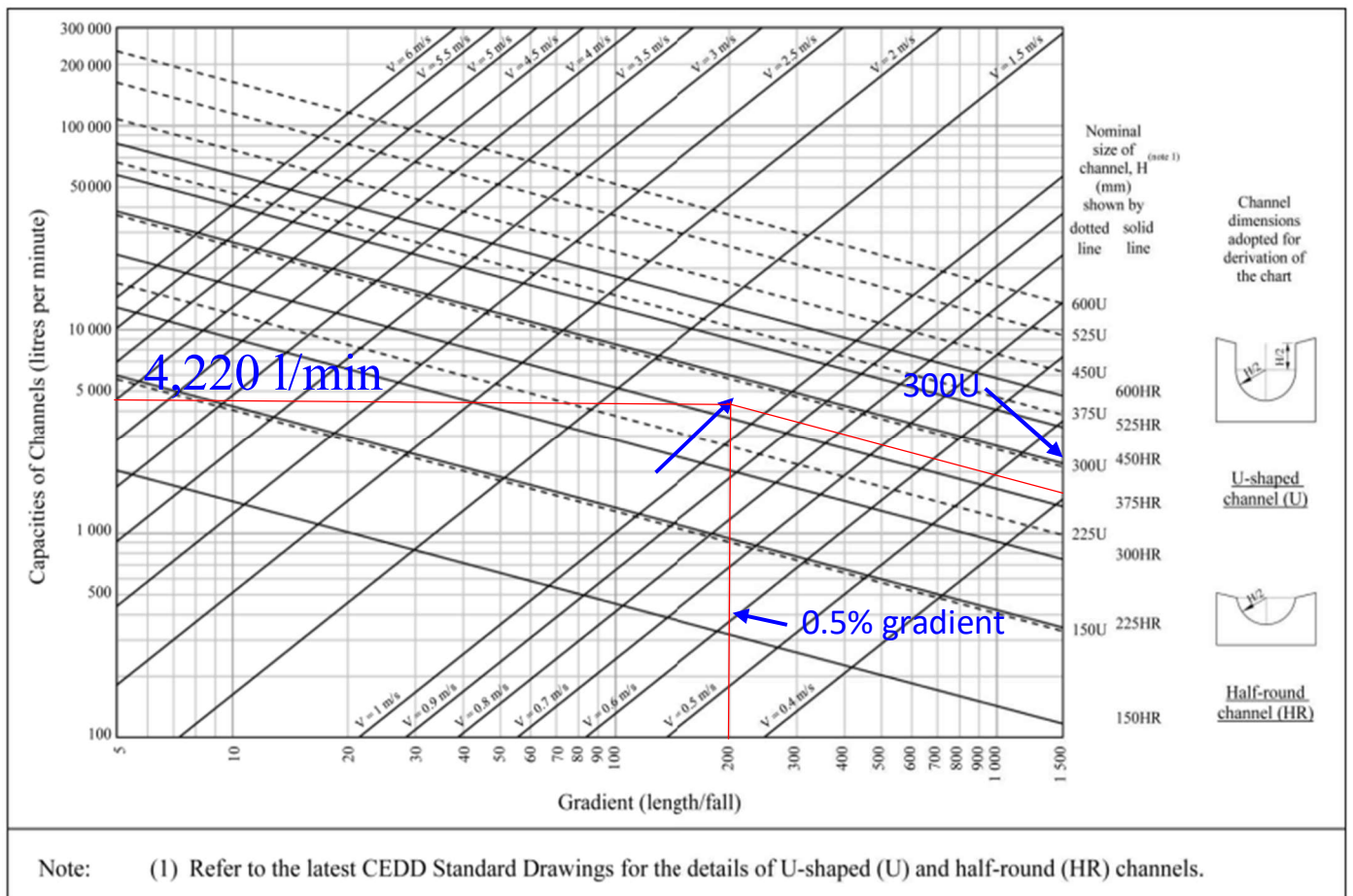
A4 = 2,000m² (0.002km²)

