

寄件者: Danny Ng [REDACTED]
寄件日期: 2026年08月27日星期四 15:47
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Athena Pui Yin LAI/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng; Christian Chim; Grace Wong
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1266 - Further Information
附件: FI1 for A_YL-KTN_1266 (20260828).pdf
類別: Internet Email

Dear Sir,

We are writing to submit further information of the subject application 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 957 & VL
Your Ref. : TPB/A/YL-KTN/1266

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

By Email

27 August 2026

Dear Sir,

1st 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, Fung Kat Heung, Kam Tin North, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1266)

We are writing to submit further information to address departmental comments of 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 Planning Limited



Danny NG
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG

email: dcccheng@pland.gov.hk)

(Attn.: Ms. Athena LAI

email: apylai@pland.gov.hk)



Responses-to-Comments

**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, Fung Kat Heung, Kam Tin, Yuen Long**

(Application No. A/YL-KTN/1266)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Kelvin WONG; Tel: 2835 1117)		
(1)	Please confirm whether the proposed use would involve storage of materials of dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips). If affirmative, whether those materials would be in packaged form.	Please be confirmed that no dusty materials, including cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips will be stored at the application site (the Site) at any time during the planning approval period.
Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. YUEN Tsz-fung; Tel: 2733 7781)		
(1)	For enclosed structure with gross floor area exceeding 230 m ² , only sprinkler system, wheeled type dry chemical fire extinguisher, Stand-alone Fire Detector, emergency lighting, directional and exit signs shall be provided;	Noted. The applicant will submit a revised FSIs proposal after the application is approved by the Town Planning Board (the Board).
(2)	In relation to (1) above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously;	
(3)	The Stand-alone Fire Detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”	

(4)	A 20-35 kg wheeled type dry chemical fire extinguisher in every 500 m ² on every floor of the premises and shall be provided to ensure that every part of the premises can be reached by such extinguisher from a distance of not more than 30 m.	
(5)	Modified hose reel system and fire alarm system are considered as self-upgrade and not a mandatory requirement by this Department; and	
(6)	A sufficient number of directional and exit signs shall be clearly indicated on plan.	
Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) (Contact Person: Mr. H.Y. HO; Tel.: 2152 5740)		
(1)	Existing raw water mains will be affected. A Waterworks Reserve of the water mains shown in the enclosed plan shall be provided to WSD. No structure shall be erected over this Waterworks Reserve and such area shall not be used for storage of car-parking purpose.	Noted. A 1.5 m setback from the centre line of the water mains will be provided by the applicant so that adverse impact would not be made by the applicant. No structure will be erected over the Waterworks Reserve and such area would not be used for storage of car-parking purpose.
(2)	The Water Authority and his officer and contractors, his or their workmen shall have access at all times to the said area with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the Waterworks Reserve are required to seek authorization from the Water Authority.	Noted.
(3)	No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.	Noted.
(4)	The developer shall bear the cost of any necessary diversion works affected by the proposed development.	Noted.

(5)	If any of the above conditions are not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.	Noted.
(6)	Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within in close vicinity of the site.	Noted.
Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Fan Kong TSANG; Tel: 3965 8926)		
(A) Specific Comments		
(1)	For design checking of the existing drainage facilities, paved area assumed in the submitted hydraulic calculation is underestimated. The applicant should review paving ratio adopted in the submitted hydraulic calculation.	Noted. The paving ratio and paved area has been calculated. All hard-pave area is 7500 sqm ($7500/31112.2 = 0.3$) which is occupied one-third of catchment area (Appendix II).
(2)	The applicant should clarify name, cover level and invert level of existing catchpit at the downstream of the proposed catchpit CP8. Invert levels of drainage facilities at the upstream should be higher than that at the downstream.	The catchpit at downstream stream of CP8 has been renamed as CP12 (Appendix II).
(3)	The applicant should provide site photos to demonstrate size of the existing surface channel mentioned in the proposal. Also, the applicant should provide site photos to show the connection of the existing 800 mm (W) surface channel and 900 mm dia. storm water pipe mentioned in the proposal.	Site photos have been demonstrate size of the existing surface channel mentioned in the proposal. Also, we have provide site photos to show the connection of the existing 800 mm (W) surface channel and 900 mm dia. stormwater pipe mentioned in the proposal (Appendix II).
(4)	The applicant should clarify discrepancy of design rainfall intensity shown in the submitted hydraulic calculation .	The design rainfall intensity calculation has been reviewed and corrected as 266mm/hr.

(B) General Comments		
(1)	The existing drainage facilities, to which the stormwater of the applied use from the subject site would discharge, are not maintained by DSD. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction/improvement/ modification works and the operation of the drainage can be practicably implemented.	Noted.
(2)	The proposed use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(3)	The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek Lands Department'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.	Noted.
(4)	Where walls or hoarding are erected are laid along the site boundary, adequate openings should be provided to intercept the existing overland flow passing through the site.	Noted.
(2)	For the construction details of the proposed drainage facilities, reference should be made to current Civil Engineering and Development Department's standard drawings.	Noted.



Note:

1. Catchpit (CP8) with desilting facility shall follow CEDD standard drawing No. C24061.

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

Proposed 525mm
dia. downpipe

Proposed 525mm
dia. underground pipe

Proposed 525mm
dia. downpipe

Legend:

- Proposed UC
(Gradient) with cast
iron cover
- ⇌ Existing Drain
- Proposed Catchpit

Company:

Project:

Various Lots in D.D. 107,
Fung Kat Heung, Kam Tin,
Yuen Long, New
Territories

(A/YL-KTN/1266)
(Drainage Proposal)

Title:

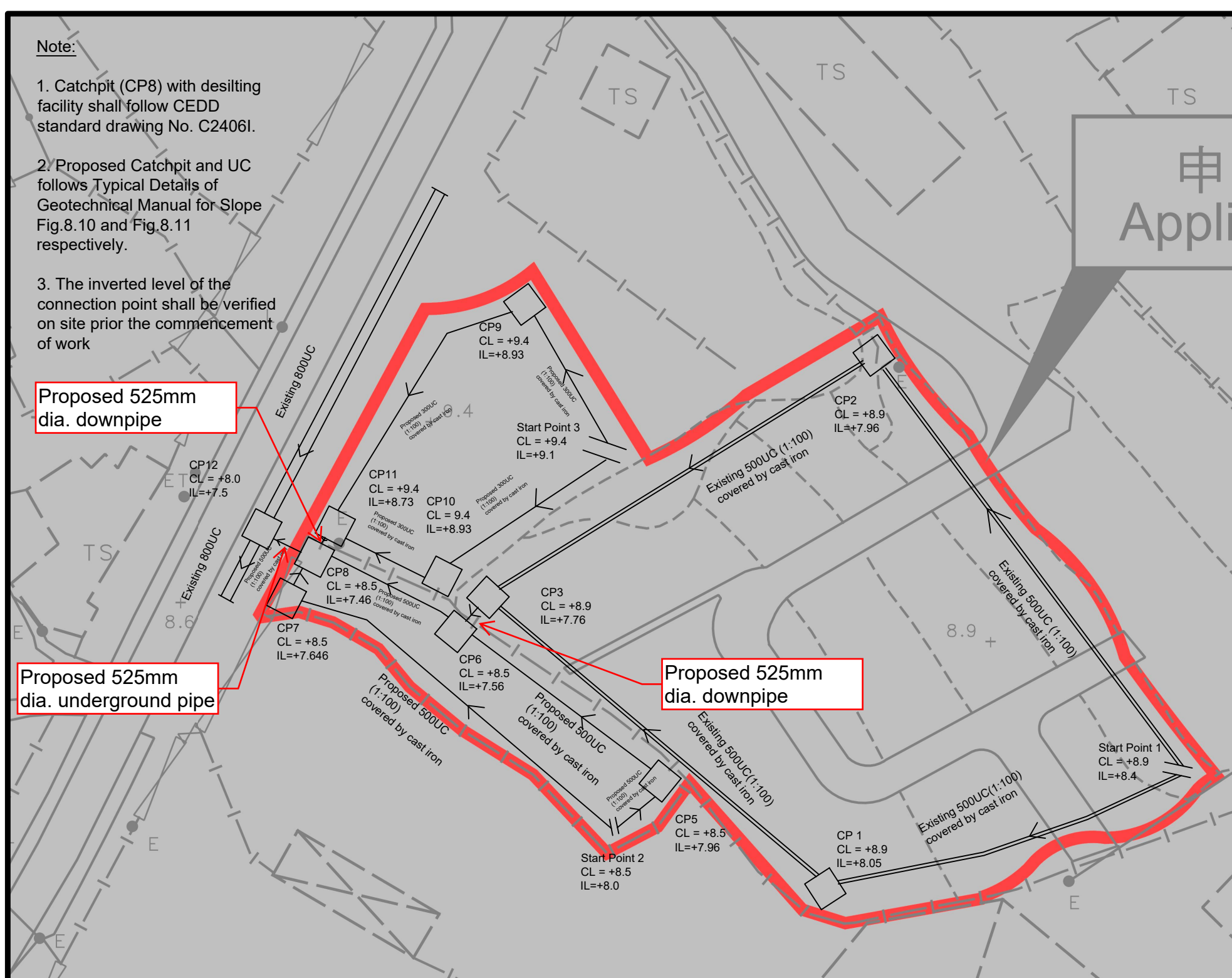
Drainage layout

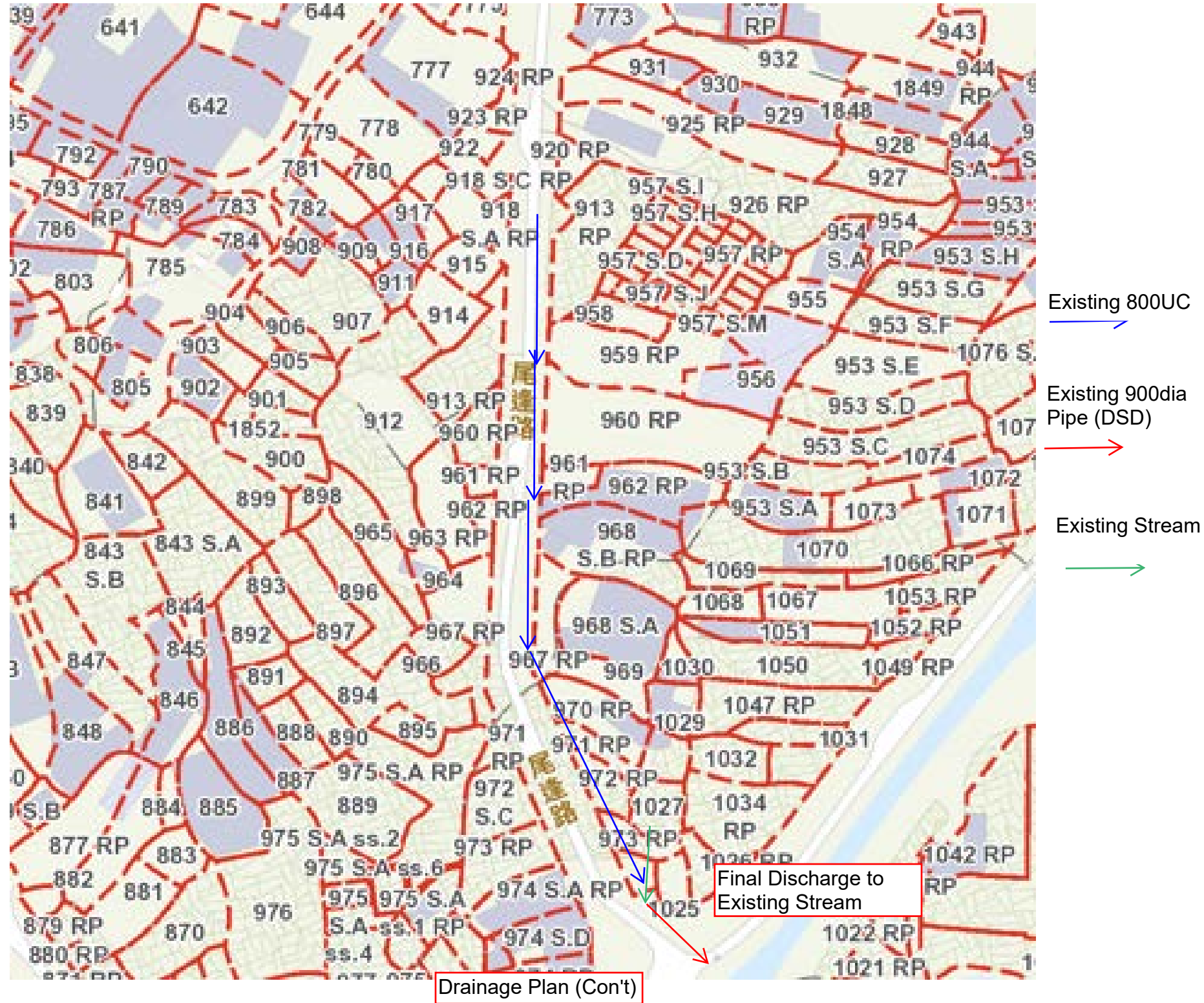
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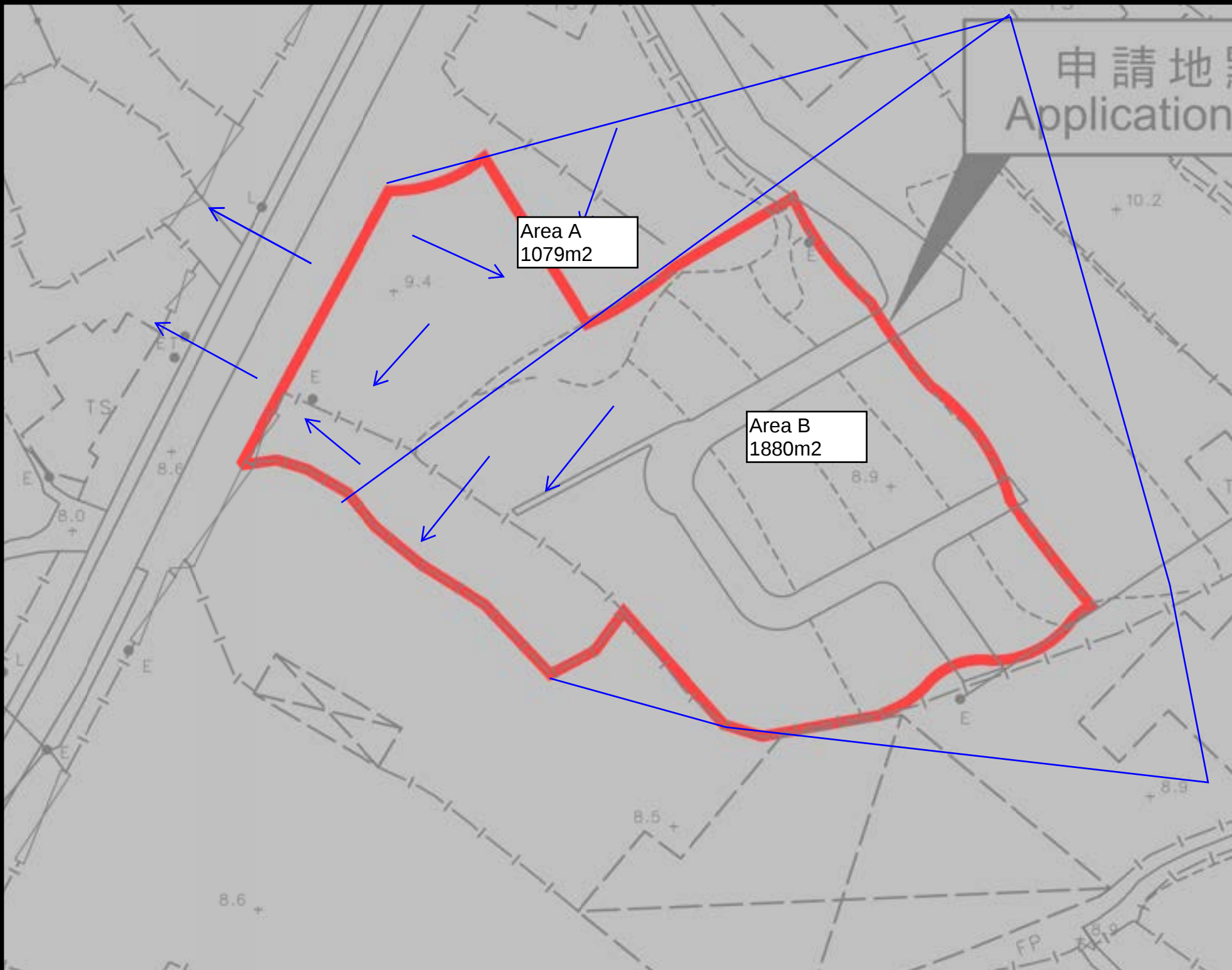
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Fig.1

