寄件者: Danny Ng [redacted]
寄件日期: 2025年07月07日星期一 9:31
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Andrea Wing Yin YAN/PLAND; Jet Sze Jet CHEUNG/PLAND; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Kevin Lam; Grace Wong
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1118 - Further Information
附件: FI1 for A_YL-KTN_1118 (20250707).pdf

類別: Internet Email

Dear Sir,

We write to submit further information to provide clarifications upon the subject application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[redacted]

R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref. : DD107 Lot 1424
Your Ref. : TPB/A/YL-KTN/1118

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

By Email

7 July 2025

Dear Sir,

1st Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1118)

We are writing to submit further information to provide clarifications upon the subject application.

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Danny NG
Town Planner

cc DPO/FSYLE, PlanD (Attn.: Mr. David CHENG email: dcccheng@pland.gov.hk)
(Attn.: Mr. Jet CHEUNG email: jsjcheung@pland.gov.hk)

[redacted]

1st Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1118)

The applicant would like to make the following clarifications for the subject application as requested by relevant government departments:

(i) The captioned application is subject of a previous application No. A/YL-KTN/957. The applicant would like to affirm that the current application (No. A/YL-KTN/1118) and its' previous application (No. A/YL-KTN/957) is a separate planning application from other planning applications. There is no connection between the current planning application from other planning applications, especially planning applications Nos. A/YL-KTN/955 and A/YL-KTN/1126;

(ii) Fencing will be provided by the applicant - 2.5 m high solid metal fencing will be erected along the site boundary to minimise possible potential nuisance to the surroundings. The boundary fencing will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary fencing;

(iii) During the previous application period (No. A/YL-KTN/957), the applicant has demonstrated effort in complying with approval conditions in regards to drainage and fire service aspects. The applicant submitted drainage proposals for compliance with condition (d), i.e. the submission of a drainage proposal, on 18.04.2024, 28.06.2024, 22.08.2024,10.10.2024 and 04.02.2025 whilst the submissions was considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 05.06.2024, 02.08.2024, 26.09.2024, 22.11.2024 and 16.04.2025. Albeit with multiple submissions, the applicant did not have sufficient time to submit another revised drainage proposal (revised according to the comments from CE/MN, DSD) within the planning approval period, which led to the revocation of the application on 28.04.2025. The applicant has arranged another drainage consultant so that a revised drainage proposal is submitted at **Appendix II** for the consideration of CE/MN, DSD;

(iv) The applicant submitted a Fire Service Installations (FSIs) proposal for compliance with condition (g), i.e. the submission of a FSIs proposal, on 27.11.2023, which was considered acceptable by the Director of Fire Services (D of FS) on 09.01.2024. However, prior approval of Short Term Waiver (STW) is required for the erection of structures, within which the proposed FSIs will be installed. As such, the applicant had liaised with respective land owners and had made the STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) in September 2024. As of today, the applicant is still waiting for further comments from DLO/YL, LandsD. Upon receiving STW approval from DLO/YL,

LandsD, the applicant will launch the construction works within the current application period, and plans to submit a set of valid Certificate of Fire Service Installations and Equipment (F.S. 251) to D of FS after the FSIs are implemented within the application site (the Site);

(v) The applicant confirms there will be no further expansion to the cluster of active farmlands to the west of the Site;

(vi) The applicant neither has connections with nearby open storage uses, nor sharing any access with sites of such uses;

(vii) The applicant would also not be involving with any unauthorized development(s); and

(viii) The applicant would like to submit a response-to-comments table and a revised drainage proposal for the consideration of government bureaux/departments (**Annexes I** and **II**).

Annex I – Response to the Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

Comments of the CE/MN, DSD (Contact Person: Mr. Wilson TAI; Tel: 2300 1693)		
(1)	Please name all submitted photos, figures and drawings for reference;	Noted. Submitted photos, figures and drawings are named accordingly (**Annex II**).
(2)	Fig 1 and the page after Fig 1 – The size of proposed underground pipe is inconsistent;	Noted and revised accordingly (**Annex II**).
(3)	Connection details - CP9 is not connecting to existing stream as shown in the drainage layout plan. All proposed invert levels including the final discharge level should be given;	Noted and revised accordingly (**Annex II**).
(4)	Calculations – Please justify why runoff coefficient 0.4 is taken;	Noted. The Runoff Coefficient is justified in Figure 2 (**Annex II**).
(5)	Please review if view 2 and view 3 are correctly shown the right location;	Noted and revised accordingly (**Annex II**).
(6)	View 3 – Please advise the road cover depth for the proposed underground pipe. Relevant road design standard and requirement should be complied;	Noted. 450mm soil cover for all underground pipe (**Annex II**).
(7)	The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/ downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented;	Noted.

(8)	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site;	Noted. If wall/hoarding are erected/ laid along the site boundary, 100mm opening to be provided to intercept the existing overland flow passing through the site.
(9)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;	Noted.
(10)	The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).	Noted.

Note:

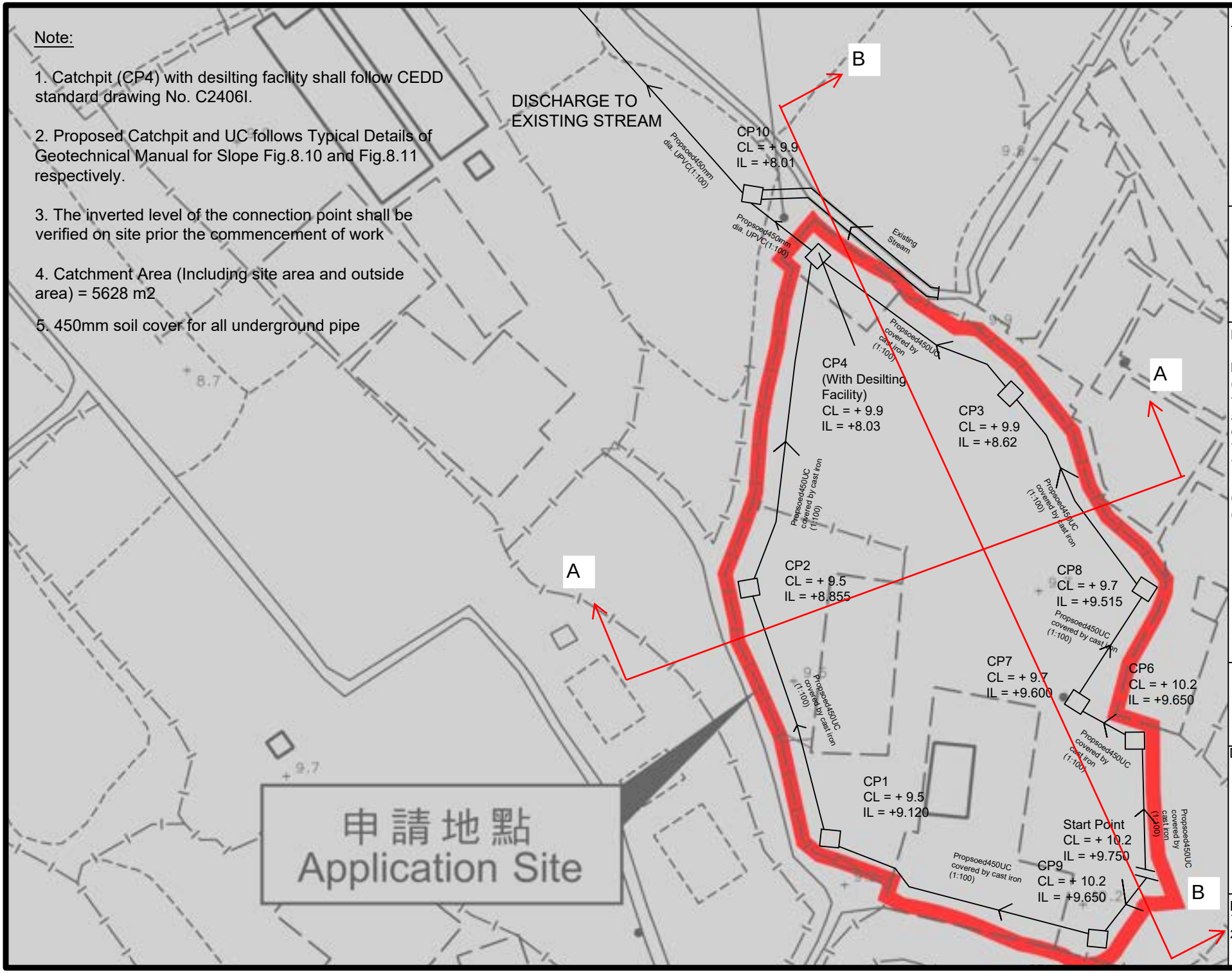
1. Catchpit (CP4) with desilting facility shall follow CEDD standard drawing No. C2406l.

