

寄件者:
寄件日期: 2025年07月16日星期三 19:37
收件者: tpbpd/PLAND
副本:
主旨: Supplementary Information S16 Planning Application No. A/YL-KTN/1142
附件: AYL-KTN 1142 20250716.pdf

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

Yours sincerely,
Mr. Tang

A/YL-KTN/1142 申請詳細

在申請範圍的邊界計劃以金屬實心的物料，例如鋅鐵將申請範圍圍起，圍邊高度約 2.5 米高。

由於現時申請範圍內的建築物超出 A/YL-KTN/1017 所批准的上蓋面積，並計劃將貨倉與辦公室分開運作，因此希望透過新的規劃申請規範化，及向地政總署繼續申請短期租約及短期豁免書。

預計本申請地點的車流為以下：

時段	車輛數目（入）	車輛數目（出）
00:00-01:00	0	0
01:00-02:00	0	0
02:00-03:00	0	0
03:00-04:00	0	0
04:00-05:00	0	0
05:00-06:00	0	0
06:00-07:00	0	0
07:00-08:00	0	0
08:00-09:00	0-2	0-2
09:00-10:00	0-2	0-2
10:00-11:00	0-2	0-2
11:00-12:00	0-2	0-2
12:00-13:00	0-2	0-2
13:00-14:00	0-2	0-2
14:00-15:00	0-2	0-2
15:00-16:00	0-2	0-2
16:00-17:00	0-2	0-2
17:00-18:00	0-2	0-2
18:00-19:00	0-2	0-2
19:00-20:00	0-2	0-2
20:00-21:00	0	0
21:00-22:00	0	0
22:00-23:00	0	0
23:00-00:00	0	0

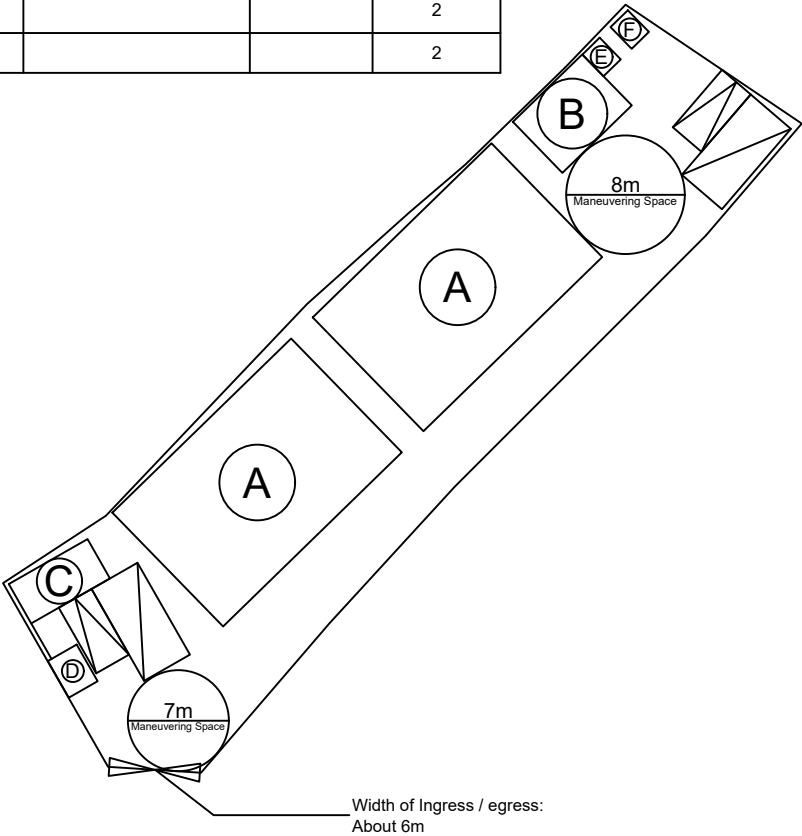
為了方便上落貨物和方便員工駕車到本申請地點，現申請 2 個客貨車上落貨位置及 2 個私家車停車位。本申請地點不會對公眾開放，因此上述的客貨車上落貨位置及私家車停車位已足夠此申請運作。

申請地點有道路連接，前往本申請地點途經水尾路，再轉到郊區小徑到達申請地點。水尾路沿途道路為單線雙程，約有 3-5 米闊，並設有避車處。私家車及客貨車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 6 米闊。

在申請地點內有一個直徑超過 7 米及一個直徑超過 8 米的圓形空間，足夠讓車輛進行調遣的動作，進入本申請地點的車輛不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 **Appendix 2**。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

Proposed Structures Details					
	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)
A	Warehouse (Excluding D.G.G.)	About 176 m ²	8m	1	2
B	Ancillary Office	About 31 m ²	4m	1	1
C	Ancillary Office	About 18 m ²	4m	1	1
D	Electric Meter Room	About 4 m ²	4m	1	1
E	Electric Meter Room	About 4 m ²	4m	1	1
F	Ancillary Storage	About 4 m ²	4m	1	1
	Total	About 413 m ²			
	Private Car Parking Space	5m x 2.5m			2
	LGV L/UL Space	7m x 3.5m			2



Legend:

- Ingress/egress (Width: About 6m)
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space
- Electric Meter Room
- Ancillary Storage
- Warehouse
- Ancillary Office
- Ancillary Office
- Electric Meter Room
- Electric Meter Room

