

Urgent Return receipt Expand Group Restricted Prevent Copy

---

**From:** Louis Tse <[REDACTED]>  
**Sent:** Tuesday, December 30, 2025 9:59 AM  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Andrea Wing Yin YAN/PLAND <[REDACTED]>; Ivan Sze Yuet FUNG/PLAND <[REDACTED]>; Bon Tang <[REDACTED]>; Matthew Ng <[REDACTED]>; Christian Chim <[REDACTED]>; Danny Ng <[REDACTED]>; Grace Wong <[REDACTED]>  
**Subject:** [SI] S.16 Application No. A/YL-KTN/1192 - Supplementary Information

Dear Sir,

We write to submit supplementary information upon the subject application (*attached*).

Should you require more information, please do not hesitate to contact us. 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 1452  
Your Ref. : TPB/A/YL-KTN/1192

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

30 December 2025

[By Email](#)

Dear Sir,

#### Supplementary 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,  
Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

**(S.16 Planning Application No. A/YL-KTN/1192)**

We are writing to submit supplementary information for the subject application, details are as follows:

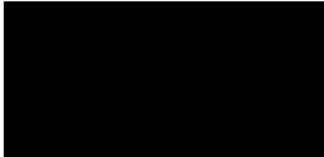
- A drainage proposal is provided by the applicant (**Annex I**).
- As prior approval of Short Term Waiver (STW) from the Lands Department is required for the erection of structures, the applicant submitted the STW application in August 2024. As of December 2025, the decision on the STW is still pending. The applicant will strictly follow the proposed scheme and no open storage activities will be carried out within the application at any time during the planning approval period.
- The proposed warehouse is intended for storage of miscellaneous goods (i.e. including but not limited to packaged food, electronic goods, furniture, etc.). No dangerous goods or workshop activities will be stored/conducted.



Should you require more information regarding the application, please contact our Mr. Danny NG at [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

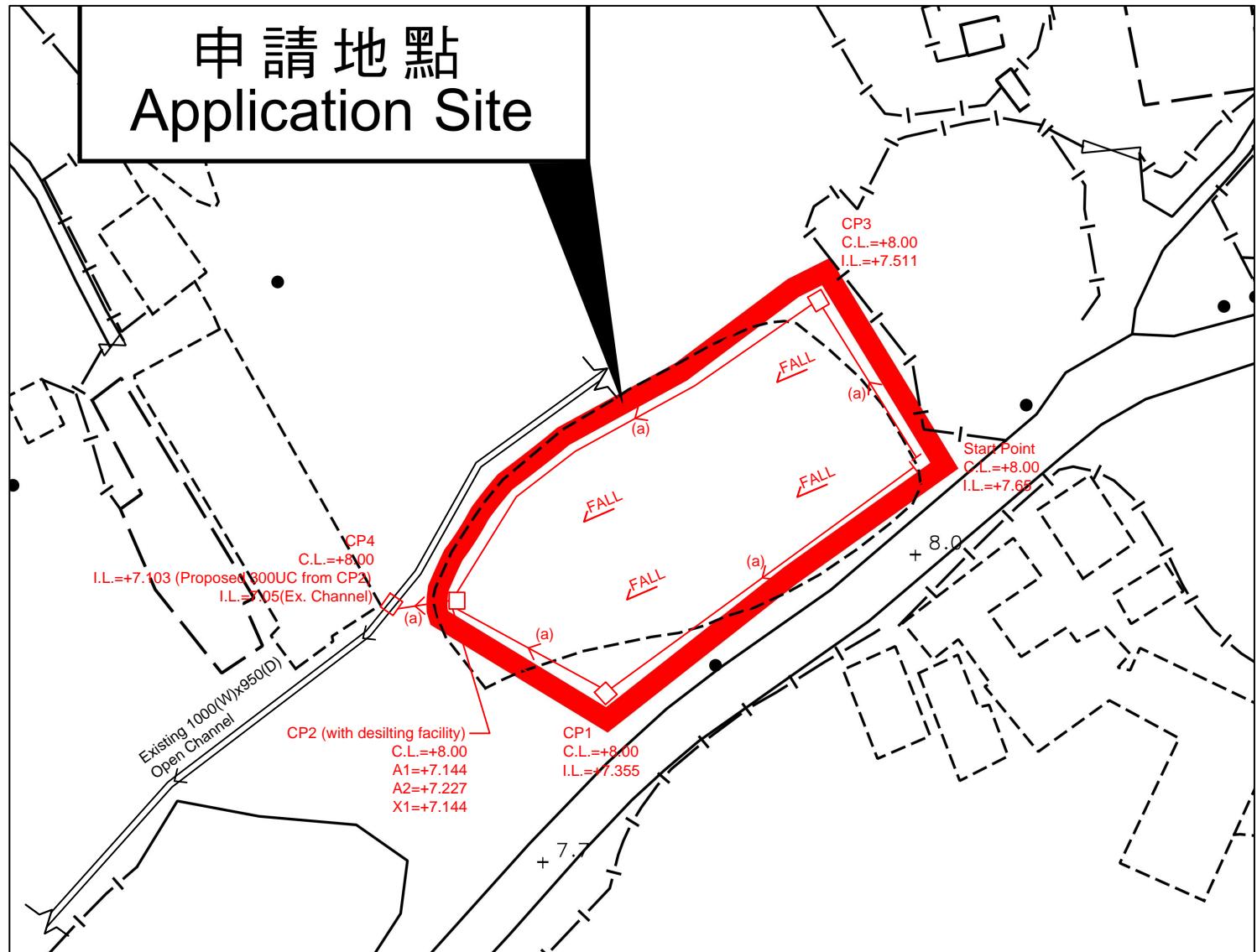
email: [REDACTED] )