2. Proposed Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

3. The inverted level of the connection point shall be verified on site prior the commencement of work

4. Catchment Area (Including site area and outside area) = 5628 m2

5. 450mm soil cover for all underground pipe



Legend:

- Proposed UC (Gradient) with cast iron cover
- Existing Drain
- Proposed Catchpit

Company:

Project:

Lots 1424 (Part), 1426 (Part), 1427 (Part) and 1428 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

(A/YL-KTN/957)
(Drainage Proposal)

Title:

Drainage layout

Dwg No:

Fig.1

File:

Date:
17 April 2025

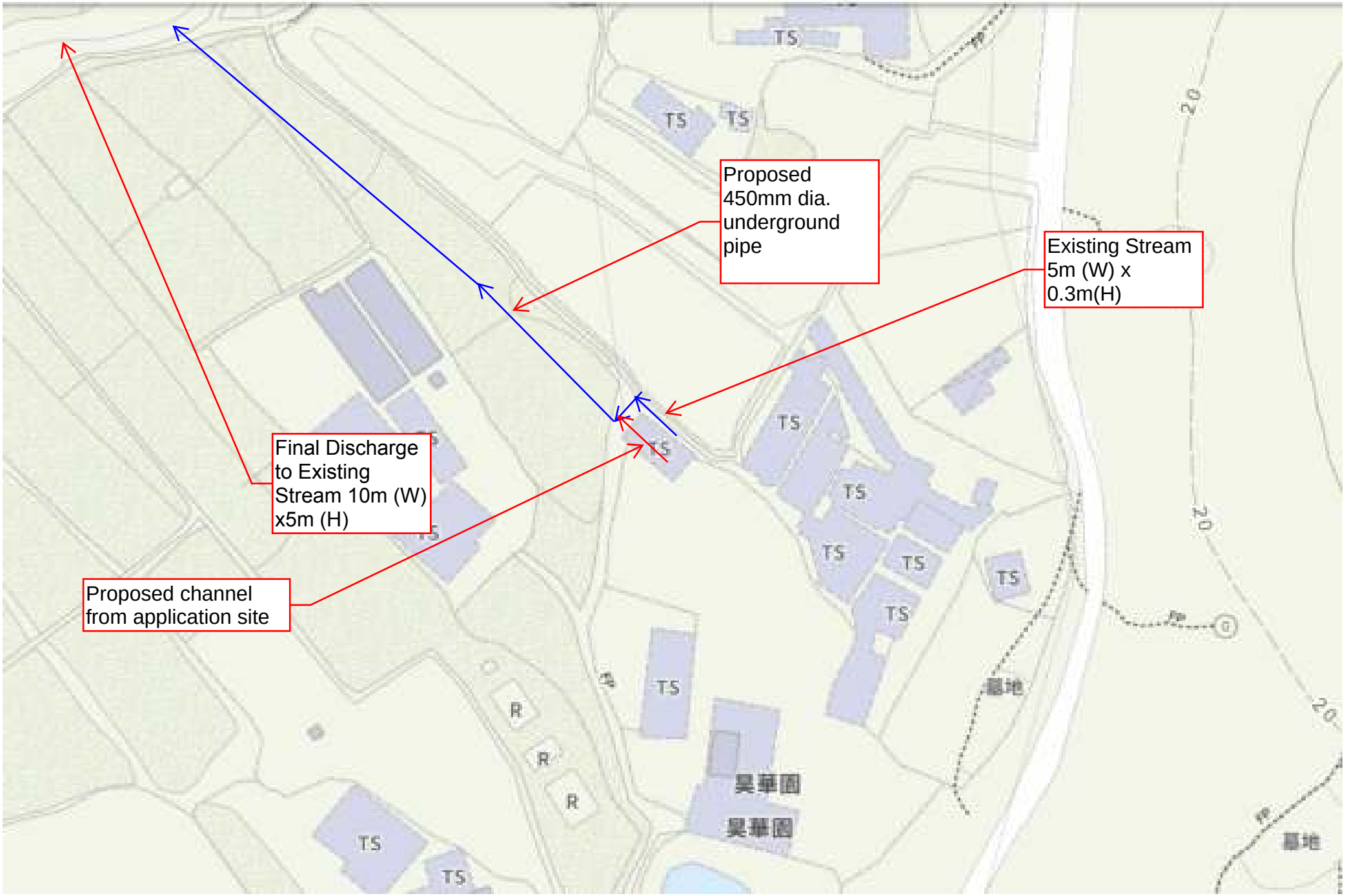
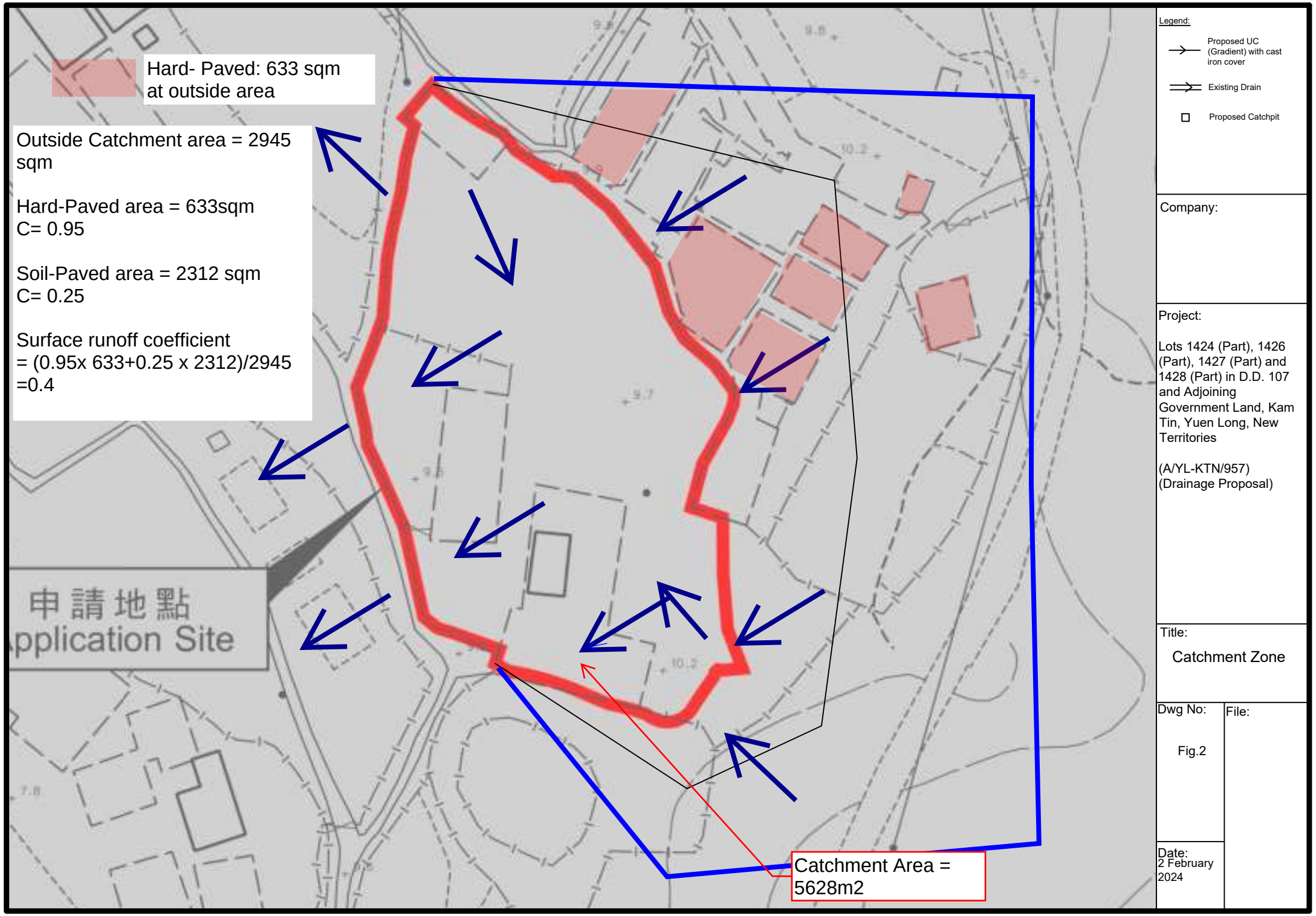


