寄件者: Danny Ng [redacted]
寄件日期: 2025年08月20日星期三 15:20
收件者: tpbpd/PLAND
副本: [redacted]

主旨: [FI] S.16 Planning Application No. A/YL-KTN/1118 - Further Information
附件: FI2 for A_YL-KTN_1118 (20250820).pdf

類別: Internet Email

Dear Sir,

We write to submit further information responding to departmental comments 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

20 August 2025

Dear Sir,

2nd 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 responding to departmental comments upon the subject application (**Appendices I** and **II**).

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 [redacted]

[redacted]

2nd Further Information

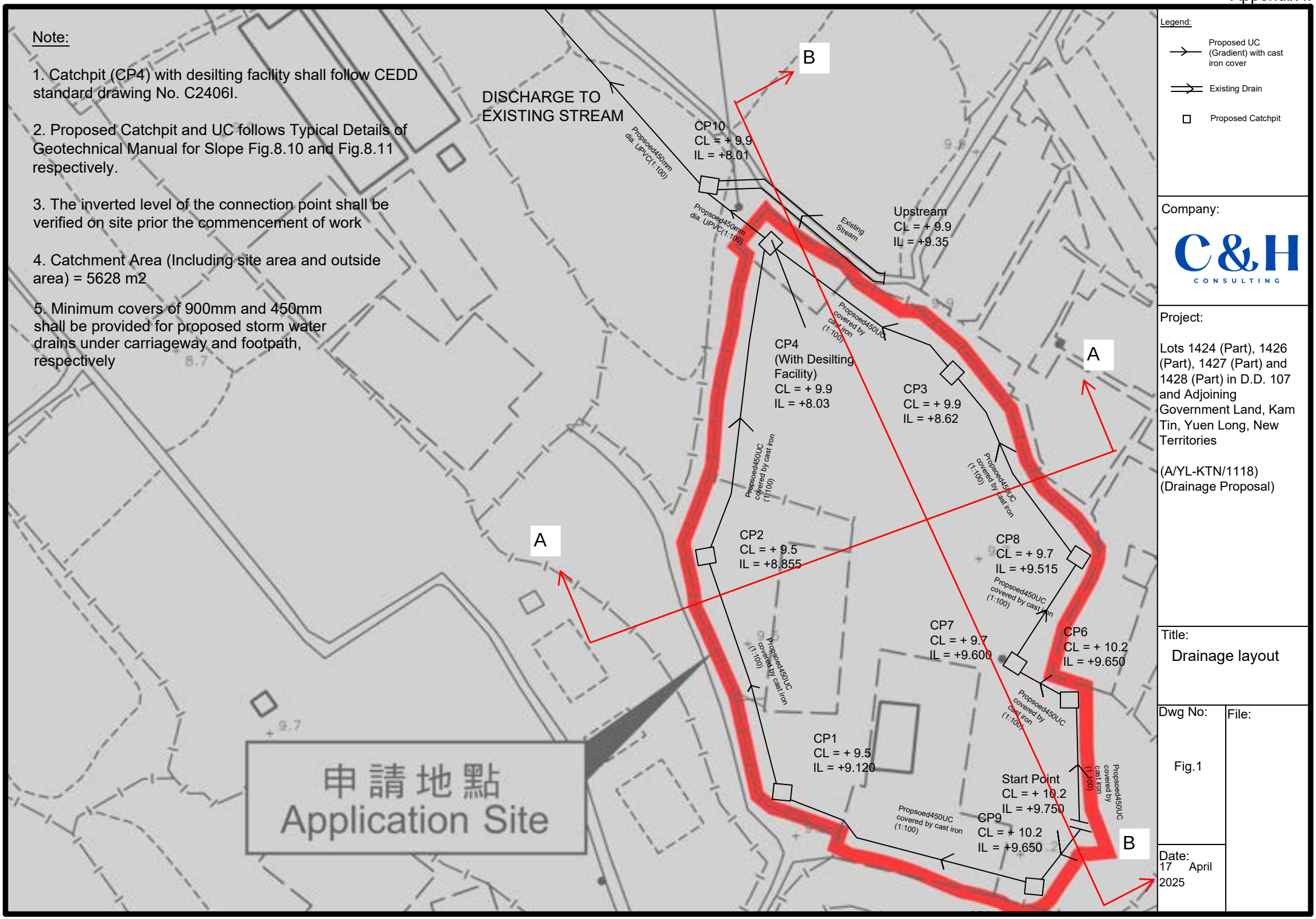
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

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

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

Comments of the CE/MN, DSD (Contact Person: Ms. Jessica KWAN; Tel: 2300 1144)		
(1)	Figure 1 & 7: The applicant should clarify invert levels of existing streams at the upstream and downstream of the proposed catchpit CP10. Invert levels of the drainage facilities at the upstream shall be higher than that at the downstream;	Invert level of captioned drainage facilities has been provided in Fig.1 and Fig.7 (**Appendix II**).
(2)	Connection to existing drainage facilities should be designed and constructed to prevent back flows at the drainage outlet when water level at the existing drainage facilities is high;	Flag valve is proposed, which is indicated in Fig.7 (**Appendix II**).
(3)	Figure 2: The external catchment area with concrete surface should be greater than that shown in the hydraulic calculation. The applicant should review runoff coefficient adopted in the hydraulic calculation;	External catchment area is reviewed and enlarged. Hydraulic calculation also is revised accordingly (**Appendix II**).
(4)	Drawing (No.: C2406/2) enclosed in the submitted proposal is not up-to-date;	The drawing is according to CEDD standard drawing, based on website: https://www.cedd.gov.hk/eng/publications/standards-spec-handbooks-cost/stan-drawing/index.html 

(5)	The applicant shall note that minimum covers of 900mm and 450mm shall be provided for the proposed stormwater drains under carriageway and footpath respectively;	Noted and it is indicated in Fig.1 accordingly. (**Appendix II**).
(6)	The applicant should consult DLO/YL and seek consent from the relevant private lot owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	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. Minimum covers of 900mm and 450mm shall be provided for proposed storm water drains under carriageway and footpath, respectively
DISCHARGE TO EXISTING STREAM
Propsoed450mm dia. UPVC(1:100)
CP10
CL = + 9.9
IL = +8.01
Existing Stream
Upstream
CL = + 9.9
IL = +9.35
Propsoed450UC covered by cast iron (1:100)
CP4
(With Desilting Facility)
CL = + 9.9
IL = +8.03
CP3
CL = + 9.9
IL = +8.62
CP2
CL = + 9.5
IL = +8.855
CP8
CL = + 9.7
IL = +9.515
CP7
CL = + 9.7
IL = +9.600
CP6
CL = + 10.2
IL = +9.650
CP1
CL = + 9.5
IL = +9.120
Start Point
CL = + 10.2
IL = +9.750
CP9
CL = + 10.2
IL = +9.650
A
B
申請地點
Application Site
Legend:
Proposed UC (Gradient) with cast iron cover
Existing Drain
Proposed Catchpit
Company:
C&H CONSULTING
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/1118)
(Drainage Proposal)
Title:
Drainage layout
Dwg No:
Fig.1
File:
Date:
17 April 2025