Date:
8 May 2025







Legend:  Proposed UC (Gradient) with cast iron cover  Existing Drain  Proposed Catchpit	
Company:	
Project: Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (A/YL-KTN/1266) (Drainage Proposal)	
Title: Catchment Zone	
Dwg No: Fig.2	File:
Date: 8 May 2025	

Assume return Period T =50 Years

According to SDM Corrigendum No.1 /2024

a = 505.5, b = 3.29 , c = 0.355

$$i = \frac{a}{(t_d + b)^c}$$

Duration in minutes is taken as 6 mins

According to SDM Corrigendum No.1 /2022 , rainfall increase = 16%

$$i = \frac{(505.5)}{(6+3.29)^{0.355}} (1+16\%) = 229 \times (1+16\%) = 266 \text{ mm/hr}$$

i = 266 mm/hr is taken

Catchment Area =2959m² (Area A and B)

Surface runoff coefficient C = 0.95 (Area A and B)

$$Q_p = 0.278CiA$$

$$= 0.278 (0.95) (266) (2959 \times 10^{-6})$$

$$= 0.2078 \text{ m}^3/\text{s} = 12472 \text{ litre /min}$$

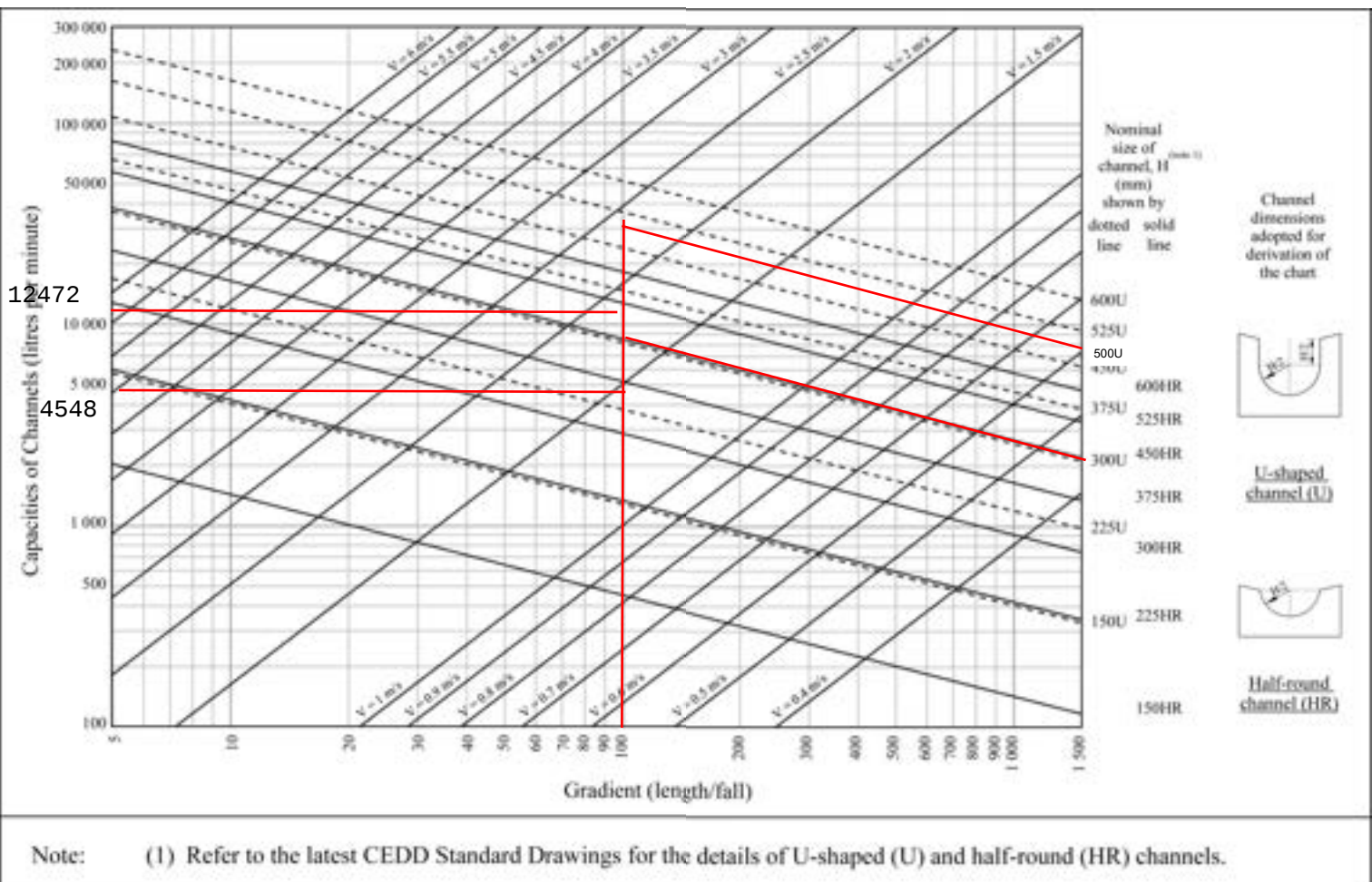
Catchment Area = 1079m² (Area A)

Surface runoff coefficient C=0.95

$$Q_p = 0.278CiA = 0.278 (0.95) (266) (1079 \times 10^{-6}) \\ = 0.0758 \text{ m}^3/\text{s} = 4548.04 \text{ litre /min}$$

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



All flow velocity of proposed UC is within 0.75m/s to 3.0m/s

Check Proposed 525mm ϕ concrete pipe by Colebrook - white Equation.