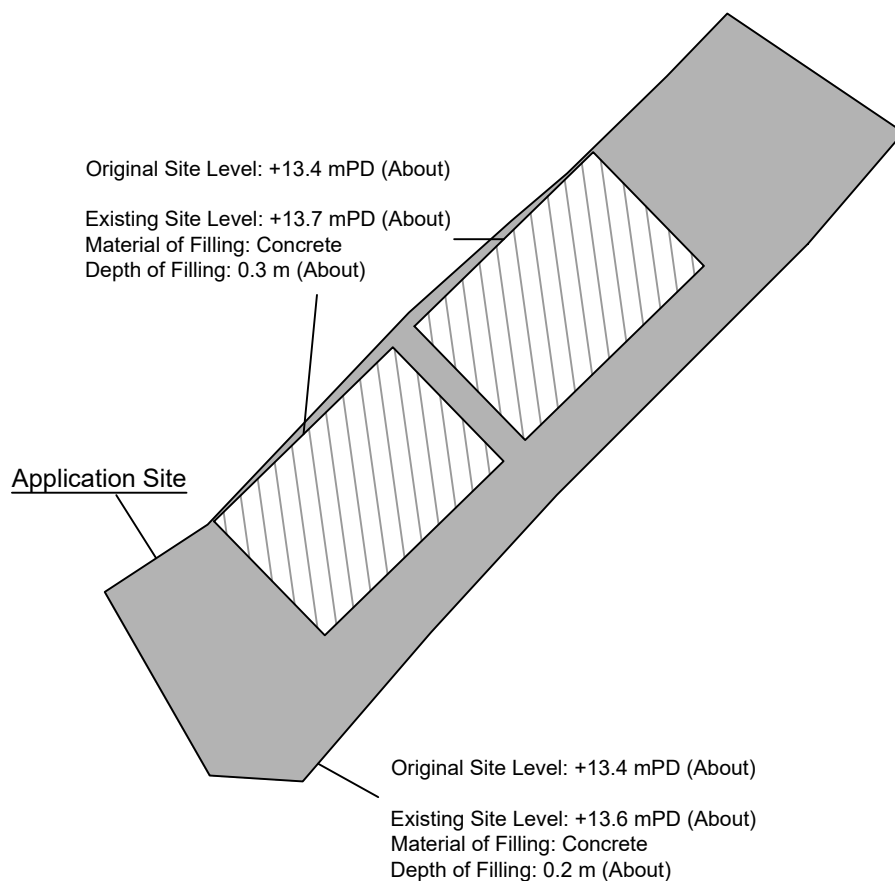
Total Area: 911.8 m² (About)
 Covered Area: 413 m² (About)
 Uncovered Area: 498.8 m² (About)
 Non-Domestic GFA: 413 m² (About)
 Nos. of Proposed Structures: 7
 * The Area of Government Land: About 294 m²

Appendix 2
 Location: DD 107 Lot 1864 (Part) and Adjacent Government Land
 OZP: S/YL-KTN/11
 District: Kam Tin North
 Zoning: Agriculture
 Date: 16 July 2025

Proposed Layout Plan
 擬議佈局平面圖
 臨時貨倉（危險品倉庫除外）
 連附屬設施及相關填土工程（為期3年）
 Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

SCALE
 1:500
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For Identification Only	Drawing No.:
	2-01



* This application is to regularize the paving.

Paved Area: About 911.8 m²

Legend:



Paved Area 平整範圍

Appendix 4

Location: DD 107 Lot 1864 (Part)
Adjacent Government Land

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 16 July 2025

Paved Area

平整位置圖

臨時貨倉（危險品倉庫除外）
連附屬設施及相關填土工程（為期3年）

Temporary Warehouse (excluding Dangerous
Goods Godown) with Ancillary Facilities and
Associated Filling of Land
for a Period of 3 Years