Figure 1a. Drainage Layout (Con't)


Hard- Paved: 633 sqm at outside area
Outside Catchment area = 2945 sqm
Hard-Paved area = 633sqm
C= 0.95
Soil-Paved area = 2312 sqm
C= 0.25
Surface runoff coefficient
= (0.95x 633+0.25 x 2312)/2945
=0.4
申請地點
pplication Site
Catchment Area = 5628m2
Legend:
Proposed UC (Gradient) with cast iron cover
Existing Drain
Proposed Catchpit
Company:
Project:
Lots 1424 (Part), 1426 (Part), 1427 (Part) and 1428 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories
(A/YL-KTN/957)
(Drainage Proposal)
Title:
Catchment Zone
Dwg No:
Fig.2
File:
Date:
2 February 2024

Assume return period T = 50years

According to SDM Corrigendum No.1 /2024

a = 505.5, b = 3.29 , c = 0.355

$$i = \frac{a}{(td+b)^{c}}$$

Duration in minutes is taken as 6 mins

According to SDM Corrigendum No.1 /2022 , rainfall increase = 16%

$$i = \frac{(505.5)}{(6+3.29)^{0.355}} \quad (1+16\%) \quad = \quad 229 \times (1+16\%) \quad = \quad 266 \text{ mm/hr}$$

i = 266 mm/hr is taken

Catchment Area =2683m^2 (Site Area), Catchment area =2945m^2 (Outside area)

Surface runoff coeficient C = 0.95 (Site Area) and C = 0.4 (for outside catchment area)

Qp= 0.278CiA

= 0.278 (0.95) (266) (2683 x 10^-6) + 0.278 (0.40) (266) (2945 x 10^-6)

= 0.2756m3/s = 16536litre /min

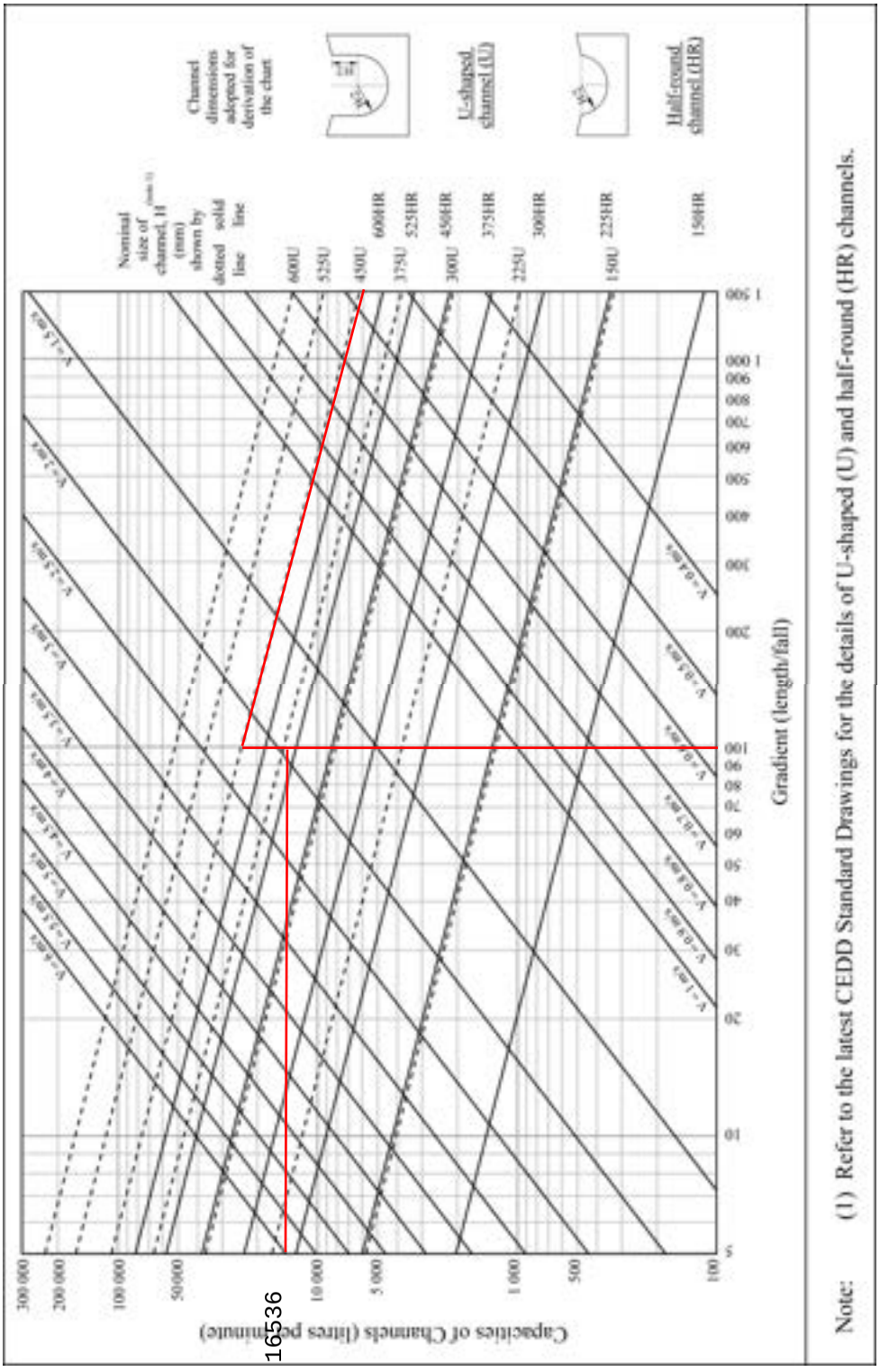
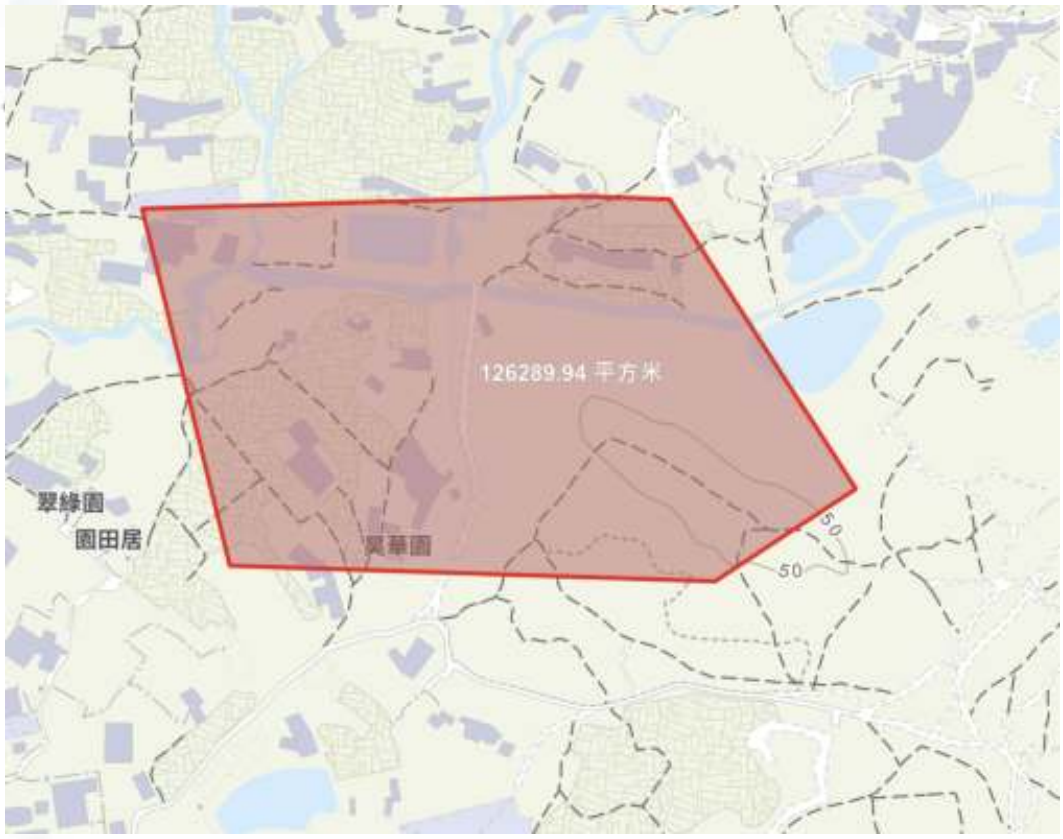


Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Catchment Area = 126290m^2

$Q = 0.278\ C\lambda A$

$= 0.278\ (0.95)(250)$ (126290 x 10^-6)

= 8.338m3/hr

10m (W) x 5m(H) existing channel is final discharge point

By Manning's Equation,

$Q = \frac{1}{n} \frac{A^{\frac{5}{3}}}{P^{\frac{2}{3}}} S_0^{\frac{1}{2}}$ where $n = 0.015$

$S_0 = 0.001$

$A = 10 \times 5 = 50m^2$

$P = 10 \times 2 + 5 = 25m$

$= \frac{1}{0.015} \frac{(50)^{\frac{5}{3}}}{(25)^{\frac{2}{3}}} (0.001)^{\frac{1}{2}}$

= 167.3m3/hr

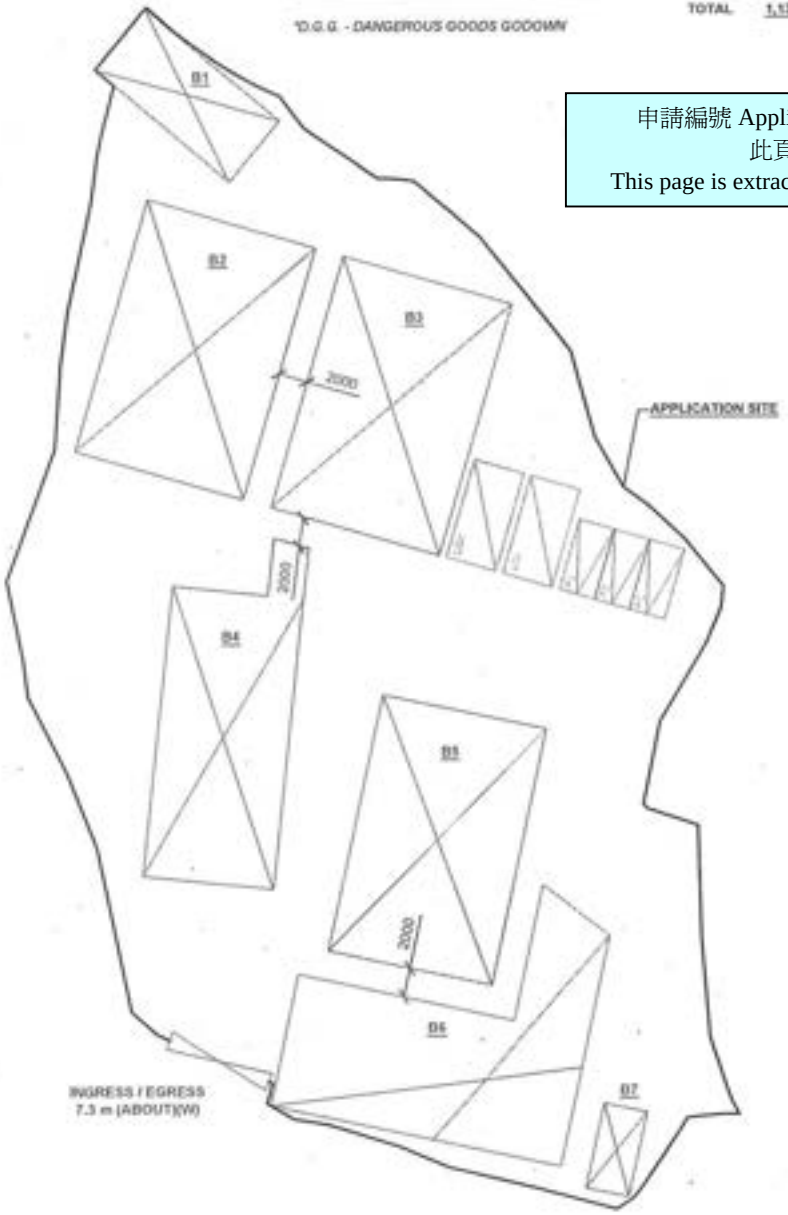
> 8.338m3/hr (OK)

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,683 m^2	(ABOUT)
COVERED AREA	: 1,136 m^2	(ABOUT)
UNCOVERED AREA	: 1,547 m^2	(ABOUT)
PLOT RATIO	: 0.42	(ABOUT)
SITE COVERAGE	: 42 %	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,136 m^2	(ABOUT)
TOTAL GFA	: 1,136 m^2	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	65 m^2 (ABOUT)	65 m^2 (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	216 m^2 (ABOUT)	216 m^2 (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	216 m^2 (ABOUT)	216 m^2 (ABOUT)	7 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	189 m^2 (ABOUT)	189 m^2 (ABOUT)	7 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	206 m^2 (ABOUT)	206 m^2 (ABOUT)	7 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	226 m^2 (ABOUT)	226 m^2 (ABOUT)	7 m (ABOUT)(1-STOREY)
B7	OFFICE	18 m^2 (ABOUT)	18 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
	TOTAL	1,136 m^2 (ABOUT)	1,136 m^2 (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
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
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

NORTH
W E
S

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY 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. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	1 : 500 @ A4
DRAWN BY	DATE
MN	15.8.2023
SCHECKED BY	DATE
CL	24.8.2023
APPROVED BY	DATE

DWG TITLE
LAYOUT PLAN

DWG NO.	REV.
PLAN 4	001

Figure 3 Layout Plan

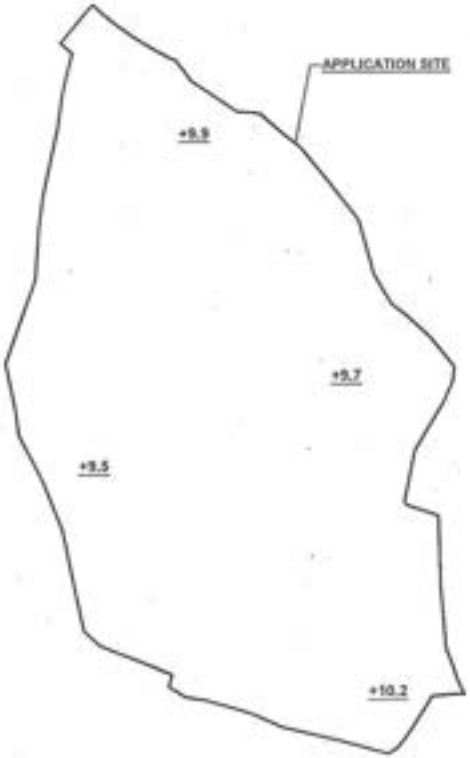
APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA	: 2,683 m²	(ABOUT)
SITE LEVELS BEFORE FILLING OF LAND	: +9.3 mPD TO +10.0 mPD	(ABOUT)

EXISTING FILLING OF LAND AREA

APPLICATION SITE AREA	: 2,683 m²	(ABOUT)
COVERED BY STRUCTURE	: 1,139 m²	(ABOUT)
EXISTING FILLED AREA	: 2,683 m²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +9.5 mPD TO +10.2 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	

THE APPLICATION SITE HAS BEEN FILLED WITH CONCRETE. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.



