

寄件者: Danny Ng [REDACTED]
寄件日期: 2026年09月07日星期一 9:57
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND; Athena Pui Yin LAI/PLAND;
Bon Tang; Matthew Ng; Christian Chim; Grace Wong
主旨: [SI] S.16 Planning Application No. A/YL-KTN/1280 - Supplementary Information
附件: SI for A_YL-KTN_1280 (20260907).pdf

Dear Sir,

We write to provide supplementary information for the consideration of Government departments (*attached*).

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]

Our Ref. : DD107 Lot 946 S.K & VL
Your Ref. : TPB/A/YL-KTN/1280

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

By Email

7 September 2026

Dear Sir,

Supplementary Information

**Proposed Temporary Shop and Services with Ancillary Facilities and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1280)

We write to provide supplementary information for the consideration of Government departments (**Appendix I**).

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 Planning Limited



Danny NG
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG
(Attn.: Mr. Ivan FUNG
(Attn.: Ms. Athena LAI

email: dcccheng@pland.gov.hk)
email: isyfung@pland.gov.hk)
email: apylai@pland.gov.hk)



Supplementary Information

**Proposed Temporary Shop and Services with Ancillary Facilities and
Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1280)

The applicant would like to submit the following supplementary information for the consideration of Government departments:

- (i) The application site (the Site) is the subject of a previously approved application No. A/YL-KTN/851, which is submitted by the same applicant with a different use. Thus, the applicant would like to submit a previously approved drainage proposal under the previous application for Government department’s consideration (**Appendix II**); and
- (ii) Fencing will be provided along the Site boundary; and
- (iii) As the Site is surrounded by various ongoing open storage yards, warehouses, workshops, the applicant identified a potential need for construction services in the area by providing usual maintenances and new erection for nearby structures. Thus, the applicant would like to apply for ‘shop and services’ use to serve nearby businesses operators and land owners for better serve the surrounding areas and to utilise the Site.

規劃署

粉嶺、上水及元朗東規劃處
新界葵青青山公路388號
中環大廈22樓2202室

**Planning Department**

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : DD107 Lot 946 SK & VL
本署檔號 Our Reference : TPB/A/YL-KTN/851
電話號碼 Tel. No. : 3168 4049 / 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post and Fax 

R-riches Property Consultants Limited


(Attn.: Mr. Louis TSE / Christian CHIM)

19 February 2025

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (d)
- the Submission of a Drainage Proposal**

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
and Filling of Land in "Agriculture" Zone, Lots 946 S.K, 946 S.L, 1119 S.A,
1119 S.B and 1120 (Part) in D.D. 107, Fung Kat Heung, Yuen Long**
(Application No. A/YL-KTN/851)

I refer to your submission dated 5.11.2024 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments in *Appendix*.

Should you have any queries, please contact Mr. Terence TANG (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,


(Ms. Josephine LO)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department



規劃署35周年

劃出更多可能 · 創造無限機遇

Planning a Future of Boundless Opportunities

- 2 -

C.C.
CE/MN, DSD

(Attn.: Mr. Terence TANG)

Internal
CTP/TPB

JL/AY/jc

Appendix

Comments from the Chief Engineer/Mainland North Drainage Services Department:

You are reminded to note the following:

1. The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
2. The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
3. The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
4. The applicant 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).

Our Ref. : DD107 Lot 946 SK & VL
Your Ref. : TPB/A/YL-KTN/851

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

By Email

5 November 2024

Dear Sir,

Compliance with Approval Condition (d)

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
and Filling of Land In "Agriculture" Zone, Lots 946 S.K, 946 S.L, 1119 S.A,
1119 S.B and 1120 (Part) in D.D. 107, Fung Kat Heung, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/851)

We are writing to submit a response-to-comments table and a revised drainage proposal for compliance with approval condition (d) of the subject application, i.e. *the submission of a drainage proposal* (**Appendices I and II**).

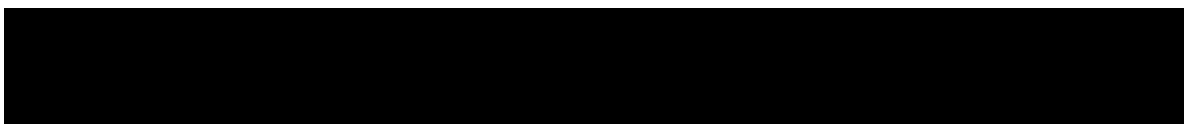
Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Kevin LAM
Planning Assistant