(Attn.: Mr. Ivan FUNG

email: [REDACTED] )



# 申請地點 Application Site



## Note:

1. Catchpits (CP2) with desilting facility shall follow CEDD standard drawing No. C24061.

CP Proposed Catchpit

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

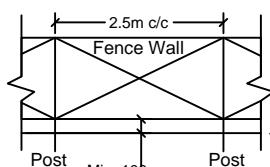
(a) Proposed 300UC (1:100) with Cast Iron Cover

3. Fence Wall to be erected (if any) shall be Open-bottom type.

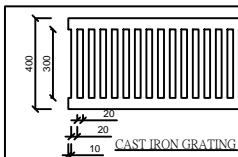
Existing 1000(W)x950(D) Open Channel

4. Minor filling works to be carried out to leveling the site. Existing Formation Level is +7.60mPD. Proposed Formation Level is +8.00mPD.

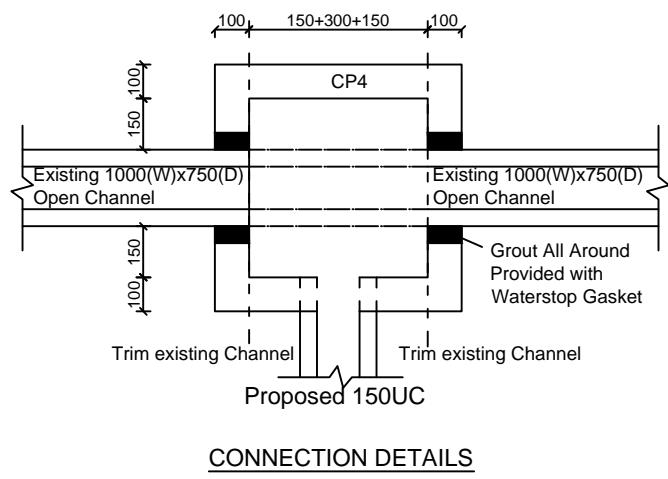
FALL Fall Direction



TYPICAL DETAIL OF  
OPEN-BOTTOM TYPE  
FENCE WALL



CAST IRON GRATING

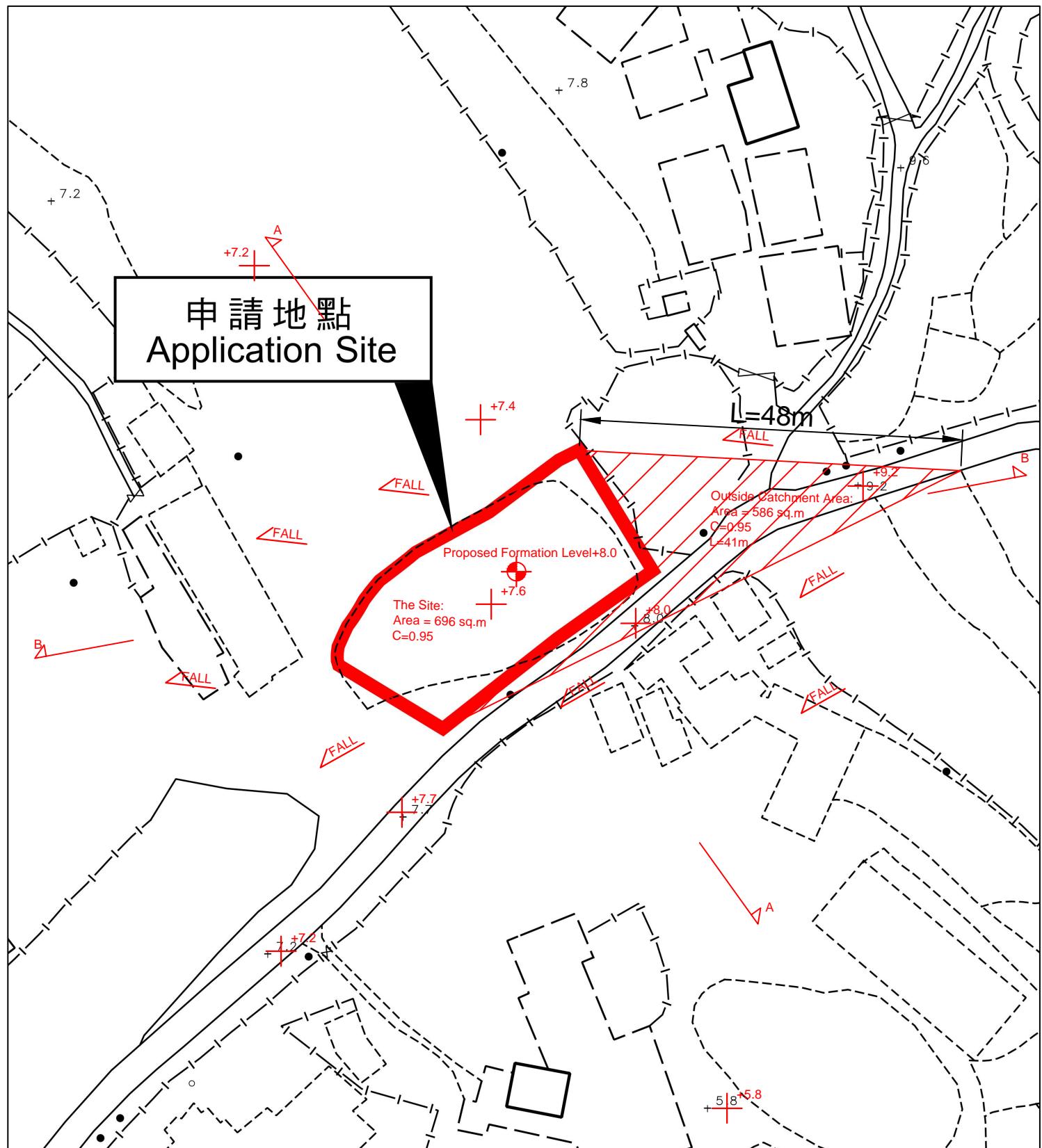


正宏工程顧問公司  
CHING WAN ENGINEERING CONSULTANTS COMPANY

## Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land at Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories  
(Application No.:A/YL-KTN/1192)

Title: Drainage Proposal - LAYOUT		D01
Drawn by: DM	Date: 13-12-2025	
Check by: DM	Scale: -----	



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land at Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories  
(Application No.: A/YL-KTN/1192)

Title:

Catchment Area Plan

D02

Drawn by:

DM

Date:

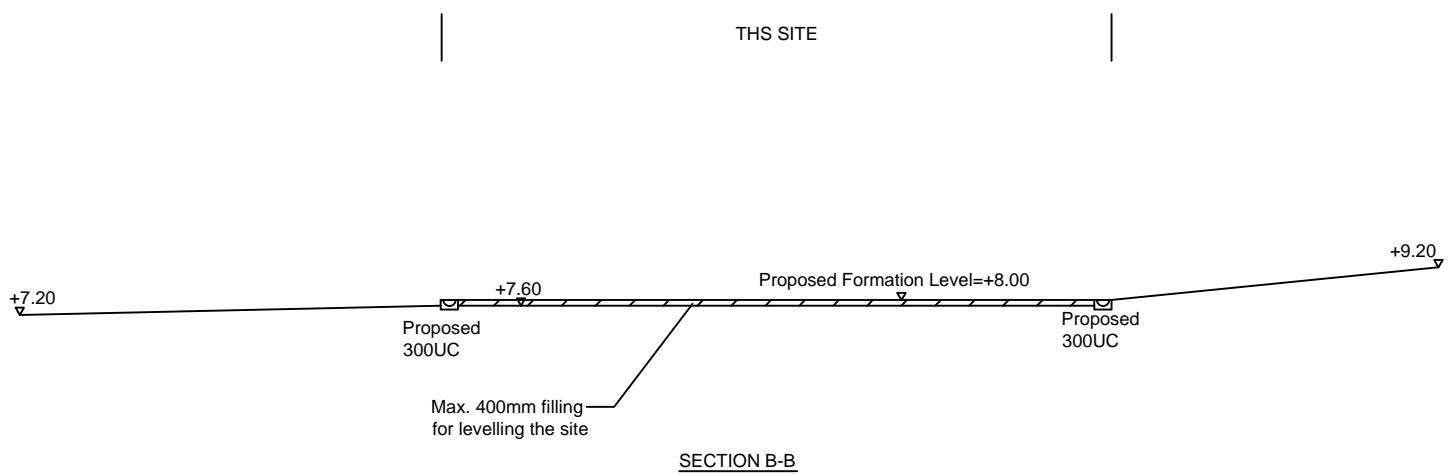
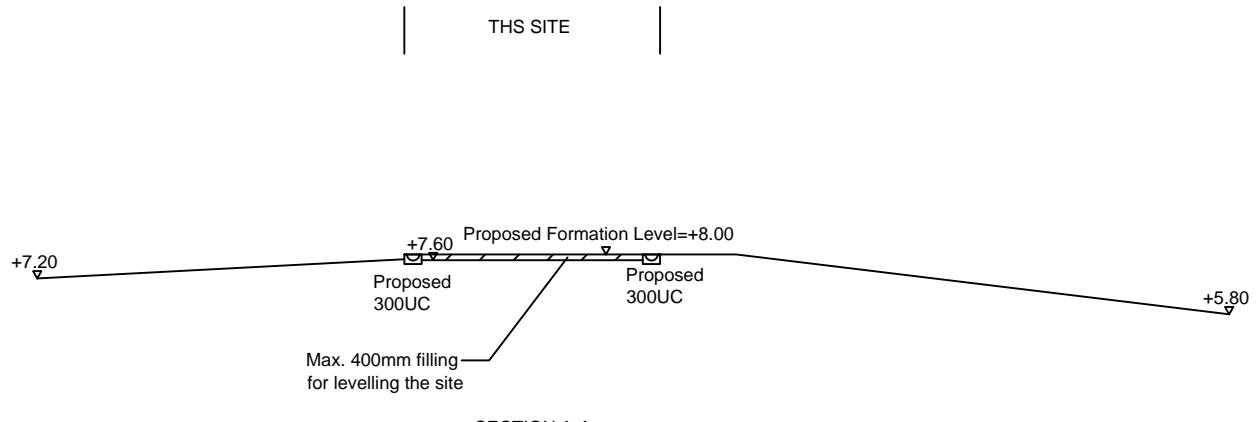
13-12-2025

Check by:

DM

Scale:

-----



<p style="text-align: center;"><b>正宏工程顧問公司</b></p> <p>CHING WAN ENGINEERING CONSULTANTS COMPANY</p>	<p style="text-align: center;">Title:</p> <p style="text-align: center;">SECTIONS</p> <p style="text-align: right;">D03</p>	
	<p>Drawn by:</p> <p style="text-align: center;">DM</p>	<p>Date:</p> <p style="text-align: right;">13-12-2025</p>
<p>Project:</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land at Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1192)</p>	<p>Check by:</p> <p style="text-align: center;">DM</p>	<p>Scale:</p> <p style="text-align: right;">-----</p>

THE SITE, Area	= 696	$m^2$	(C= 0.95 )
Outside Catchment Area, Area	= 586	$m^2$	(C= 0.95 )

Calculation of Design Runoff of the Proposed Development,

For the design of drains inside the site

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 696+586 & m^2 \\ &= 0.001282 & m^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L/H^{0.2} A^{0.1} \\ &= 0.14465 * 48 / 1^{0.2} * 1282^{0.1} \\ &= 2.899 & \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.16 * a / (t+b)^c & (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.16 * 505.5 / (2.899 + 3.29)^{0.355} & \text{SDM}) \text{ and (16\% increase due to climate change)} \\ &= 307.0 & \text{mm/hr} \end{aligned}$$