NORTH
W
E
S

R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY 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. 167 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 800 @ A4

DRAWN BY: MN	DATE: 15.8.2023
CHECKED BY: OL	DATE: 24.8.2023
APPROVED BY:	DATE:

DWG. TITLE
FILLING OF LAND

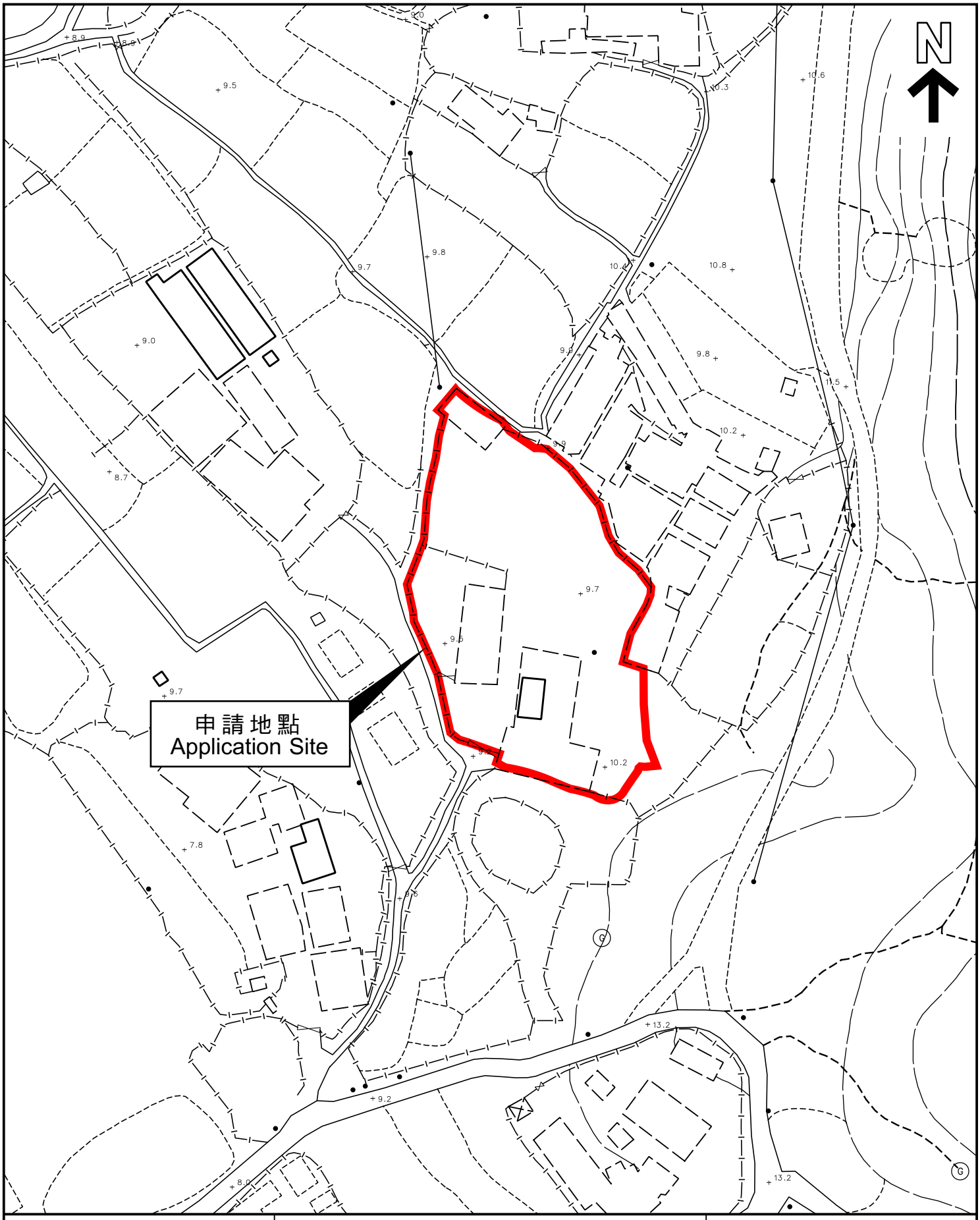
DWG NO. PLAN 5 | REV. 001

LEGEND
APPLICATION SITE
+3.4 SITE LEVEL

LEGEND
APPLICATION SITE
LAND FILLING AREA
+3.4 SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY

Figure 4 Topographic Level of Site



本摘要圖於2023年8月29日擬備，
所根據的資料為測量圖編號
6-NE-2C 及 7A
EXTRACT PLAN PREPARED ON 29.8.2023
BASED ON SURVEY SHEETS No.
6-NE-2C & 7A