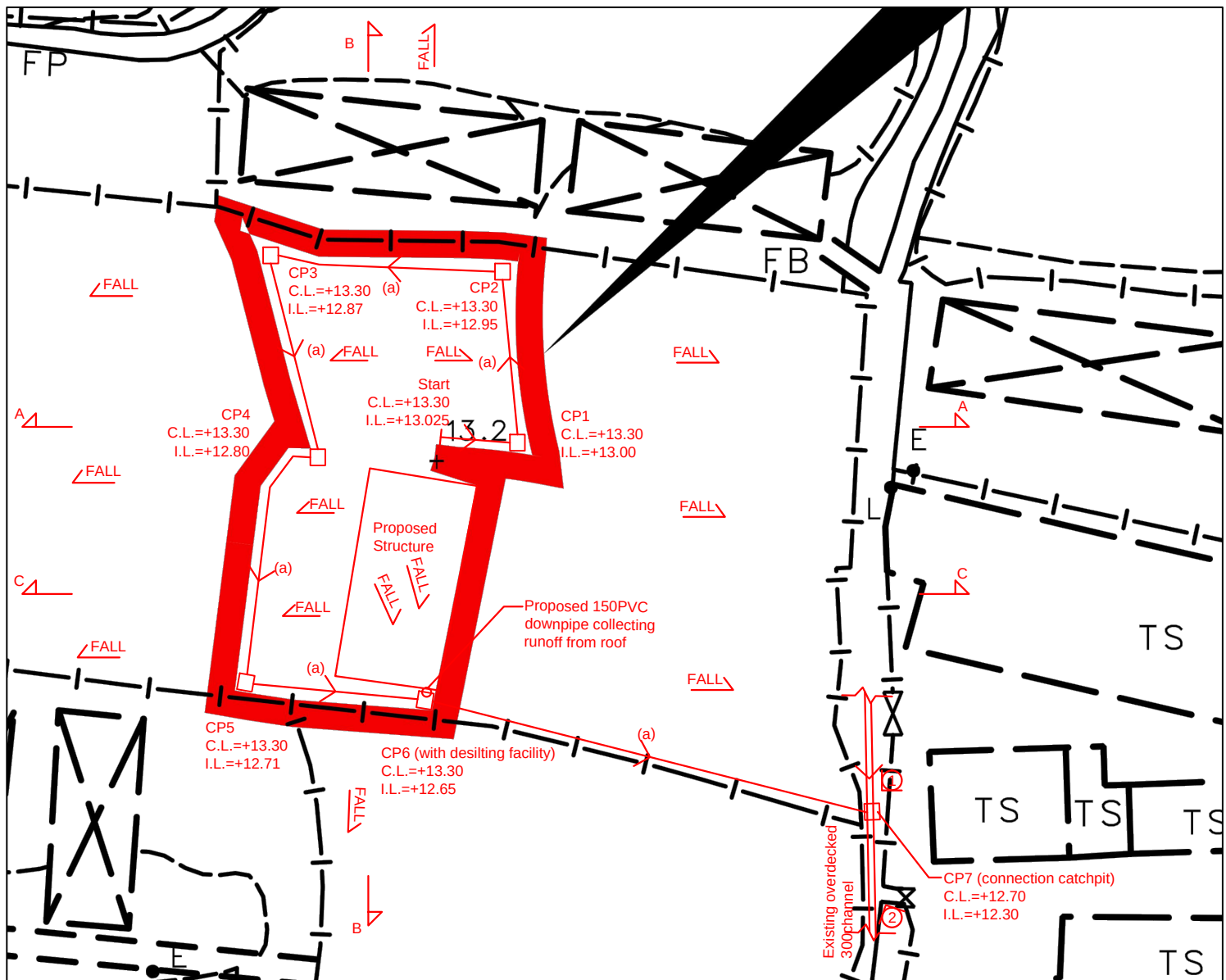
Appendix I – Response to comments

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
and Filling of Land In “Agriculture” Zone, Lots 946 S.K, 946 S.L, 1119 S.A,
1119 S.B and 1120 (Part) in D.D. 107, Fung Kat Heung, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/851)

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Terence TANG; Tel: 2300 1257)		
1.	Section A-A: Please advise where is the proposed 225UC on +12.70mPD platform. It does not tally with drainage plan.	Noted. It should be at the existing overdecked 300channel. It is revised accordingly.
2.	Section A-A: Please place a ruler to show there is 550mm level difference, as advised in the section.	Noted. Ruler is placed to indicated 550mm level difference.
3.	Sectopm C-C: Please justify the ground level +13.25mPD. In the absence of well justification of the ground level, peripheral drains adjacent to the proposed structure in the eastern side of site are required.	Noted. It should be +13.20mPD. The level of the eastern side is the same as the site before, which the site is paved with 100mm concrete pavement. Justification is provided in page 3 of the proposal.
4.	D01: Flow direction of external areas should be shown on plan.	Noted. Flow direction of external areas is indicated on the plan.
5.	Figure 8.7: The value of capacities of channels does not tally with the calculated value on D01.	Noted. It is revised accordingly.