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

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

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

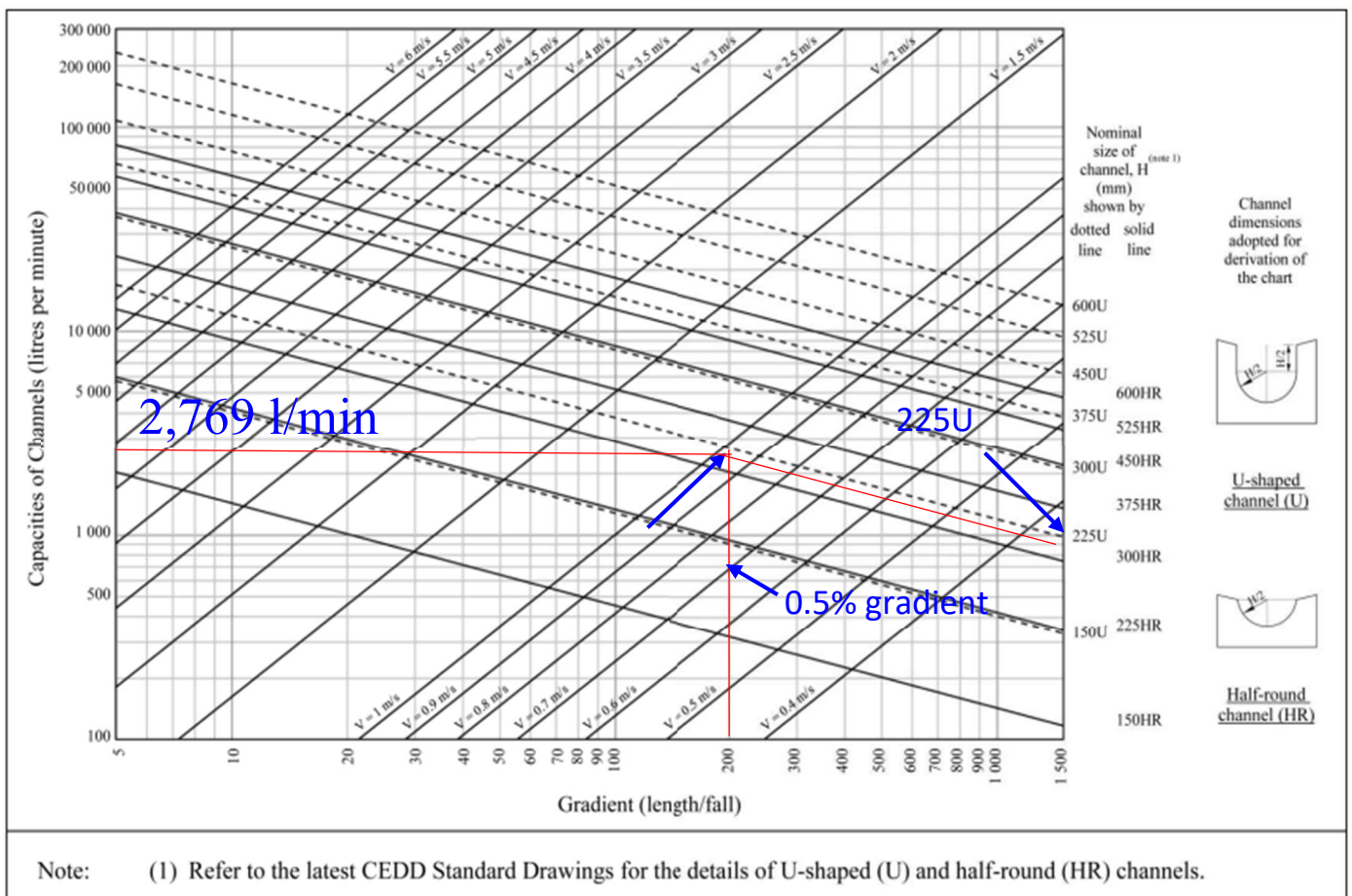
$A_2 = 5,400\text{m}^2$ (0.00540 km^2) Adjacent Affected Area,

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

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

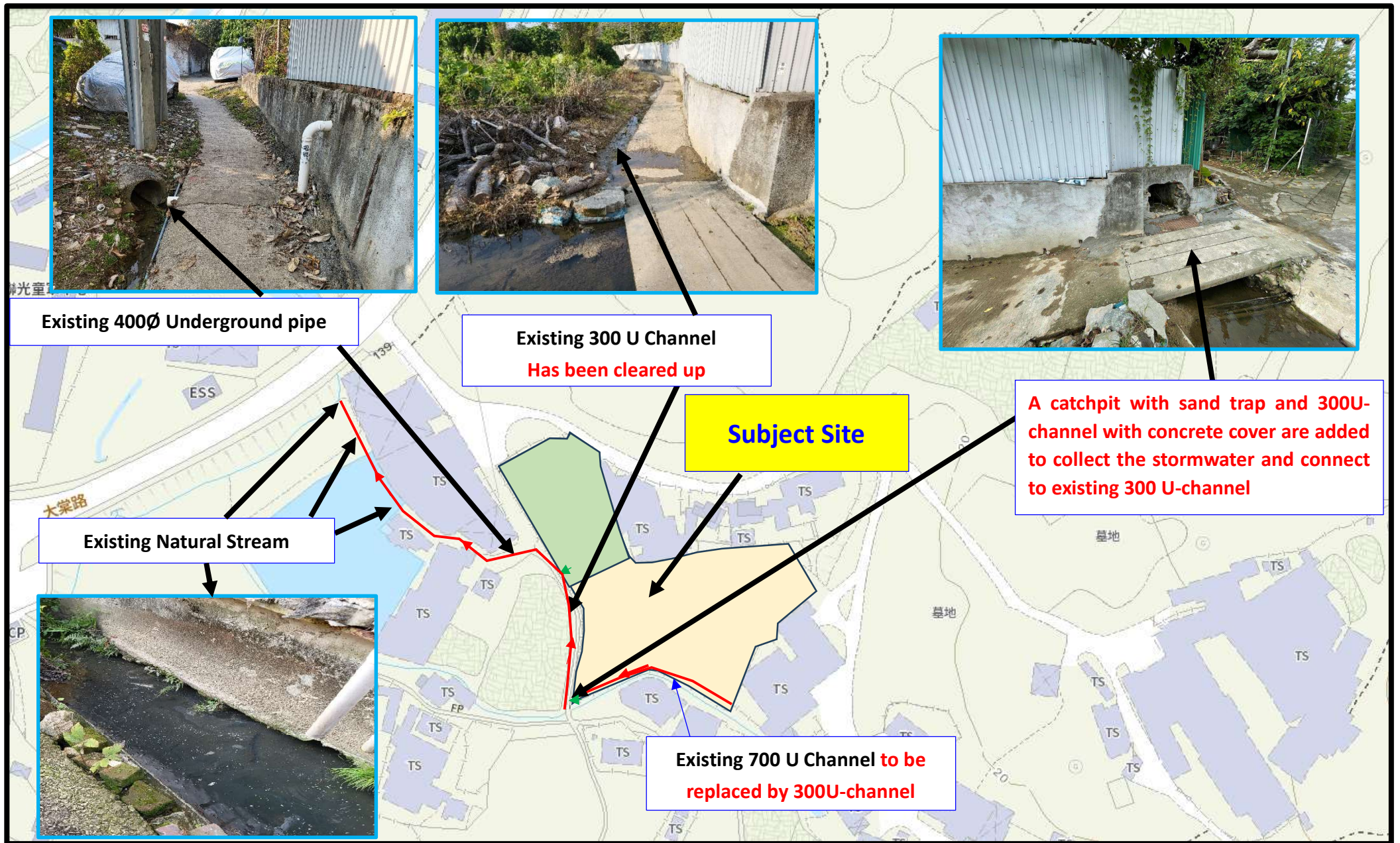
$$Q_p = 0.0461\text{m}^3/\text{s} \text{ or } 2,769 \text{ l/min}$$