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

$$g = 9.81\text{m/s}^2$$

$$D = 0.525\text{m}$$

$$Ks = 0.00015\text{m (Table 5, from DSD Sewage Manual, concrete pipe)}$$

$$v = 1.14 \times 10^{-6} \text{ m}^2/\text{s}$$

$$S = 0.015$$

$$\text{Cross-Section Area} = \frac{\pi V (0.525)^2}{4} = 0.2164 \text{ m}^2$$

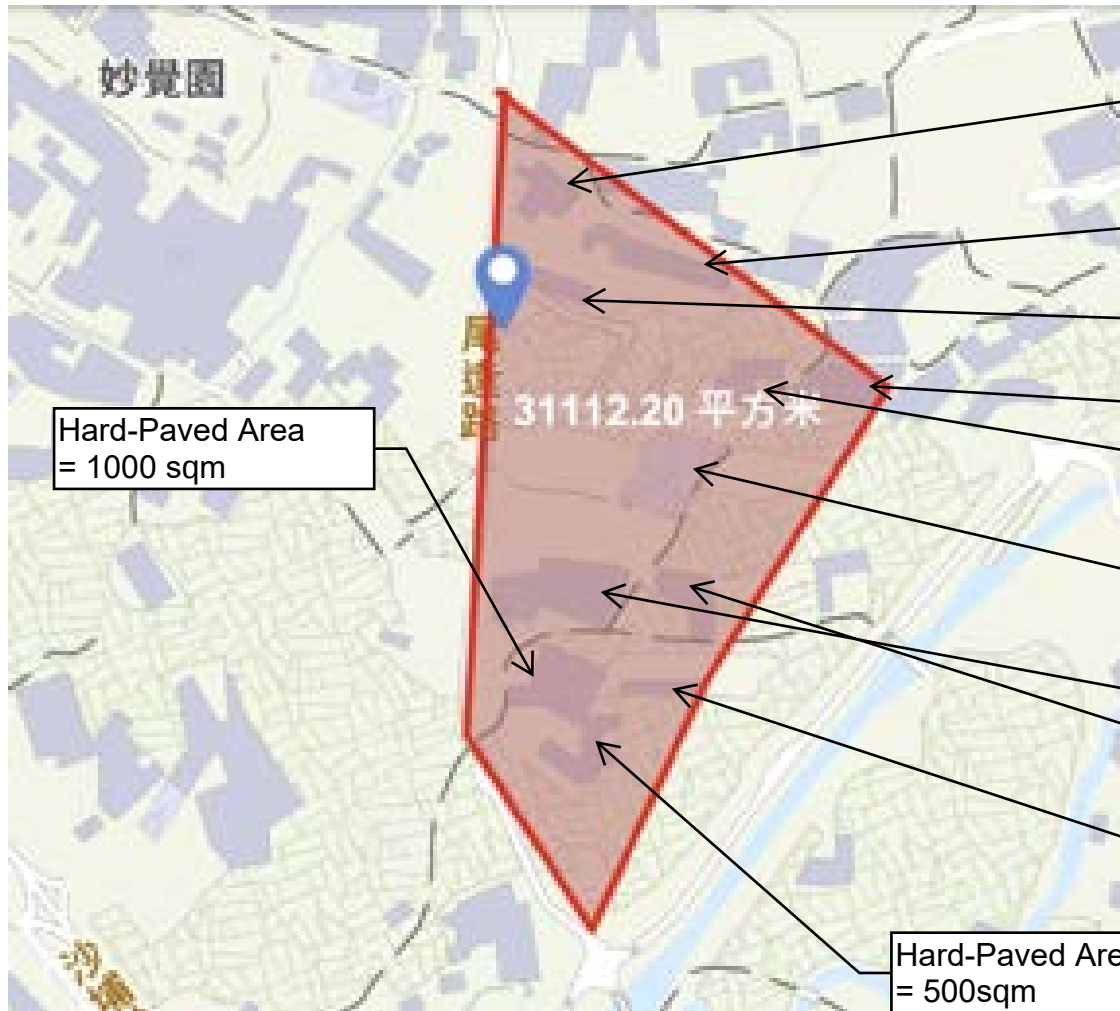
Therefore, design velocity of pipe capacity = 3.18m/s

> velocity from catchment area

$$= \frac{0.2078}{0.2164} = 0.9603\text{m/s} \quad \text{K!}$$

Flow velocity of proposed 525mm dia pipe is within 0.75m/s to 3.0m/s

For checking existing 800UC (Pavement ratio)



Hard-Paved Area
= 500 sqm

Hard-Paved Area
= 800 sqm

Hard-Paved Area
= 500 sqm

Hard-Paved Area
= 500 sqm

Hard-Paved Area
= 1000 sqm

Hard-Paved Area
= 600 sqm

Hard-Paved Area
= 800 sqm

Hard-Paved Area
= 500 sqm

Hard-Paved Area
= 800 sqm

All hard-pave area is 7500 sqm ($7500/31112.2 = 0.3$) which is occupied one-third of catchment area`

Total hard-paved area
= $800 \times 3 + 500 \times 5 + 1000 \times 2 + 750 + 600$
= 7500sqm

For checking existing 800UC



Ratio of hard-paved and soil-paved = 1:3
Catchment Area = 31113m²

Coefficient of runoff
= $[0.95(1)+0.25(3)] / (1+3)$
=0.43

$Q = 0.278 C i A$
= $0.278(0.43)(266)(31113 \times 10^{-6})$
= $0.9866 \text{ m}^3/\text{s}$
= 59636 lit/min

As a result, proposed 800UC is suitable for connection between site and existing drainage facility

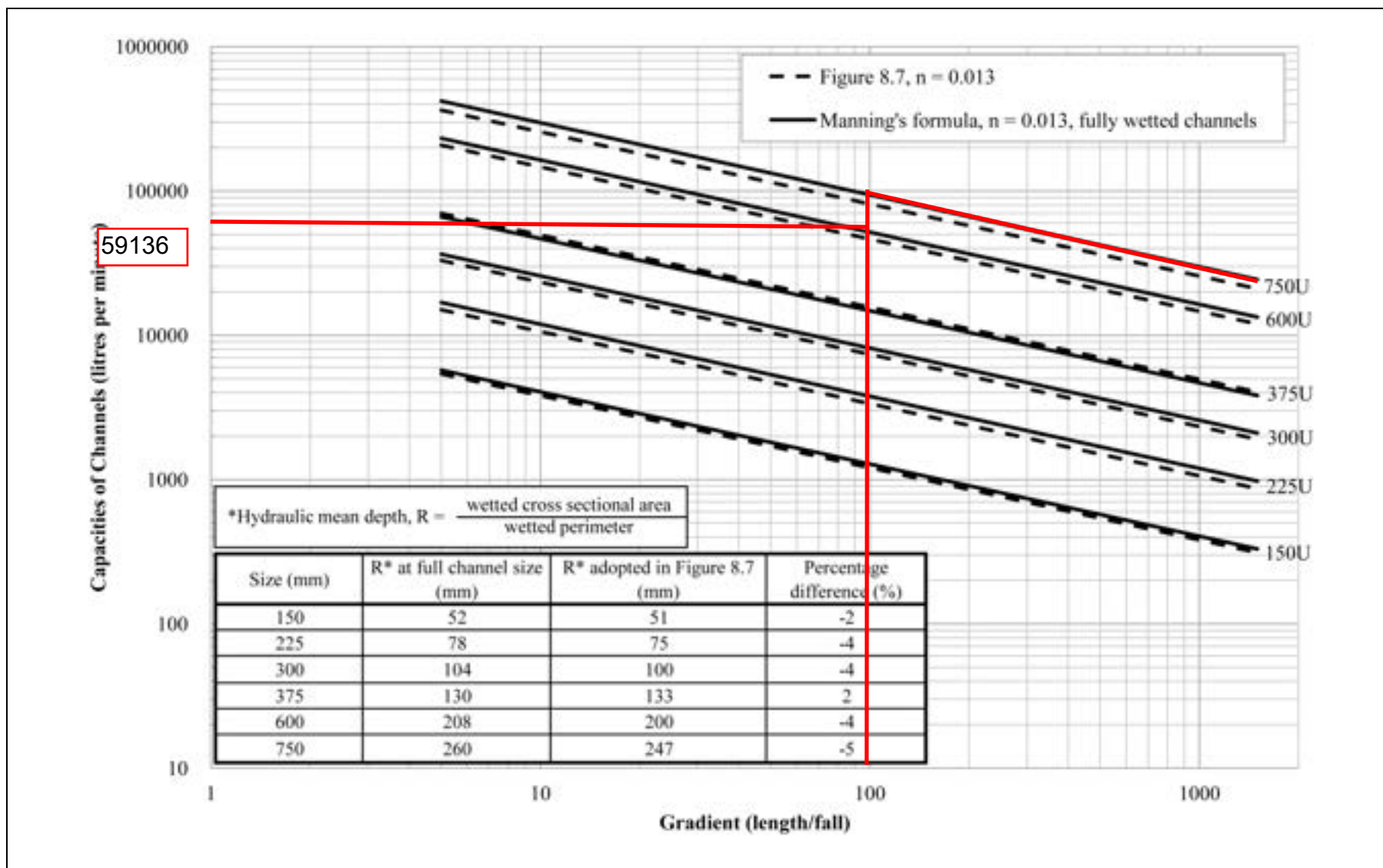
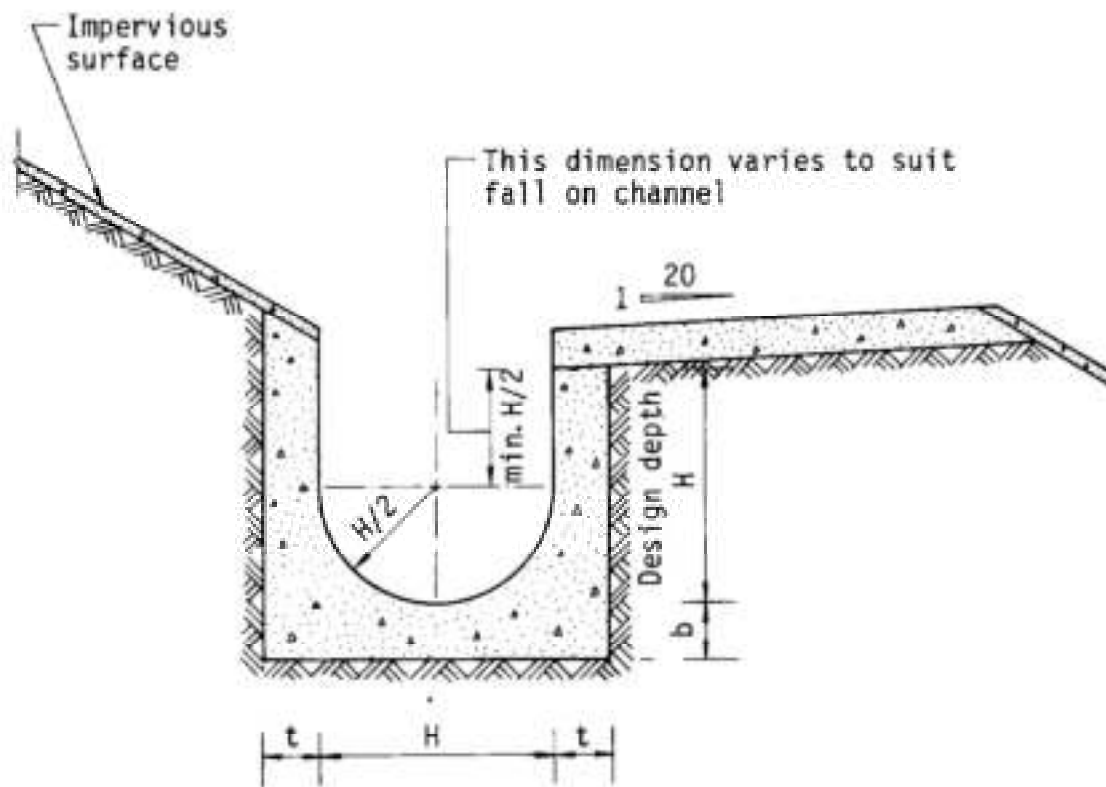