Fig.5 平面圖 **SITE PLAN**

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/YL-KTN/957

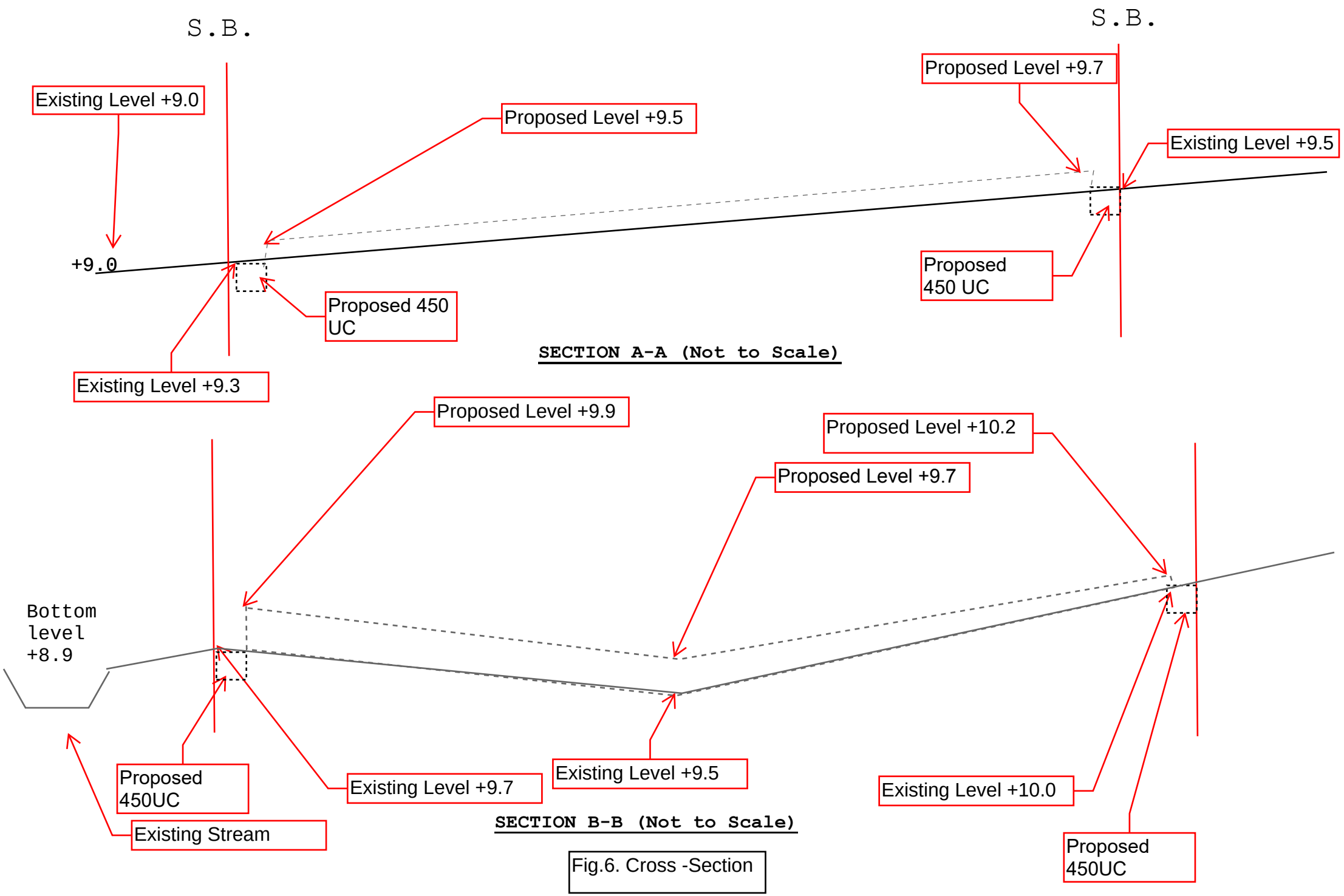


Fig.6. Cross -Section

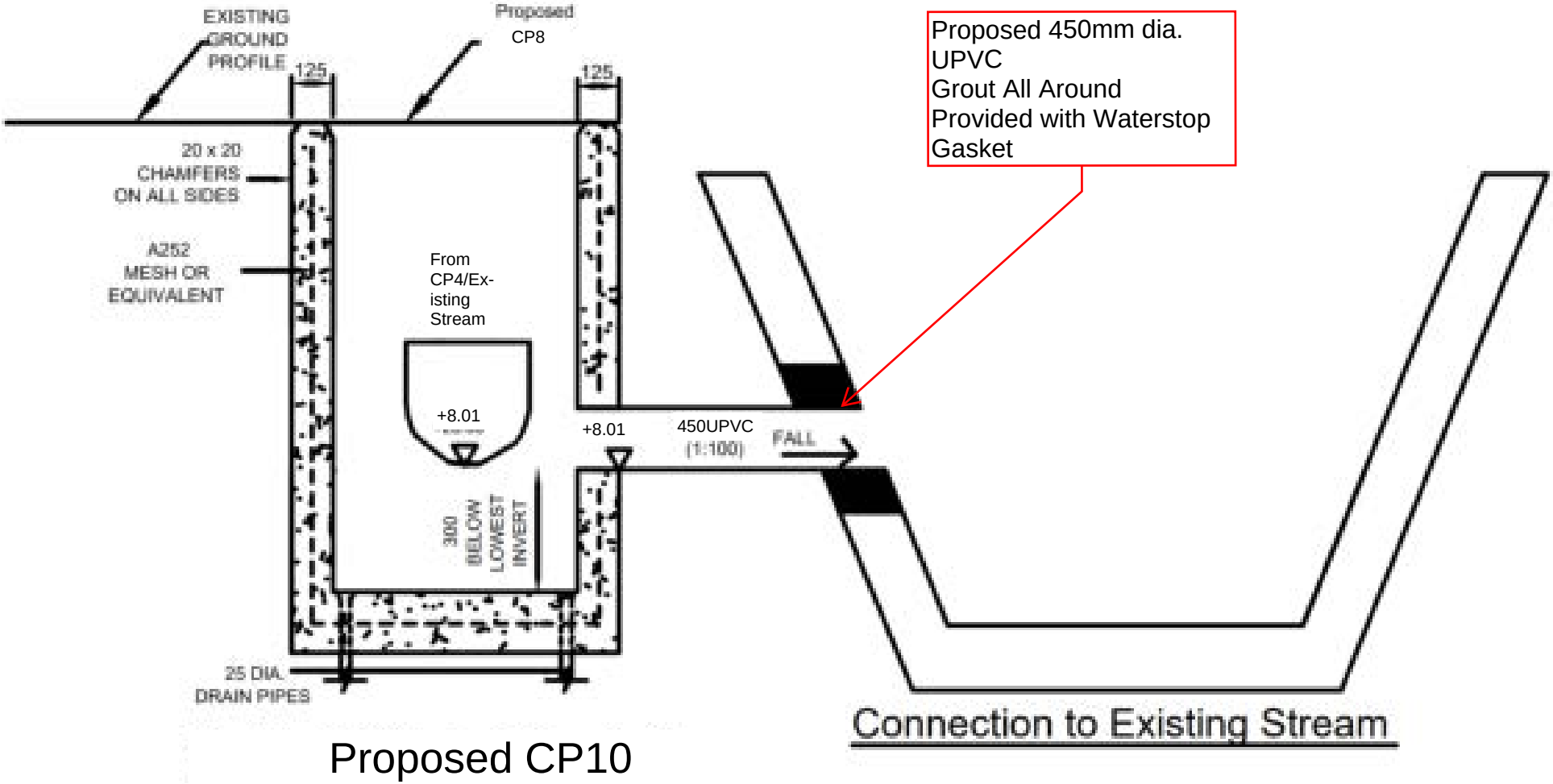
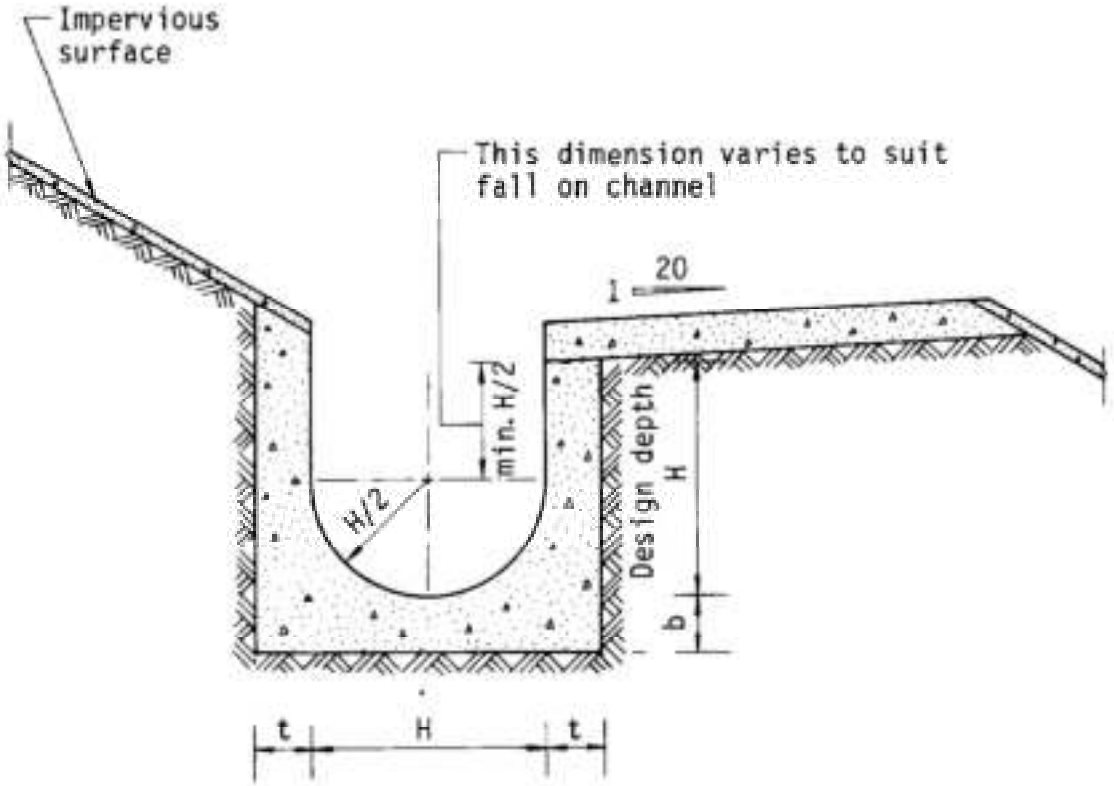
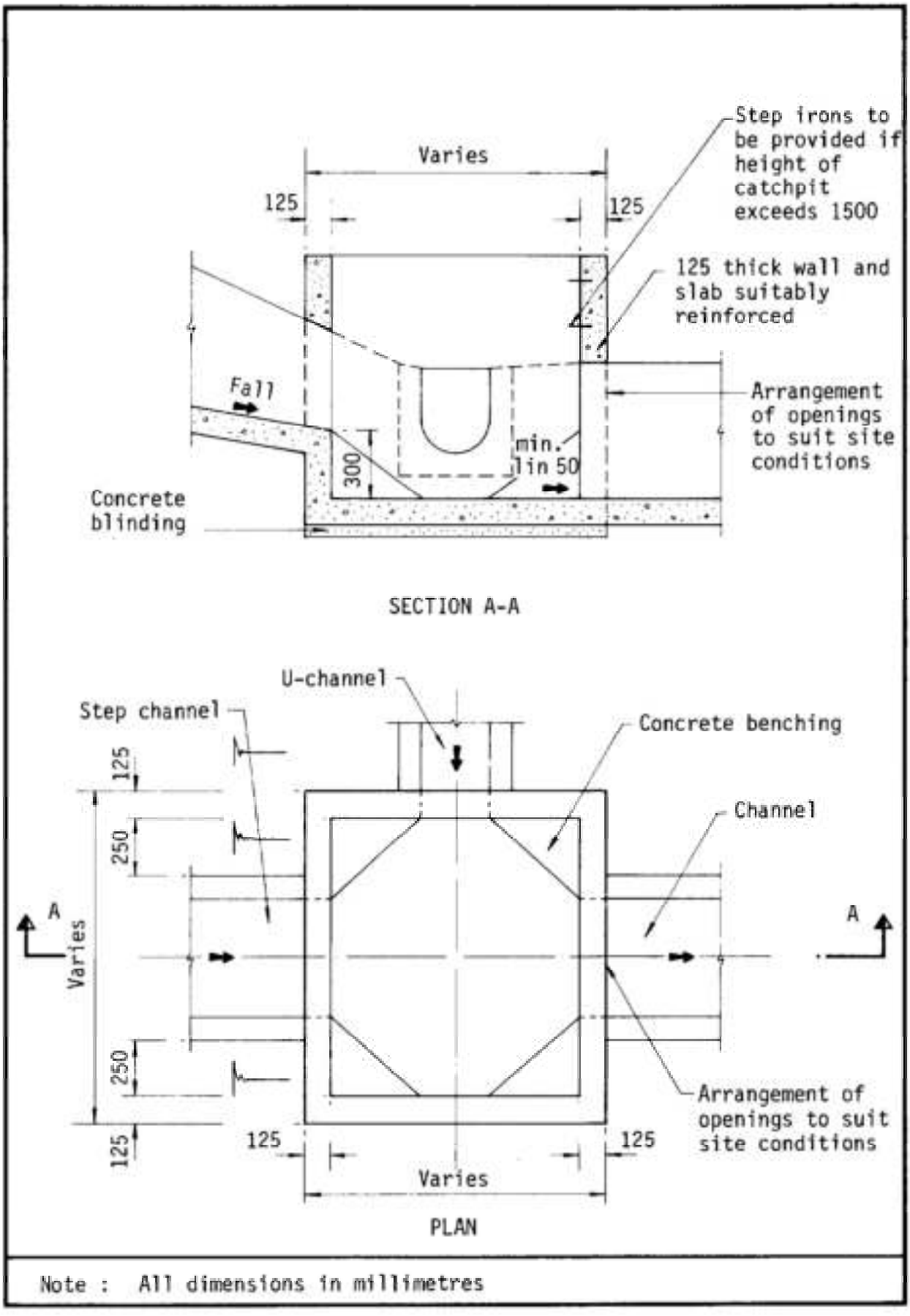


