

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,

4th 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 FUING

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

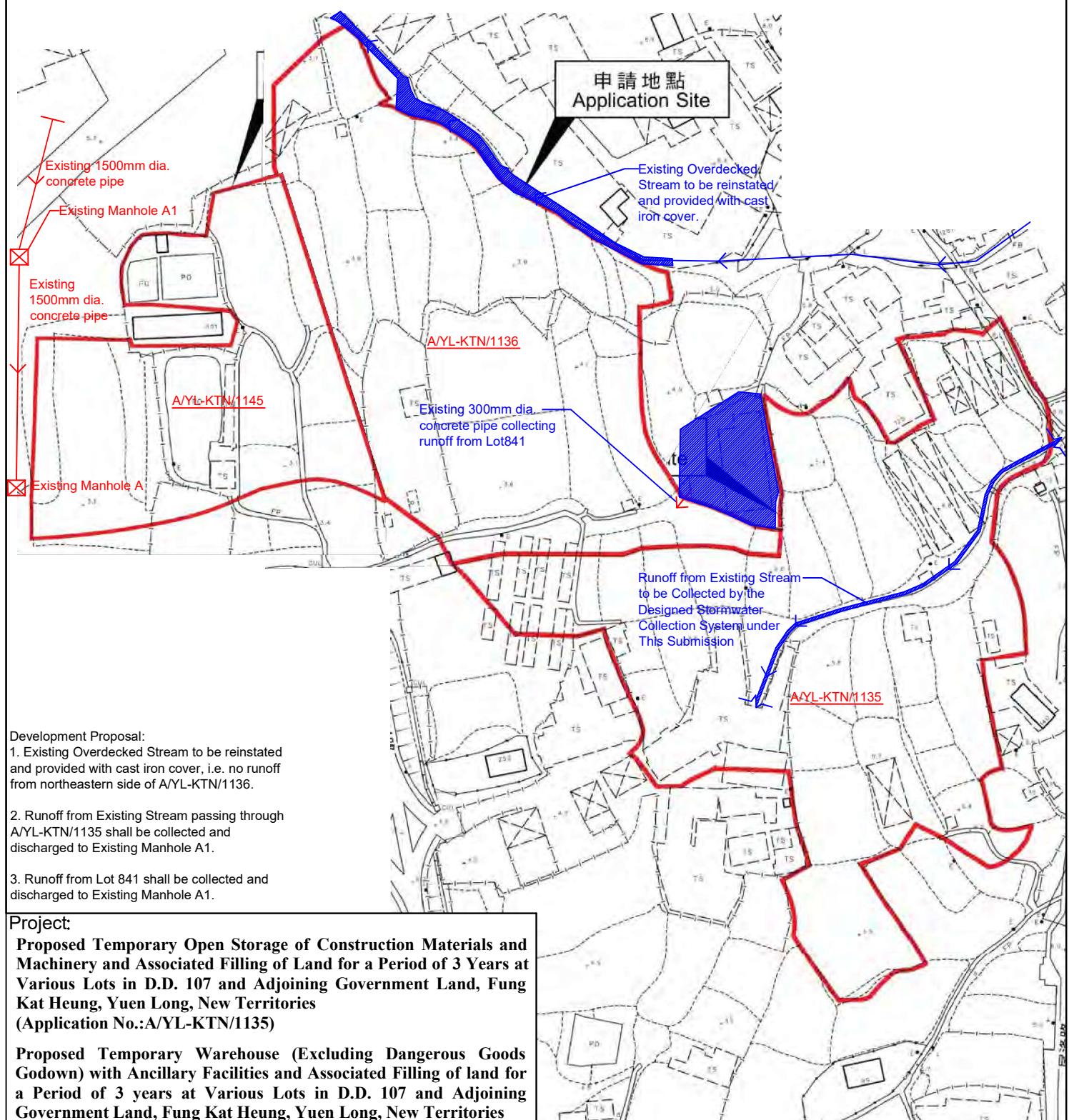
proposed formation level have been indicated. The existing 450UC surrounding Lot 841 is indicated. The proposed 300mm dia. concrete pipe to collect the runoff from Lot 841 has been added.