Figure 5.1 Comparison between the Re-calculated Design Curves and the Original Design Curves in Figure 8.7 of GCO (1984) for U-shaped Channels



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

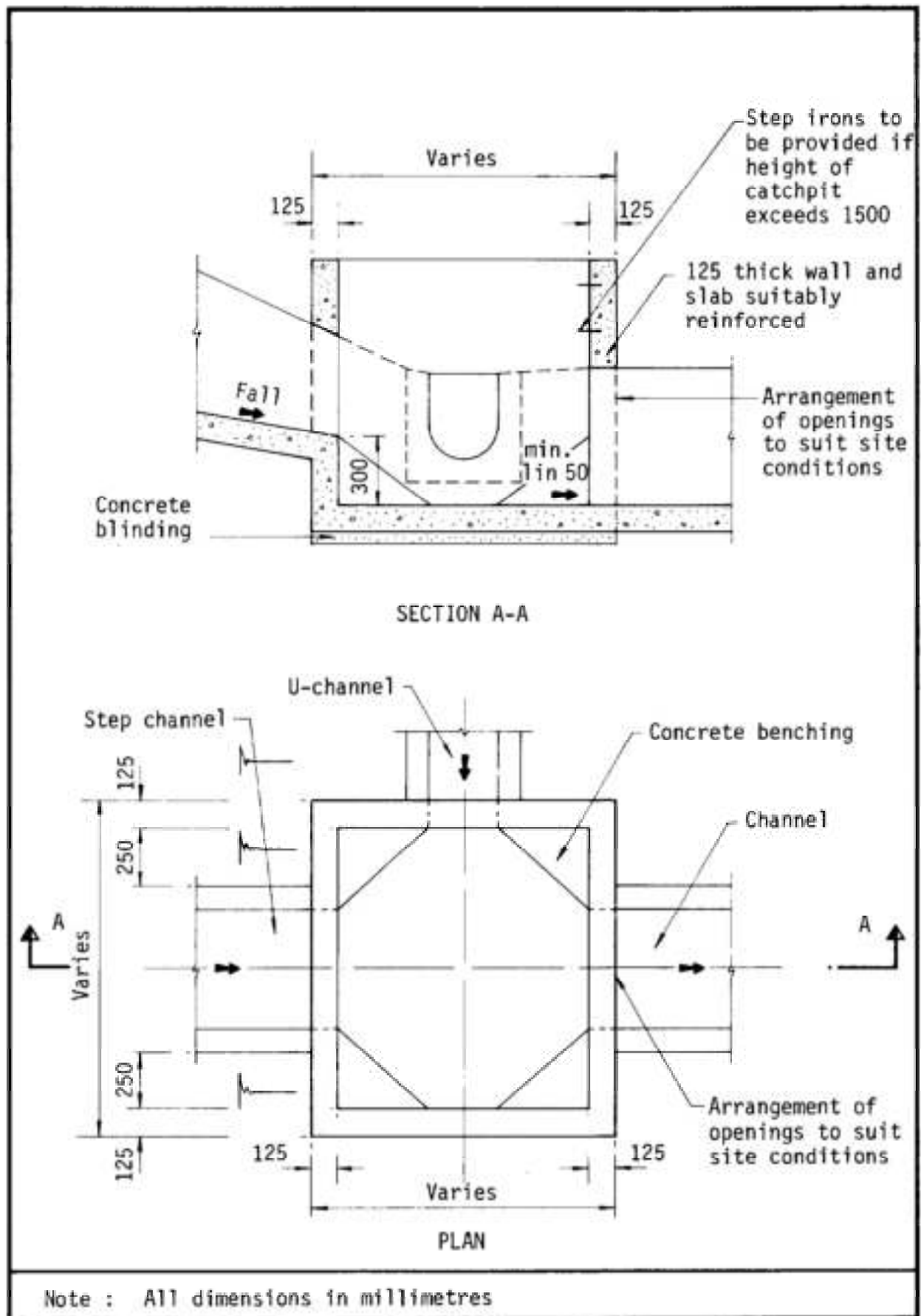
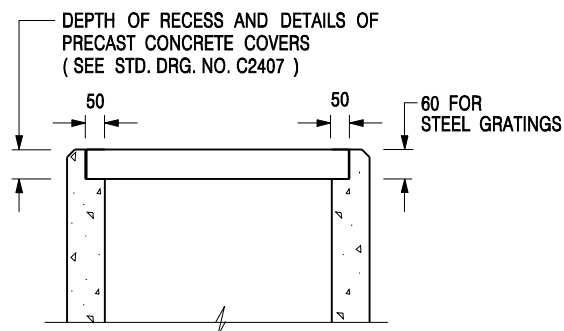