SCALE

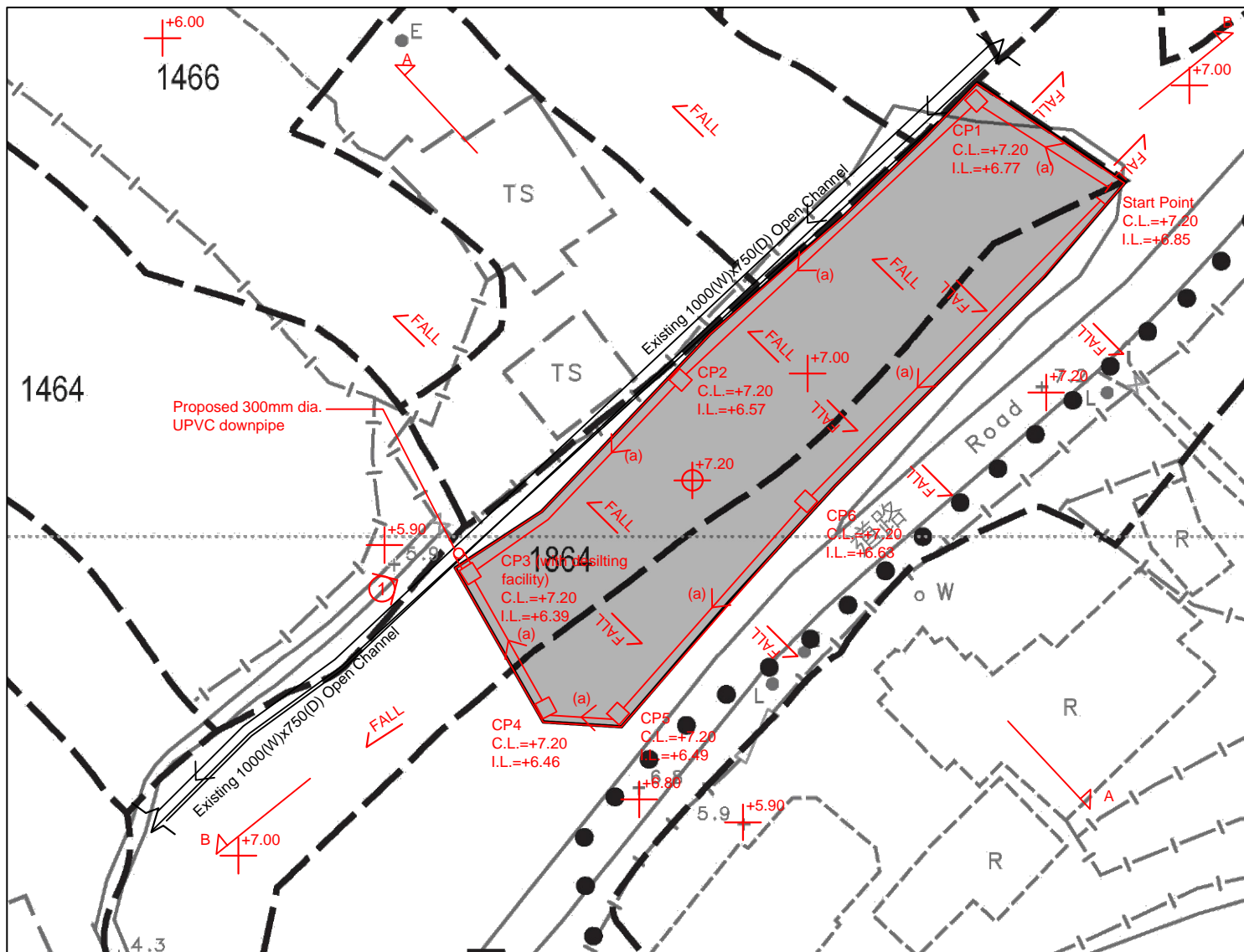
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For Identification Only

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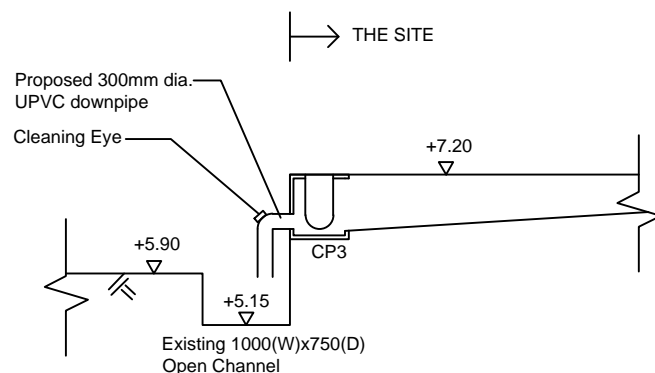


Note:

- Catchpits (CP3) with desilting facility shall follow CEDD standard drawing No. C2406I.
- Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- No solid wall to be erected..
- Minor filling works to be carried out to leveling the site. Existing Formation Level is +7.00mPD. Proposed Formation Level is +7.20mPD.

LEGEND

- CP Proposed CatchPit
- (a) Proposed 300UC (1:150) with Cast Iron Cover
- Existing 1000(W)x750(D) Open Channel
- Existing Level +7.00
- Proposed Formation Level +7.20
- FALL Fall Direction
- Photo Viewport



Connection Details

恆協工程有限公司

HANDSHIP ENGINEERING COMPANY LIMITED

Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land at Lot 1864 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Title:

Drainage Proposal - LAYOUT

D01

Drawn by:

DM

Date:

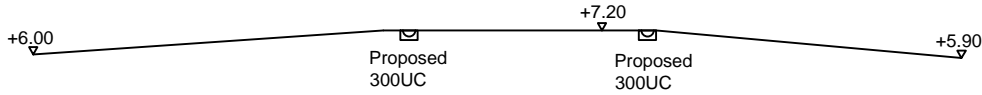
22-5-2025

Check by:

DM

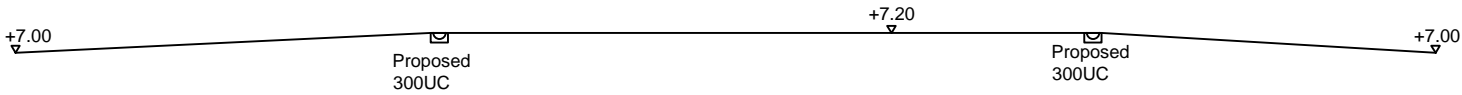
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THS SITE



SECTION A-A

THS SITE



SECTION B-B

恆協工程有限公司

HANDSHIP ENGINEERING COMPANY LIMITED

Project:
Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land at Lot 1864 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Title:

SECTIONS

D02

Drawn by:

DM

Date:

22-5-2025

Check by:

DM

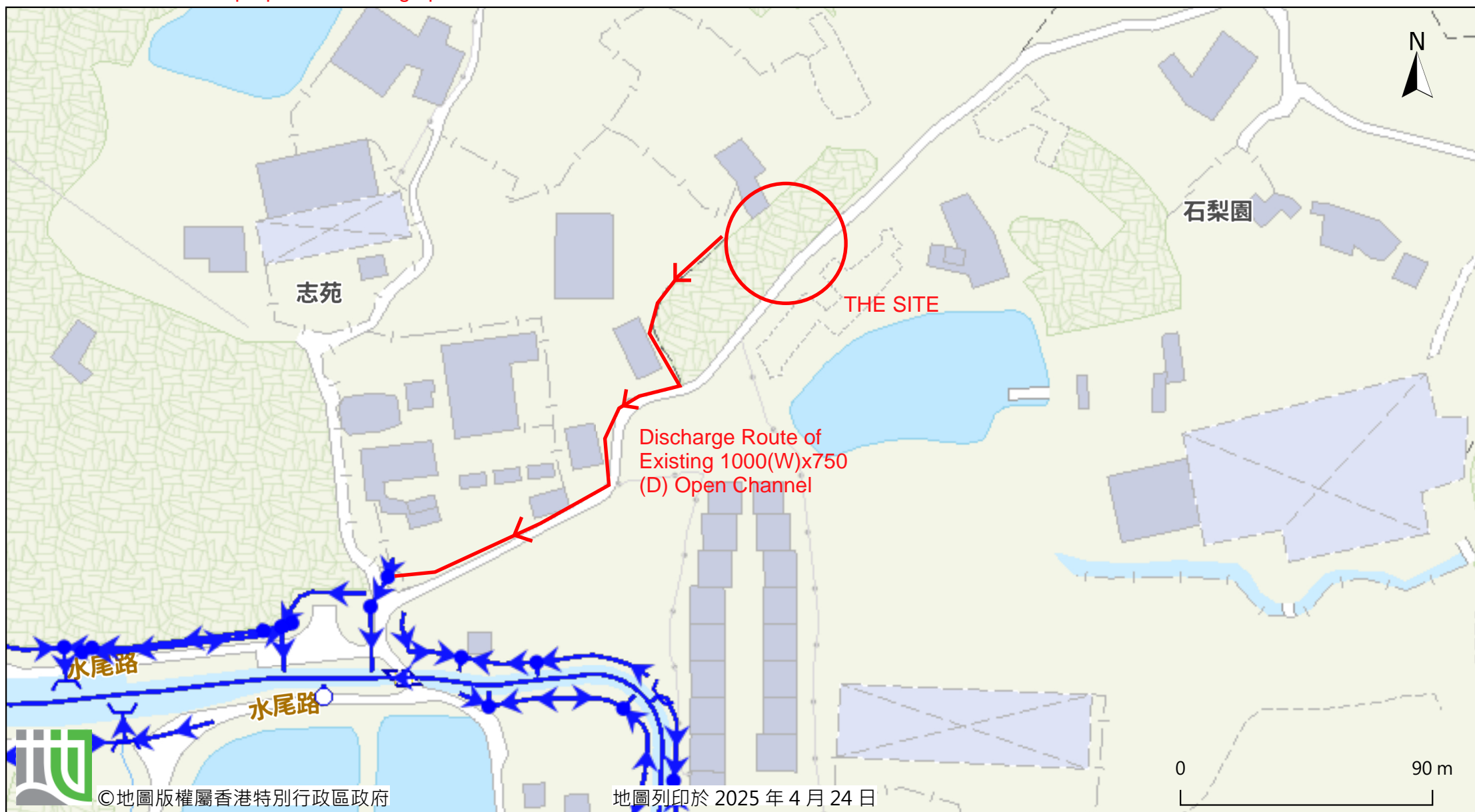
Scale:

Photo 1





Further downstream of proposed discharge point



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

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

THE SITE, Area = 912 m² (C= 0.95)

Calculation of Design Runoff of the Proposed Development.

For the design of drains inside the site

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

$$\begin{aligned} A &= 912 \text{ m}^2 \\ &= 0.000912 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 * 7.5 / 1^{0.2} * 912^{0.1} \\ &= 2.185 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a / (t+b)^c && (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.111 * 505.5 / (2.185 + 3.29)^{0.355} && \text{SDM) and (11.1\% increase due to climate change)} \\ &= 307.1 \text{ mm/hr} \end{aligned}$$