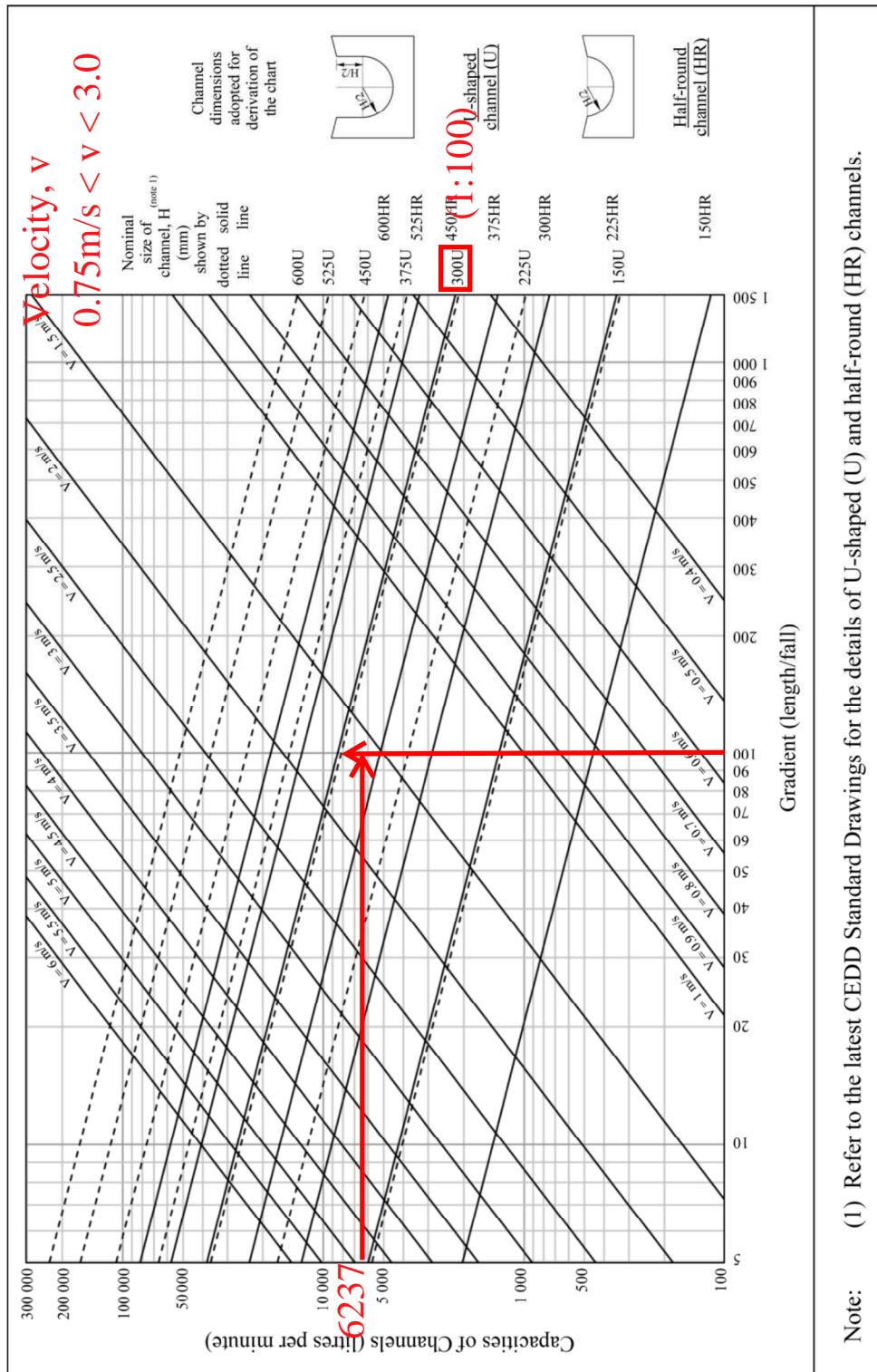
$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 307.0 * 0.001282 \\ &= 0.1039 & m^3/\text{sec} \\ &= \underline{\underline{6237}} & \text{lit/min} \end{aligned}$$