Figure 8.10 - Typical Details of Catchpits



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)**



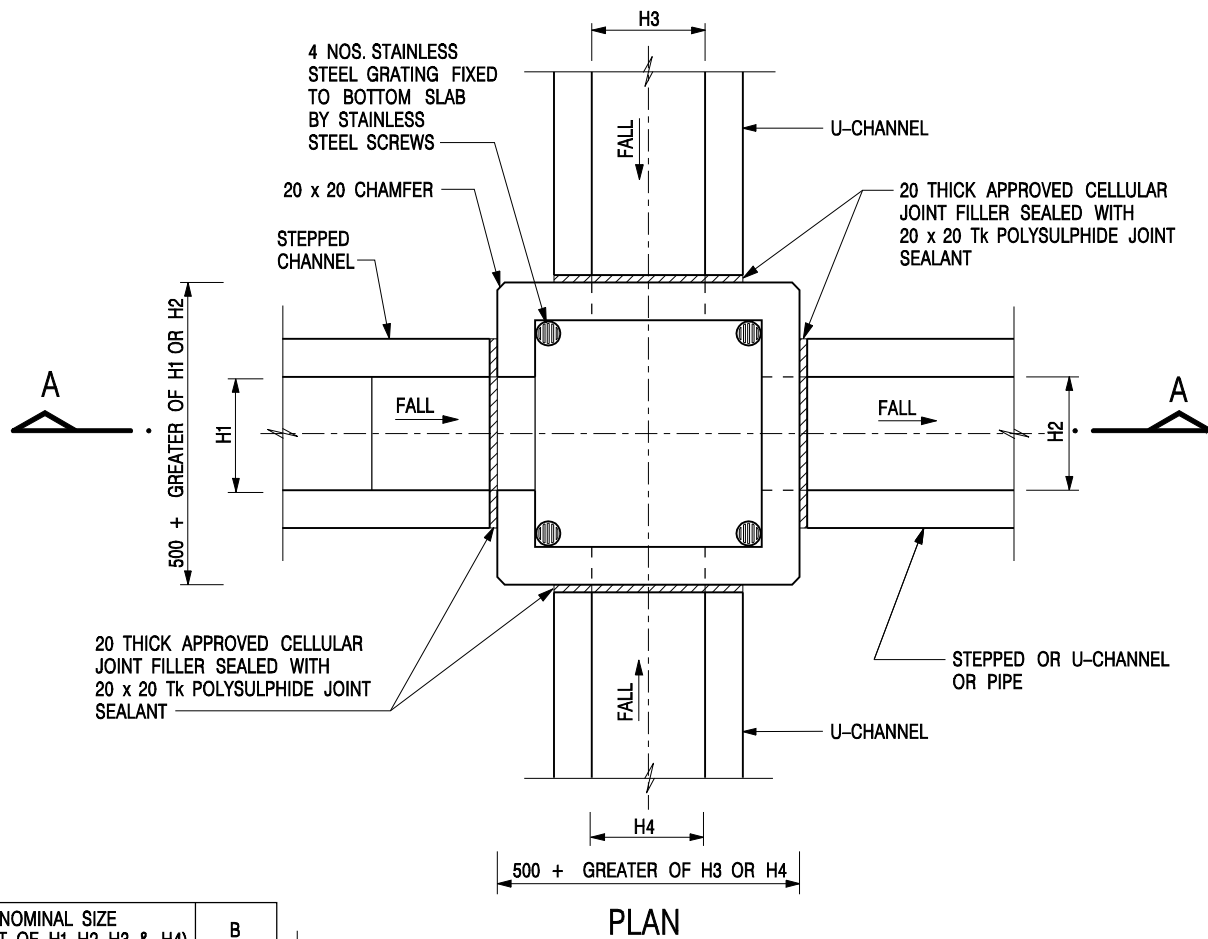
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

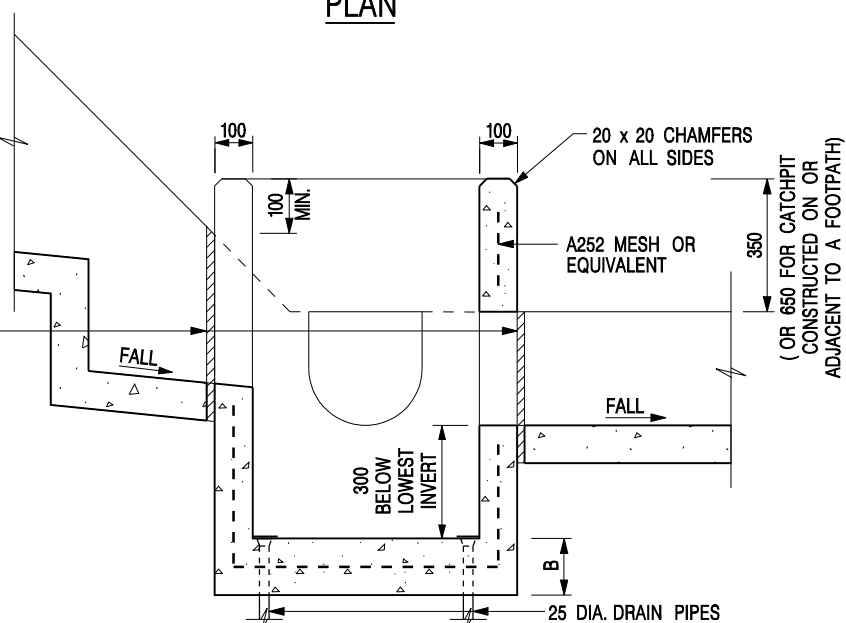
DRAWING NO.

C2406 /2



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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- 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



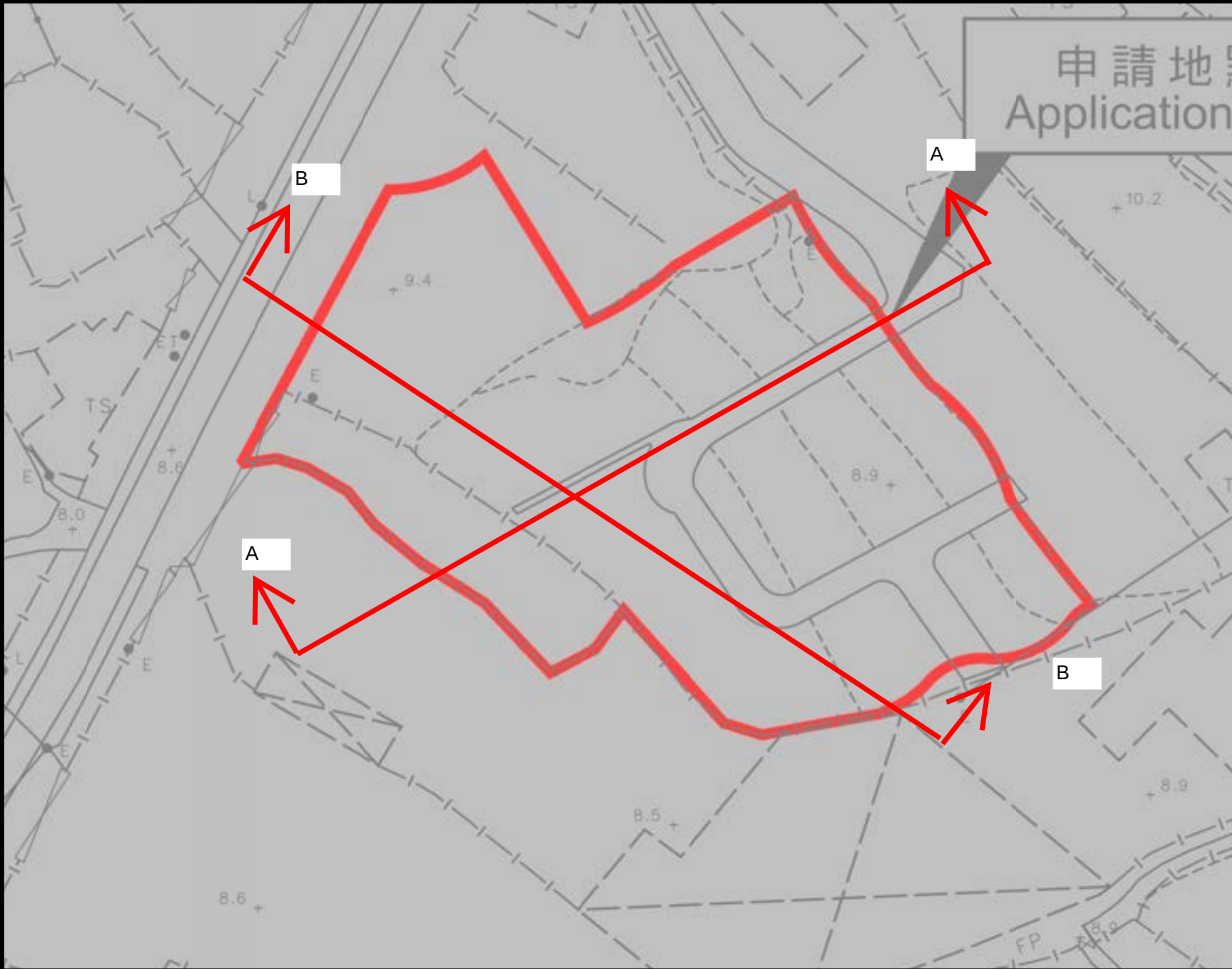
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



