

寄件者: Louis Tse [REDACTED]  
寄件日期: 2025年12月22日星期一 16:33  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng;  
Christian Chim; Danny Ng; Grace Wong  
主旨: [FI] S.16 Application No. A/YL-KTN/1135 - FI to address departmental comments  
附件: FI4 for A\_YL-KTN\_1135 (20251222).pdf  
類別: Internet Email

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

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

Kind Regards,

**Louis TSE** | Town Planner  
**R-riches Group (HK) Limited**

**R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited**

[REDACTED]

Our Ref. : DD107 Lot 832 S.B & VL  
Your Ref. : TPB/A/YL-KTN/1135

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

**By Email**

22 December 2025

Dear Sir,

**4<sup>th</sup> Further Information**

**Proposed Temporary Open Storage of Construction Materials and Machinery  
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,  
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

**(S.16 Planning Application No. A/YL-KTN/1135)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN  
(Attn.: Mr. Ivan FUIING

email: awyyan@pland.gov.hk )  
email: isyfung@pland.gov.hk )



Response to Comment

**Proposed Temporary Open Storage of Construction Materials and Machinery  
and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,  
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

**(Application No. A/YL-KTN/1135)**

(a) The applicant provides clarifications on the current application. Details are as follows:

(i) The Applicant’s Affected Business Premises in Hung Shui Kiu

- Although majority of the site area of the applicant’s affected premises in Hung Shui Kiu has been resumed and reverted to the Government and the remaining area will be resumed by the Government in the near future, the affected business premises in Hung Shui Kiu are still in operation until full clearance of the concerned parcel of land has been carried out by the Government to facilitate the implementation of the Hung Shui Kiu/Ha Tsuen New Development Area.

(ii) Development Proposal

- Revised layout plan of the application site (the Site) is provided (**Plan 1**).
- 2.5 m high solid metal wall will be erected along the site boundary of S.16 planning applications Nos. A/YL-KTN/1135 and A/YL-KTN/1136 to minimize nuisance to the surrounding areas. The boundary wall will be installed by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall.
- No storage of dangerous goods will be carried out at the Site at any time during the planning approval period.
- The Site is located immediately southeast of the application site of the S.16 planning application No. A/YL-KTN/1136, which was also submitted by the same applicant as the current application. The applicant will liaise with the relevant lot owner(s) and obtain consent regarding the right of way passing through the application site of A/YL-KTN/1136.

(iii) Drainage Aspect

- Replacement pages of the revised drainage proposal are provided (**Annex I**). The following amendments have been made:
  1. Drawing D02: The proposed works for Lot 841 has been described.
  2. Drawing D03: All the cover level & invert level of the existing and proposed catchpits have been indicated. The existing ground level of the surrounding area and the site is indicated. The section marks and

proposed formation level have been indicated. The existing 450UC surrounding Lot 841 is indicated. The proposed 300mm dia. concrete pipe to collect the runoff from Lot841 has been added.

