

寄件者:  
寄件日期: 2025年08月18日星期一 10:23  
收件者: tpbpd/PLAND  
副本:  
主旨: Fw: (20250818) S.16 Planning Application No. A/YL-KTN/1157  
附件: AYL-KTN 1157 20250818.pdf

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From: Tang Lok San [REDACTED]  
Sent: Monday, August 18, 2025 10:05 AM  
To: [REDACTED]  
Subject: (20250818) S.16 Planning Application No. A/YL-KTN/1157

David,

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

Yours sincerely,  
Mr. Tang [REDACTED]

**A/YL-KTN/1157 申請詳細**

現場會存放車輛（包括私家車及輕型貨車）、小型機械及水電工程所包含的工程材料，例如排水管、水喉及電箱、挖掘機、升降台等。物料大小及長度不一，最長約 4.5 米。

申請範圍內的附屬露天存放空間是用作輔助貨倉的營運，該範圍主要放置不被天氣影響及經常使用的物料，方便提取貨物。本申請除了指定的露天存放空間外，其他空間不會用作露天存放。本申請只會用在存放用途，不會進行任何有關回收、清潔、修理、拆解或其他工場作業。

在申請範圍的邊界已使用金屬實心的物料，例如鋅鐵將申請範圍圍起，圍邊高度約 2.5 米高。

附帶條例方面，由於申請地點仍未完成興建構築物，希望能透過新規劃申請繼續向地政總署申請短期豁免書，以准許興建構築物及完成相關附帶條例。

本申請與 A/YL-KTN/1091 的營運沒有關連，兩個申請將會獨立營運。

由於申請地點的東面為現有渠道，不會在該範圍進行填土及平整。

出入本申請地點主要使用江埔路，該道路為一條雙線雙程的道路，並備有避車處。

江埔路的設計容量為每小時可容納 800 輛車輛使用。

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	0-10	0-10
10:00-11:00	0-10	0-10
11:00-12:00	0-10	0-10
12:00-13:00	0-10	0-10
13:00-14:00	0-10	0-10
14:00-15:00	0-10	0-10
15:00-16:00	0-10	0-10
16:00-17:00	0-10	0-10
17:00-18:00	0-10	0-10
18:00-19:00	0-10	0-10
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
總和	104	104

本申請會提供 9 個輕型貨車上落貨位置及 2 個私家車停車位。

申請地點有道路連接，前往本申請地點途經江埔路，再轉到郊區小徑到達申請地點。江埔路沿途道路約有 6 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。

申請地點內有一個直徑約 12 米及一個直徑約 8 米的圓形空間進行調遣動作，有足夠空間進行調遣的動作，請參考 Appendix 2。

在申請地點內有足夠的空間讓車輛進行調遣的動作，不需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。



Proposed Structures Details				
	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Unit(s)
A	Warehouse (excluding D.G.G) with Ancillary Office	About 16m x 14m = 224 m <sup>2</sup>	8m	8
	Total	About 1,792 m <sup>2</sup>		
	Ancillary Open Storage Area	About 474 m <sup>2</sup>		
	Private Car Parking Space	5m x 2.5m		2
	LGV L/UL Space	7m x 3.5m		9

Total Area: 4,735 m<sup>2</sup> (About)

Covered Area: 1,792 m<sup>2</sup> (About)

Uncovered Area: 2,943 m<sup>2</sup> (About)