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



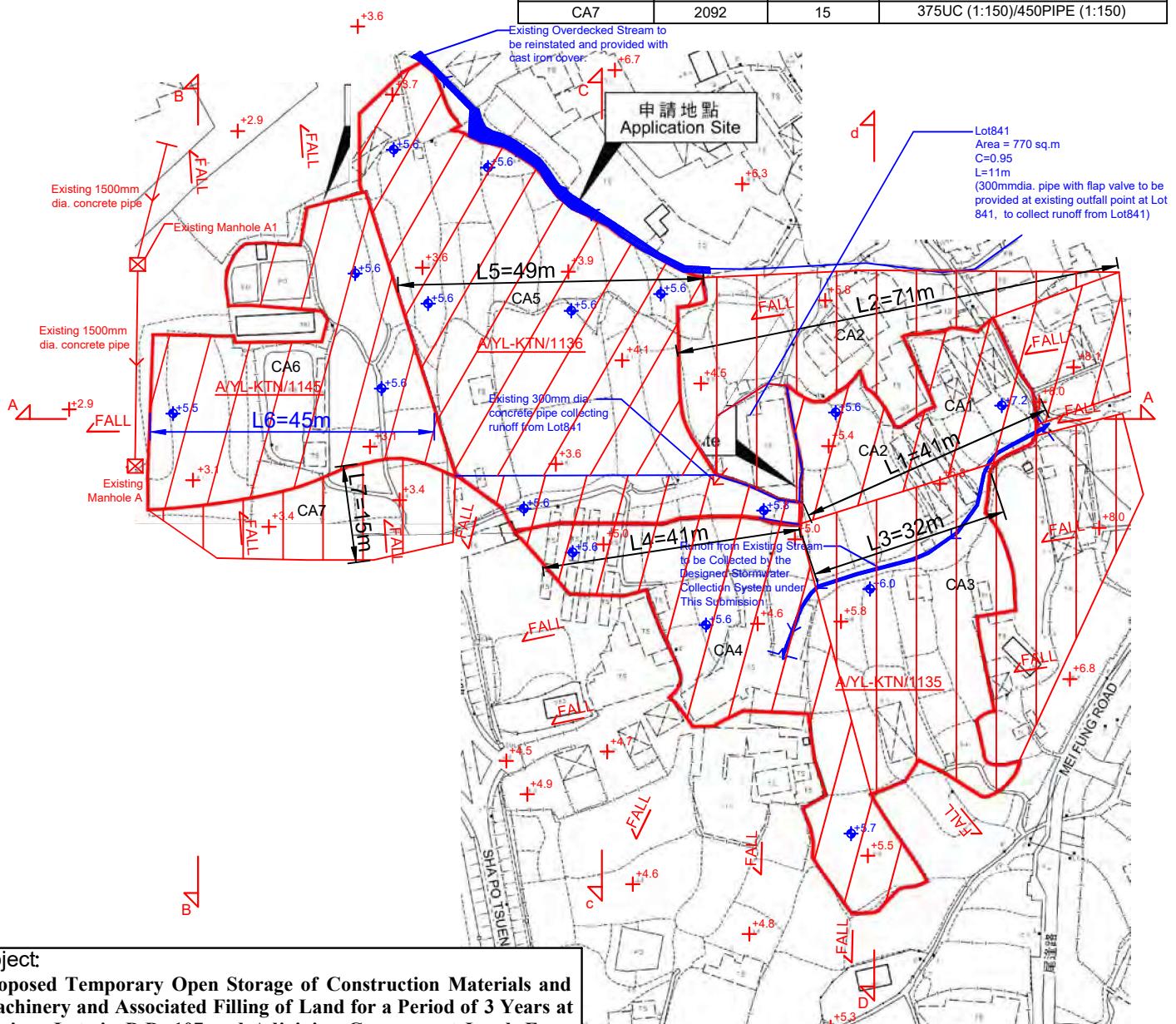
Title:	
Drainage Proposal - LAYOUT	D01
Drawn by:	Date:
DM	19-12-2025
Check by:	Scale:
DM	-----

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Catchment Area Summary Table

Catchment Area	Area (sq.m)	L(m)	Design Drains
CA1	4113	41	525UC (1:150)
CA2	4636	71	525UC (1:150)/525PIPE (1:100)
CA3	8076	32	600UC (1:150)
CA4	6652	41	600UC (1:150)
CA5	8788	49	600UC (1:150)
CA6	5770	45	525UC (1:150)
CA7	2092	15	375UC (1:150)/450PIPE (1:150)



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
CATCHMENT AREA PLAN

D02

Drawn by:

DM

Date:

19-12-2025

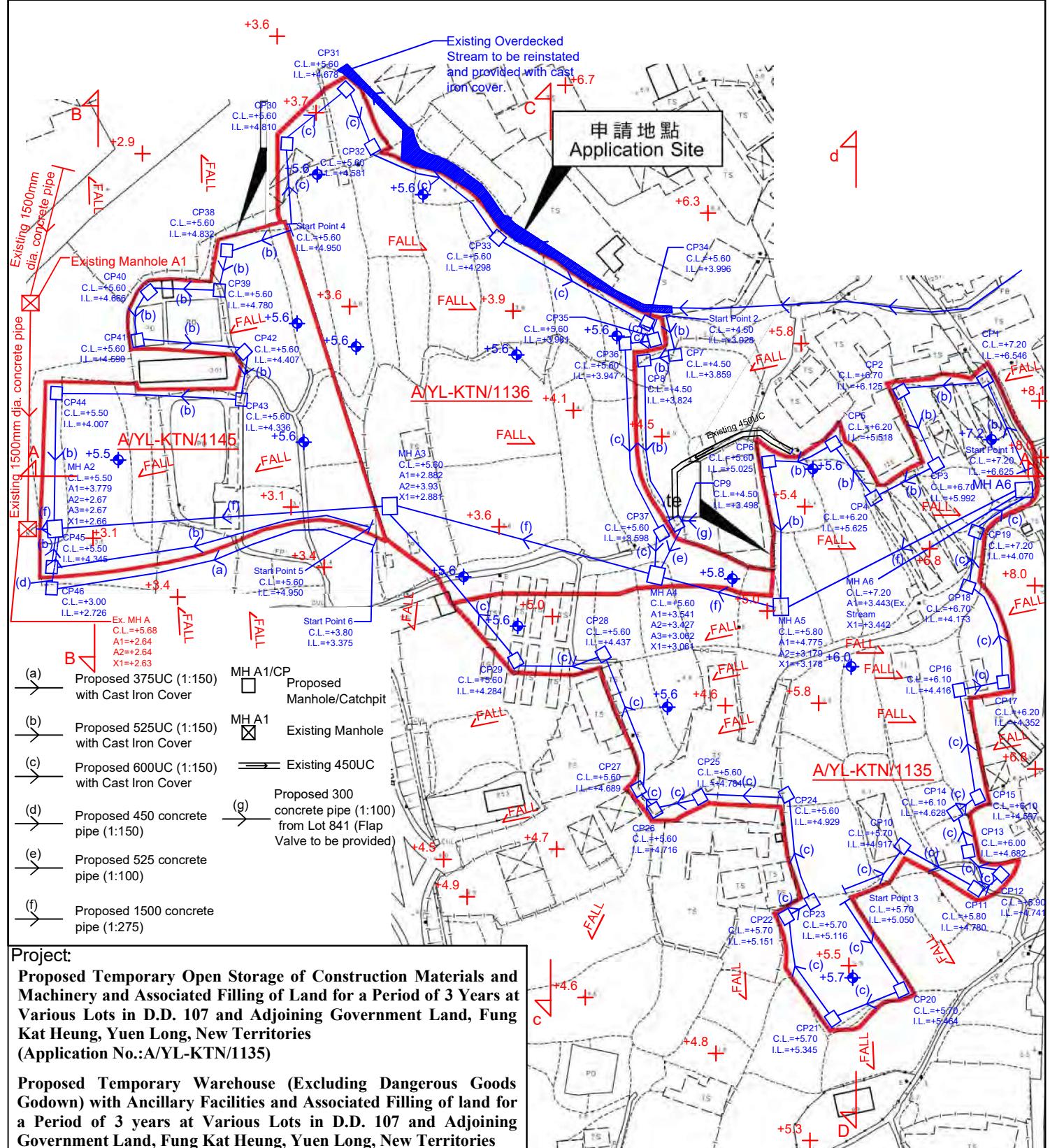
Check by:

DM

Scale:

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY



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)**

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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 - LAYOUT

D03

Drawn by:

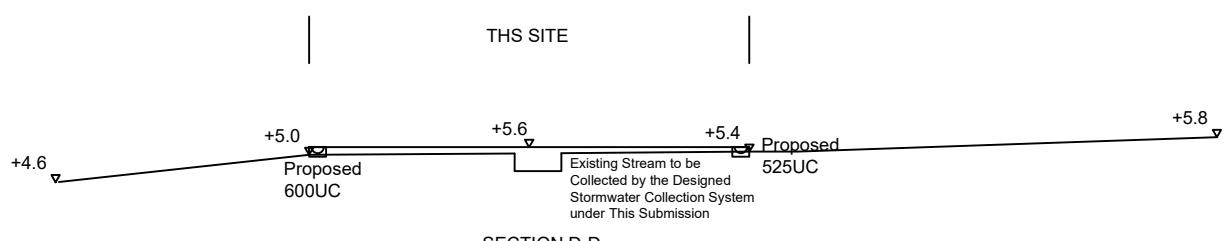
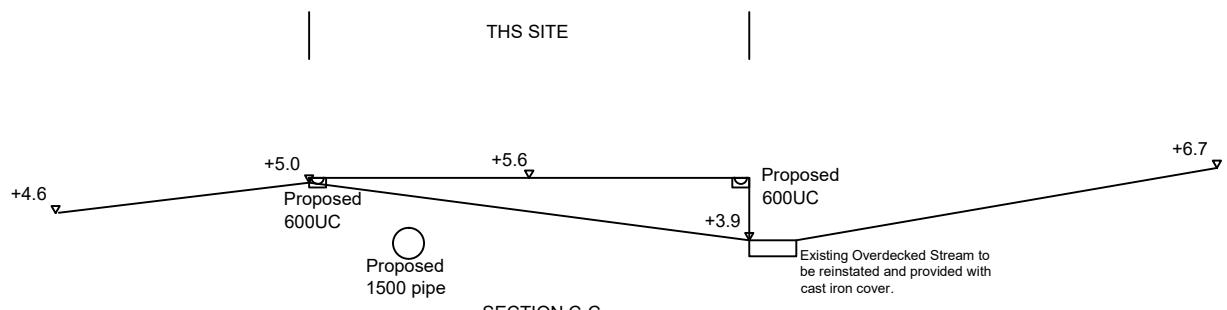
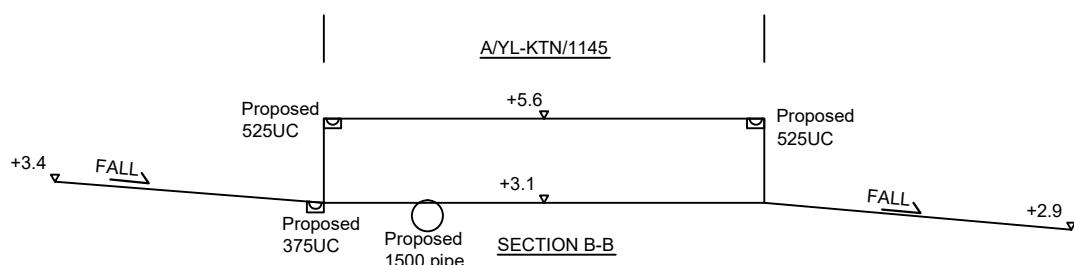
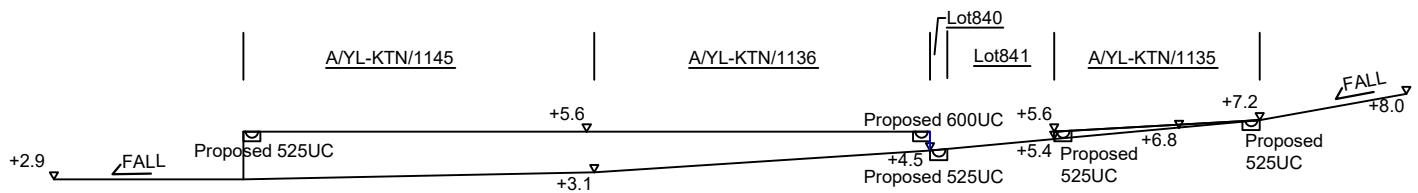
Date:

19-12-2025

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Start Point			Catchpit Schedule		
Start Point	C.L.	I.L.	Catchpit Number	C.L.	I.L.
Start Point 1	+7.20	+6.625	CP1	+7.20	+6.546
Start Point 2	+4.50	+3.925	CP2	+6.70	+6.125
Start Point 3	+5.70	+5.050	CP3	+6.70	+5.992
Start Point 4	+5.60	+4.950	CP4	+6.20	+5.625
Start Point 5	+5.60	+4.950	CP5	+6.20	+5.518
Start Point 6	+3.80	+3.375	CP6	+5.60	+5.025
Manhole Schedule			CP7	+4.50	+3.859
Manhole	C.L.	I.L.	CP8	+4.50	+3.824
Ex.MH A	+5.68	A1=+2.64, A2=+2.64, X1=+2.63	CP9	+4.50	+3.498
MH A2	+5.50	A1=+3.779, A2=+2.67, A3=+2.67, X1=+2.66	CP10	+5.70	+4.917
MH A3	+5.60	A1=+2.882, A2=+3.93, X1=+2.881	CP11	+5.80	+4.780
MH A4	+5.60	A1=+3.541, A2=+3.427, A3=+3.062, X1=+3.061	CP12	+5.90	+4.741
MH A5	+5.80	A1=+4.775, A2=+3.179, X1=+3.178	CP13	+6.00	+4.682
MH A6	+7.20	A1=+3.443 (Ex. Stream), X1=+3.442	CP14	+6.10	+4.628
Project:			CP15	+6.10	+4.597
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)			CP16	+6.10	+4.416
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)			CP17	+6.20	+4.352
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)			CP18	+6.70	+4.173
正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANT COMPANY			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
Title:			Drainage Proposal Manhole and Catchpit Schedule		
			D04		
Drawn by:			Date:		
			19-12-2025		
Check by:			Scale:		

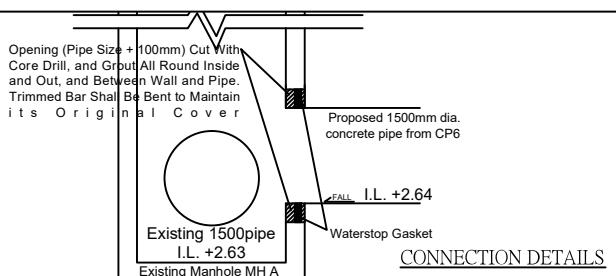


Project:

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)

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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

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 ²	(C= 0.95)	L= 11 m
Calculation of Design Runoff of the Proposed Development.				
For the design of drains for 1500mm dia. concrete pipe				
ΣQ	=	$\Sigma 0.278 C i A$		
A	=	770	m ²	
	=	770		
	=	0.00077	km ²	
t	=	0.14465 L/H ^{0.2} A ^{0.1}		
	=	0.14465*11/1 ^{0.2} *770 ^{0.1}		
	=	0.819	min	
i	=	1.16 ^a /t ^b		(50 yrs return period, Table 3a, Corrigendum 2024, SDM) and (16% increase due to climate change)
	=	1.16*505.5/(0.819+3.29) ^{0.355}		
	=	355.1	mm/hr	
Therefore, Q	=	0.278*0.95*355.1*0.00077		
	=	0.0722	m ³ /sec	
	=	4332	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 ² gravitational acceleration (m/s ²)
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 ² /s kinematic viscosity of fluid (m ² /s)
s	=	0.01 hydraulic gradient (1: 100)

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

$$\begin{aligned} Q &= 0.8VA && (0.8 \text{ factor for sedimentation}) \\ &= 0.103 \text{ m}^3/\text{s} \\ &= 6187 \text{ lit/min} \\ &> 4332 \text{ lit/min} && \text{Ok} \end{aligned}$$

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)						
T1	<i>Melia azedarach</i>	棟(苦棟)	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



