寄件日期: 2025年07月28日星期一 15:43
收件者: tpbpd/PLAND
副本: Jet Sze Jet CHEUNG/PLAND; Yen PY LEUNG/PLAND
主旨: Fw: 有關A/YL-KTN/1091部門意見回覆
附件: AYLKTN1091 20250726.pdf

From: Tang Lok San [redacted]

Subject: Re: 有關A/YL-KTN/1091部門意見回覆

Andrea,

Thank you for the email and phone call. Please see the attachment for the draft further infomation. Please contact Mr. Tang via email [redacted] if you have any question regarding to the captioned application.

Yours sincerely,
Mr. Tang

[redacted]

Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk> 於2025年7月7日上午10:40寫道：

Dear Mr Tang,

As spoken, our emails to Mr Wong for your information, please. Thank you.

Regards,

Andrea YAN

TP/YLE3, PlanD

Tel: 3168 4049

<image001.png><image002.png><image003.png><image004.png>

From: Andrea Wing Yin YAN/PLAND
Sent: Tuesday, June 24, 2025 10:15 AM
To: 'jacky [redacted]
Cc: Jet Sze Jet CHEUNG/PLAND <jsjcheung@pland.gov.hk>; Yen PY LEUNG/PLAND <pyleung@pland.gov.hk>
Subject: Re: 有關A/YL-KTN/1091部門意見回覆

Dear Mr Wong,

I refer to your further information submitted on 22.5.2025. Please find below the comments of the **Drainage Services Department (Mr Terence TANG at 2300 1257)**:

1. Calculation – Please review the distance L (71m) as it appears not the longest distance.
2. Calculation – Please review the second part checking is for 900mm or 600mm dia. pipe.
3. Checking for the existing 675UC should be provided.
4. Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.
5. Cross section – Please ensure the proposed u-channel would be provided at the lower platform (after land filling) matching the existing ground level from adjacent areas.
6. The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. 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.
7. Please provide site photos to show latest condition and existence of the drainage facilities which receive the discharge from the application site. Please justify the dimension by placing a ruler at the u-channel. The site photos should cover whole section of 675UC to final discharge outlet.
8. Please provide hydraulic calculations for the proposed discharging drainage facility demonstrating its capacity to cater for the surface runoff from the entire application site.
9. Please clarify whether any walls or hoarding would be erected along the site

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.
10. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
11. The applicant(s) 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).

Regards,

Andrea YAN

TP/YLE3, PlanD

Tel: 3168 4049

<image001.png><image002.png><image003.png><image004.png>

From: Andrea Wing Yin YAN/PLAND
Sent: Thursday, June 12, 2025 2:34 PM
To: 'jacky [redacted]
Cc: Jet Sze Jet CHEUNG/PLAND <jsjcheung@pland.gov.hk>; Yen PY LEUNG/PLAND <pyleung@pland.gov.hk>
Subject: Re: 有關A/YL-KTN/1091部門意見回覆

Dear Mr Wong,

Further to my email earlier today, below please find the comments of the **Environmental Protection Department (Contact: Mr Kelvin WONG at 2835 1117)**

- *please advise whether sand or dusty construction materials would be stored at the Site.*

Regards,

Andrea YAN

TP/YLE3, PlanD

Tel: 3168 4049

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

<image001.png><image002.png><image003.png><image004.png>

From: Andrea Wing Yin YAN/PLAND
Sent: Thursday, June 12, 2025 11:16 AM
To: 'jacky [redacted]
Cc: Jet Sze Jet CHEUNG/PLAND <jsjcheung@pland.gov.hk>; Yen PY LEUNG/PLAND <pyleung@pland.gov.hk>
Subject: Re: 有關A/YL-KTN/1091部門意見回覆

Dear Mr Wong,

I refer to the further information submitted on 22.5.2025. Below please find the comments of the **Fire Services Department (Contact: Mr Cheung Wing-hei at 2733 7737)**

Based on the submitted FSI proposal, I have the following comment:

i. Sufficient emergency lighting and directional and exit signs shall be clearly marked on plans.

Regards,
Andrea YAN
TP/YLE3, PlanD
Tel: 3168 4049

-----Original Message-----
From: [redacted]
Sent: Thursday, May 22, 2025 10:02 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>
Subject: 有關A/YL-KTN/1091部門意見回覆

敬啟者，

有關A/YL-KTN/1091部門意見回覆可見附件。

如有任何查詢，可隨時與本人聯絡。

黃先生
[redacted]

環境保護署:

有關環境保護署對 A/YL-KTN/1091 的意見

收悉　貴署對 A/YL-KTN/1091 申請的意見，現以書面回覆。

現場不會存放沙或多塵埃的物料及物件。

希望此附加文件能釋除　貴署的隱憂，並支持本申請。

LEGEND

- ⊗ 4KG DRY POWDER TYPE FIRE EXTINGUISHER
- ⊗ 5KG CO2 GAS TYPE FIRE EXTINGUISHER
- P PARKING AREA
- EMERGENCY LIGHTING
- EXIT EXIT SIGN
- NEW INSTALLATIONS
- BOUNDARY LINE

NATURE OCCUPANCY:

B1: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:128sq.m, Total Height about:8m)

B2: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:200sq.m, Total Height about:8m)

B3: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:220sq.m, Total Height about:8m)

B4: 1 storey structure for Toilet.
(GFA about:16sq.m, Total Height about:3m)

B5: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:225sq.m, Total Height about:8m)

B6: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:220sq.m, Total Height about:8m)