Legend: → Proposed UC (Gradient) with cast iron cover ⇌ Existing Drain □ Proposed Catchpit	
Company:	
Project: Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (AYL-KTN/1031) (Drainage Proposal)	
Title: Cross S ection	
Dwg No:	File:
Fig.4	
Date: 8 May 2025	

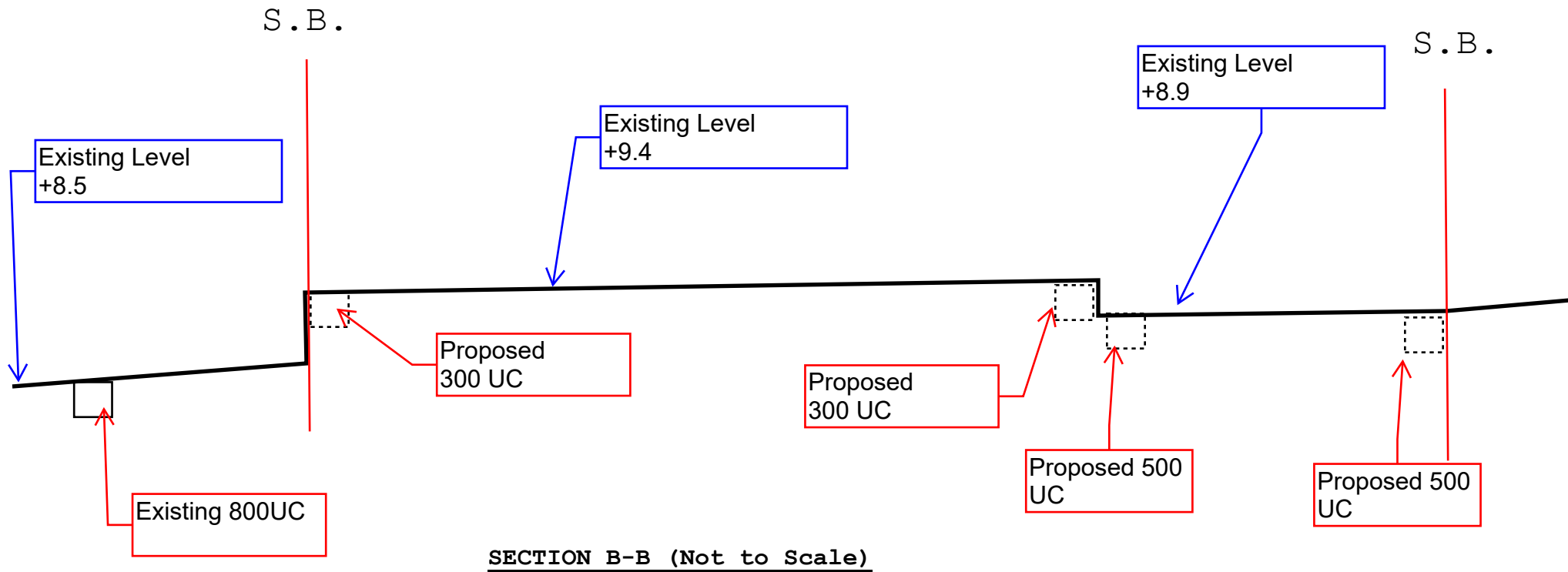
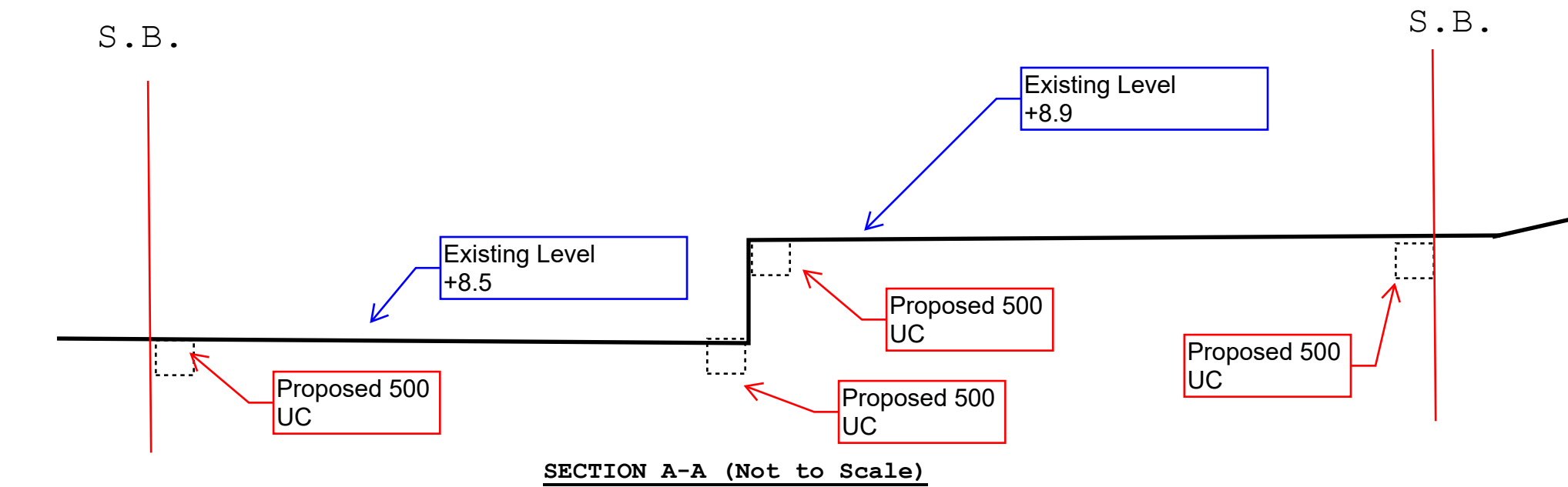