Note:
 1. Catchpits (CP6) with desilting facility shall follow CEDD standard drawing No. C2406I.
 2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

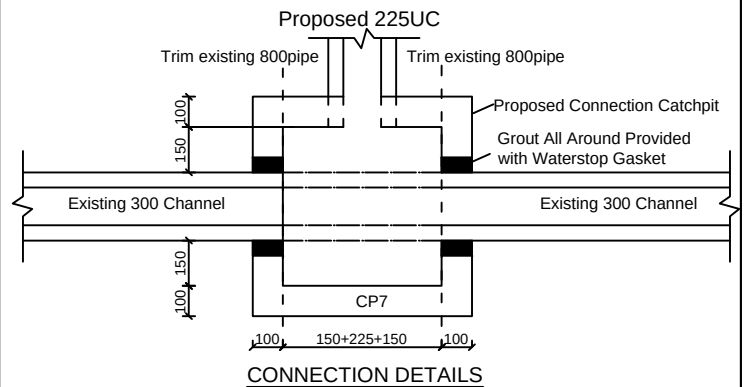
Site Area = 373 sq.m.

$$Q = 0.278 \times 0.95 \times 250 \times \frac{373}{1000000} = 0.0246 \text{ m}^3/\text{hr} = 1478 \text{ lit/min}$$

Provide 225UC(1:150) or above is OK

LEGEND

- ☐ CP Proposed CatchPit
- (a) Proposed 225UC (1:150) with Cast Iron Cover
- ☒ CP Existing CatchPit
- Existing overdecked 300channel
- Photo Viewport
- FALL Fall Direction



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:
 Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land at Lots 946 S.K, 946 S.L, 1119 S.A, 1119 S.B and 1120 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

(Application No.:A/YL-KTN/851)

Title:

Drainage Proposal

D01

Drawn by:

DM

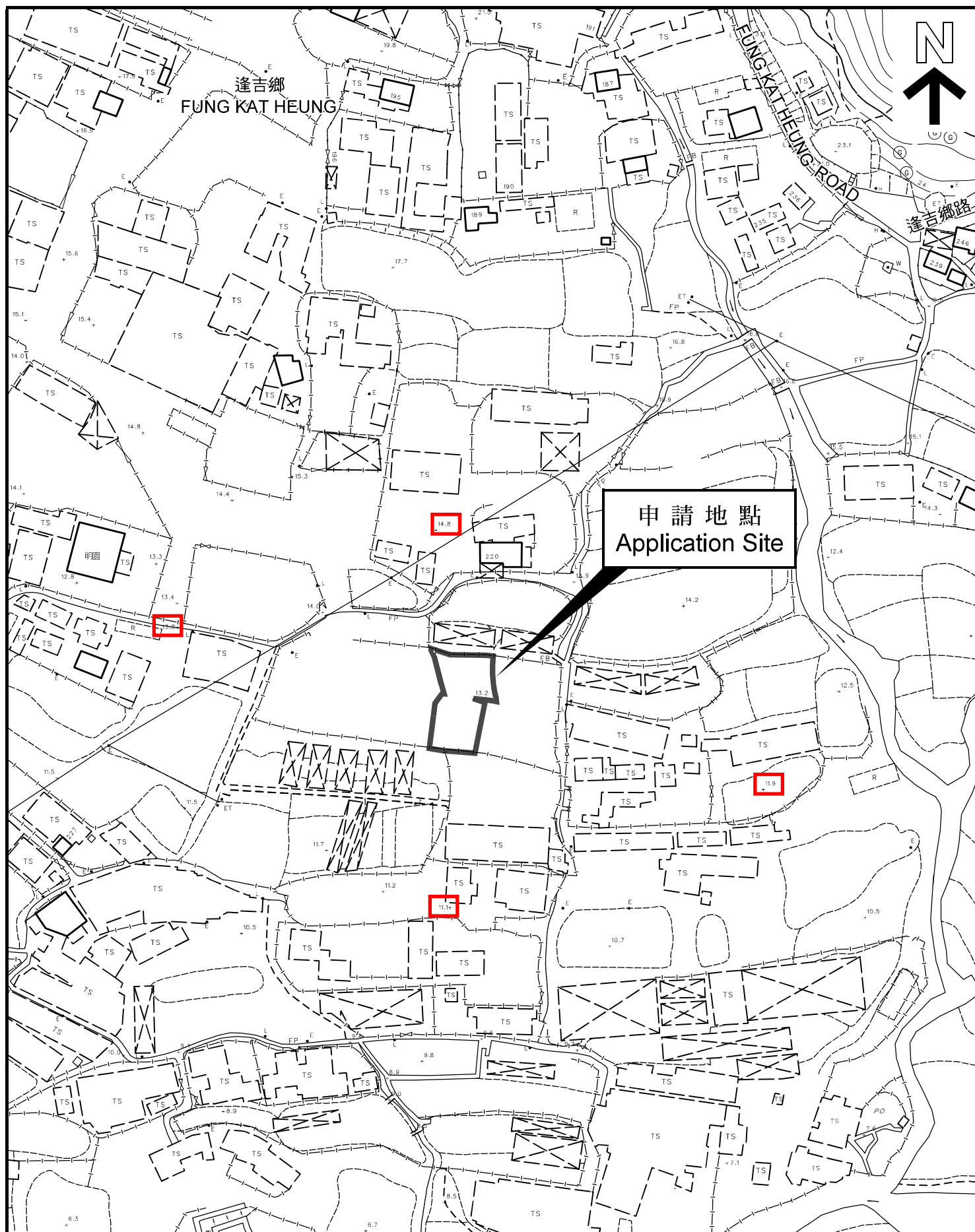
Date:

5-11-2024

Check by:

DM

Scale:



平面圖 SITE PLAN

本摘要圖於2022年7月29日擬備，
所根據的資料為測量圖編號
6-NE-2C
EXTRACT PLAN PREPARED ON 29.7.2022
BASED ON SURVEY SHEET No.
6-NE-2C

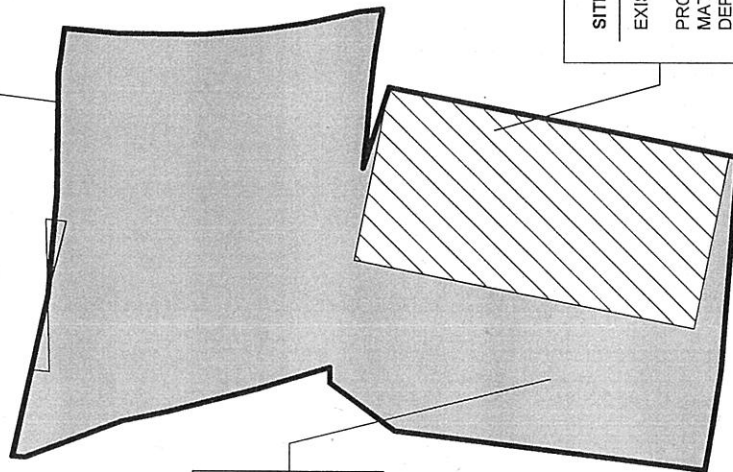
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/YL-KTN/851

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA : 373 m² (ABOUT)
COVERED BY STRUCTURE : 96 m² (ABOUT)
LAND FILLING AREA : 373 m² (100%)(ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING : CONCRETE
PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES,
PARKING AND CIRCULATION SPACE

APPLICATION SITE



CIRCULATION & PARKING SPACE

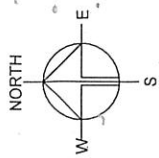
EXISTING SITE LEVEL : 13.2 mPD (ABOUT)
PROPOSED SITE LEVEL : 13.3 mPD (ABOUT)
MATERIAL OF FILLING : CONCRETE
DEPTH OF FILLING : NOT MORE THAN 0.1m

SITE FORMATION OF STRUCTURE

EXISTING SITE LEVEL : 13.2 mPD (ABOUT)
PROPOSED SITE LEVEL : 13.4 mPD (ABOUT)
MATERIAL OF FILLING : CONCRETE
DEPTH OF FILLING : NOT MORE THAN 0.2m

LEGEND

APPLICATION SITE
LAND FILLING AREA (SITE FORMATION)
LAND FILLING (CIRCULATION SPACE)