Fig.7. Connection Detail



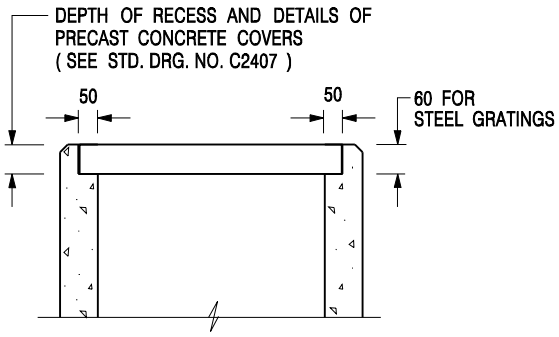
Dimensions of U - channel		
Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details



Note : All dimensions in millimetres

Figure 8.10 - Typical Details of Catchpits



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

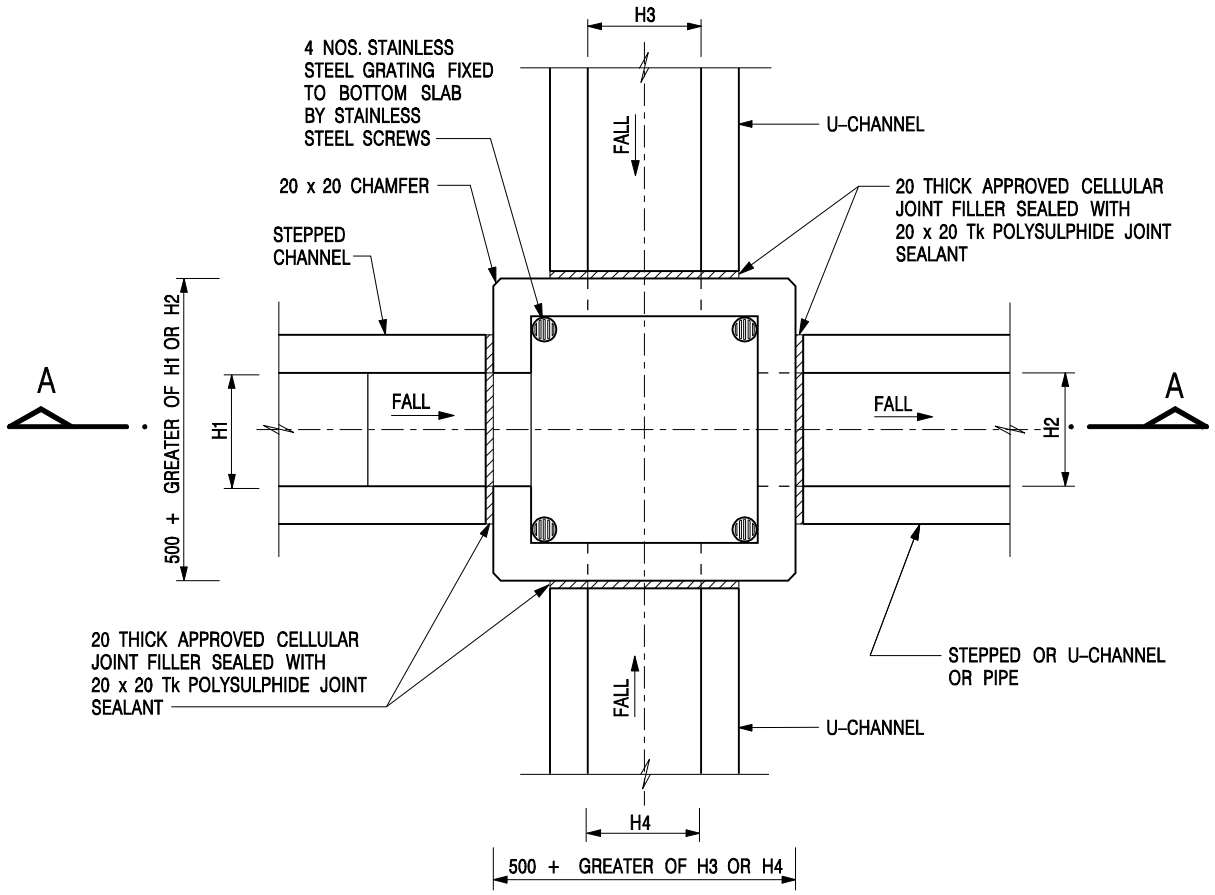
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED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