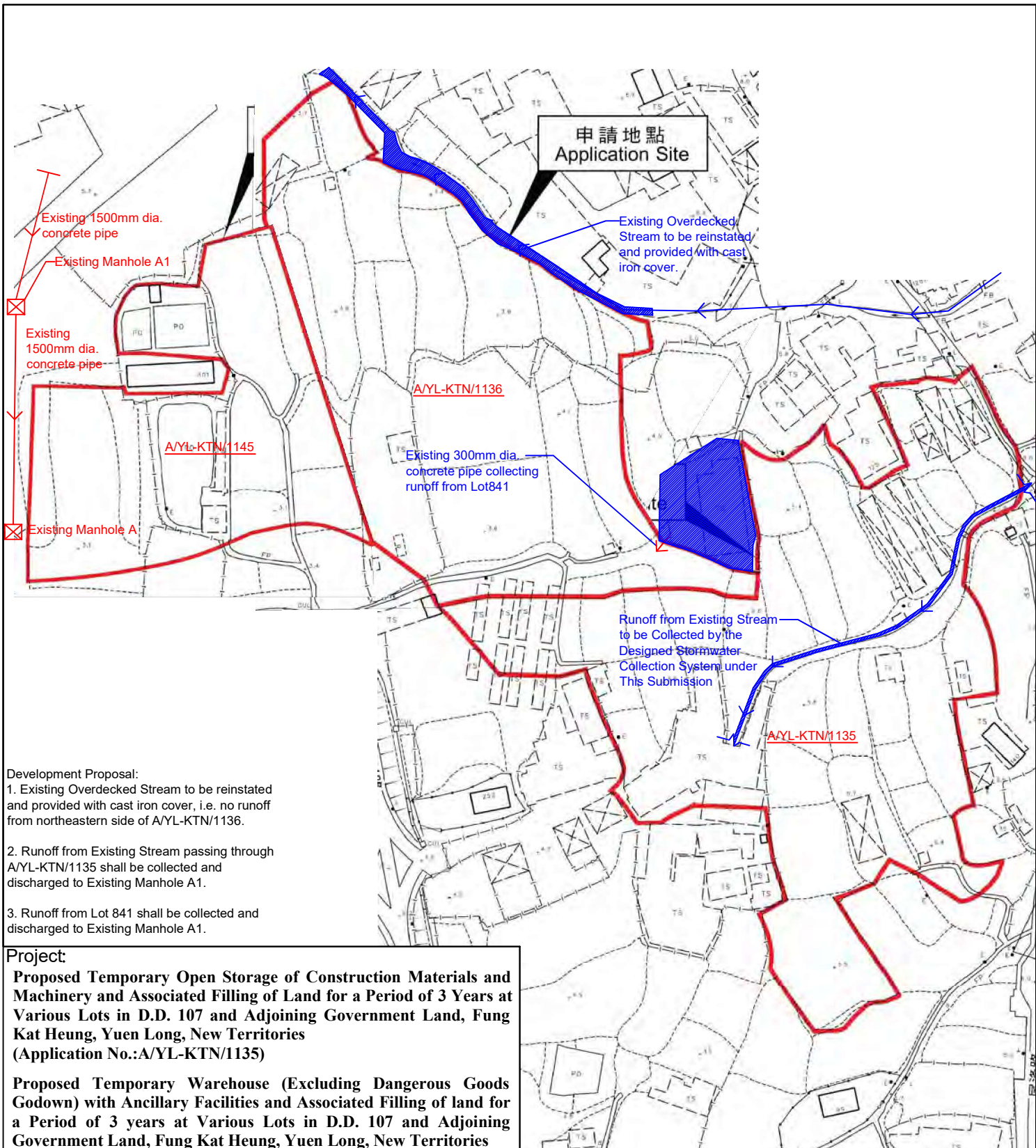
3. Drawing D05: Section A-A is revised to indicate that there is no works in Lot 841.
4. Two pages of calculation for checking the proposed 300mm dia. concrete pipe to collect the runoff from Lot 841.

(iv) Landscape Aspect

- Replacement pages of the revised tree survey and landscape proposal are provided (**Annexes II and III**).
- Tree No. T8 is identified as *Morus alba*. The tree survey schedule and landscape proposal are revised accordingly.

## **Annex I**

Replacement Pages of Drainage Proposal



- Development Proposal:
1. Existing Overdecked Stream to be reinstated and provided with cast iron cover, i.e. no runoff from northeastern side of A/YL-KTN/1136.
  2. Runoff from Existing Stream passing through A/YL-KTN/1135 shall be collected and discharged to Existing Manhole A1.
  3. Runoff from Lot 841 shall be collected and discharged to Existing Manhole A1.