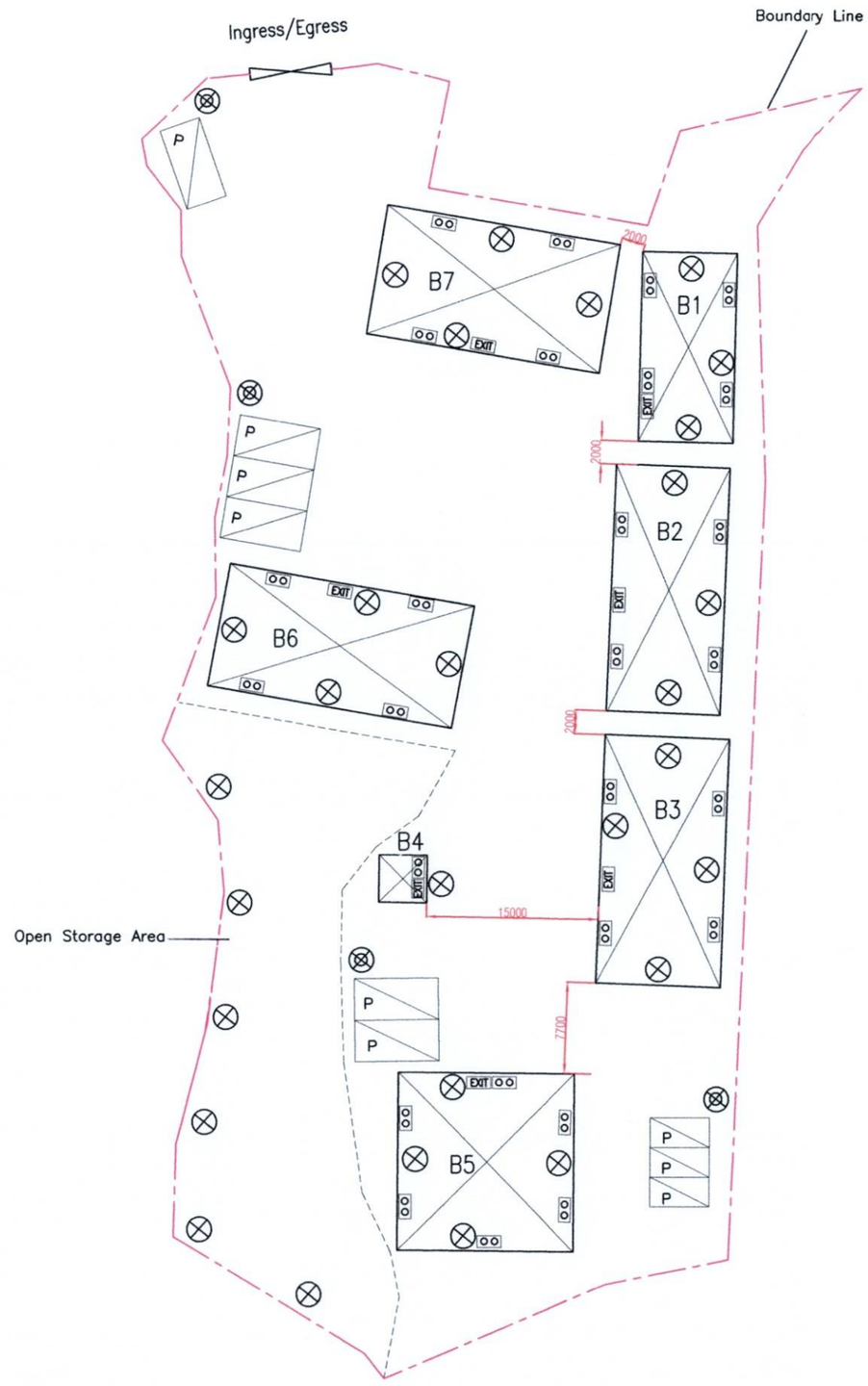
B7: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:220sq.m, Total Height about:8m)

Fire Notes:

1.Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266-1:2016 , BS EN 1838:2013 and FSD Circular Letter no.4/2021.

2.Sufficient directional and exit sign shall be provided in accordance with BS 5266-1:2016 and FSD Circulasr letter 5/2008.

3.Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.



F.S LAYOUT PLAN

INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED
Registered Address :
Shop 25, G/F, Man Fung Building, YLTL 329, Fung Kwan Street, Yuen Long, N.T.
Tel : 9263 7766 Fax : 2428 5932
Business Address :
8 / F, Block L, Phase 2, Wah Fung Industrial Centre, 33 – 39 Kwai Fung Street, Kwai Chung, N.T., H.K.
Tel : 2425 5404 Fax : 2428 5932

Project :
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY OPEN STORAGE AND FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS AT LOT NOS 1356(PART),1359(PART),1360(PART) AND 1373(PART) IN D.D 109,KAM TIN,YUEN LONG,N.T

TITLE :
PROPOSED FIRE SERVICE INSTALLATION LAYOUT PLAN.

Drawn By:	W.C WONG
Date:	14-07-2025
Scale:	1:500 @A3
Ref No:	TPB/A/YL-KTN/1091
Drawing No:	2025-FS-003

KTN 1091 comments

1. Calculation – Please review the distance L (71m) as it appears not the longest distance.

It is reviewed, 99m is adopted.

2. Calculation – Please review the second part checking is for 900mm or 600mm dia. pipe.

It is reviewed. It should be checking Ex. 900mm dia. pipe.

3. Checking for the existing 675UC should be provided.

The final discharge point is changed. No discharge to this ex. 675UC.

4. Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.

Leveling works will be carried out as shown in the cross sections provided. Such minor leveling works would not affect the overland flow from the adjacent lands.

5. Cross section – Please ensure the proposed u-channel would be provided at the lower platform (after land filling) matching the existing ground level from adjacent areas.

Noted. The proposed u-channel would be provided at the lower platform matching with the existing ground level from adjacent areas.