PLANNING CONSULTANT
R-RICHES PROPERTY
CONSULTANT LIMITED

PROJECT
PROPOSED
ANIMAL
BOARDING
ESTABLISHMENT FOR A PERIOD
OF 5 YEARS AND LAND FILLING

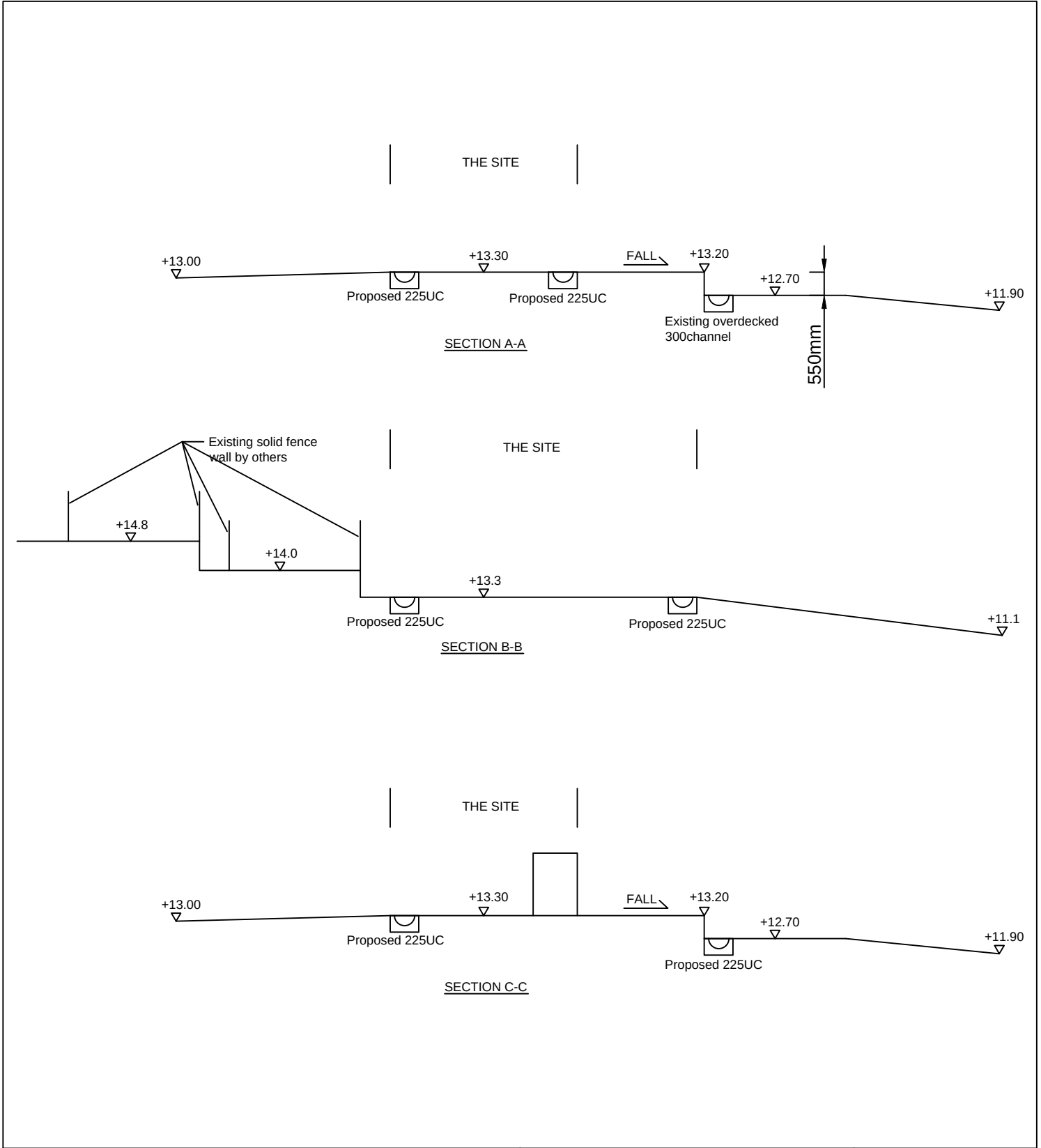
SITE LOCATION
VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 500 @ A4
DRAWN BY
DATE
27.6.2022
REVISED BY
DATE
4.7.2022
APPROVED BY
DATE

DWG. TITLE
PAVED RATIO
DWG. NO.
P05
VER.
001

申請編號 Application No. : A/YL-KTN/851

此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANTS CO.	Title:		D02
	SECTIONS		
	Drawn by:	Date:	
Project Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land at Lots 946 S.K, 946 S.L, 1119 S.A, 1119 S.B and 1120 (Part) in D.D. 107, Fung Kat Heung, Yuen Long	DM		5—11—2024
	Check by:	Scale:	
(Application No.:A/YL-KTN/851)	DM		— — — —