**Project:**  
**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)**  
**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)**  
**Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)**

正宏工程顧問公司

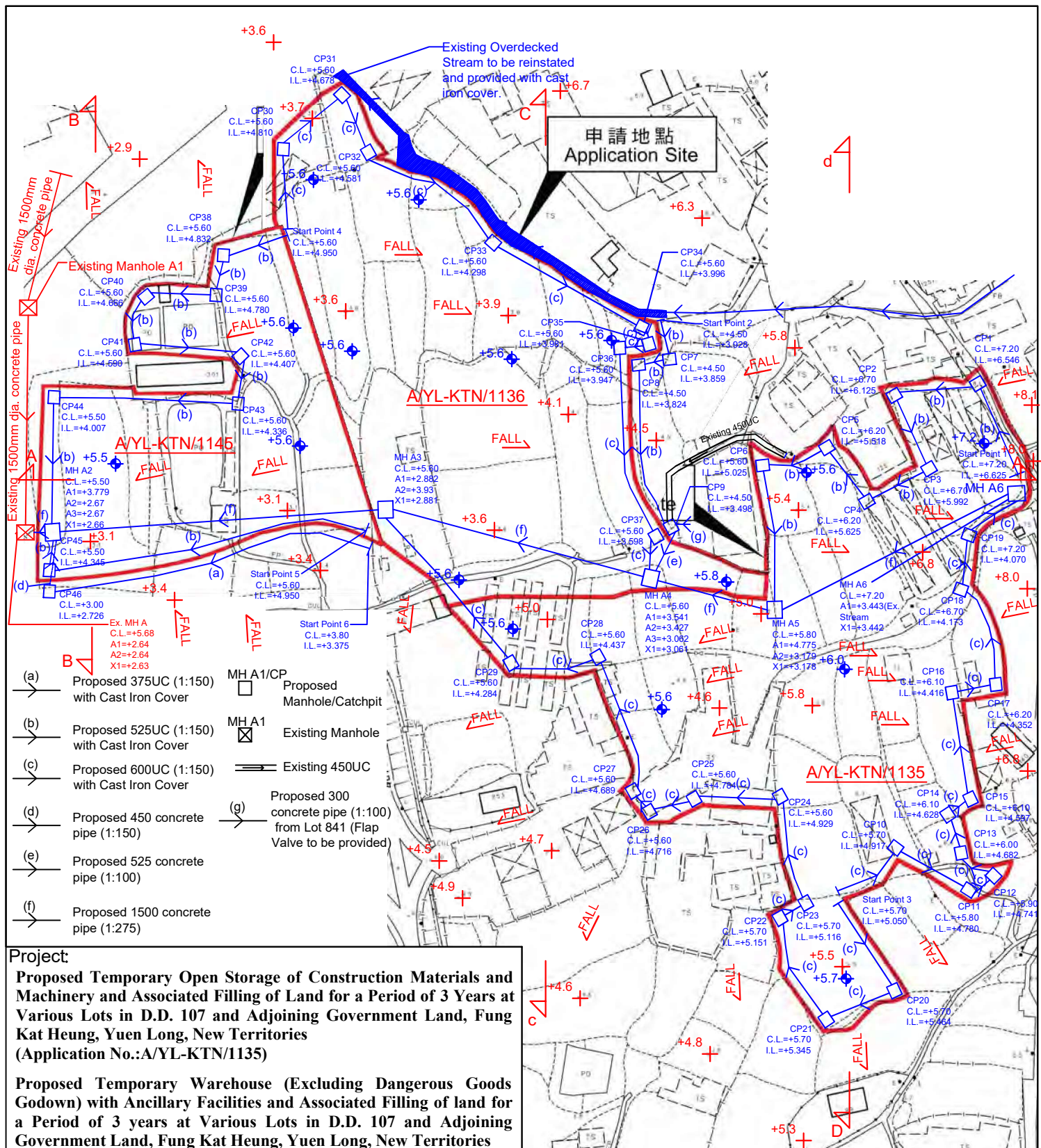
CHING WAN ENGINEERING CONSULTANT COMPANY

Title:		D01
Drainage Proposal - LAYOUT		
Drawn by:	Date:	
DM	19-12-2025	
Check by:	Scale:	
DM	----	