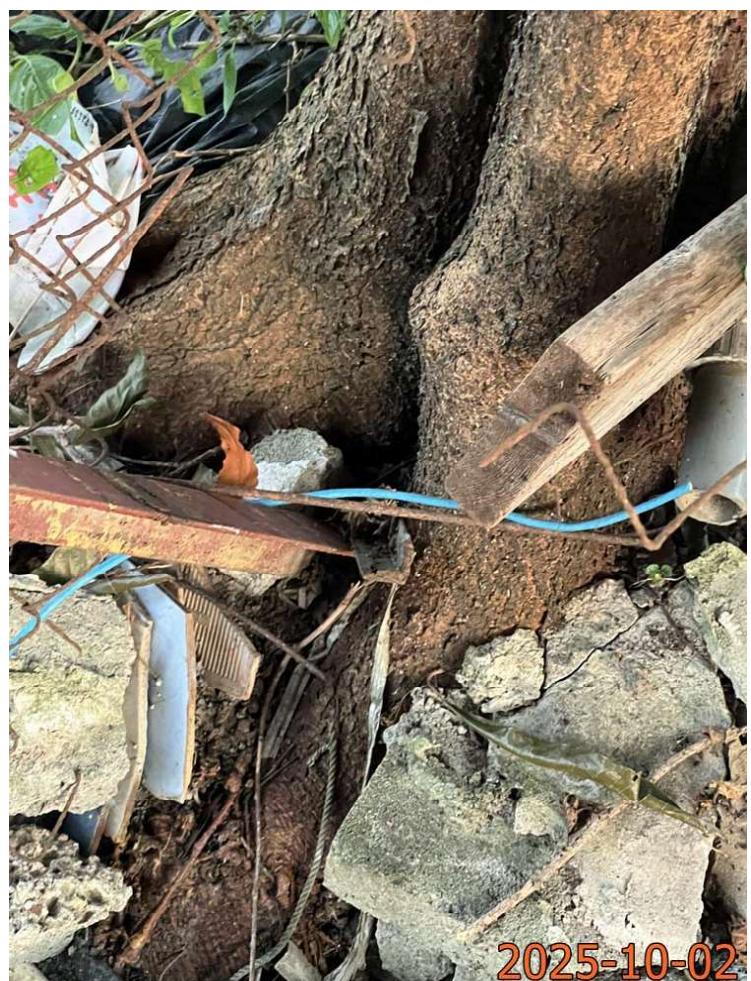
T7 (Overview)



T7 Multi-trunks



T8 (Overview)



T8 Restricted root

Photo Records



2025-10-02

T8 Trunk conflict with structure



2025-10-02

T9 (Overview)



2025-10-02

T9 Wound on trunk



2025-10-02

T10 (Overview)

Annex III

Revised Landscape Proposal

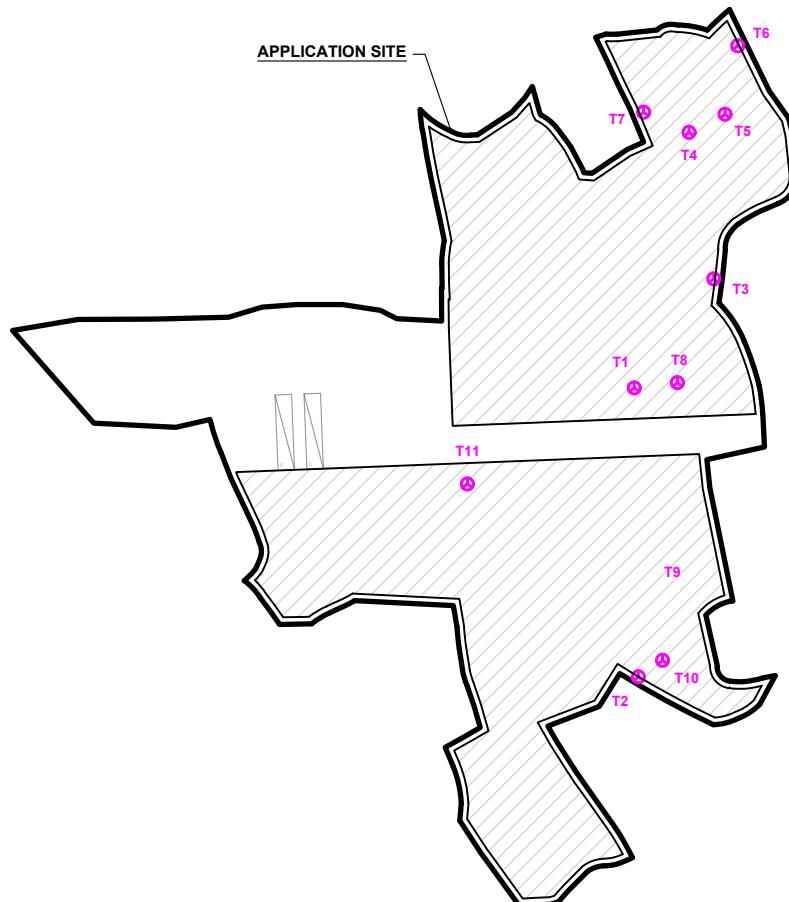
LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 12,880 m² (ABOUT)

NO. OF EXISTING TREES : 11 (T1 TO T11)