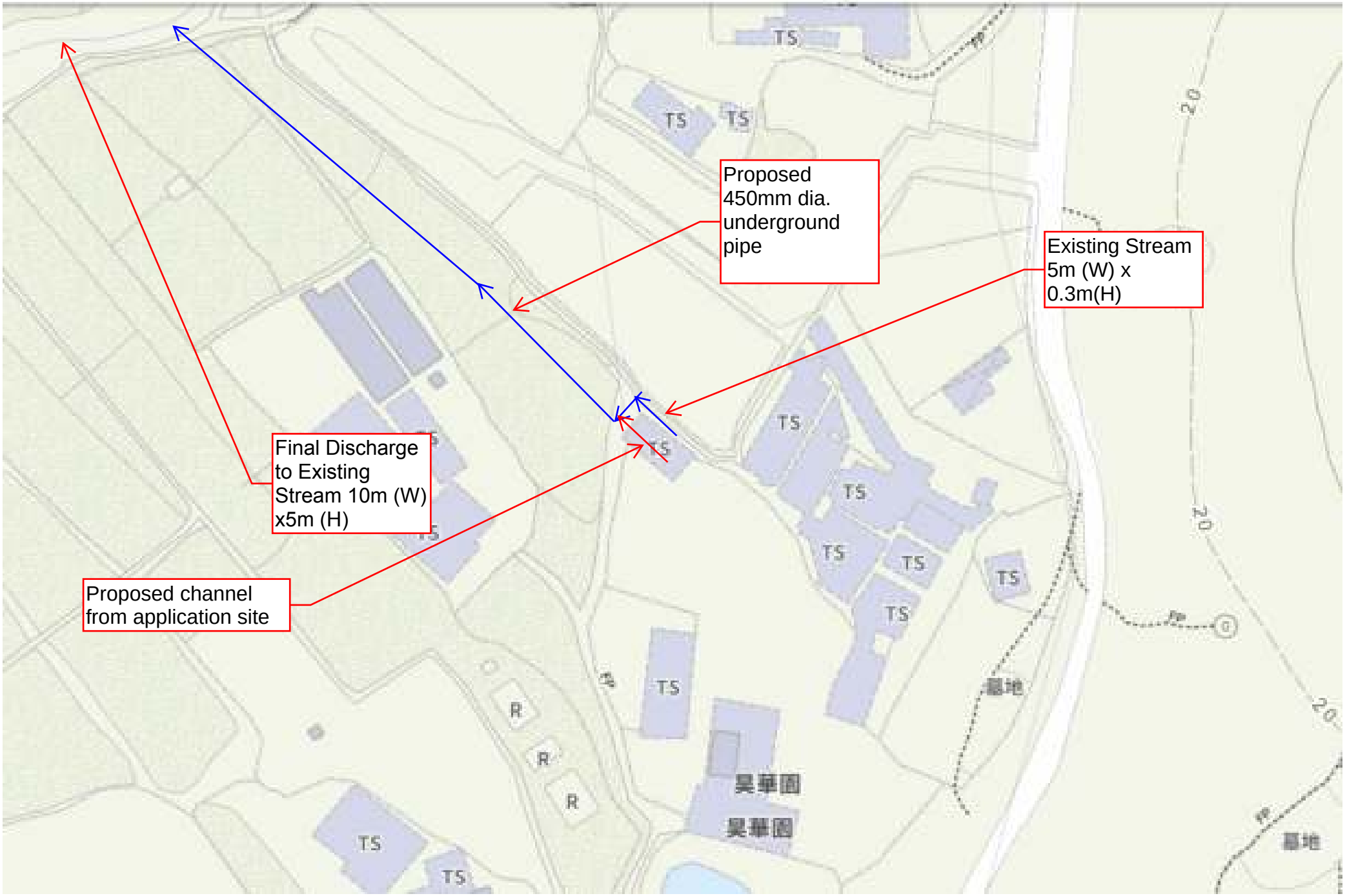
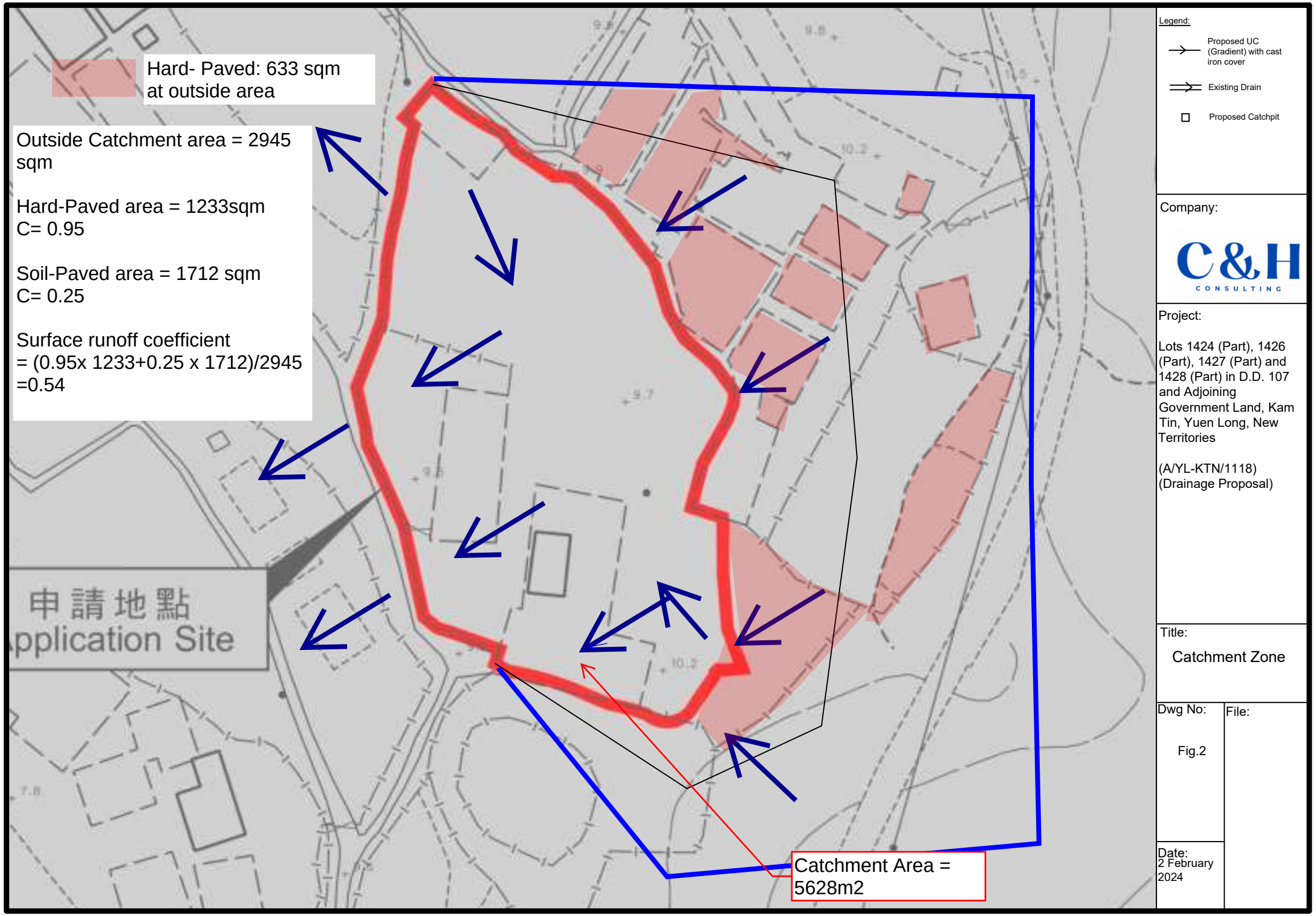


Figure 1a. Drainage Layout (Con't)