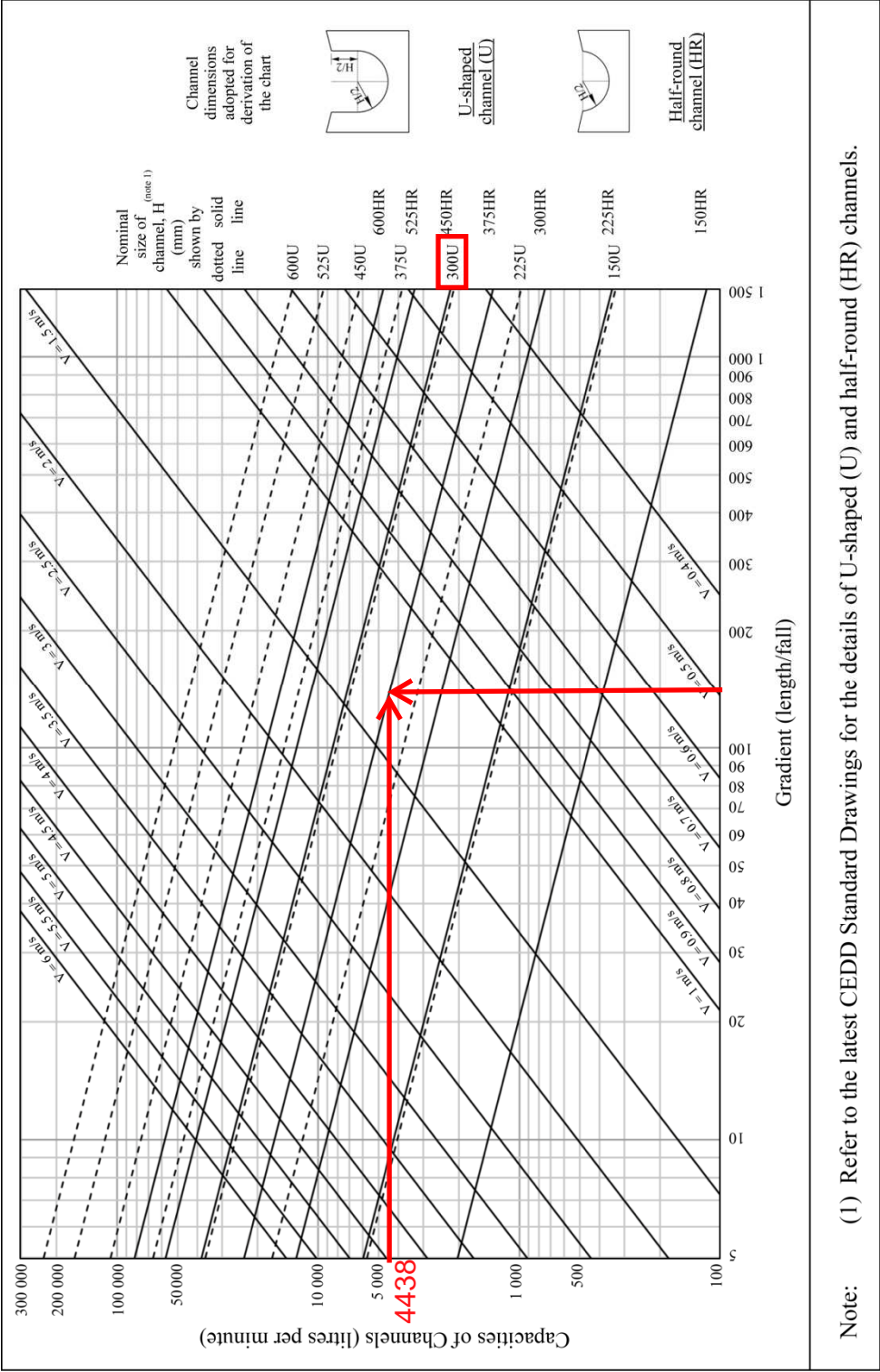
$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 307.1 * 0.000912 \\ &= 0.0740 \text{ m}^3/\text{sec} \\ &= \underline{4438} \text{ lit/min} \end{aligned}$$