Photo 2



Photo 1



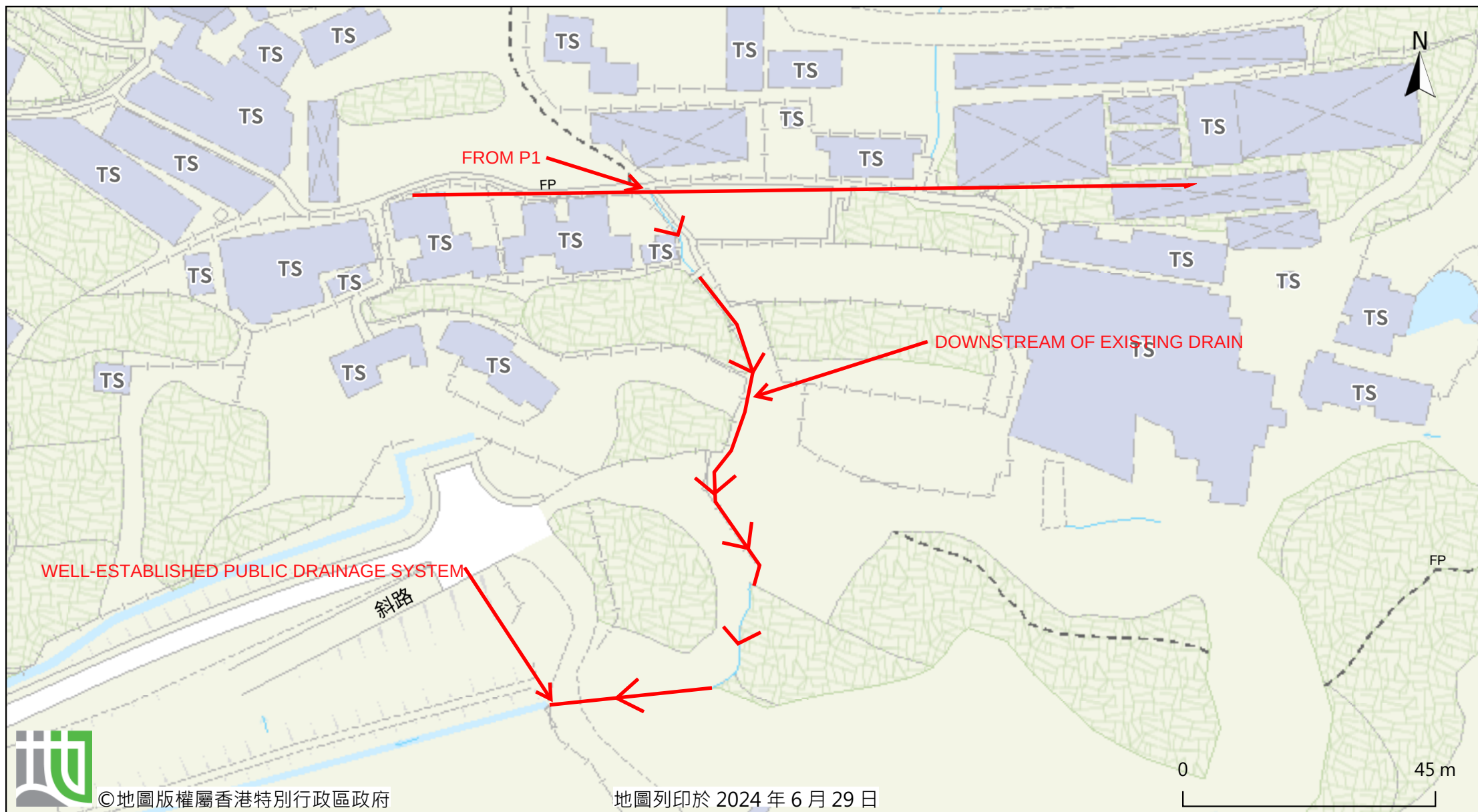
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~~地圖列印於 2024 年 6 月 29 日~~

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P2