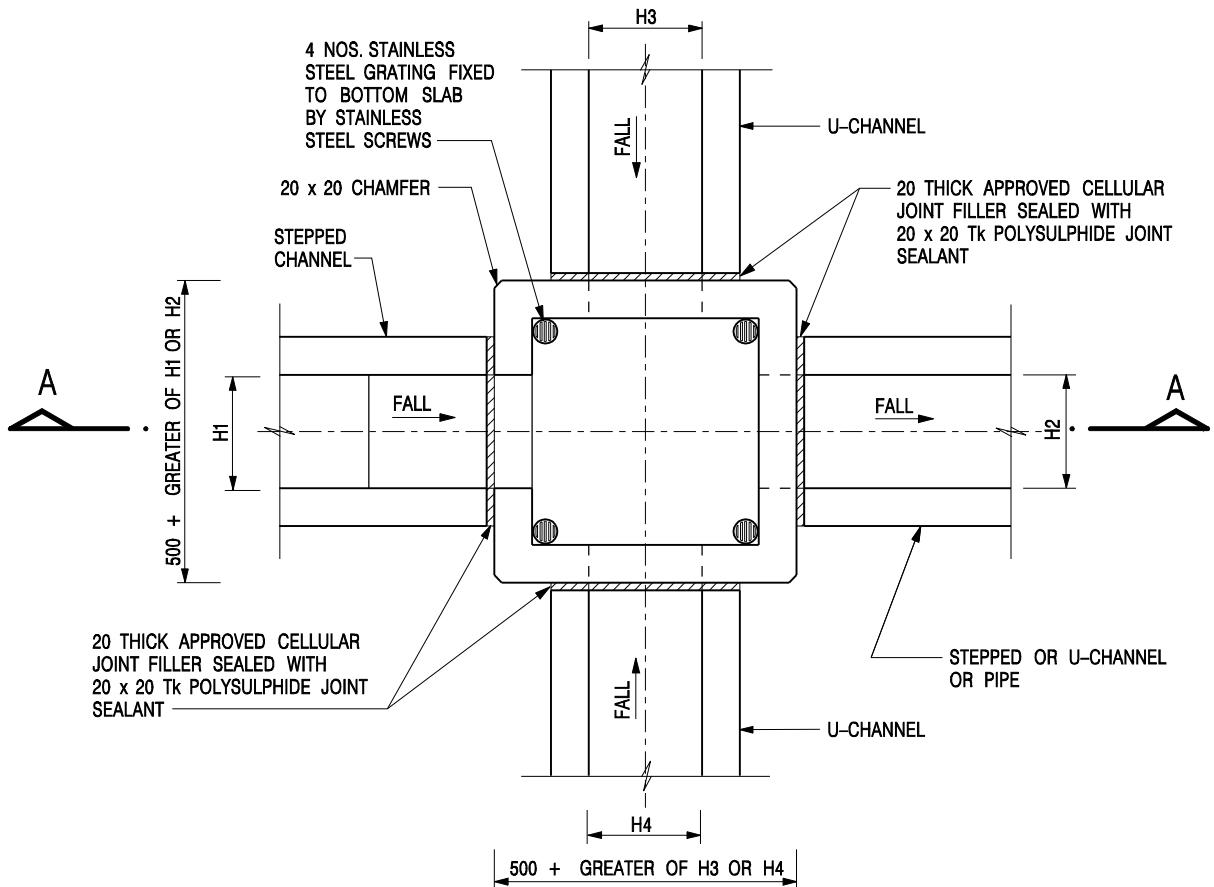
Provide 300UC (1:100) is OK

## GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 | Revision: - | Date: 05.06.2014 | Page: 3 of 3

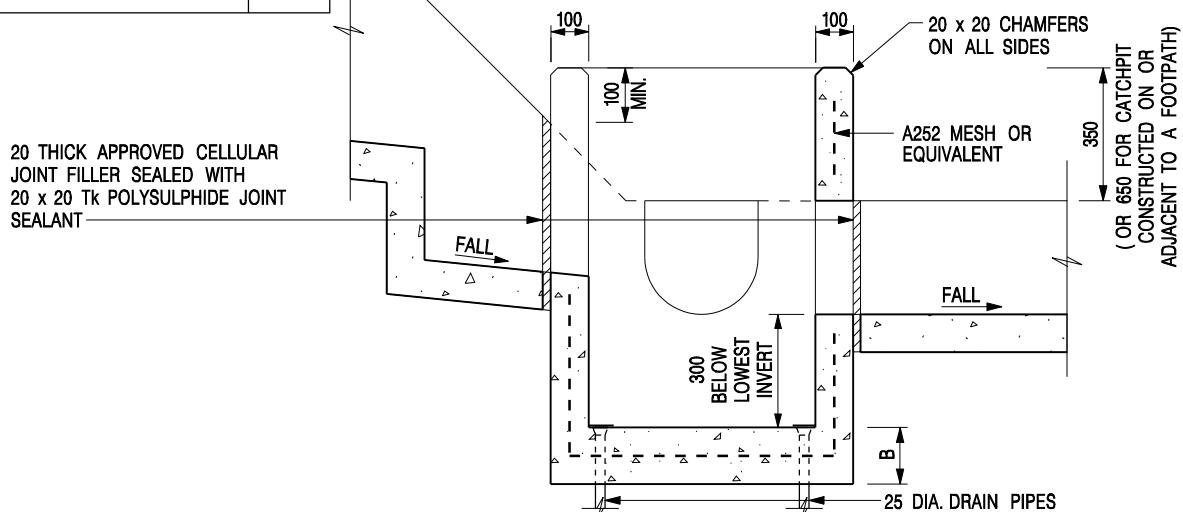
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm





NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

PLAN



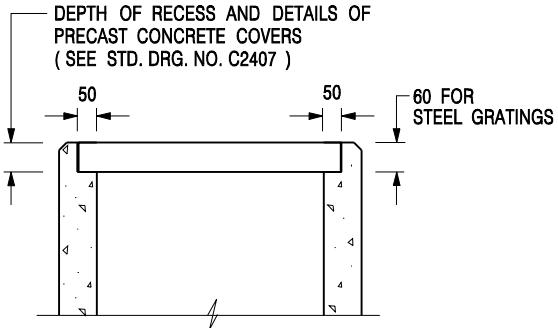
SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP  
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>			
SCALE 1:20		DRAWING NO.	
DATE JAN 1991			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.

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

CATCHPIT WITH TRAP  
(SHEET 2 OF 2)



CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1:20

DATE JAN 1991

DRAWING NO.