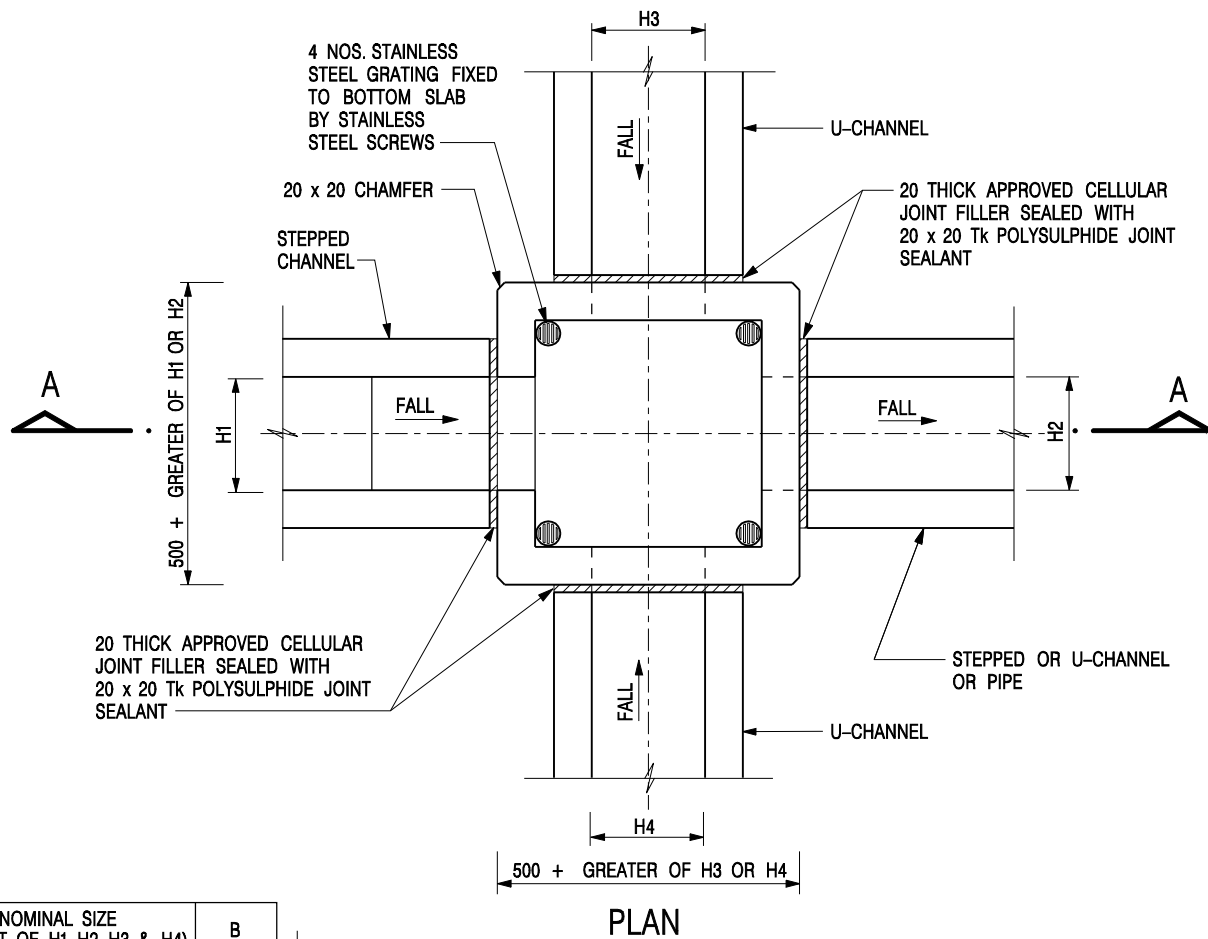
Provide 300UC (1:150) is OK

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

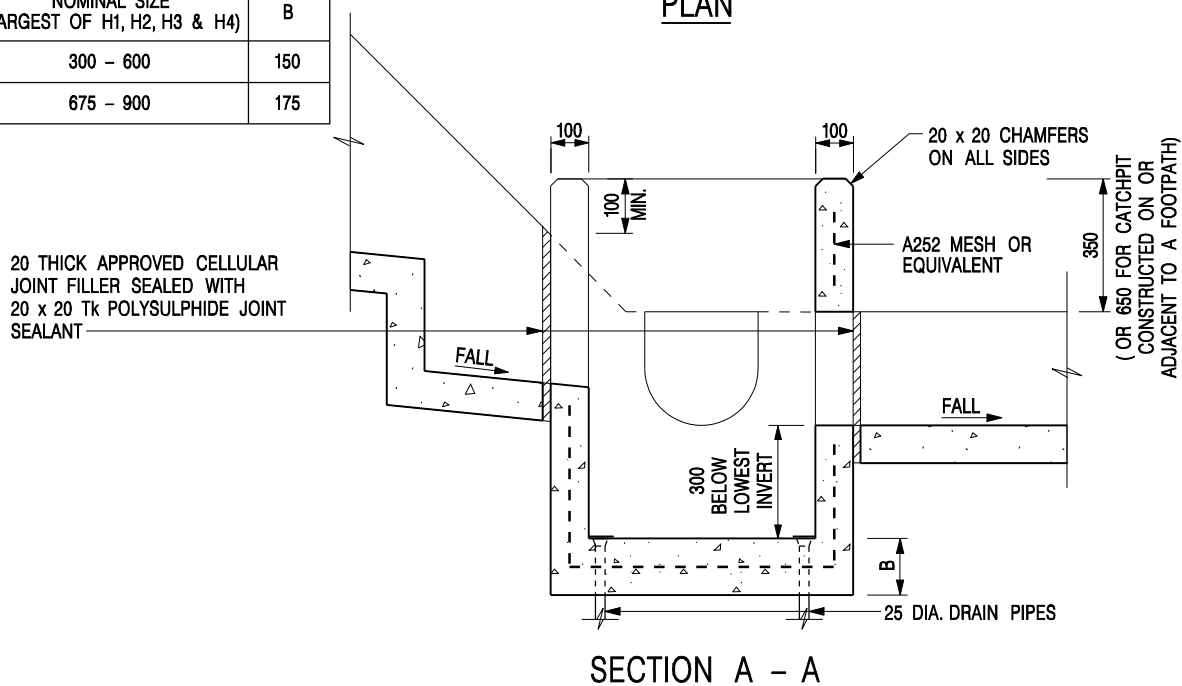
Issue No.: 1	Revision: -	Date: 05.06.2014	Page: 3 of 3
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Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm





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



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



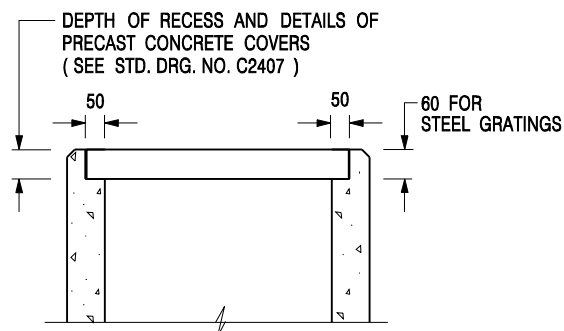
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

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) 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