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地圖列印於 2024 年 6 月 29 日

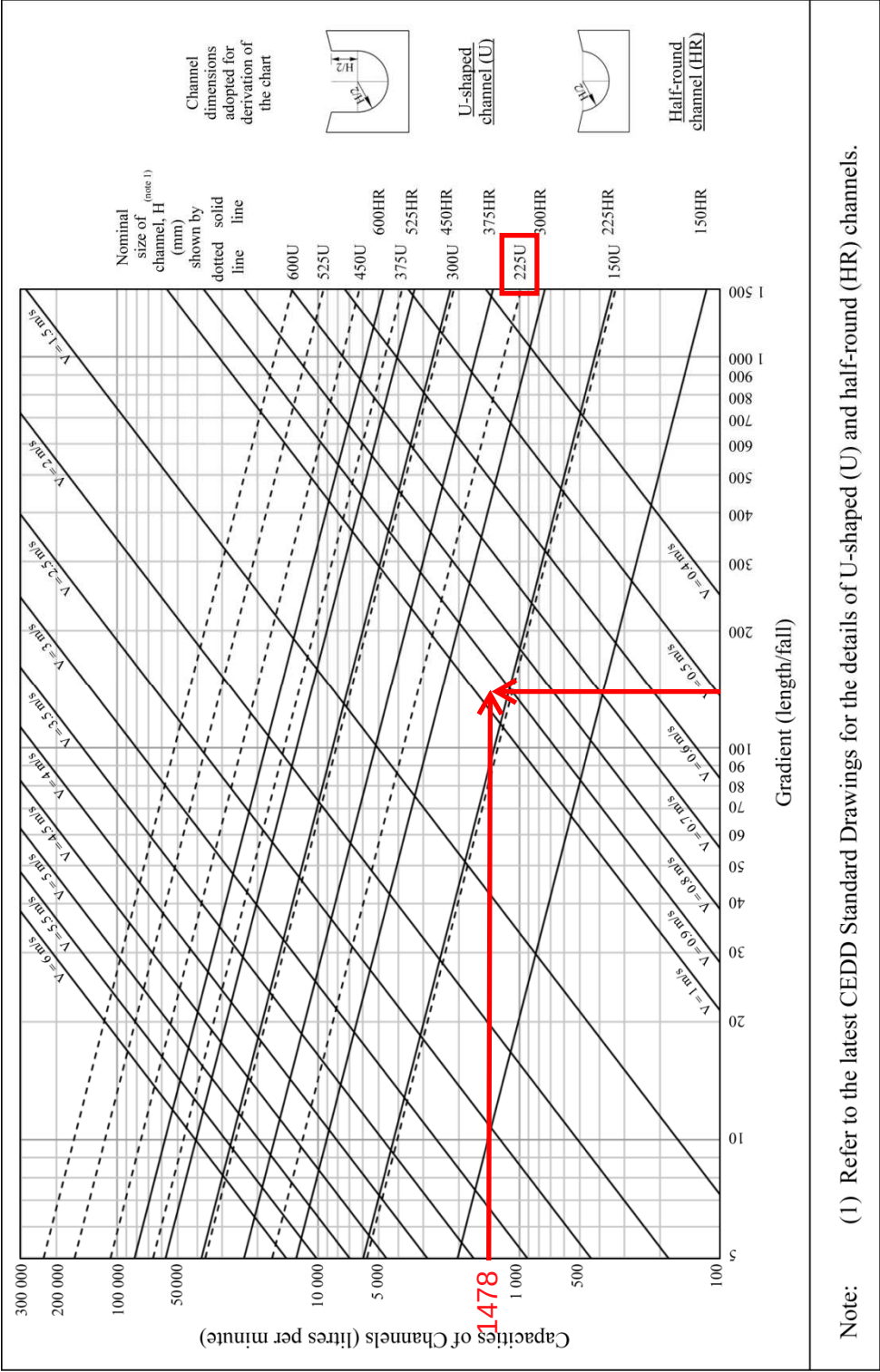
由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