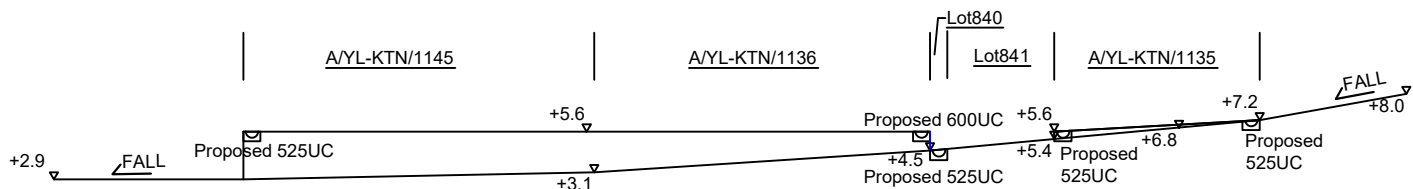




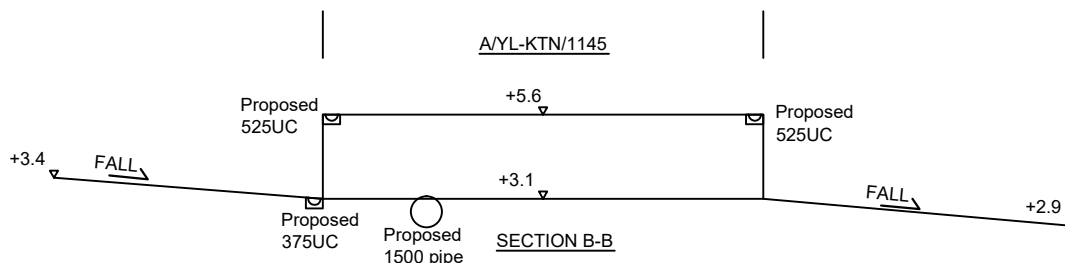
Title:		D03	
Drainage Proposal - LAYOUT			
Drawn by:	DM	Date:	19-12-2025
Check by:	DM	Scale:	----



			Catchpit Schedule		
Start Point			Catchpit Number	C.L.	I.L.
Start Point	C.L.	I.L.	CP1	+7.20	+6.546
Start Point 1	+7.20	+6.625	CP2	+6.70	+6.125
Start Point 2	+4.50	+3.925	CP3	+6.70	+5.992
Start Point 3	+5.70	+5.050	CP4	+6.20	+5.625
Start Point 4	+5.60	+4.950	CP5	+6.20	+5.518
Start Point 5	+5.60	+4.950	CP6	+5.60	+5.025
Start Point 6	+3.80	+3.375	CP7	+4.50	+3.859
			CP8	+4.50	+3.824
			CP9	+4.50	+3.498
			CP10	+5.70	+4.917
			CP11	+5.80	+4.780
			CP12	+5.90	+4.741
			CP13	+6.00	+4.682
			CP14	+6.10	+4.628
			CP15	+6.10	+4.597
			CP16	+6.10	+4.416
			CP17	+6.20	+4.352
			CP18	+6.70	+4.173
			CP19	+7.20	+4.070
			CP20	+5.70	+5.464
			CP21	+5.70	+5.345
			CP22	+5.70	+5.151
			CP23	+5.70	+5.116
			CP24	+5.60	+4.929
			CP25	+5.60	+4.784
			CP26	+5.60	+4.716
			CP27	+5.60	+4.689
			CP28	+5.60	+4.437
			CP29	+5.60	+4.284
			CP30	+5.60	+4.810
			CP31	+5.60	+4.678
			CP32	+5.60	+4.581
			CP33	+5.60	+4.298
			CP34	+5.60	+3.996
			CP35	+5.60	+3.981
			CP36	+5.60	+3.947
			CP37	+5.60	+3.598
			CP38	+5.60	+4.832
			CP39	+5.60	+4.780
			CP40	+5.60	+4.666
			CP41	+5.60	+4.590
			CP42	+5.60	+4.407
			CP43	+5.60	+4.336
			CP44	+5.50	+4.007
			CP45	+5.50	+4.345
			CP46	+3.00	+2.726
Manhole Schedule					
Manhole	C.L.	I.L.			
Ex.MH A	+5.68	A1=+2.64, A2=+2.64, X1=+2.63			
MH A2	+5.50	A1=+3.779, A2=+2.67, A3=+2.67, X1=+2.66			
MH A3	+5.60	A1=+2.882, A2=+3.93, X1=+2.881			
MH A4	+5.60	A1=+3.541, A2=+3.427, A3=+3.062, X1=+3.061			
MH A5	+5.80	A1=+4.775, A2=+3.179, X1=+3.178			
MH A6	+7.20	A1=+3.443 (Ex. Stream), X1=+3.442			
Project:					
<b>Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)</b>					
<b>Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)</b>					
<b>Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)</b>					
<div>正宏工程顧問公司</div> <div>CHING WAN ENGINEERING CONSULTANT COMPANY</div>			Title:		D04
			Drainage Proposal Manhole and Catchpit Schedule		
			Drawn by:		
			Date:		
			DM		19-12-2025
			Check by:		Scale:
			DM		----