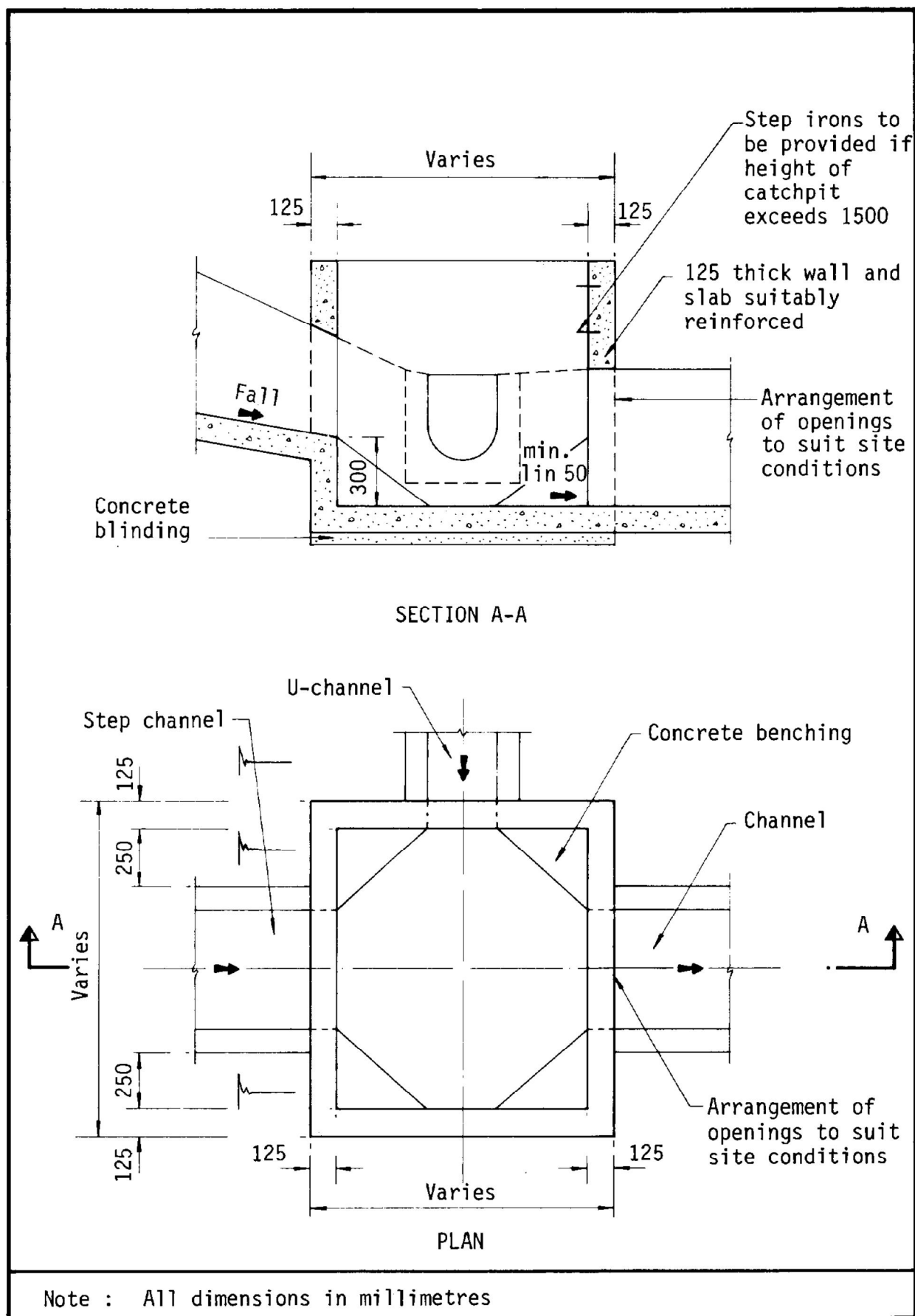
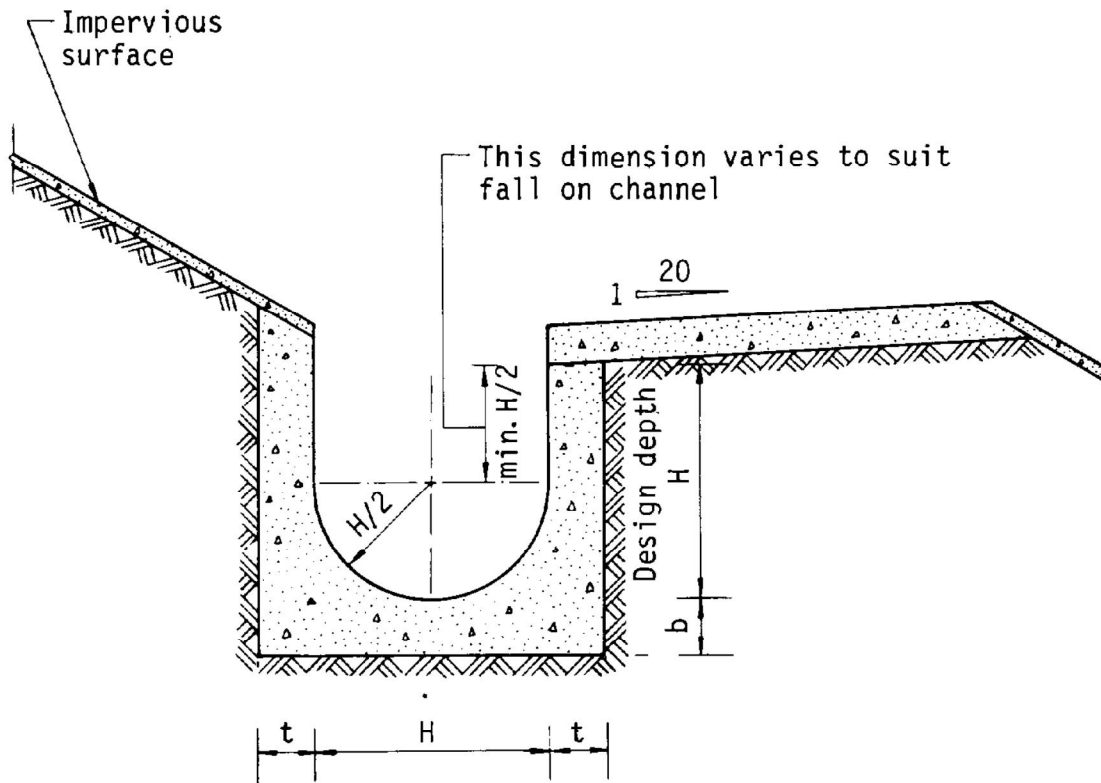