6. The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. 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.

7. Please provide site photos to show latest condition and existence of the drainage facilities which receive the discharge from the application site. Please justify the dimension by placing a ruler at the u-channel. The site photos should cover whole section of 675UC to final discharge outlet.

Photos are provided to show the existence of the existing drains at the west of the side (Photo 1-4) and the final discharge point (Photo 5).

8. Please provide hydraulic calculations for the proposed discharging drainage facility demonstrating its capacity to cater for the surface runoff from the entire application site.

Calculation is provided. Proposed 600UC, proposed 600mm dia. pipe and existing

900mm dia. pipe are checked.

9. Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.

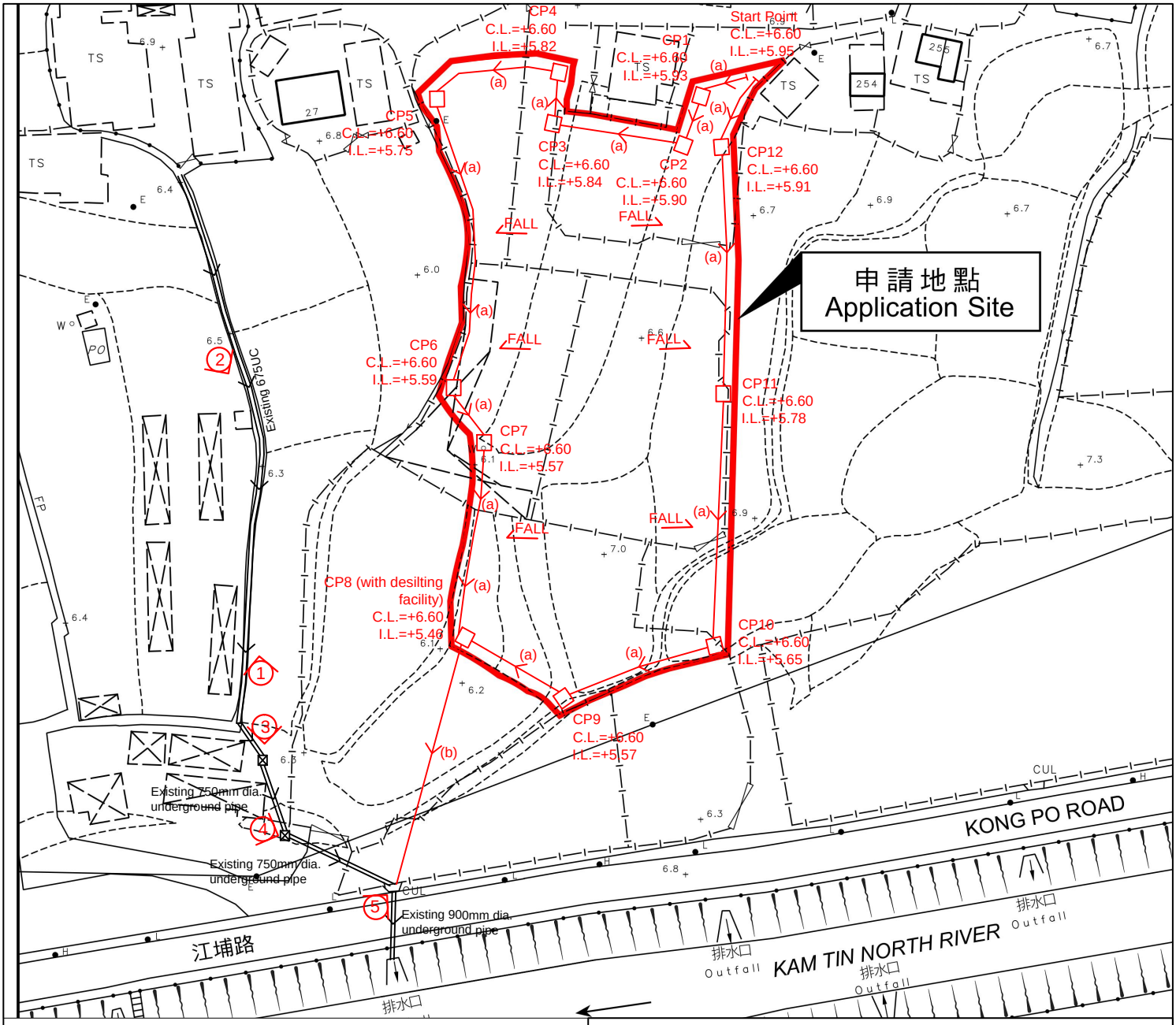
Open-bottom type fence wall to be provided, no overland flow would be affected.

10. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.

Noted.

11. The applicant(s) 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).

Noted.

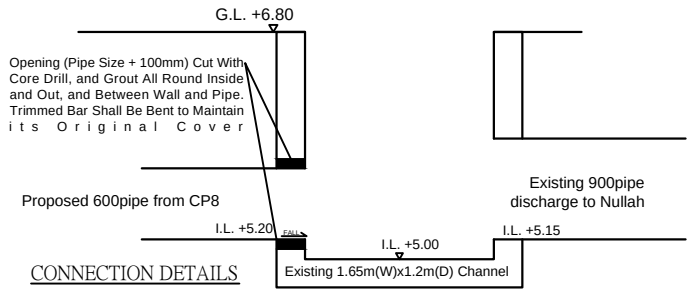


Note:

1. Catchpits (CP8) 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.
3. Open-bottom type fence wall to be erected.
4. There is no site formation works. Filling works to be carried out to leveling the site.