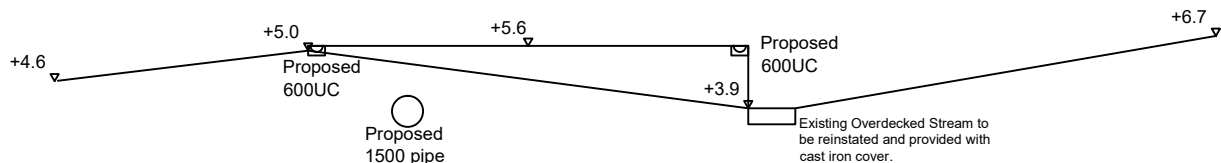


SECTION A-A



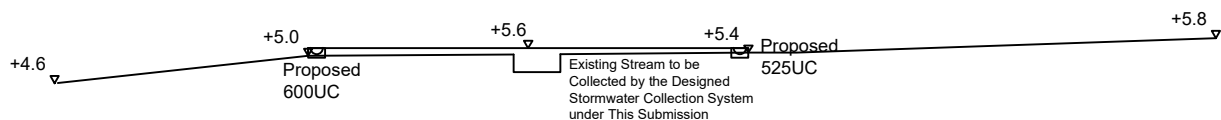
SECTION B-B

THS SITE



SECTION C-C

THS SITE



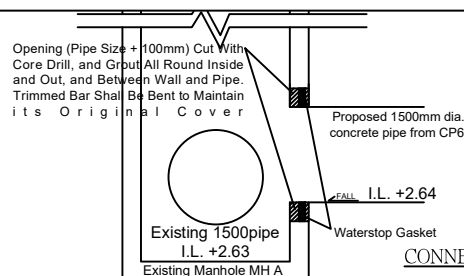
SECTION D-D

## Project:

**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)**

**Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)**



Title:

Drainage Proposal - Section

D05

Drawn by:

DM

Date:

19-12-2025

Check by:

DM

Scale:

----

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Lot 841, Area	= 770	m <sup>2</sup>	(C= 0.95 )	L= 11 m
<b>Calculation of Design Runoff of the Proposed Development.</b> <b>For the design of drains for 1500mm dia. concrete pipe</b>				
	Σ Q	=	Σ 0.278 C i A	
	A	= 770	m <sup>2</sup>	
		= 770		
		= 0.00077	km <sup>2</sup>	
	t	= 0.14465 L/ H <sup>0.2</sup> A <sup>0.1</sup>		
		= 0.14465*11/1 <sup>0.2</sup> *770 <sup>0.1</sup>		
		= 0.819	min	
	i	= 1.16*a/(t+b) <sup>c</sup>		(50 yrs return period, Table 3a, Corrigendum 2024,
		= 1.16*505.5/(0.819+3.29) <sup>0.555</sup>		SDM) and (16% increase due to climate change)
		= 355.1	mm/hr	
Therefore,	Q	= 0.278*0.95*355.1*0.00077		
		= 0.0722	m <sup>3</sup> /sec	
		= <b>4332</b>	lit/min	