Figure 8.10 - Typical Details of Catchpits



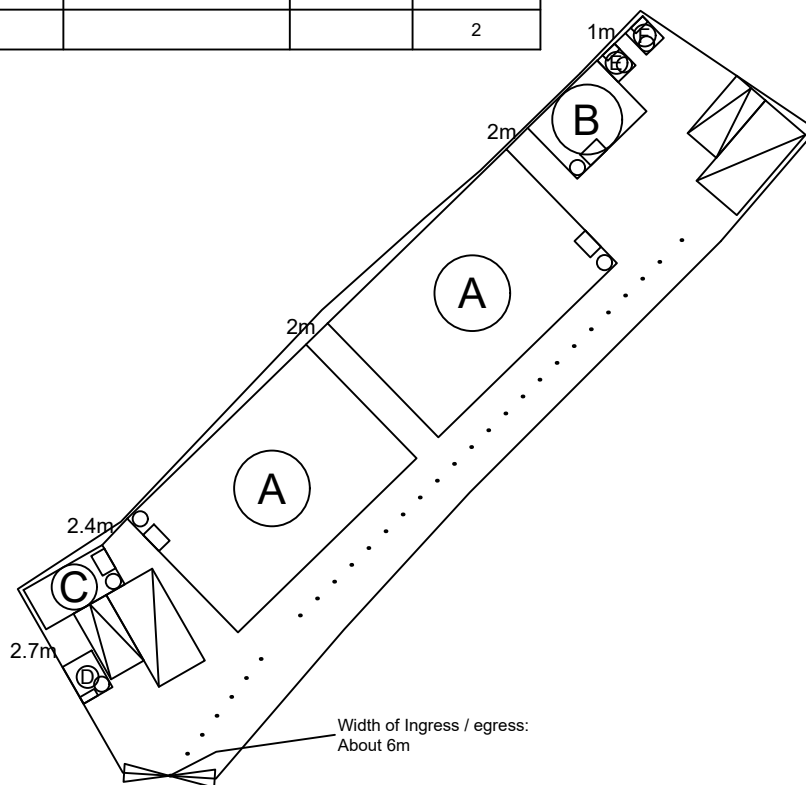
Dimensions of U - channel

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

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)
A	Warehouse (Excluding D.G.G.)	About 176 m ²	8m	1	2
B	Ancillary Office	About 31 m ²	4m	1	1
C	Ancillary Office	About 18 m ²	4m	1	1
D	Electric Meter Room	About 4 m ²	4m	1	1
E	Electric Meter Room	About 4 m ²	4m	1	1
F	Ancillary Toilet	About 4 m ²	4m	1	1
	Total	About 413 m ²			
	Private Car Parking Space	5m x 2.5m			2
	LGV L/UL Space	7m x 3.5m			2



*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 6.1

*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

Legend:

- 5 kg Portable Dry Powder Type Fire Extinguisher (7 in Total)
- Emergency Lighting (BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021) (7 in Total)
- ... Emergency Vehicular Access
- ▤ Private Car Parking Space
- ▥ LGV L/UL Space

Appendix 6

Location: DD 107 Lot 1864 (Part) and Adjacent Government Land

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 8 May 2025

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議臨時貨倉（危險品倉庫除外）
連附屬設施及相關填土工程（為期3年）

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

SCALE

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For Identification Only

Drawing No.:

6-01



Scale: Undefined @A4

Captured from map.gov.hk on 8th May 2025

<p>Appendix 6.1</p> <p>Emergency Vehicular Access</p>	<p>Location: D.D. 107 Lot 1864 (Part) and Adjacent Gov. Land OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years</p>	<p>Width of Shui Mei Road: 3-5m (About)</p> <p>Map Legend:</p> <ul style="list-style-type: none"> ●●●● Road Path — Site Boundary 	<p>Drawing No.: 6.1-1</p> <p>For Identification Only</p> <p>Date: 08/05/2025</p>
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