SPECIES OF TREE
 : *MELIA AZEDARACH* (T1)
 : *CLAUSENA LANSIUM* (T2, T7)
 : *FICUS HISPIDA* (T3, T9)
 : *FICUS LYRATA* (T4)
 : *CALLISTEMON VIMINALIS* (T5)
 : *PSIDIUM GUAJAVA* (T6, T11)
 : *MORUS ALBA* (T8)
 : *DIMOCARPUS LONGAN* (T10)

NO. OF TREES TO BE FELLED : 11 (T1 TO T11)



LEGEND



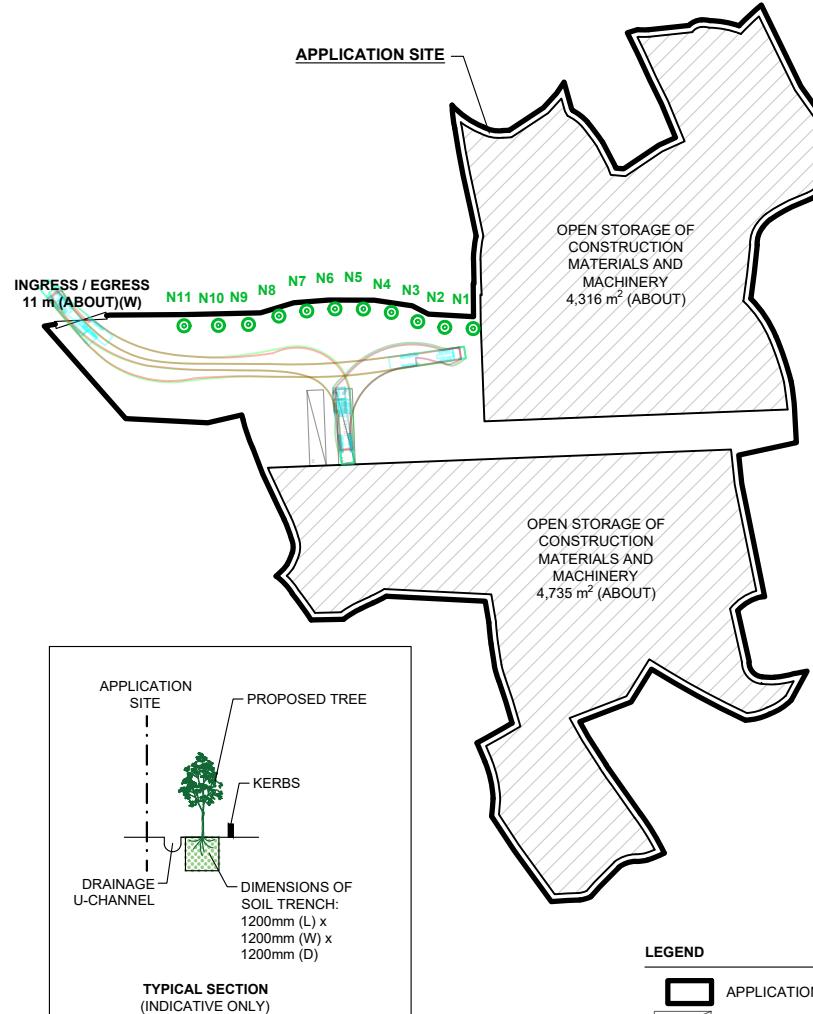
LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 12,880 m² (ABOUT)

COVERED AREA : NOT APPLICABLE

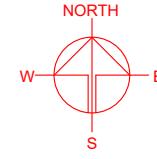
UNCOVERED AREA : 12,880 m² (ABOUT)

NO. OF NEW TREES WILL BE PLANTED : 11 (N1 TO N11)
 SPECIES OF NEW TREES : *POLYSPORA AXILLARIS*
 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.



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.	ANNEX III
VER.	001

REVISED PLAN

Plan 1 Layout Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 12,880 m ² (ABOUT)
COVERED AREA	: NOT APPLICABLE
UNCOVERED AREA	: 12,880 m ² (ABOUT)
OPEN STORAGE AREA	: 9,051 m ² (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

0008

OPEN STORAGE OF
CONSTRUCTION
MATERIALS AND
MACHINERY

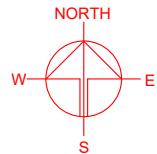
APPLICATION SITE

LEGEND

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

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)



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 MN DATE 3.6.2025

REVISED BY LT DATE 17.12.2025

APPROVED BY DATE

DWG. TITLE

LAYOUT PLAN

DWG. NO. PLAN 1 VER. 001