Hard- Paved: 633 sqm at outside area
Outside Catchment area = 2945 sqm
Hard-Paved area = 1233sqm
C= 0.95
Soil-Paved area = 1712 sqm
C= 0.25
Surface runoff coefficient
= (0.95x 1233+0.25 x 1712)/2945
=0.54
申請地點
pplication Site
Catchment Area = 5628m2
Legend:
Proposed UC (Gradient) with cast iron cover
Existing Drain
Proposed Catchpit
Company:
C&H
CONSULTING
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/1118)
(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 = 0.54 (for outside catchment area)

Qp= 0.278CiA

= 0.278 (0.95) (266) (2683 x 10^-6) + 0.278 (0.54) (266) (2945 x 10^-6)

= 0.3061m3/s = 18365litre /min

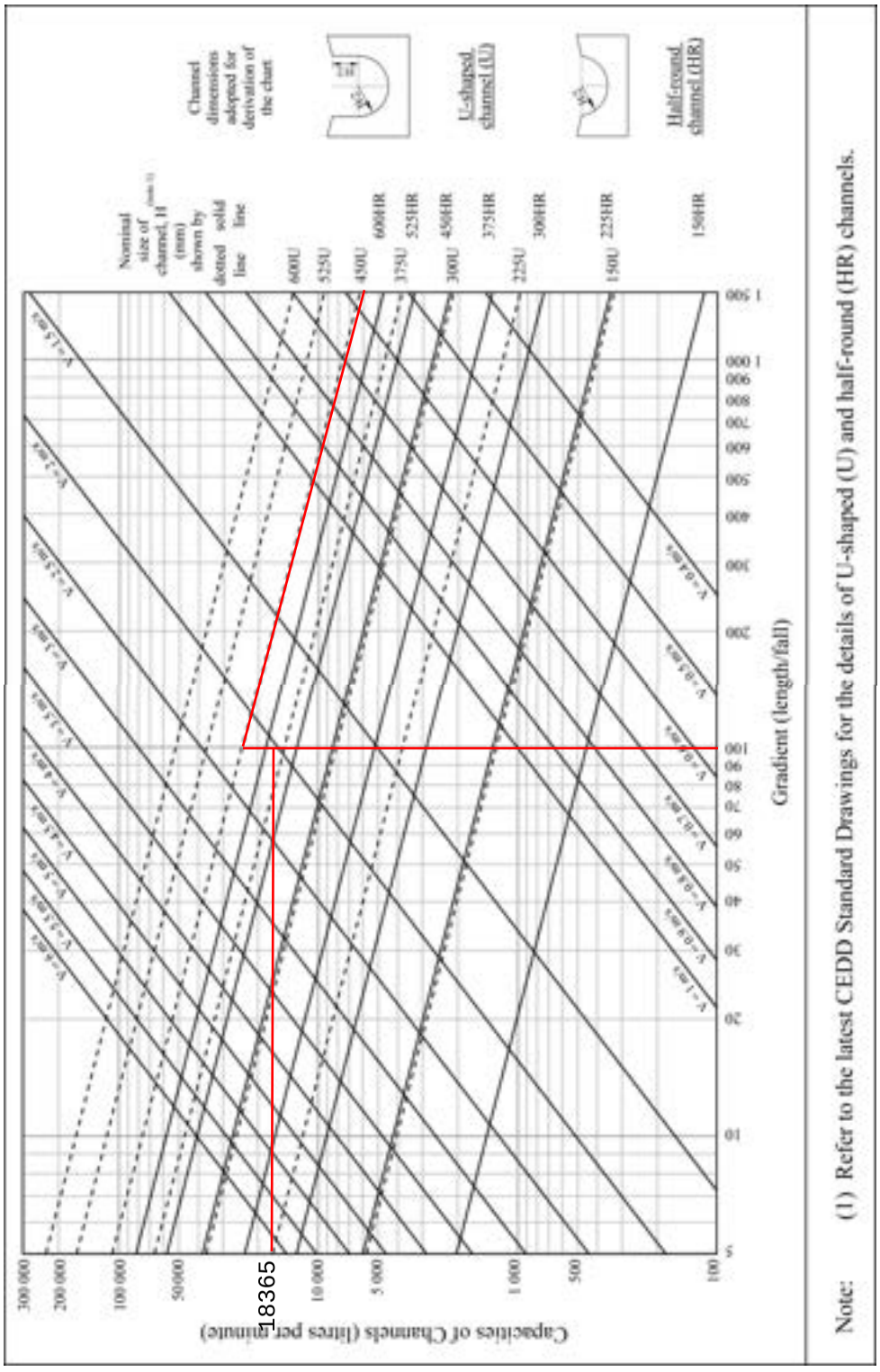
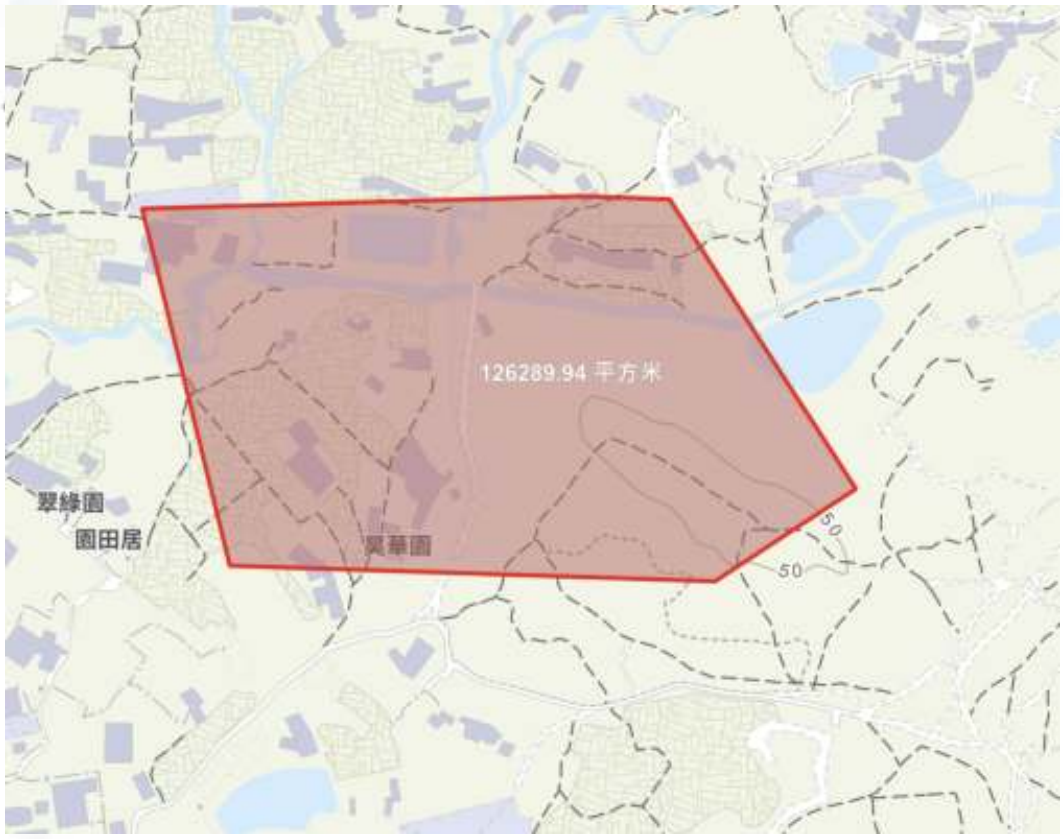


Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



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

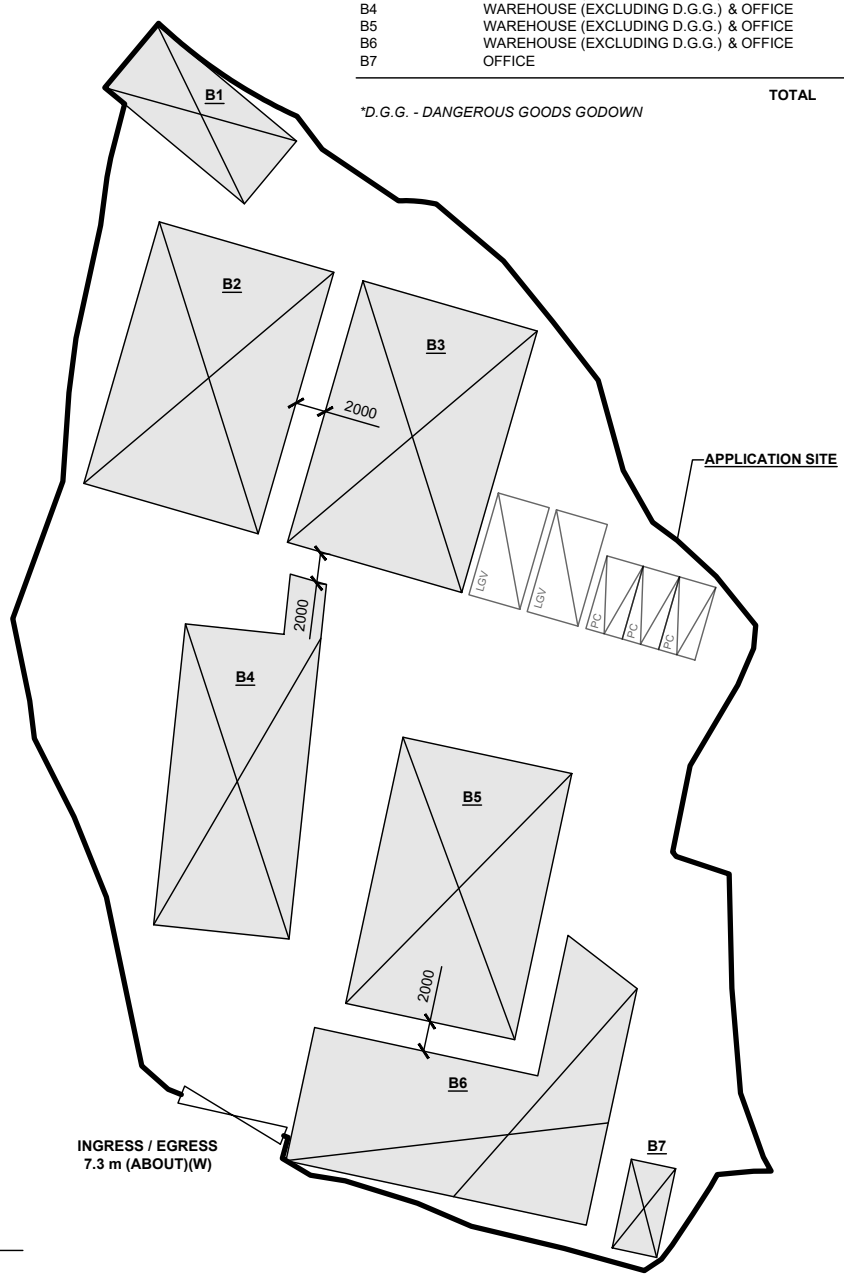
> 8.338m3/hr (OK)

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
- PC — PARKING SPACE
- LGV — 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 AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

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	8.4.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

APPLICATION SITE BEFORE FILLING OF LAND

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

LEGEND

APPLICATION SITE

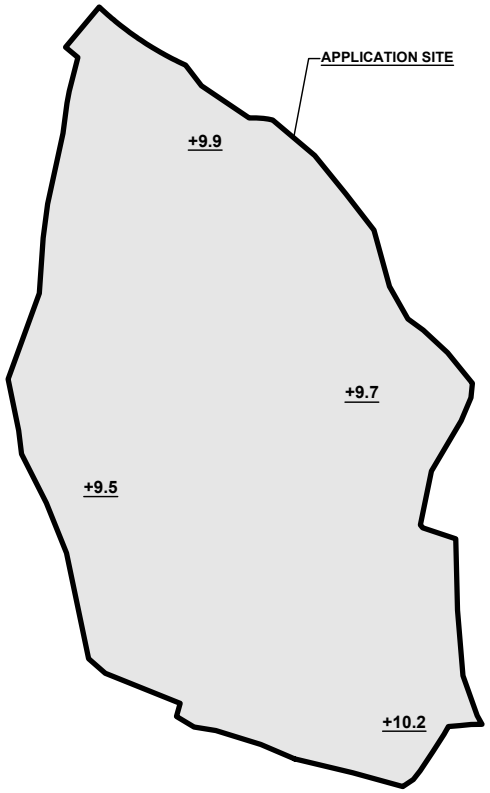
+3.4 SITE LEVEL BEFORE FILLING

SITE LEVELS ARE FOR REFERENCE ONLY.

EXISTING FILLING OF LAND AREA

APPLICATION SITE AREA	: 2,683 m^2	(ABOUT)
COVERED BY STRUCTURE	: 1,136 m^2	(ABOUT)
EXISTING FILLED AREA	: 2,683 m^2	(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 ALREADY BEEN FILLED WITH CONCRETE. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.



LEGEND

APPLICATION SITE

LAND FILLING AREA AFTER FILLING

+3.4 SITE LEVEL

NORTH

W E

S

PLANNING CONSULTANT

R-Riches Property Consultants Ltd.