Fig.5. Cross -Section

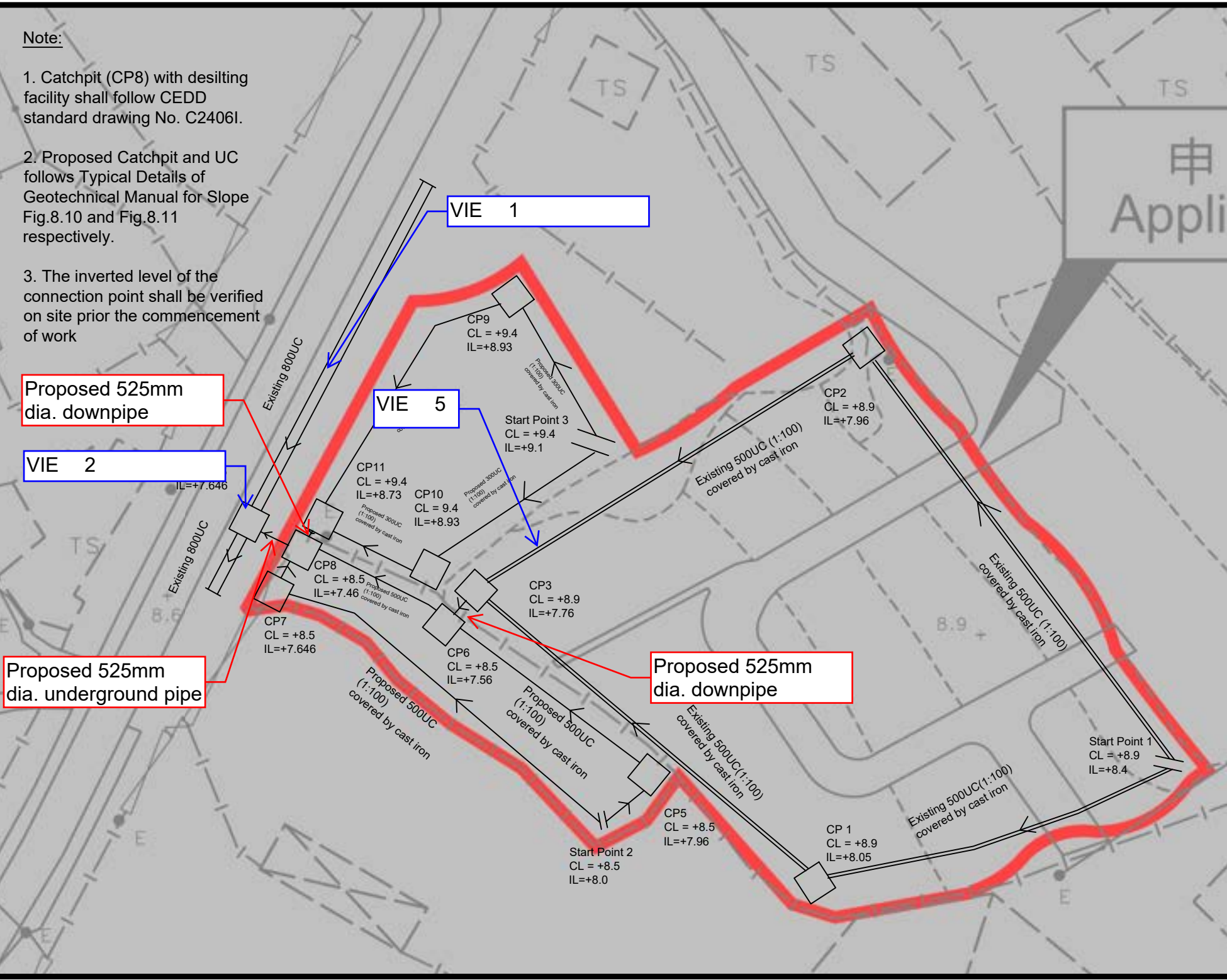
Note:

- 1. Catchpit (CP8) with desilting facility shall follow CEDD standard drawing No. C24061.
- 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

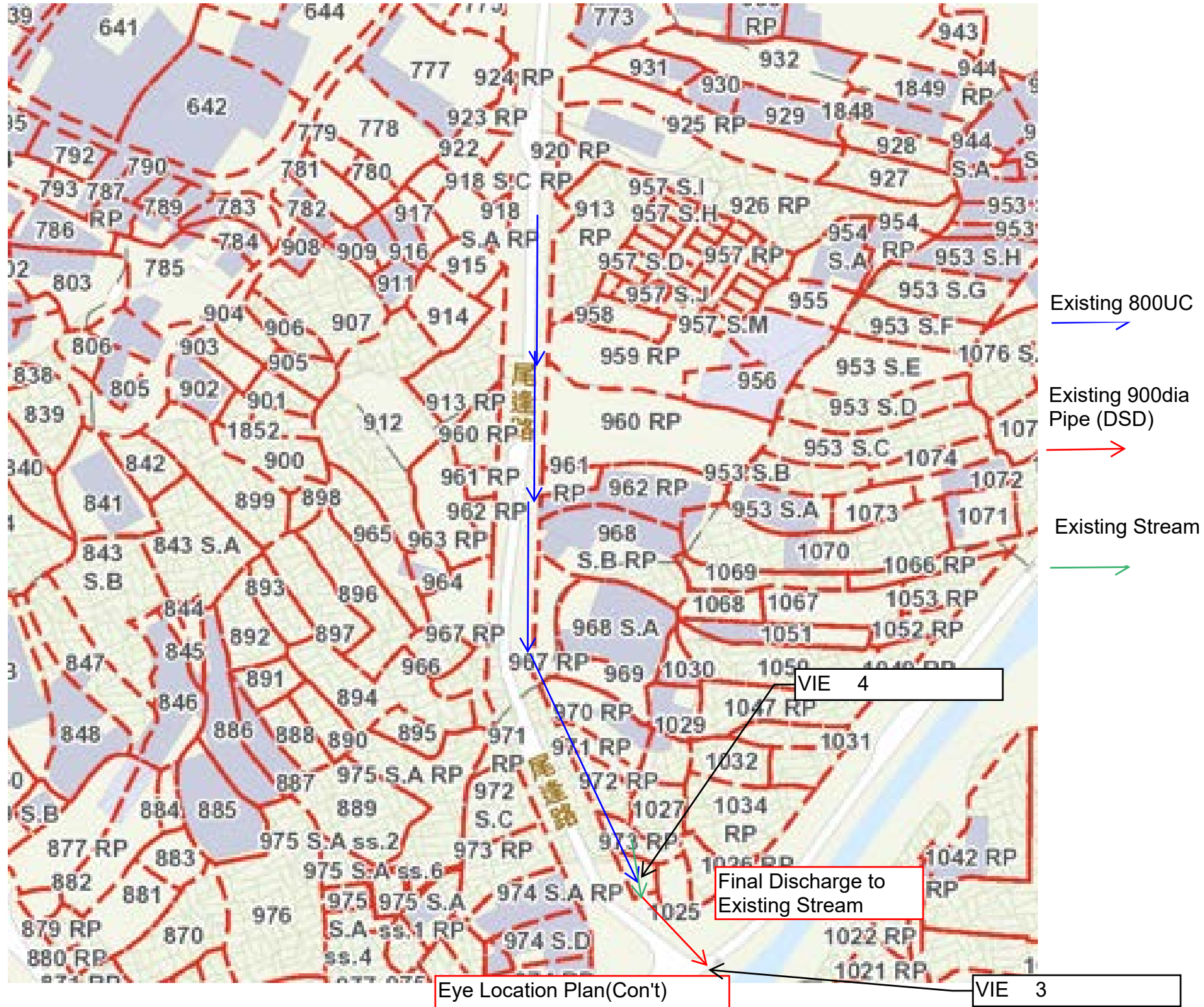
Proposed 525mm
dia. downpipe

VIE 2

Proposed 525mm
dia. underground pipe



Legend: → Proposed UC (Gradient) with cast iron cover ⇌ Existing Drain □ Proposed Catchpit	
Company:	
Project: Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (A/YL-KTN/1266) (Drainage Proposal)	
Title: Eye Location Plan	
Dwg No: Fig.6	File:
Date: 8 May 2025	





VIE 1: Existing 800UC



Final Discharge Point



VIE 2: Existing 800UC (Connection)



VIE 3: Existing 900mm dia. underground pipe



FALL
from existing UC

VIE 4: Connection Existing 900mm dia. underground pipe and Existing 800UC



VIE 5: Existing 500UC on site