C2406 /2A

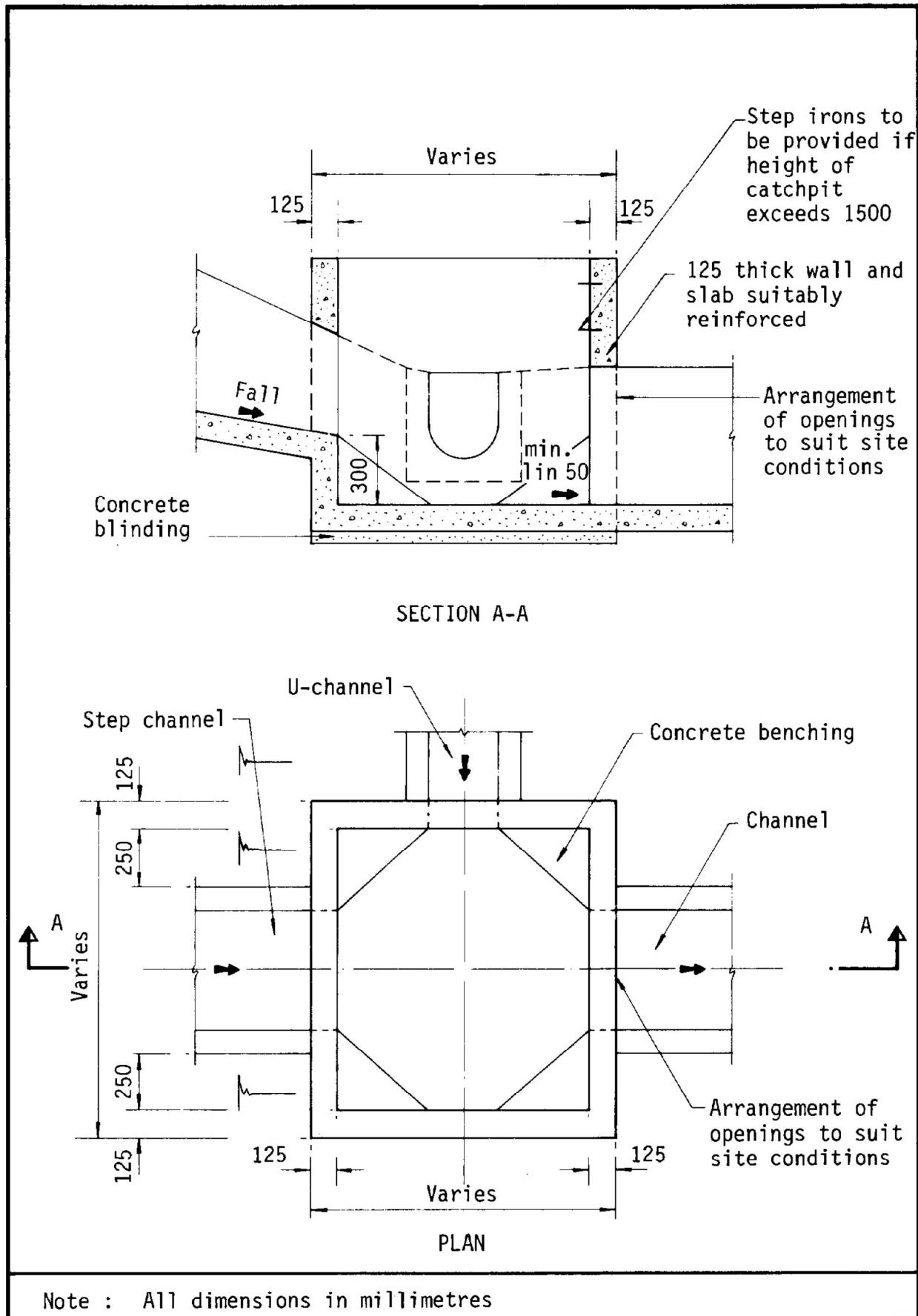
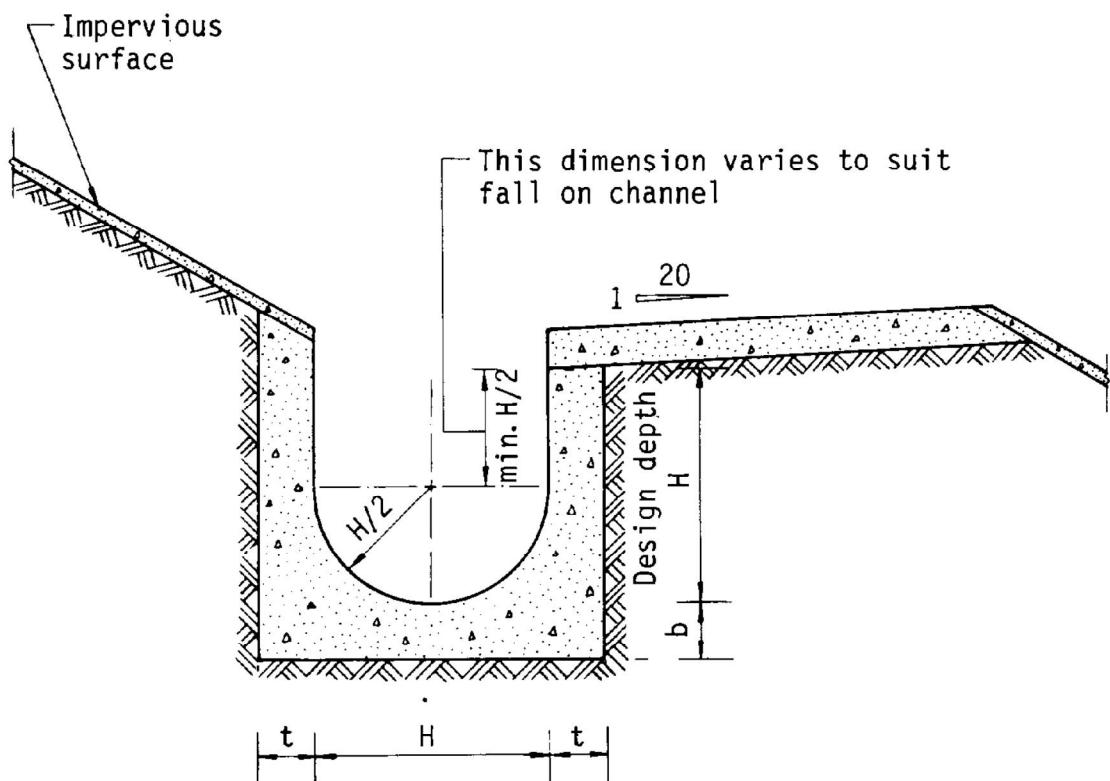


Figure 8.10 - Typical Details of Catchpits



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