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

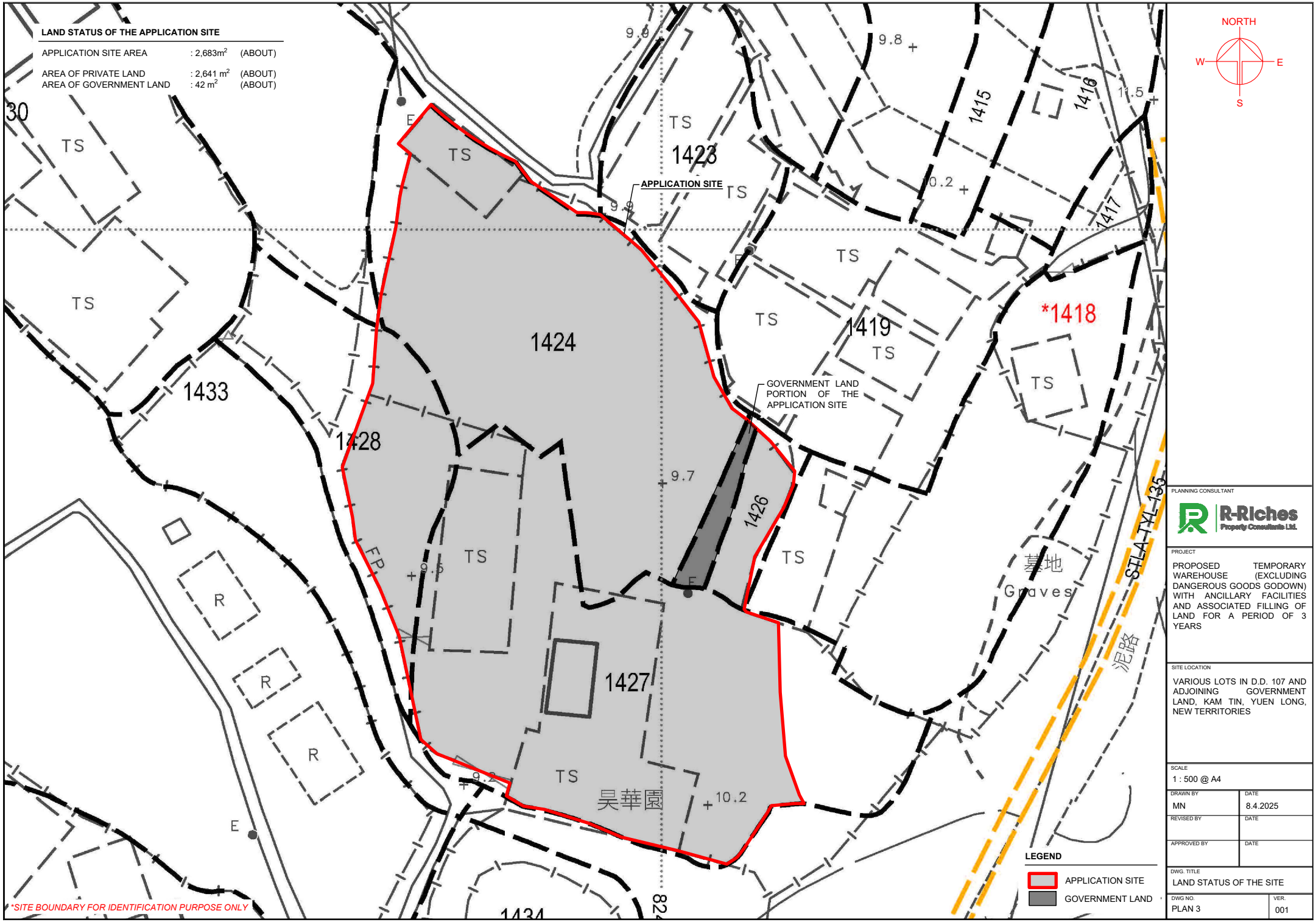
1 : 800 @ A4

DRAWN BY	DATE
MN	8.4.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND

DWG NO.	VER.
PLAN 5	001



PLANNING CONSULTANT

R-Riches Property Consultants Ltd.

PROJECT

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

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	8.4.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 3	001