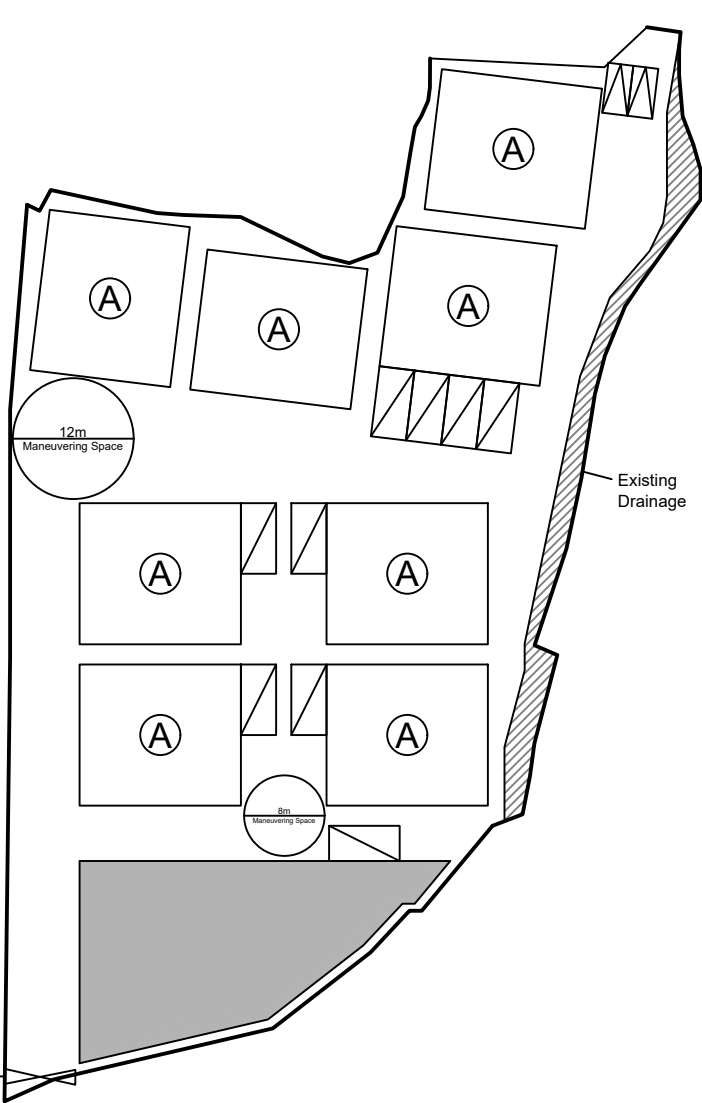
Non-Domestic GFA: 1,792 m<sup>2</sup> (About)

Nos. of Proposed Structures: 8

Area of Ancillary Open Storage: About 474 m<sup>2</sup> (About 10% of Site Area)