Check 300mm dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=		mean velocity (m/s)	
g	=	9.81	m/s <sup>2</sup> gravitational acceleration (m/s <sup>2</sup> )	
D	=	0.3	m internal pipe diameter (m)	
ks	=	0.00015	m hydraulic pipeline roughness (m)	(Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m <sup>2</sup> /s kinematic viscosity of fluid (m <sup>2</sup> /s)	
s	=	0.01	hydraulic gradient	(1: 100 )

Therefore, design V of pipe capacity = 1.82 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 0.103	m <sup>3</sup> /s	
= 6187	lit/min	
> 4332	lit/min	Ok



## **Annex II**

### **Replacement Pages of Tree Survey**

## Appendix II –Tree Survey Schedule

**Tree Survey Schedule**

Location:Various Lots In D.D. 107 And Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Tree surveyor(s):Mak Ka Hei

Field Survey was conducted on:2 October 2025



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Melia azedarach</i>	楝(苦楝)	12.0	1000	10.0	Low	Poor	Poor	Poor	Low	decay at trunk with exposed deadwood, broken trunk and branch, climber, hanger
T2	<i>Clausena lansium</i>	黃皮	7.0	180	6.0	Low	Fair	Fair	Fair	Low	co-dominant trunks
T3	<i>Ficus hispida</i>	對葉榕(牛乳樹)	2.0	95	3.0	Low	Poor	Dead	Poor	Low	co-dominant trunks, wound on trunk
T4	<i>Ficus lyrata</i>	大琴葉榕	5.0	130	3.0	Low	Fair	Fair	Poor	Low	multi-trunks
T5	<i>Callistemon viminalis</i>	串錢柳	4.0	95	3.0	Low	Poor	Fair	Poor	Low	leaning
T6	<i>Psidium guajava</i>	番石榴	8.0	210	6.0	Low	Fair	Poor	Poor	Low	multi-trunks
T7	<i>Clausena lansium</i>	黃皮	7.0	220	5.0	Low	Poor	Fair	Poor	Low	multi-trunks
T8	<i>Morus alba</i>	桑	10.0	340	9.0	Low	Poor	Fair	Poor	Low	trunk conflict with structure, restricted root
T9	<i>Ficus hispida</i>	對葉榕(牛乳樹)	6.0	120	5.0	Low	Poor	Fair	Poor	Low	wound on trunk
T10	<i>Dimocarpus longan</i>	龍眼	13.0	520	12.0	Low	Fair	Fair	Poor	Low	dead branch with fungal fruiting bodies
T11	<i>Psidium guajava</i>	番石榴	7.0	250	6.0	Low	Poor	Fair	Poor	Low	co-dominant trunks

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.



# Photo Records



T7 (Overview)



T7 Multi-trunks



T8 (Overview)



T8 Restricted root



# Photo Records



T8 Trunk conflict with structure



T9 (Overview)



T9 Wound on trunk



T10 (Overview)