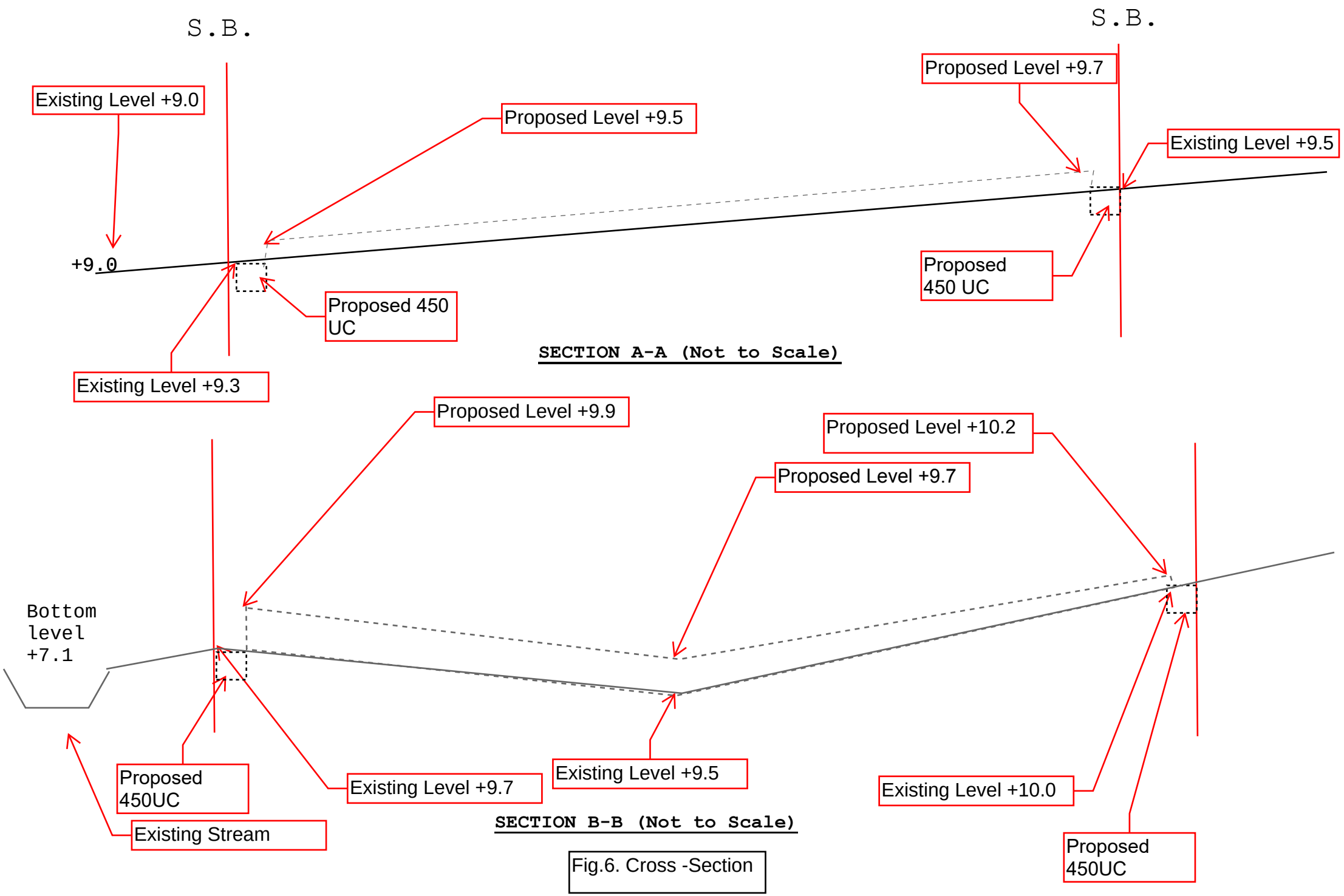


Fig.6. Cross -Section

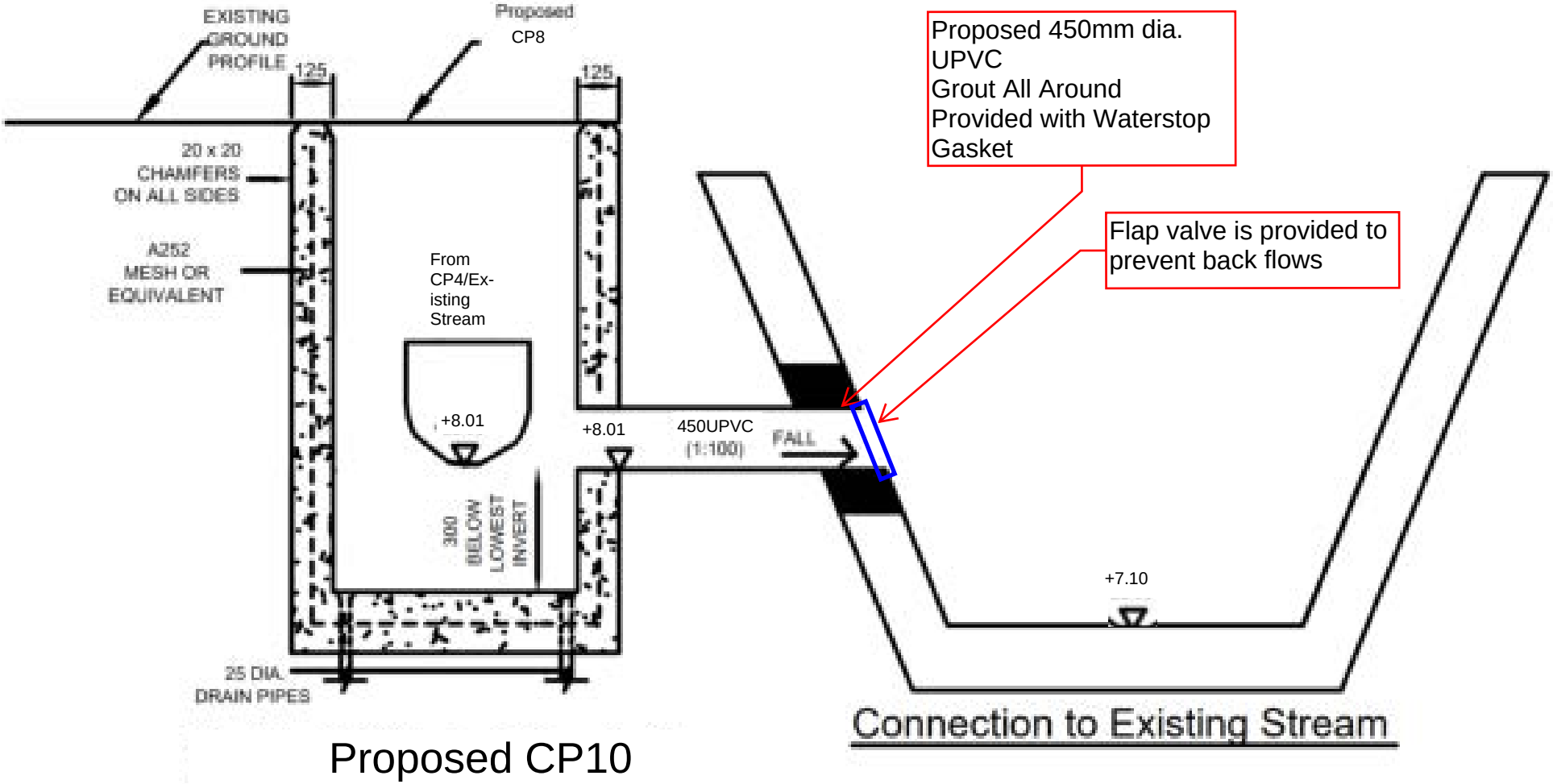
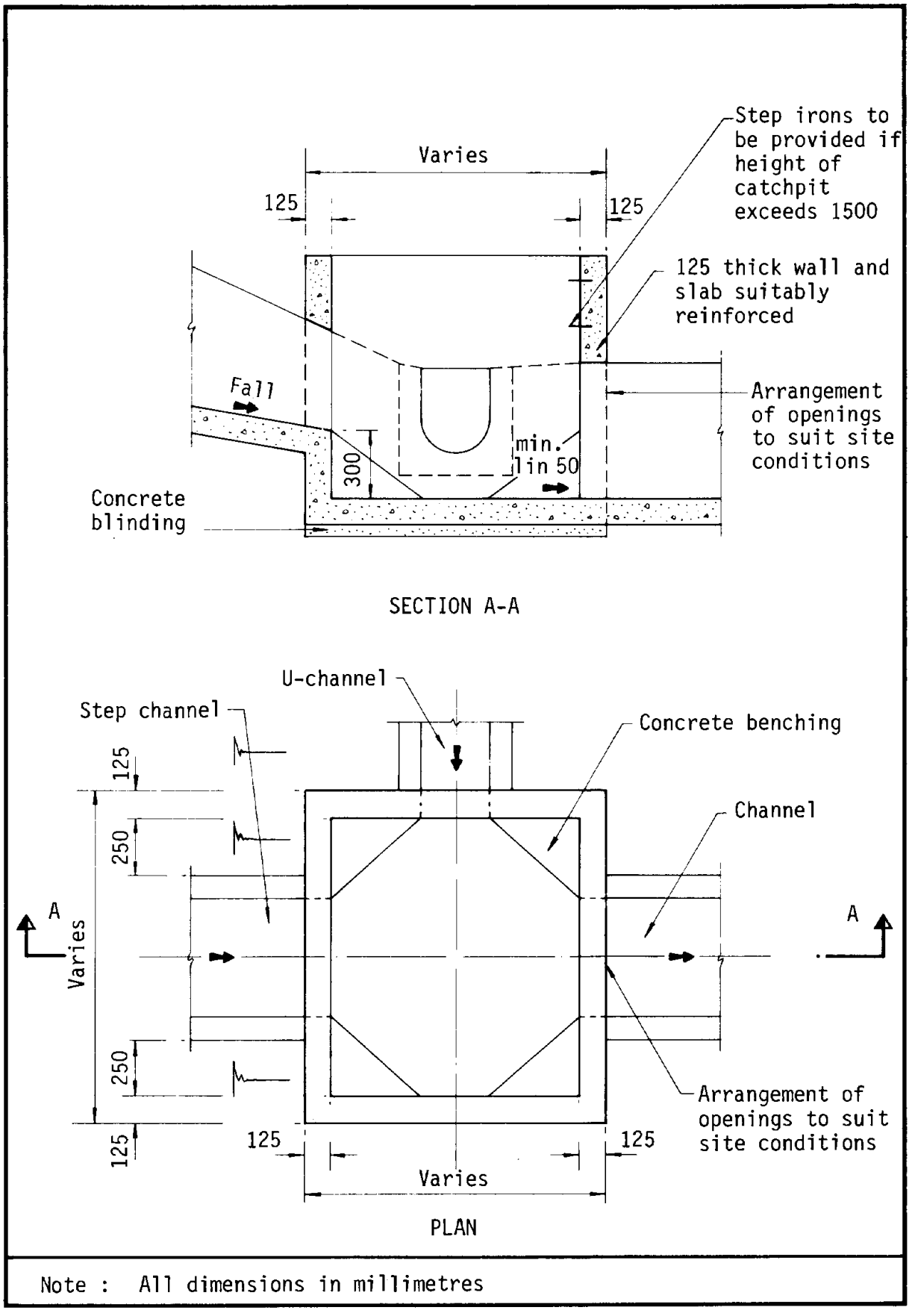
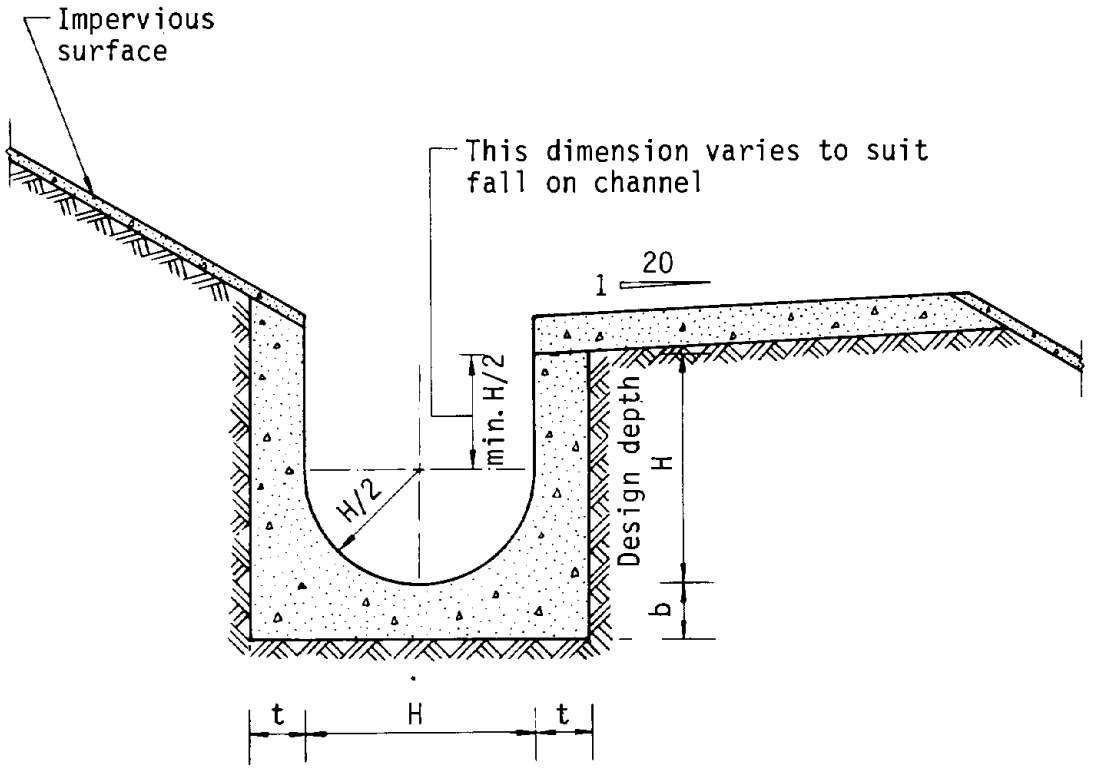