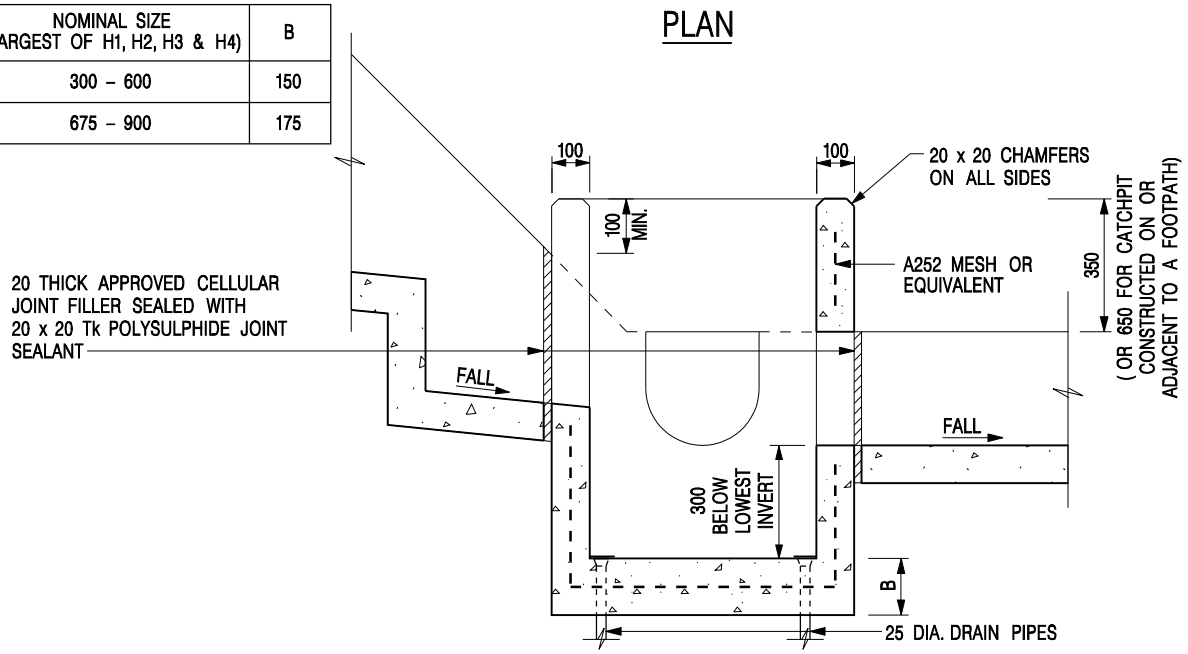
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

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



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

卓越工程 建設香港 We Engineer Hong Kong's Development

APPENDIX
SITE PHOTO

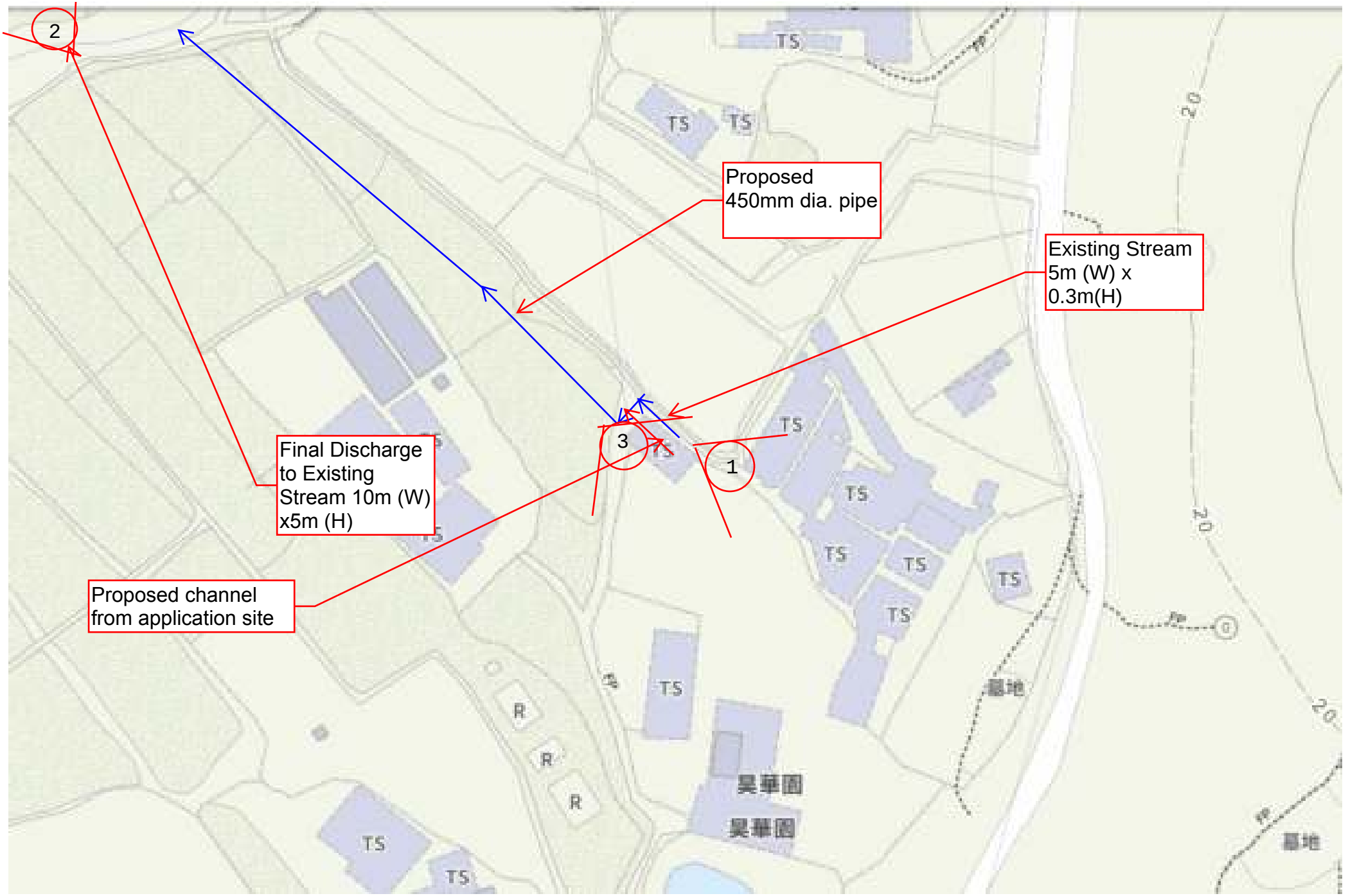
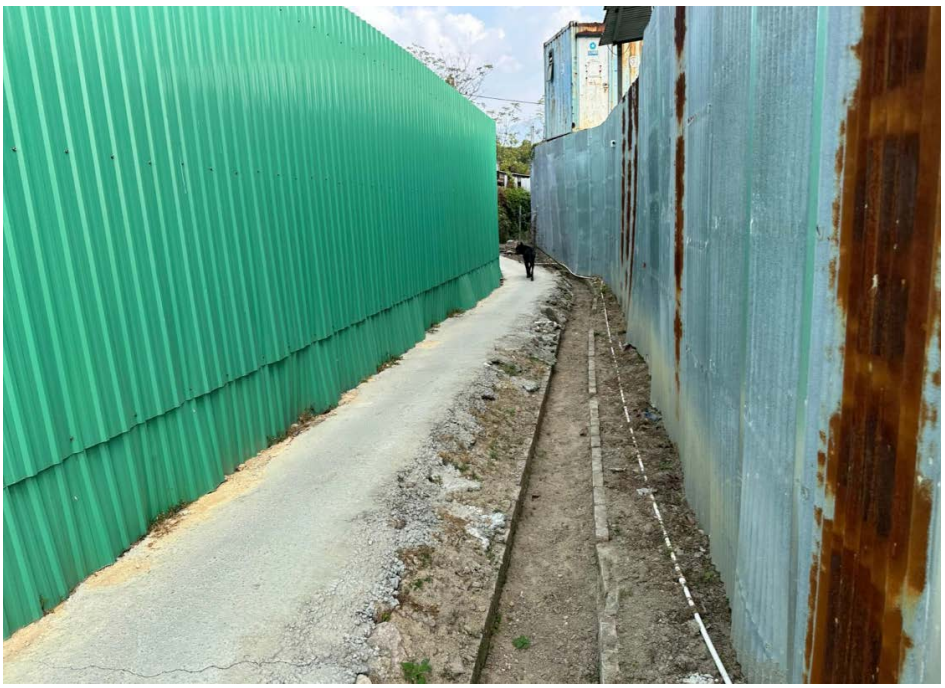


Fig.8. Eye Location Plan for Site Photo



VIEW 1 EXISTING STREAM

VIEW 2 FINAL DISCHARGE POINT

VIEW 3 Proposed underground pipe and catchpit location

AT Least 450mm soil cover for under-ground pipe