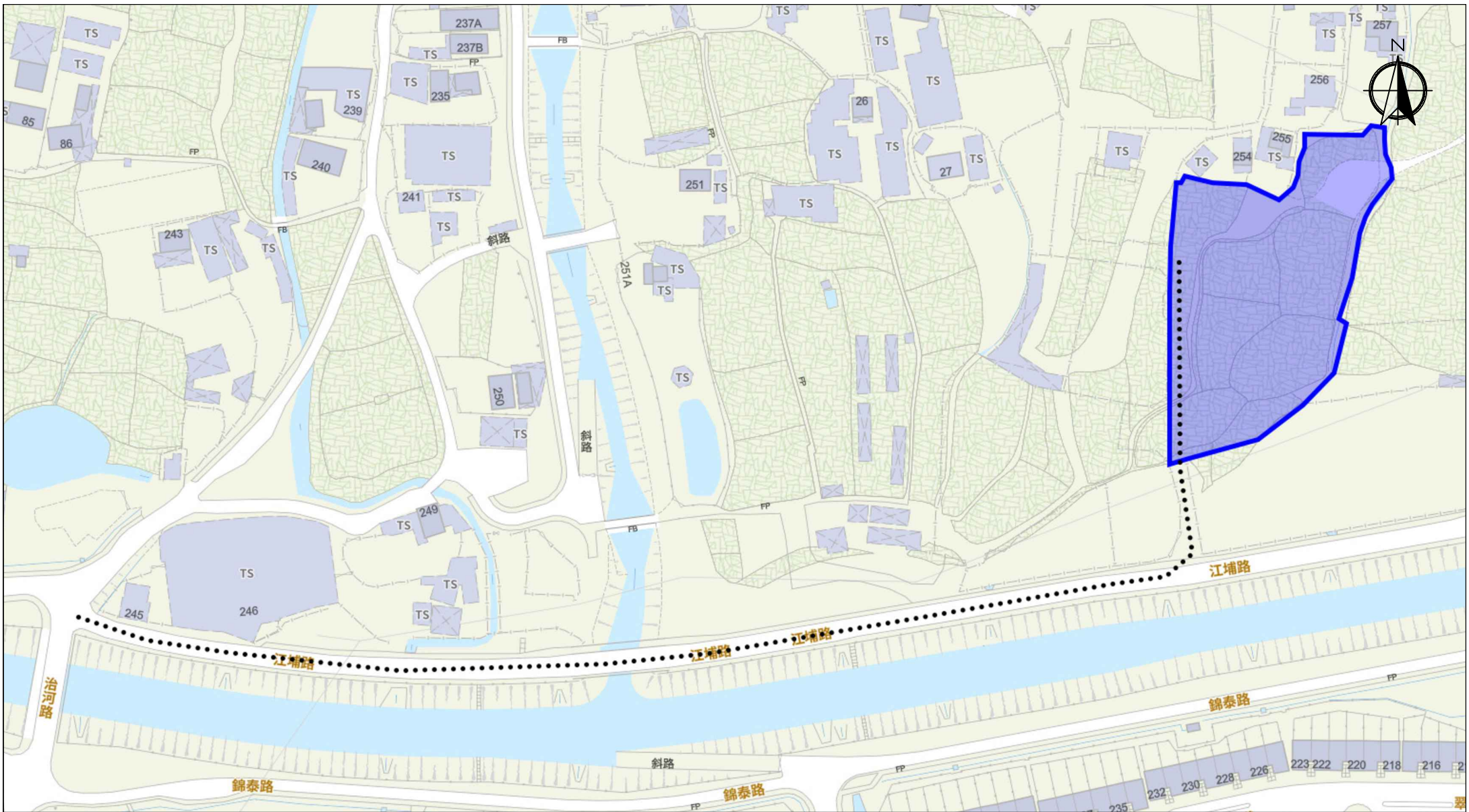
Ingress / egress:  
About 7m

Scale: 1:750 @A4



Appendix 2  Proposed Layout Plan	Location: D.D. 109 Lot 1354 (Part), 1356 (Part), 1373 (Part), 1374 (Part) and 1375 (Part)  OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	擬議臨時貨倉（危險品倉庫除外） 連附屬設施和相關填土工程 （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	<b>Legend:</b>  Ingress / egress  Proposed Structures  Private Car Parking Space  LGV L/UL Space  Ancillary OS Area	Drawing No.: 2-01
				For Identification Only  Date: 13/08/2025