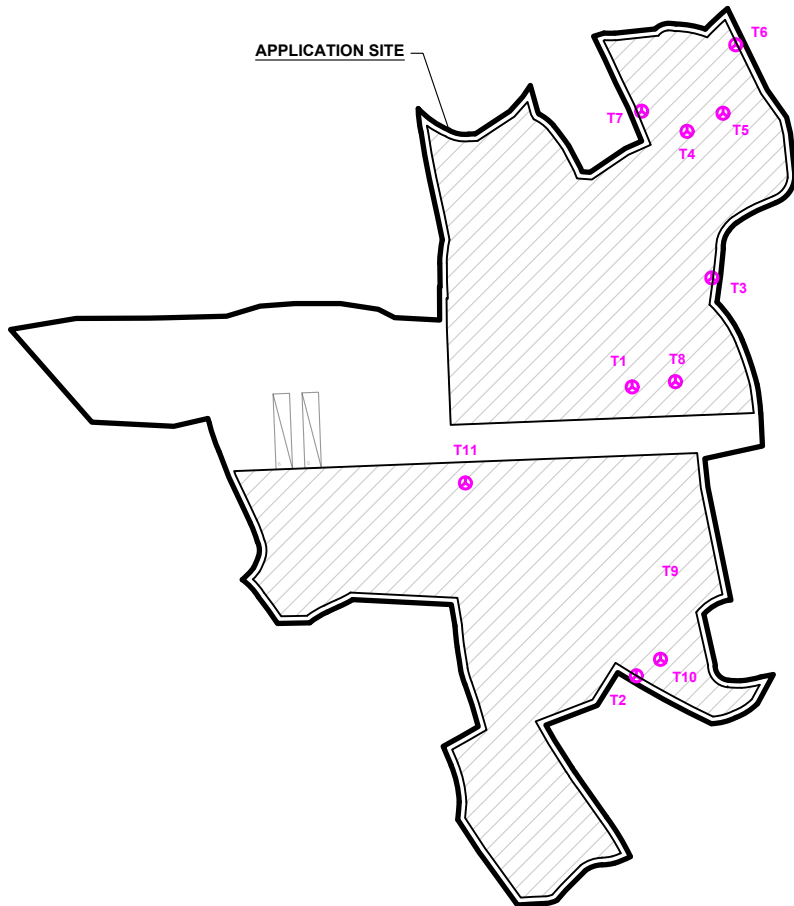


### **Annex III**

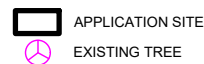
#### **Revised Landscape Proposal**

## LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 12,880 m <sup>2</sup> (ABOUT)
NO. OF EXISTING TREES	: 11 (T1 TO T11)
SPECIES OF TREE	: <i>MELIA AZEDARACH</i> (T1) : <i>CLAUSENA LANSIUM</i> (T2, T7) : <i>FICUS HISPIDA</i> (T3, T9) : <i>FICUS LYRATA</i> (T4) : <i>CALLISTEMON VIMINALIS</i> (T5) : <i>PSIDIUM GUAJAVA</i> (T6, T11) : <i>MORUS ALBA</i> (T8) : <i>DIMOCARPUS LONGAN</i> (T10)
NO. OF TREES TO BE FELLED	: 11 (T1 TO T11)