Fig.7. Connection Detail



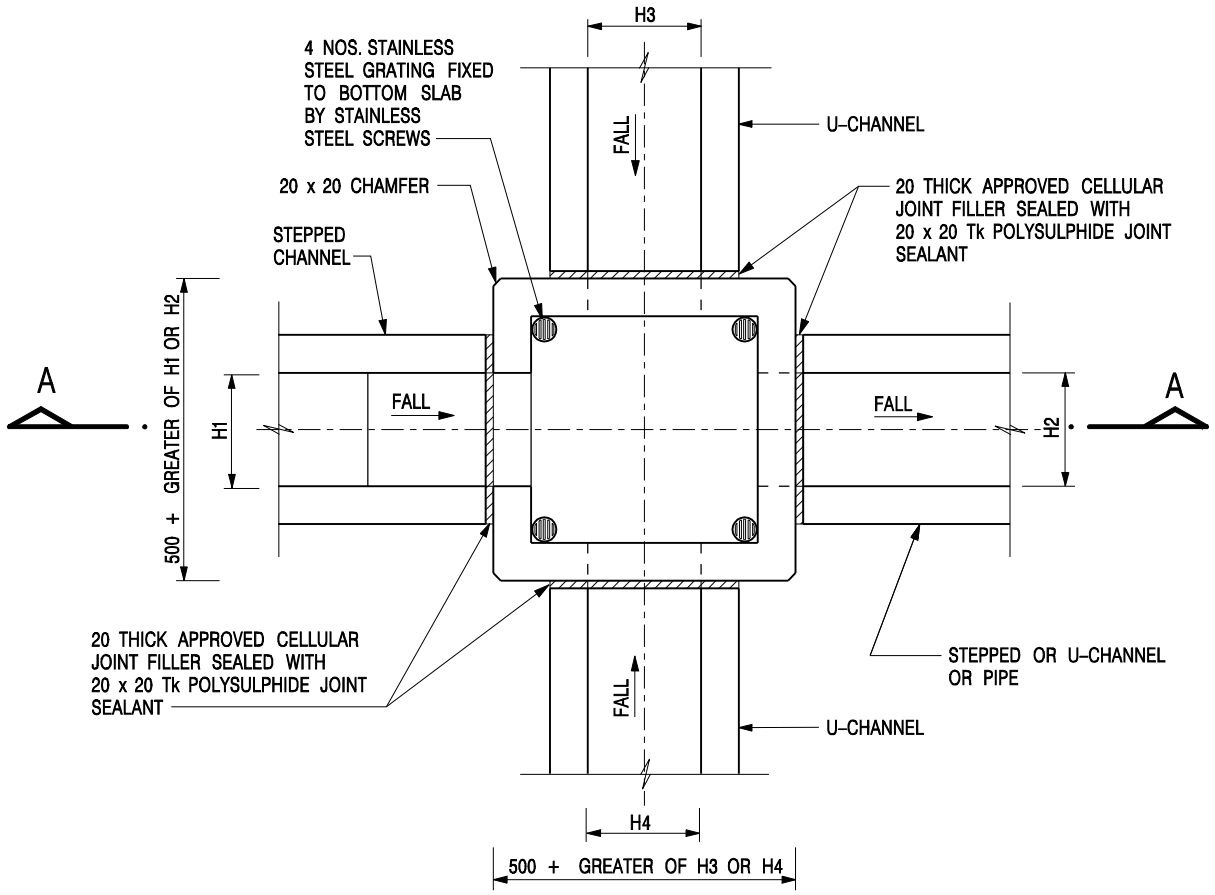
Note : All dimensions in millimetres

Figure 8.10 - Typical Details of Catchpits



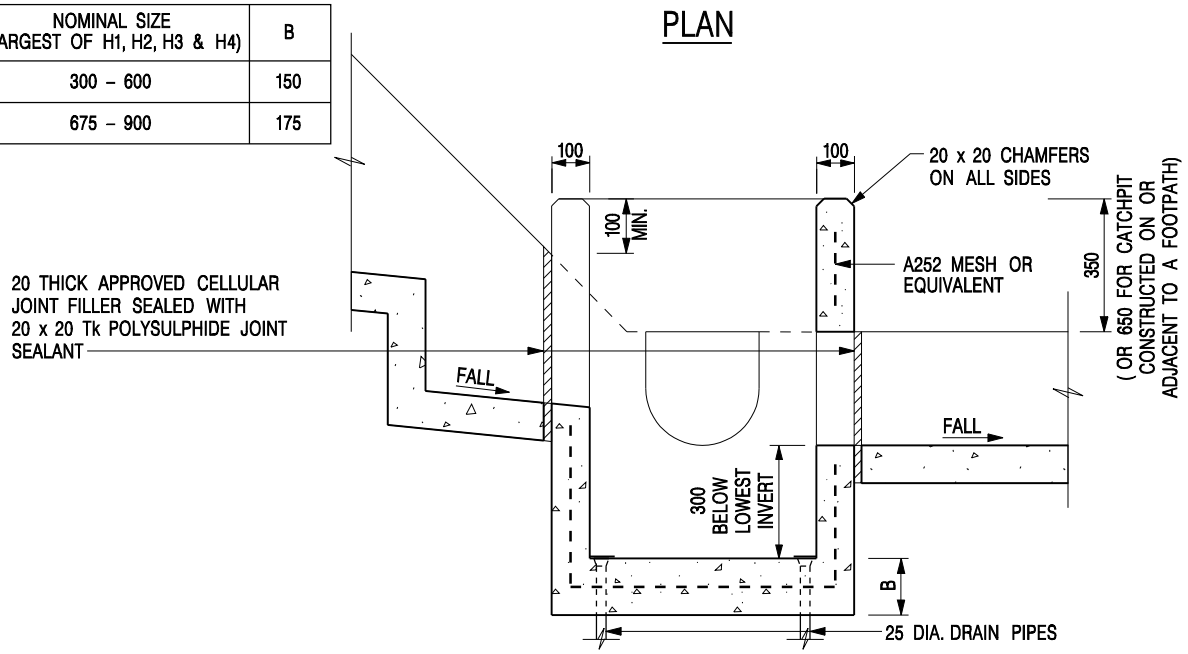
Dimensions of U - channel		
Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details