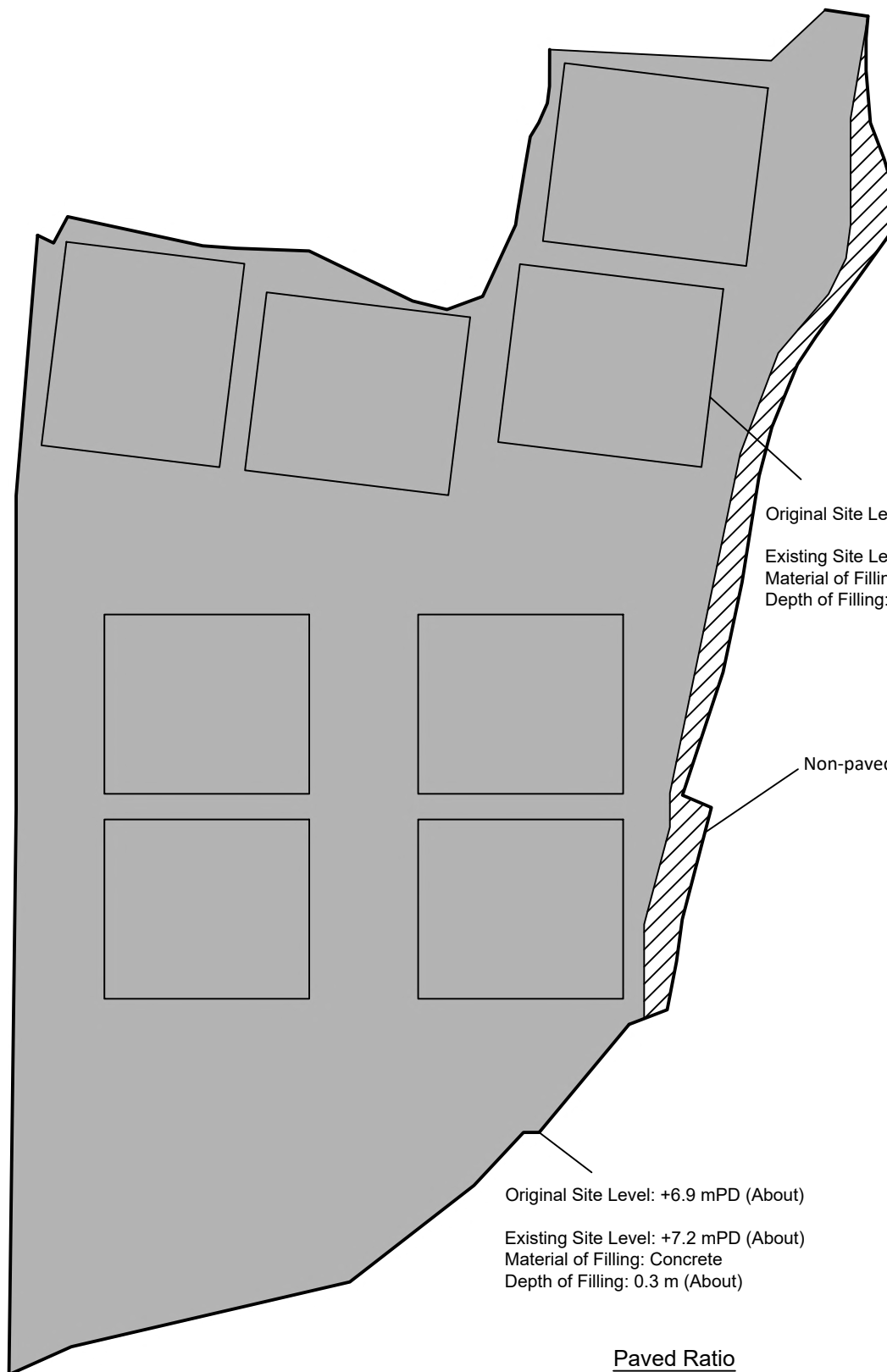






Scale: Undefined @A4

Captured from map.gov.hk on 28<sup>th</sup> July 2025

<p><b>Appendix 3</b></p> <p><b>Existing Vehicular Access</b></p>	<p>Location: D.D. 107 Lot 1354 (Part), 1356 (Part), 1373 (Part) 1374 (Part) and 1375 (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>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 Kong Po Road: 6m (About)</p> <p>Map Legend:</p> <ul style="list-style-type: none"> <li>●●●● Road Path</li> <li>— Site Boundary</li> </ul>	<p>Drawing No.: 3-01</p>
				<p>For Identification Only</p> <p>Date: 13/08/2025</p>



Legend:

-  Paved Area 平整範圍
-  Non-Paved Area 不平整範圍

Paved Ratio

Non-Paved Area: 157.9 m<sup>2</sup> (About 3.3%)  
Paved Area: 4,577.1 m<sup>2</sup> (About 96.7%)

Appendix 4

Location: DD 109 Lot 1354 (Part)  
DD 109 Lot 1356 (Part)  
DD 109 Lot 1373 (Part)  
DD 109 Lot 1374 (Part)  
DD 109 Lot 1375 (Part)

OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Agriculture  
Date: 13 August 2025

Paved Area

平整位置圖

擬議臨時貨倉（危險品倉庫除外）連附屬  
設施和相關填土工程（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