LEGEND

CP	Proposed CatchPit
(a)	Proposed 600UC (1:300) with Cast Iron Cover
(b)	Proposed 600mm dia. concrete pipe (1:150)
	Existing 675UC/750mm dia. pipe/900mm dia. pipe
1	Photo Viewport



CONNECTION DETAILS

Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1373 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories

(Application No.:A/YL-KTN/1091)

Title: Drainage Proposal - LAYOUT

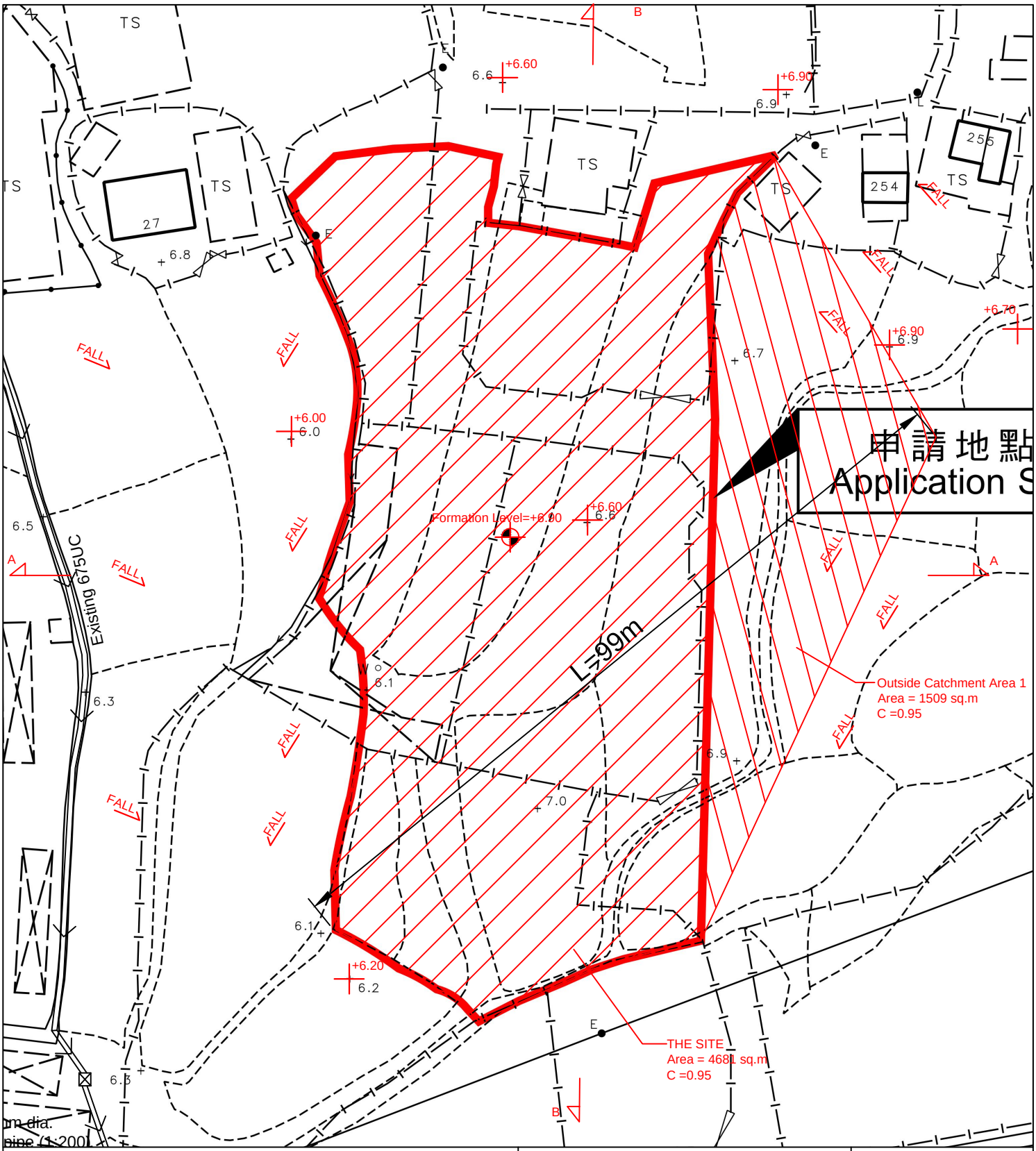
D01

Drawn by: DM

Date: 26-7-2025

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY



Project:

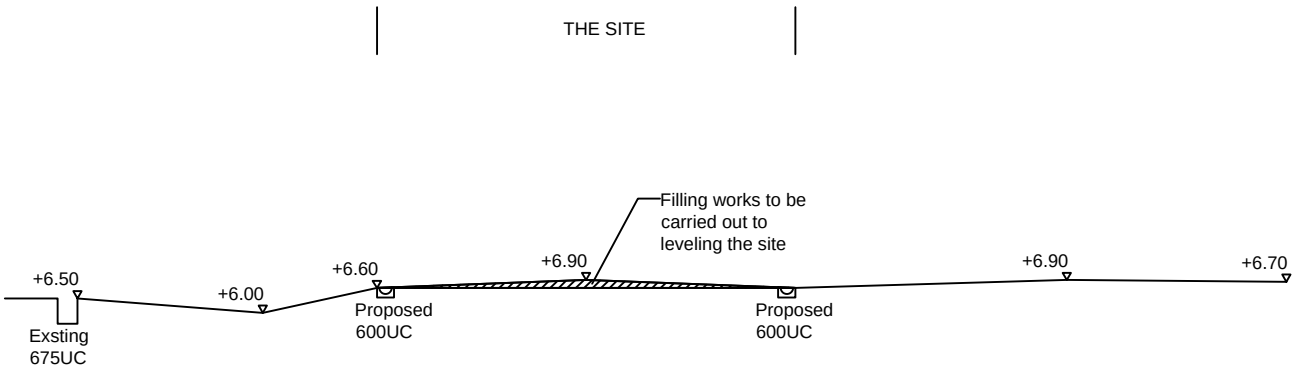
Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1373 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories

(Application No.:A/YL-KTN/1091)

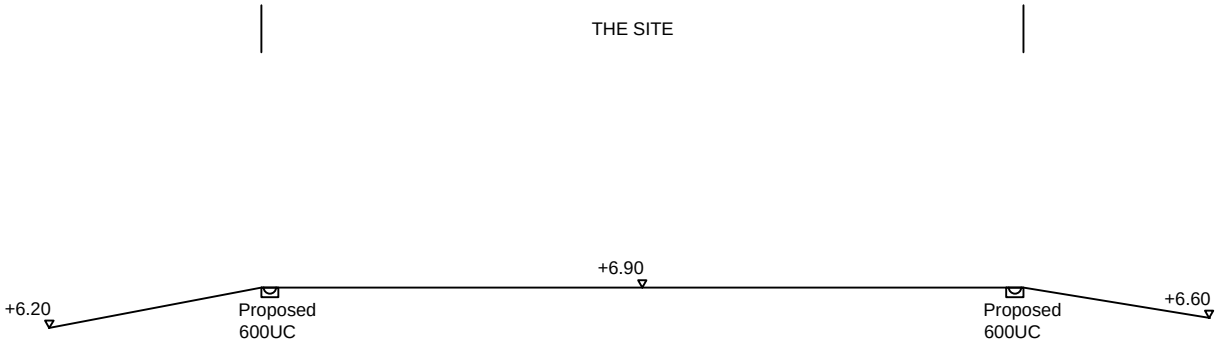
Title:	
Catchment Area Plan 1	D02
Drawn by: DM	Date: 26−7−2025

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY



SECTION A-A



SECTION B-B

Project: **Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1373 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories** **(Application No.:A/YL-KTN/1091)**	Title: SECTIONS	D03
	Drawn by: DM	Date: 26-7-2025
	正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANT COMPANY	

Photo 1

Photo 1a

Photo 2

Photo 2a

PHoto 3

Photo 3a

Photo 4

Photo 5

Outside Catchment Area 1, Area	=	1509	m^2	(C=	0.95	)
THE SITE, Area	=	4681	m^2	(C=	0.95	)

Calculation of Design Runoff of the Proposed Development,
For the design of drains inside the site

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

$A = 1509+4681$ m^2
$= 6190$
$= 0.00619$ km^2

$t = 0.14465\ L/\ H^{0.2}A^{0.1}$
$= 0.14465*99/1^{0.2}*6190^{0.1}$
$= 5.981$ min

$i = 1.111*a/(t+b)^c$ (50 yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1% increase due to climate change)
$= 1.111*505.5/(5.981+3.29)^{0.355}$
$= 254.7$ mm/hr