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



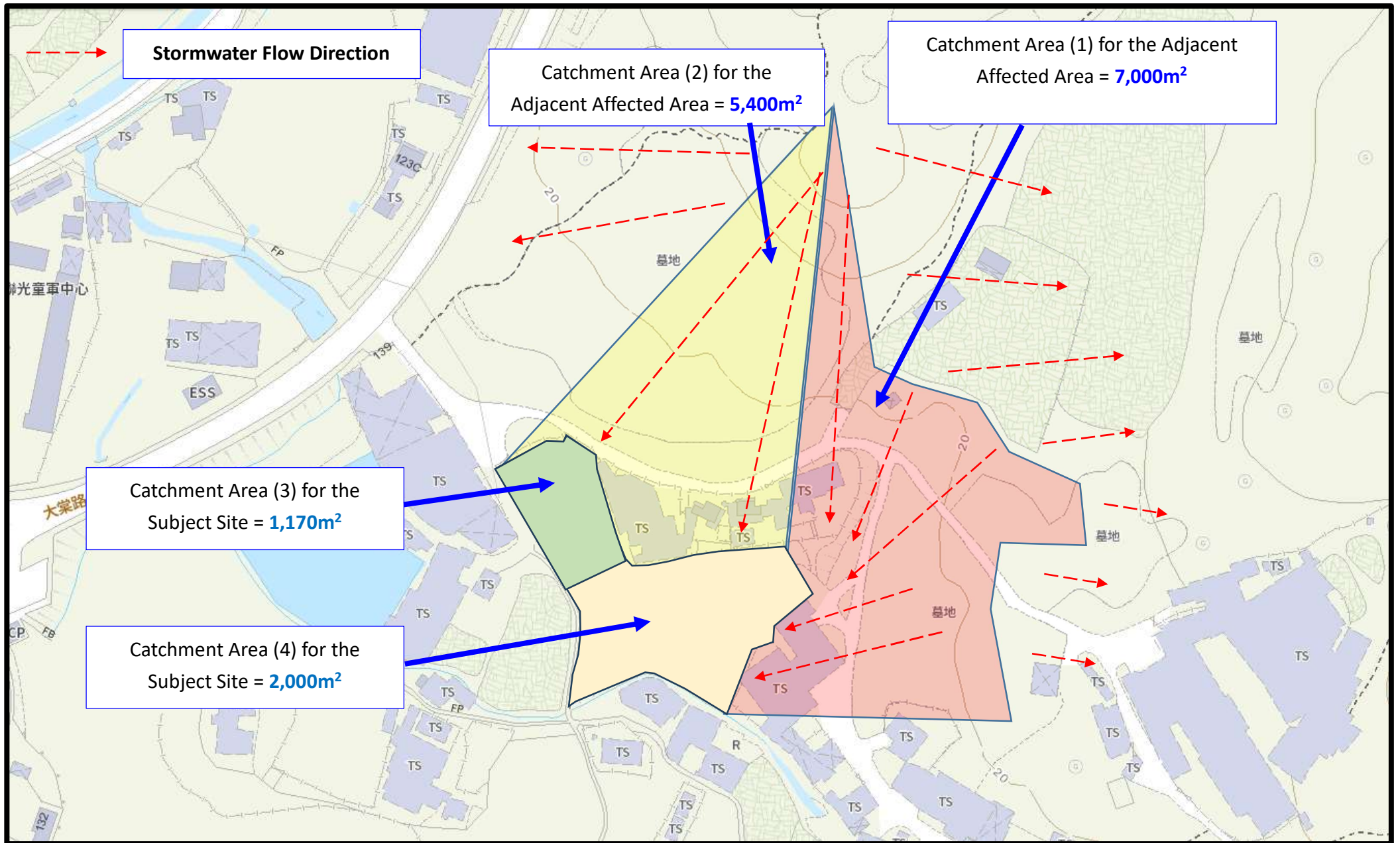
For 2,769 l/min, 225 U-channel Type 2 is used.