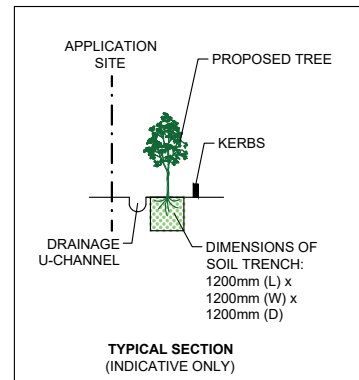
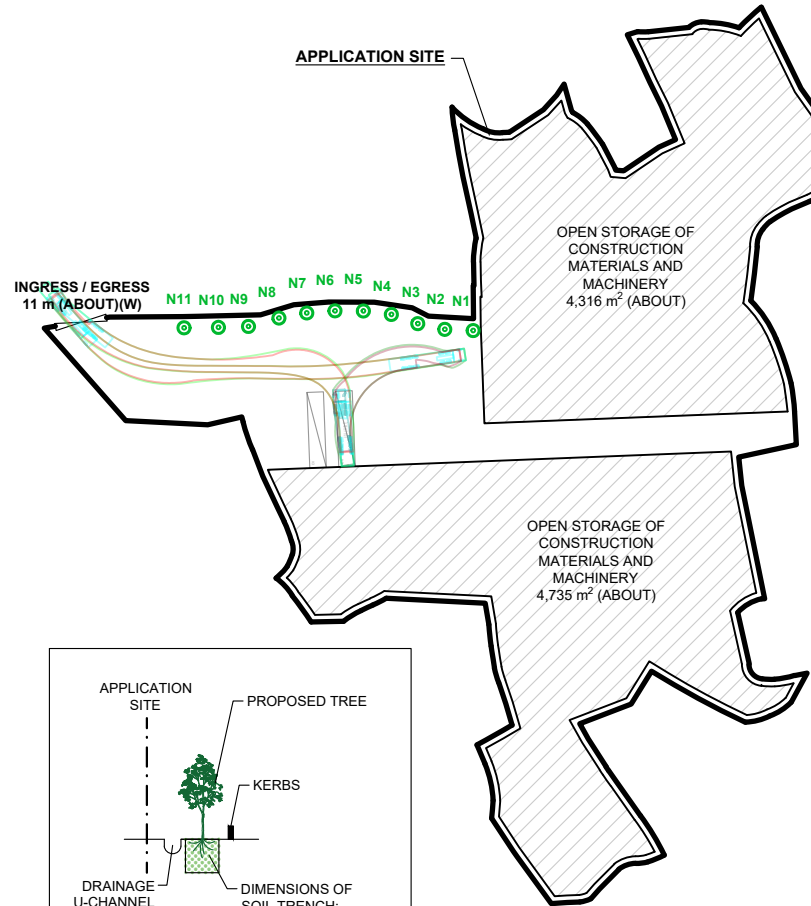


### LEGEND



## LANDSCAPE PROPOSAL

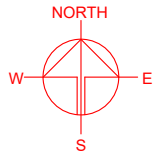
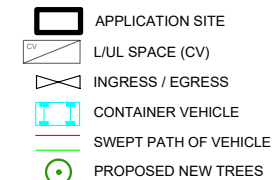
APPLICATION SITE AREA	: 12,880 m <sup>2</sup> (ABOUT)
COVERED AREA	: NOT APPLICABLE
UNCOVERED AREA	: 12,880 m <sup>2</sup> (ABOUT)
NO. OF NEW TREES WILL BE PLANTED	: 11 (N1 TO N11)
SPECIES OF NEW TREES	: <i>POLYSPORA AXILLARIS</i>
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT LESS THAN 6 m
DIMENSION OF SOIL TRENCH	: 1.2 m (L) X 1.2 m (W) X 1.2 m (D)



### NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.

### LEGEND



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY 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 : 1200 @ A4

DRAWN BY	DATE
LT	9.10.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LANDSCAPE PROPOSAL

DWG NO.	VER.
ANNEX III	001

**REVISED PLAN**

**Plan 1**                      Layout Plan



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 12,880 m <sup>2</sup>	(ABOUT)
COVERED AREA	: NOT APPLICABLE	
UNCOVERED AREA	: 12,880 m <sup>2</sup>	(ABOUT)
OPEN STORAGE AREA	: 9,051 m <sup>2</sup>	(ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m	

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.

INGRESS / EGRESS  
11 m (ABOUT)(W)

N11 N10 N9 N8 N7 N6 N5 N4 N3 N2 N1

CIRCULATION  
SPACE

OPEN STORAGE OF  
CONSTRUCTION  
MATERIALS AND  
MACHINERY

8000

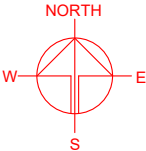
OPEN STORAGE OF  
CONSTRUCTION  
MATERIALS AND  
MACHINERY

APPLICATION SITE

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND	
	APPLICATION SITE
	OPEN STORAGE AREA
	INGRESS / EGRESS
	LOADING / UNLOADING SPACE (CV)
	PROPOSED NEW TREES



PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY 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 : 1000 @ A4	
DRAWN BY	DATE
MN	3.6.2025
REVISED BY	DATE
LT	17.12.2025
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 1	001