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

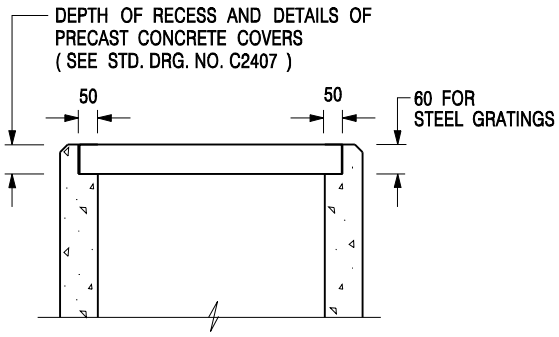
(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1



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 /2) 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 'J' ON STD. DRG. NO. C2405 /5; 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 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

REF.	REVISION	SIGNATURE	DATE
A	MINOR AMENDMENT.	Original Signed	04.2016
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /2A

APPENDIX
SITE PHOTO

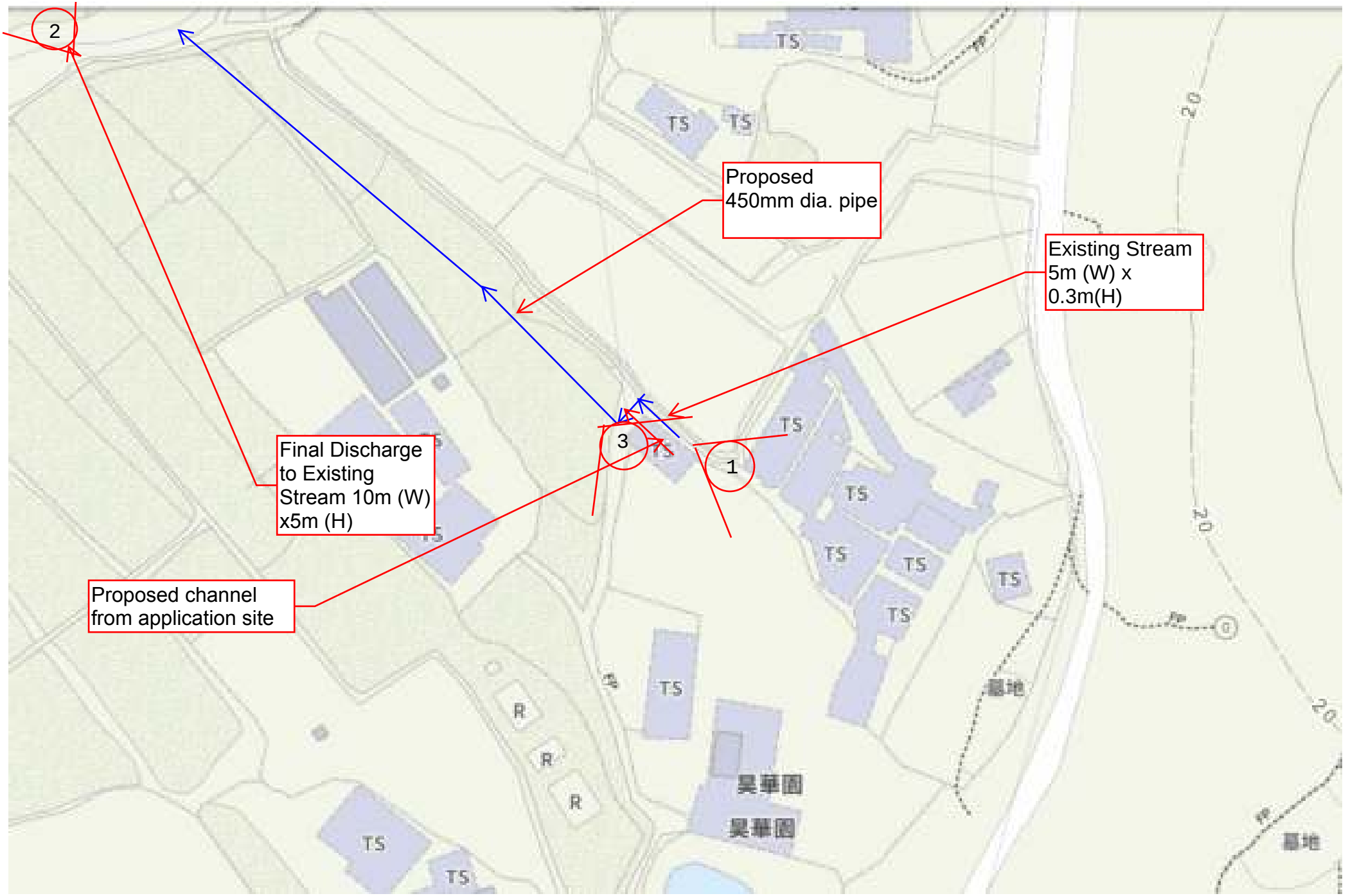
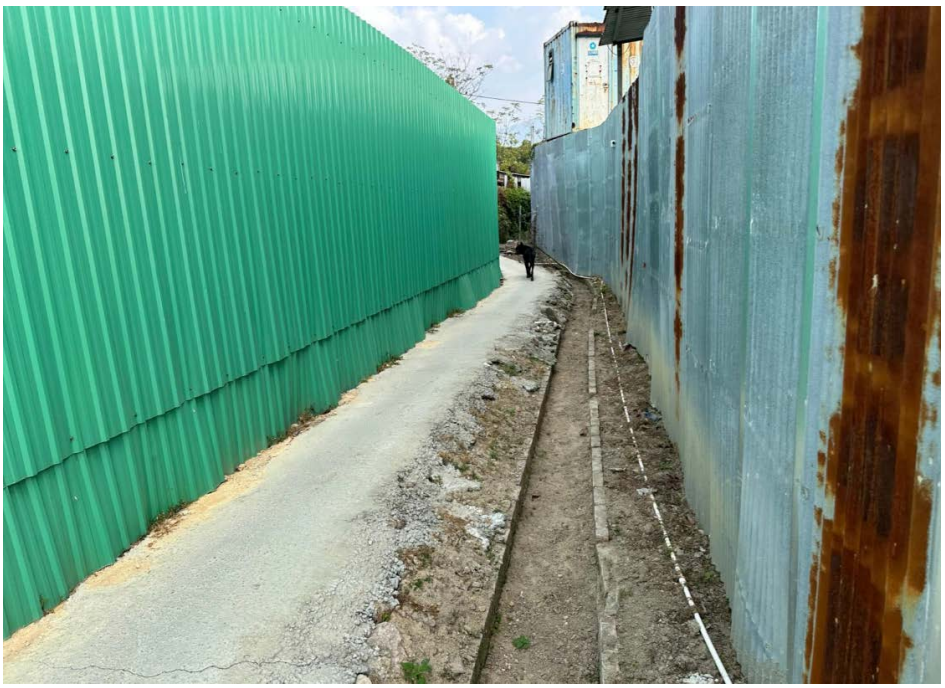


Fig.8. Eye Location Plan for Site Photo



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