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



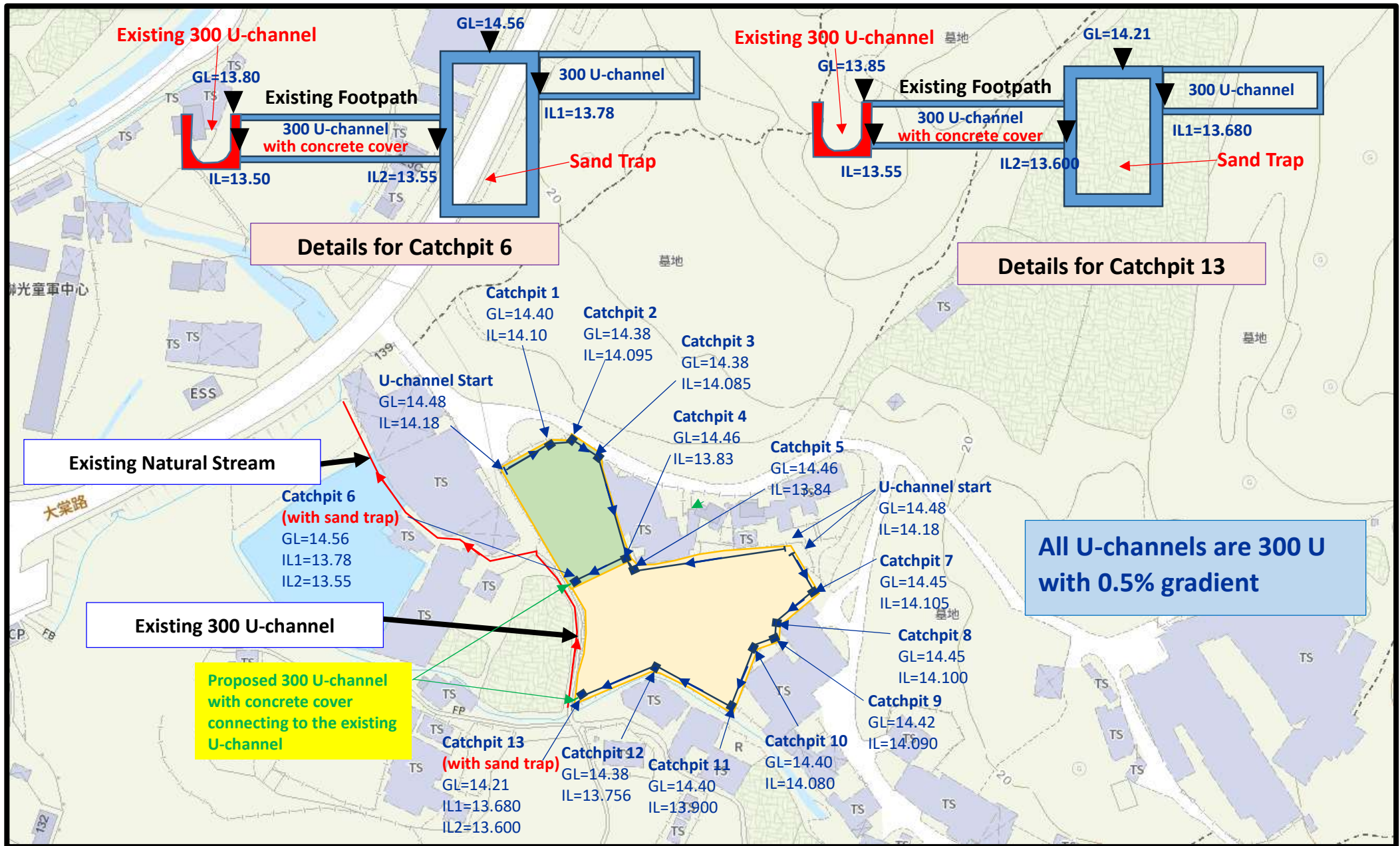
Improvement on Existing Drainage System

Drawing No. TTR2022-001B



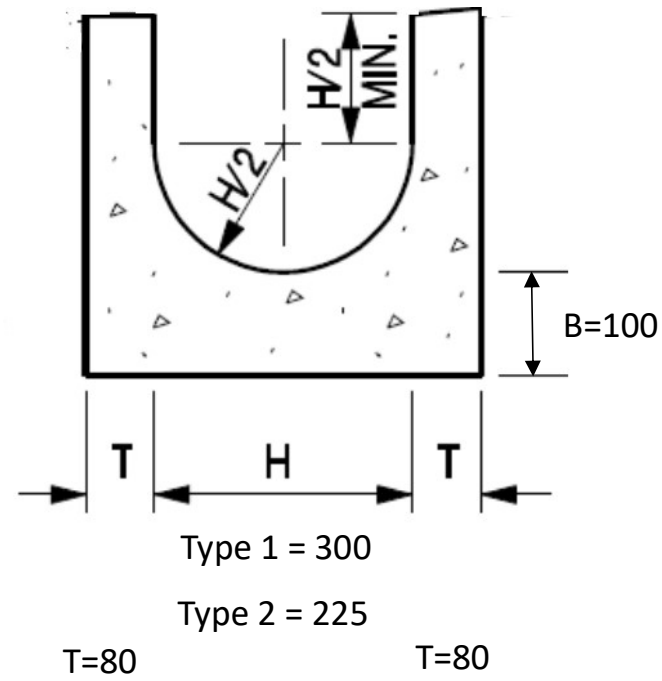
Catchment Areas

Drawing No. TTR2002-002

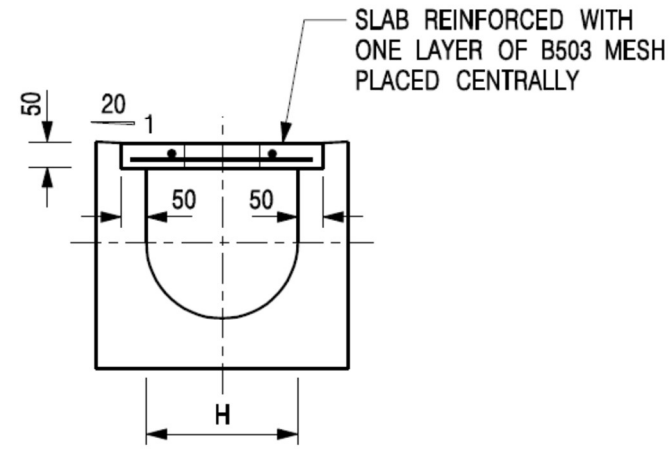