Therefore, $Q = 0.278*0.95*254.7*0.00619$
$= 0.4164$ m^3/sec
$= 24987$ lit/min

Provide 600UC (1:300) is OK

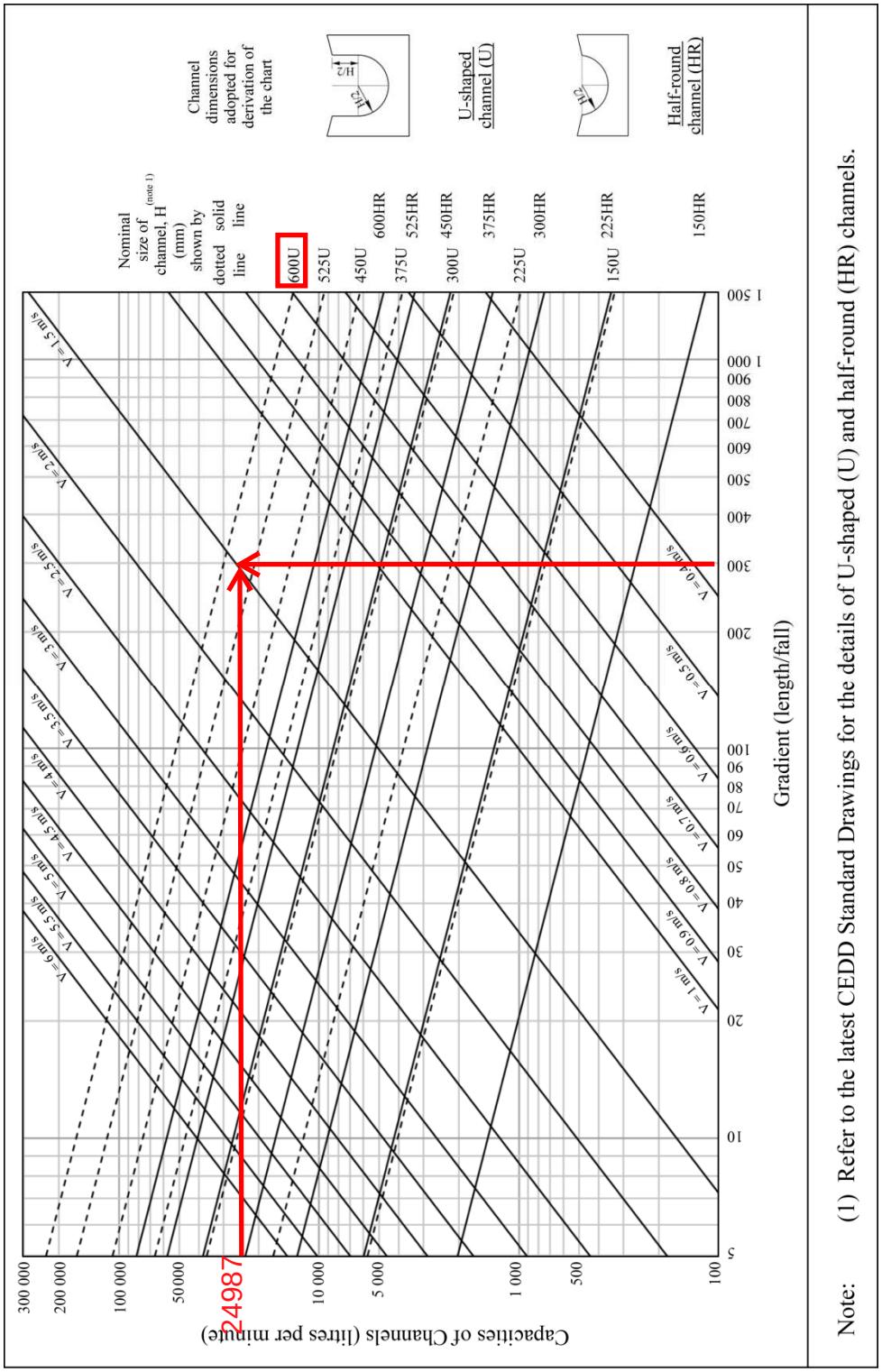


Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm

Check Proposed 600mm 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/s2	gravitational acceleration (m/s2)
D	=	0.6	m	internal pipe diameter (m)
ks	=	0.00015	m	hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m2/s	kinematic viscosity of fluid (m2/s)
s	=	0.00667		hydraulic gradient (1: 150)

Therefore, design V of pipe capacity = 2.2819 m/s

Q= 0.8VA (0.8 factor for sedimentation)

= 0.516 m3/s

= 30969 lit/min

> 24987 lit/min Ok

GEOINFO MAP
地理資訊地圖

前往地圖: https://www.map.gov.hk/gm/geo:22.4435,114.0724?z=2257

Catchment Area for Existing 900mm dia. underground pipe

由「地理資訊地圖」網站提供: https://www.map.gov.hk

For checking Existing 900mm dia. pipe

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

$A = 18183\ m^2$

$= 0.018183\ km^2$

$t = 0.14465\ L/\ H^{0.2} A^{0.1}$

$= 0.14465*133/1^{0.2}*18183^{0.1}$

$= 7.214$ min

$i = 1.111*a/(t+b)^c$ (50 yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1% increase due to climate change)

$= 1.111*505.5/(7.214+3.29)^{0.355}$

$= 243.7$ mm/hr

Therefore, $Q = 0.278*0.95*243.7*0.018183$

$= 1.1703\ m^3/sec$

$= \underline{70215}$ lit/min

Provide 900mm dia. concrete pipe (1:100) is OK

Check Existing 900mm dia. Pipes by Colebrook-White Equation

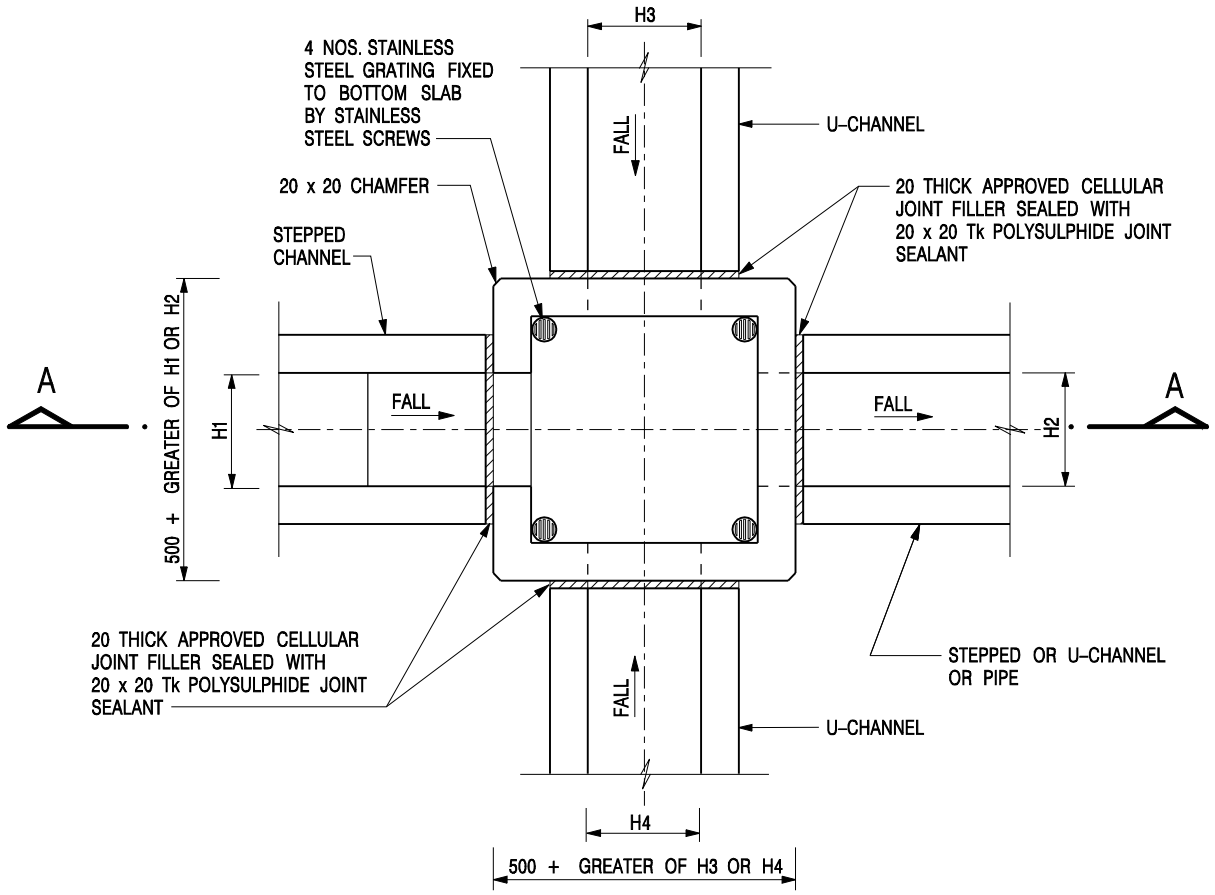
$$V = -\sqrt{(8gDs)}\log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=			mean velocity (m/s)	
g	=	9.81	m/s2	gravitational acceleration (m/s2)	
D	=	0.9	m	internal pipe diameter (m)	
ks	=	0.00015	m	hydraulic pipeline roughness (m)	(Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m2/s	kinematic viscosity of fluid (m2/s)	
s	=	0.005		hydraulic gradient	