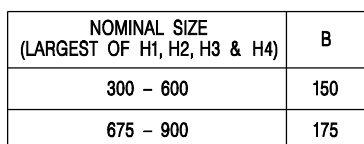
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GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1	Revision: -	Date: 05.06.2014	Page: 3 of 3
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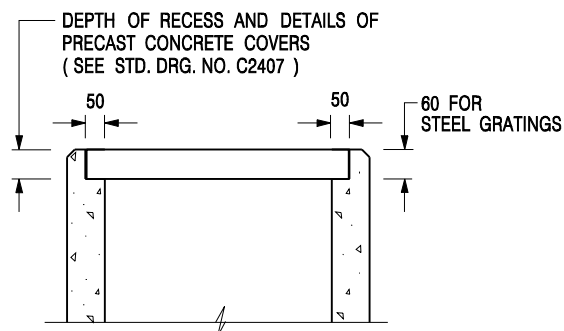
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm





- CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
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) 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.

-	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 /2

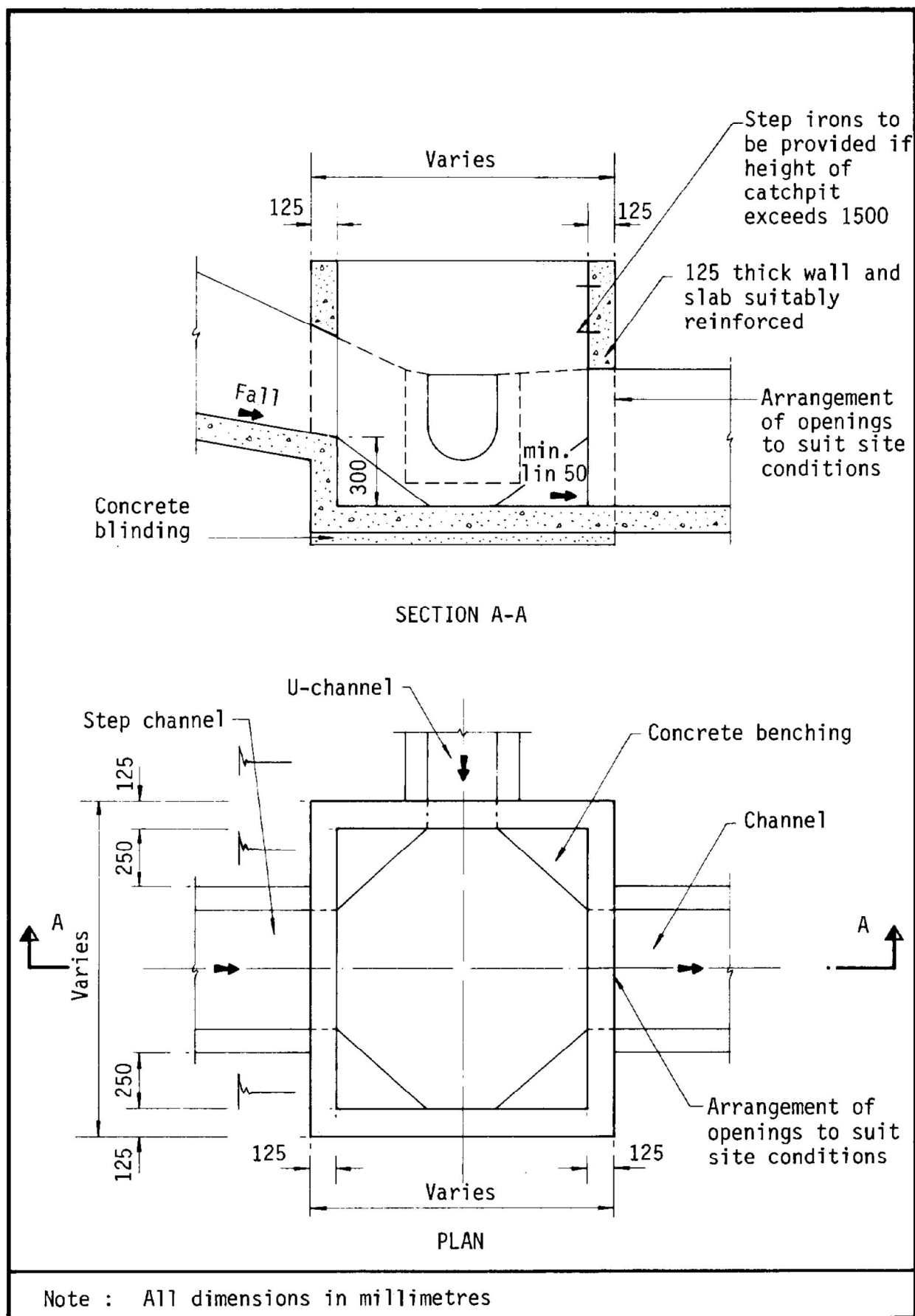
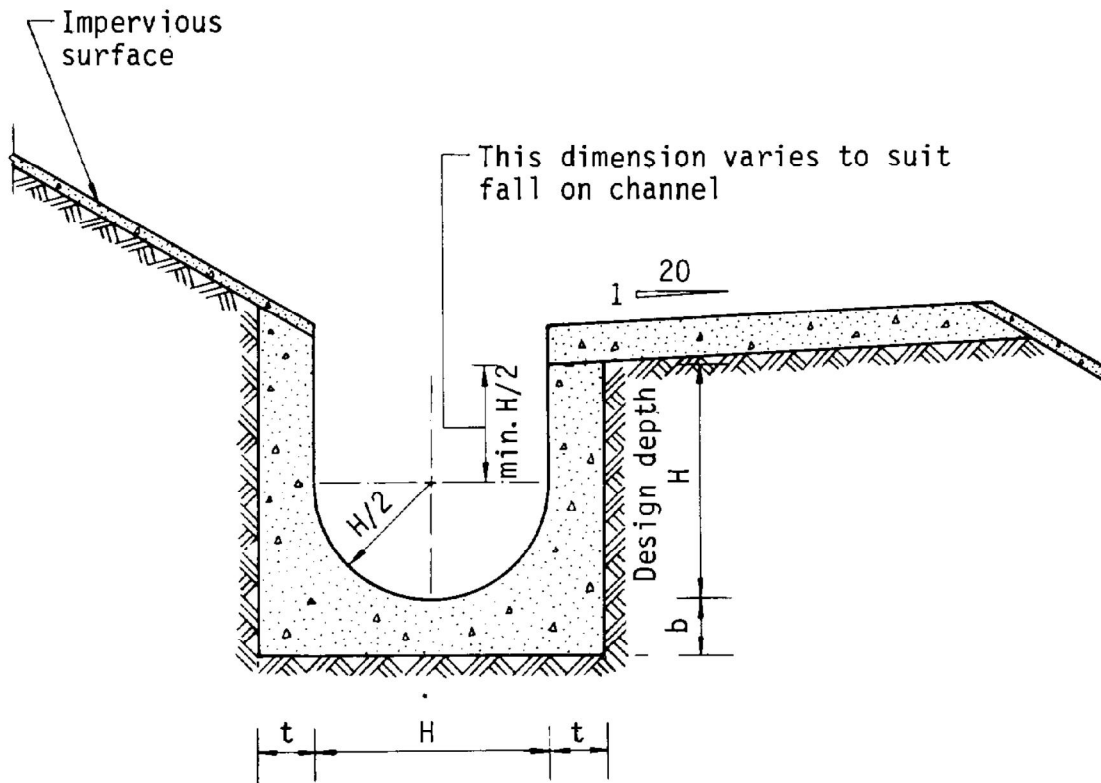


Figure 8.10 - Typical Details of Catchpits



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