Drainage Plan

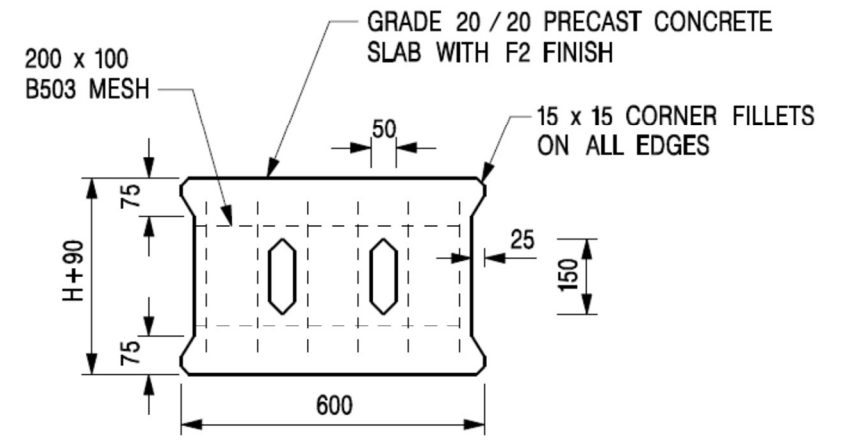
Drawing No. TTR2022-003B



U-channel Details



TYPICAL SECTION

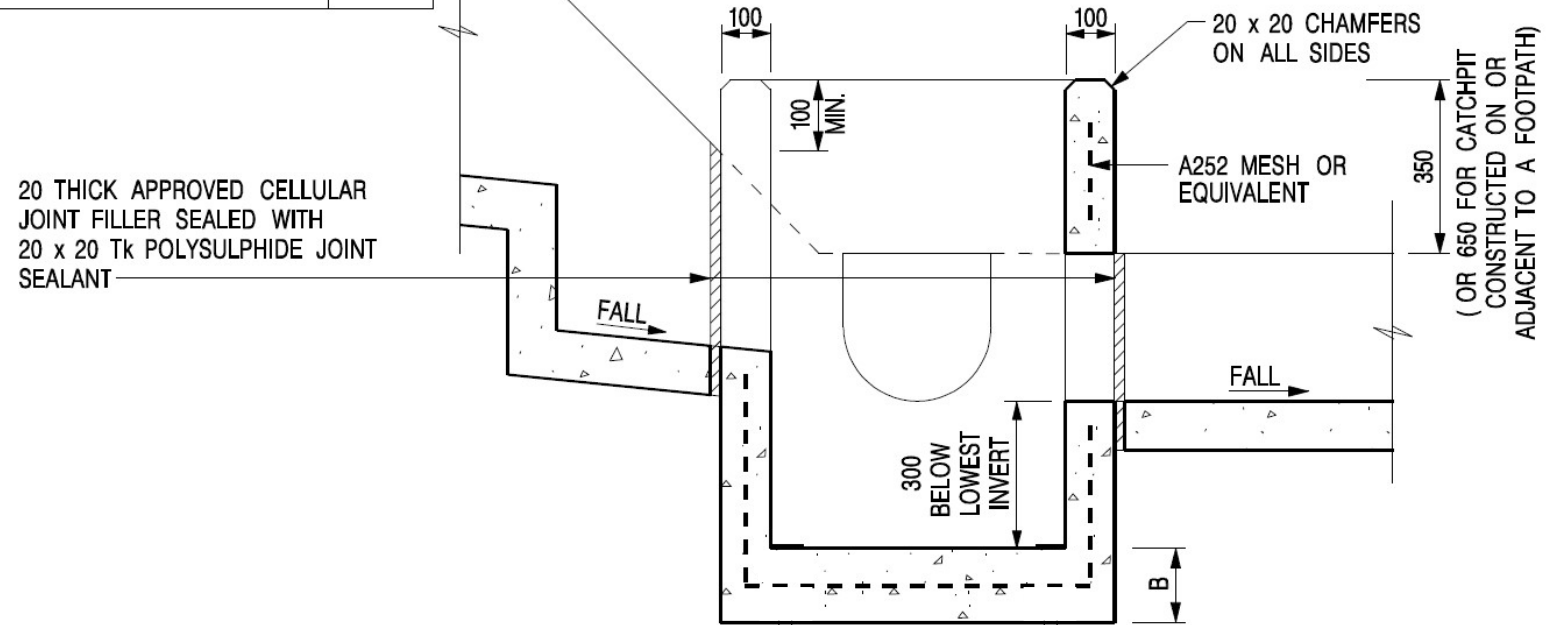


PLAN OF SLAB

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
Fire Service Installations Proposal