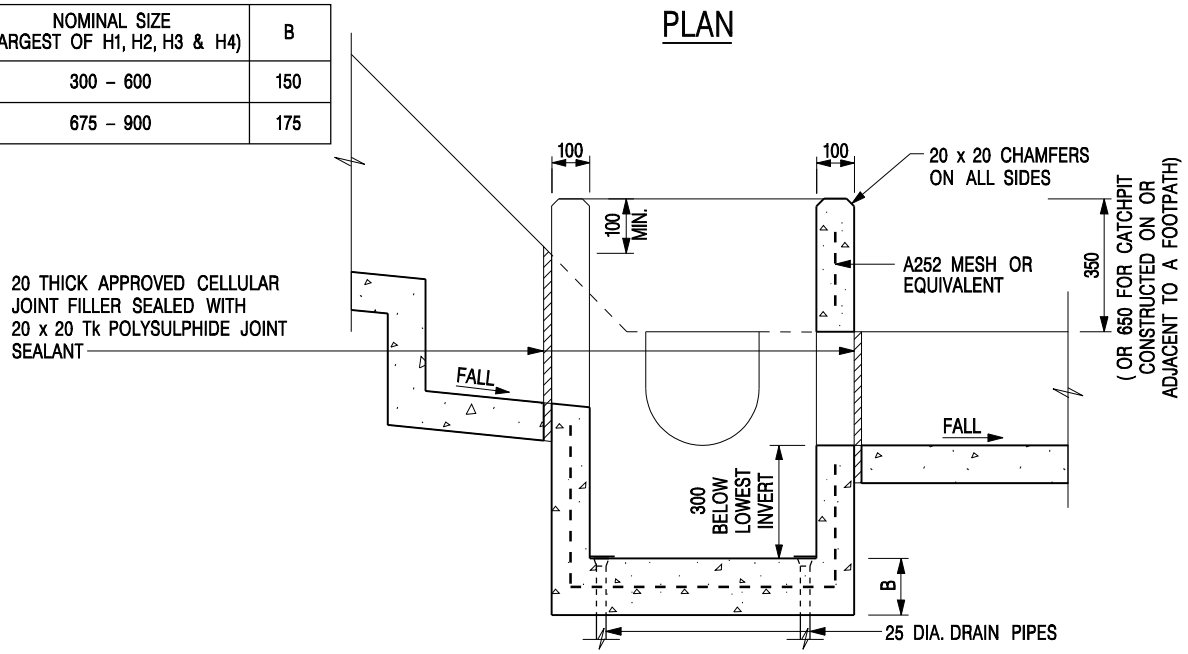
Therefore, design V of pipe capacity = 2.5279 m/s

Q= 0.8VA (0.8 factor for sedimentation)
= 1.287 m3/s
= 77193 lit/min
> 70215 lit/min Ok



PLAN

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



SECTION A – A

NOTES:

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

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

CATCHPIT WITH TRAP

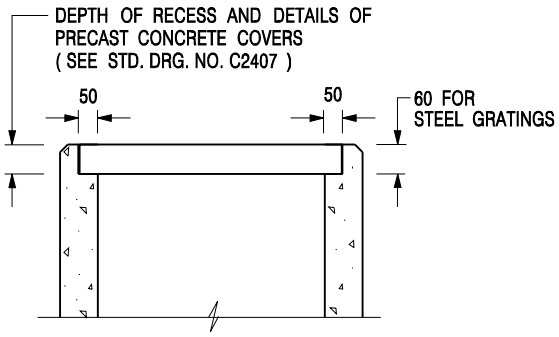
(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. 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.