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

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

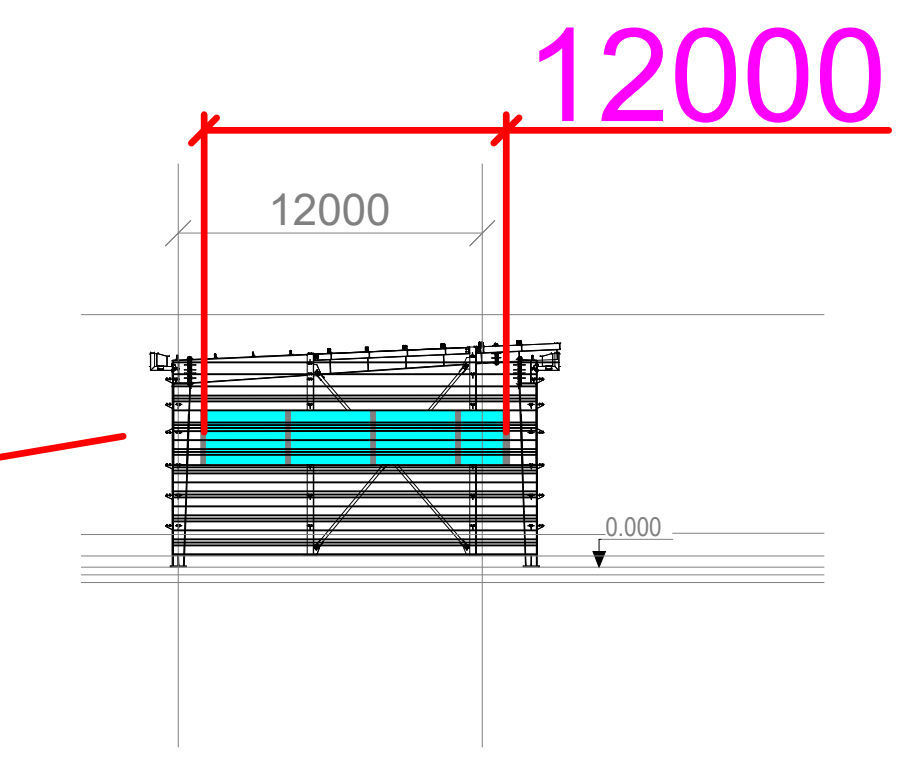