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

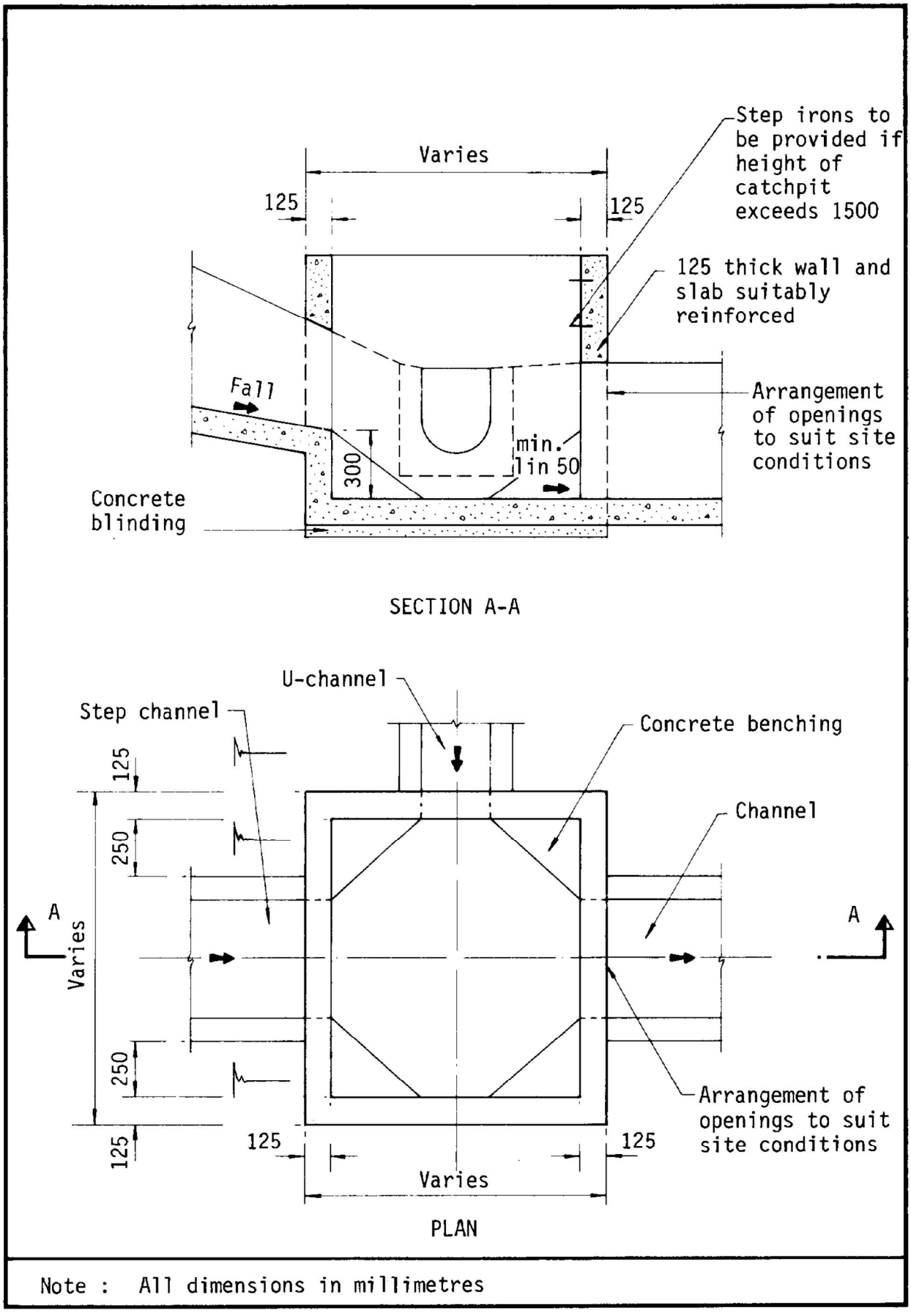
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

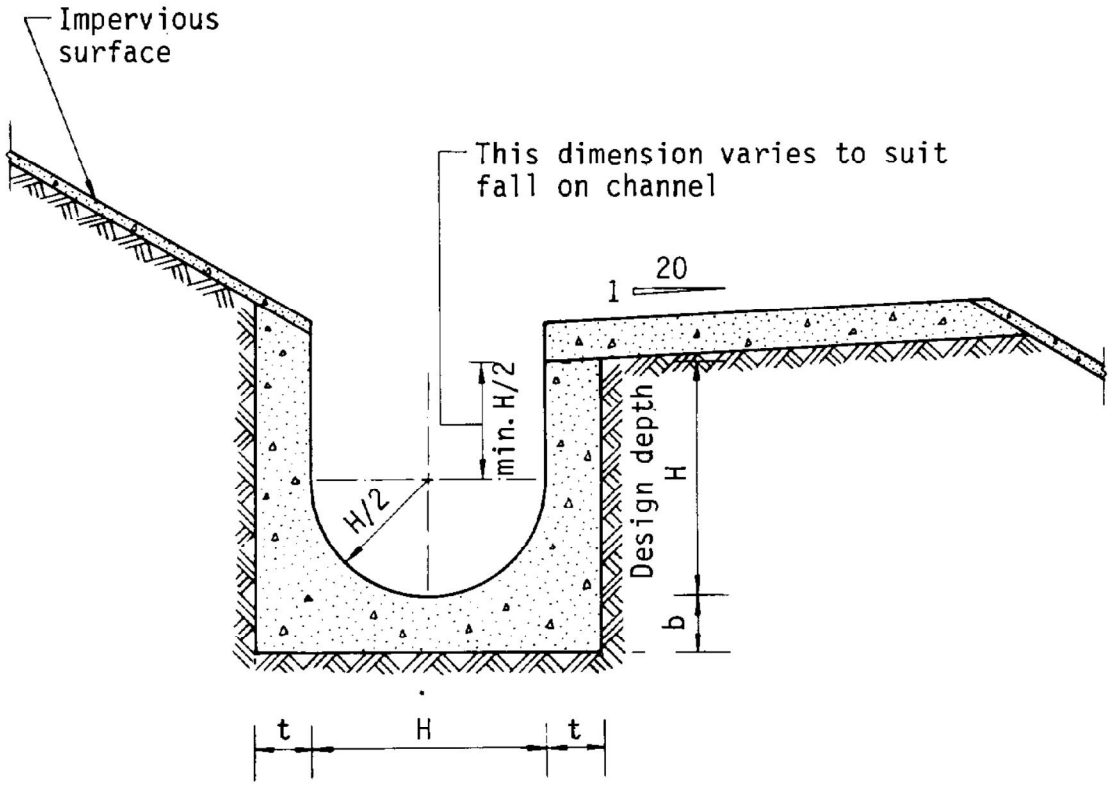
DATE JAN 1991

DRAWING NO. C2406 /2A



Note : All dimensions in millimetres

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