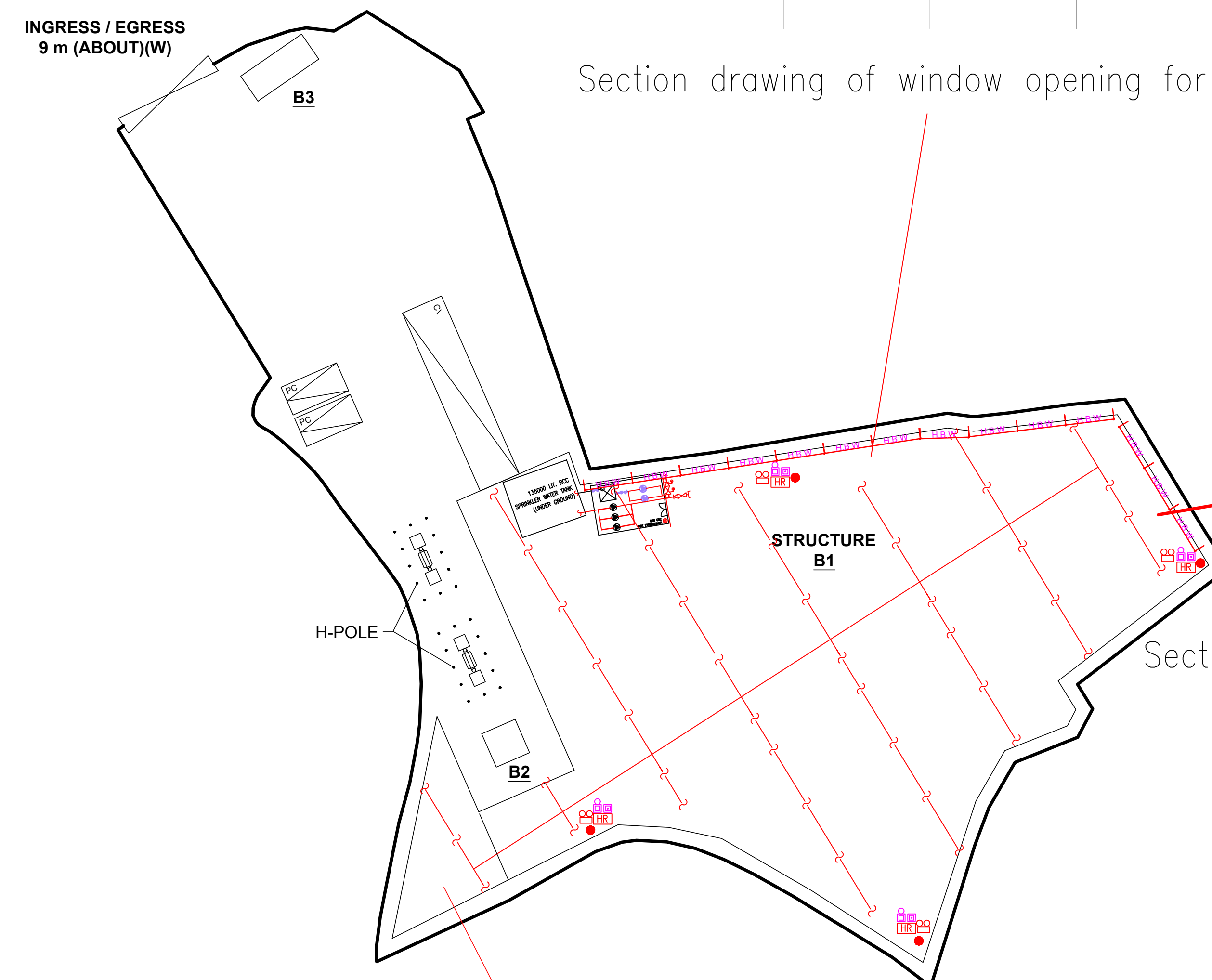
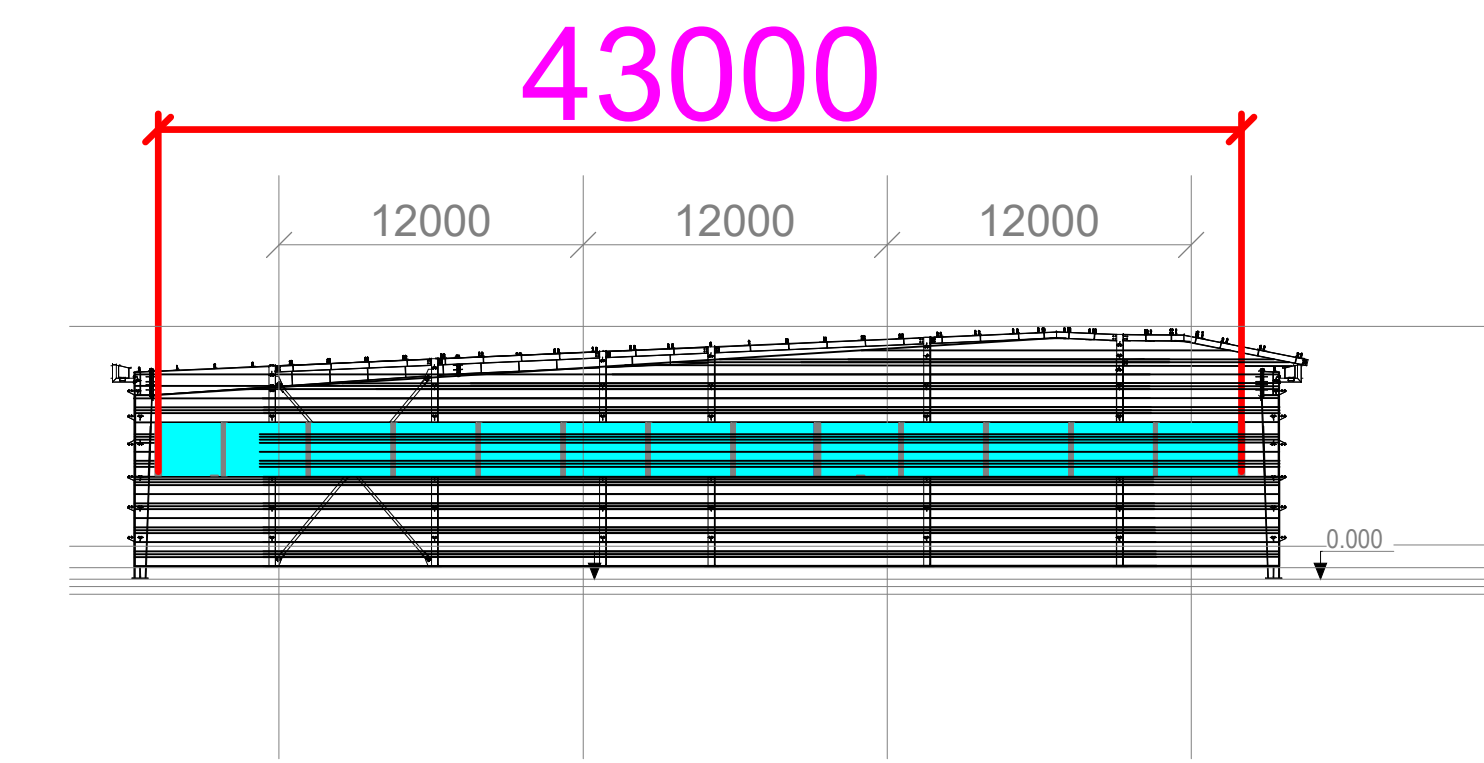
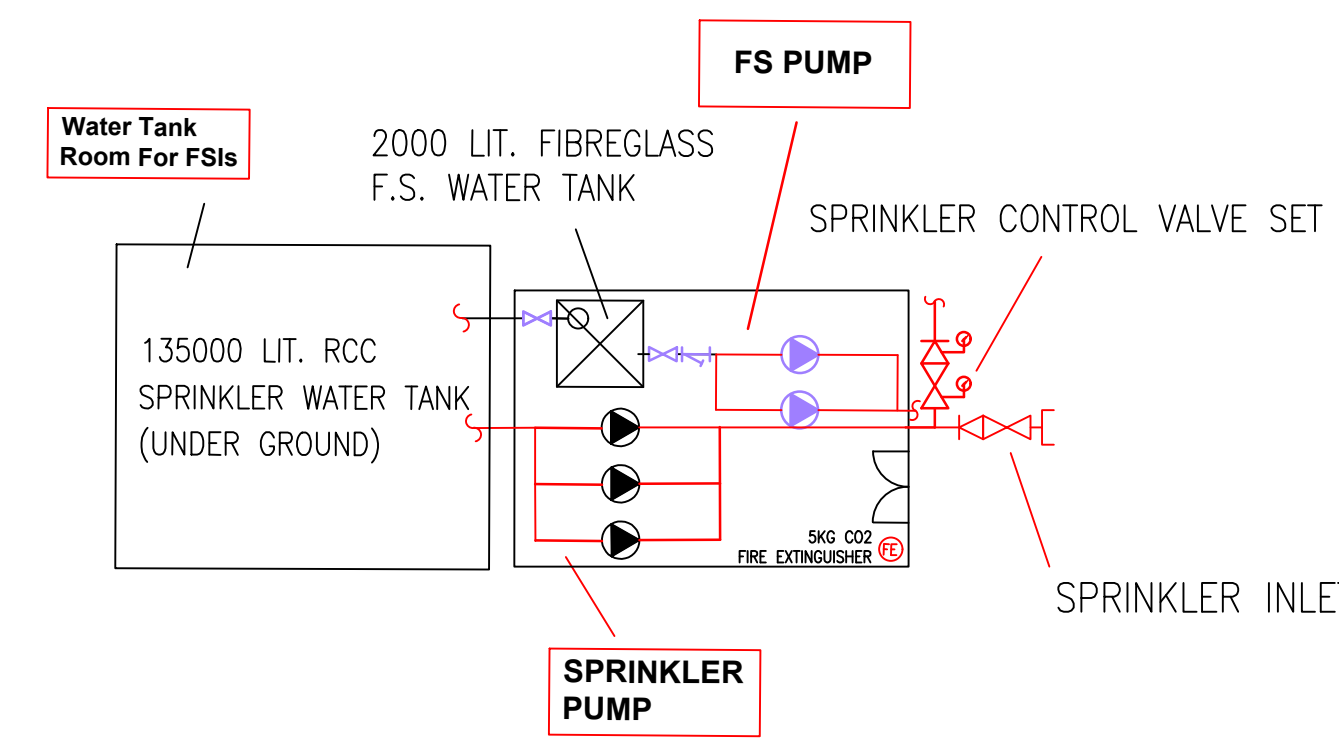
- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF 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 : 08 MAR 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 |
| | | | | | | | | |