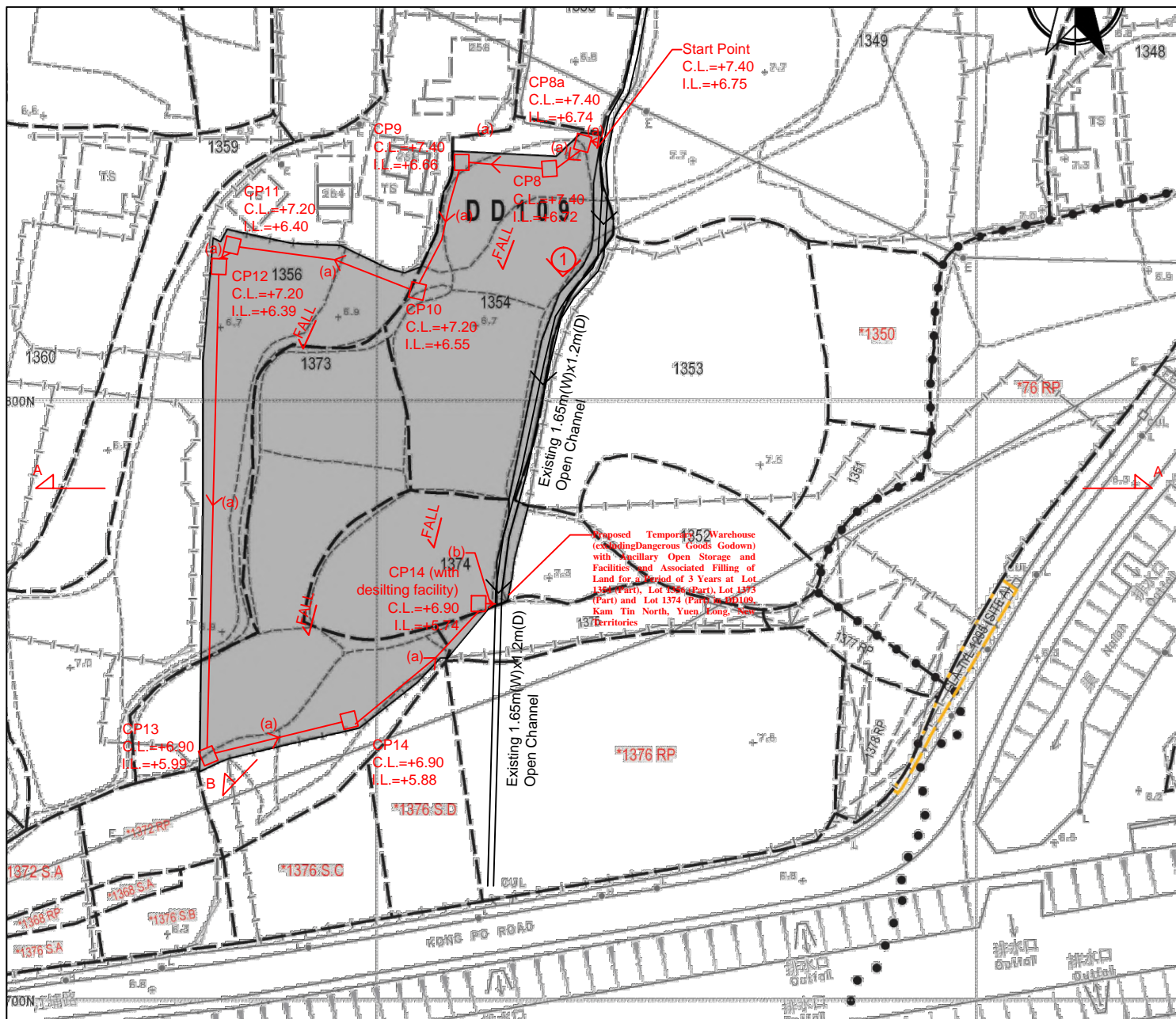
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@A4

For Identification Only

Drawing No.:

4-01



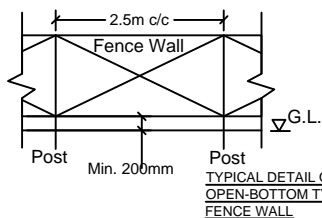
#### Note:

1. Catchpits (CP5 & CP14) 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.

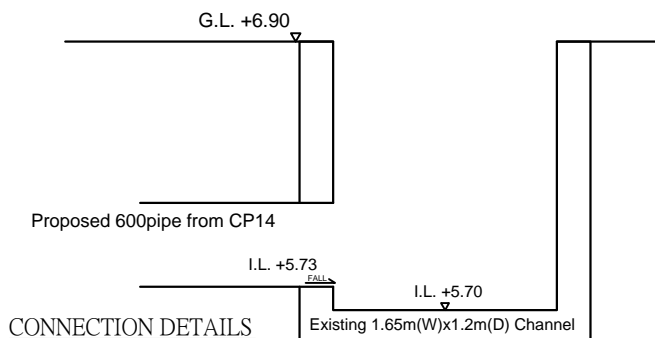
3. Open-bottom type fence wall to be erected.

4. There is no site formation works. Filling works to be carried out to leveling the site.



#### LEGEND

- CP Proposed CatchPit
- (a) Proposed 600UC (1:200) with Cast Iron Cover
- (b) Proposed 600mm dia. concrete pipe (1:100)
- Existing 1.65m(W)x1.2m(D) Open Channel
- ① Photo Viewport



Title:

Drainage Proposal - LAYOUT

D01

Drawn by:

DM

Date:

18-8-2025

Project:

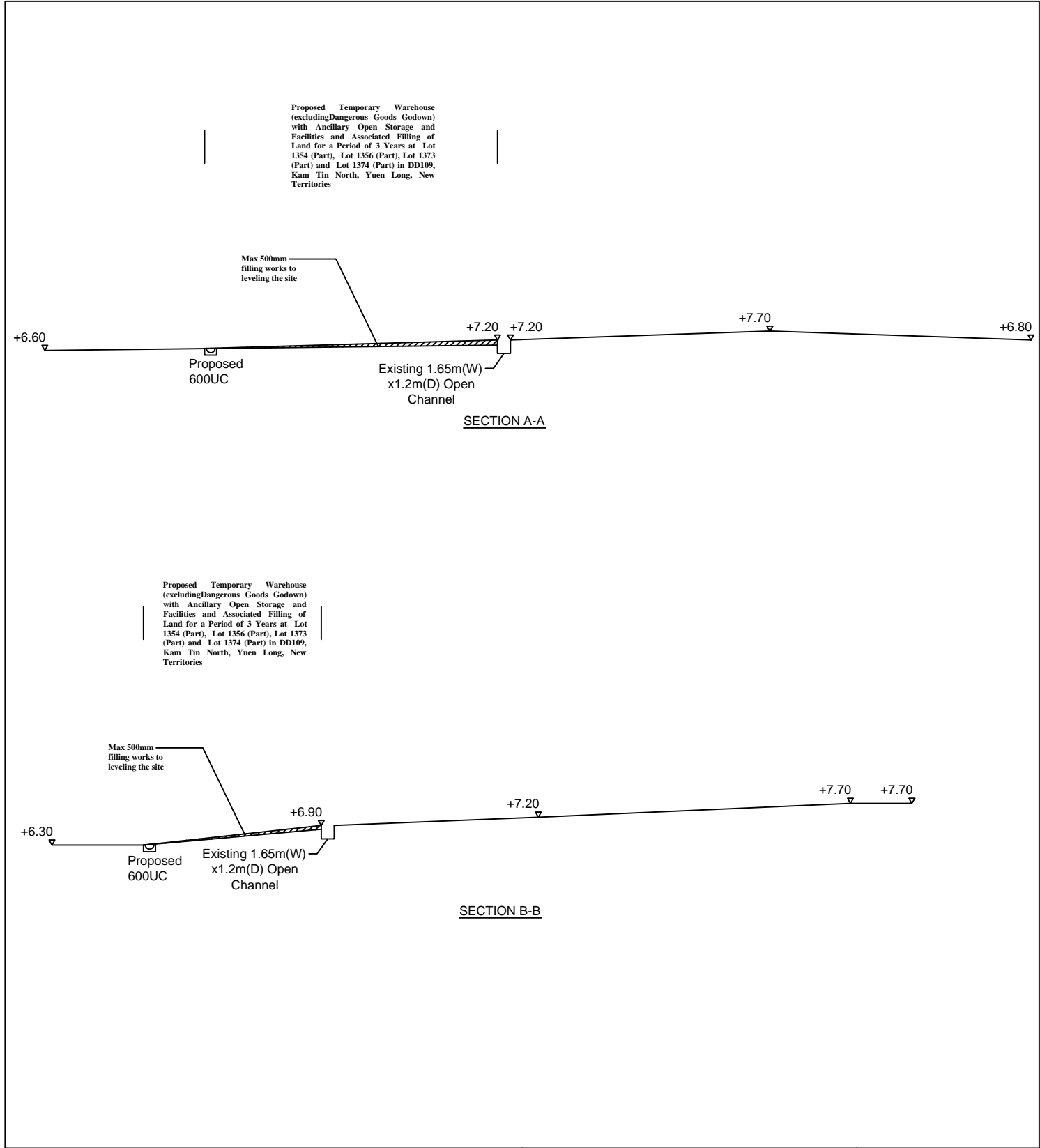
**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years at Lot 1354 (Part), Lot 1356 (Part), Lot 1373 (Part) and Lot 1374 (Part) in DD109, Kam Tin North, Yuen Long, New Territories**

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY







<div>Project:</div> <div>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 1354 (Part), Lot 1356 (Part), Lot 1373 (Part) and Lot 1374 (Part) in DD109, Kam Tin North, Yuen Long, New Territories</div>	<div>Title:</div> <div>SECTIONS</div>		<div>D03</div>
	<div>Drawn by:</div> <div>DM</div>		<div>Date:</div> <div>18-8-2025</div>
	<div>正宏工程顧問公司</div> <div>CHING WAN ENGINEERING CONSULTANT COMPANY</div>		



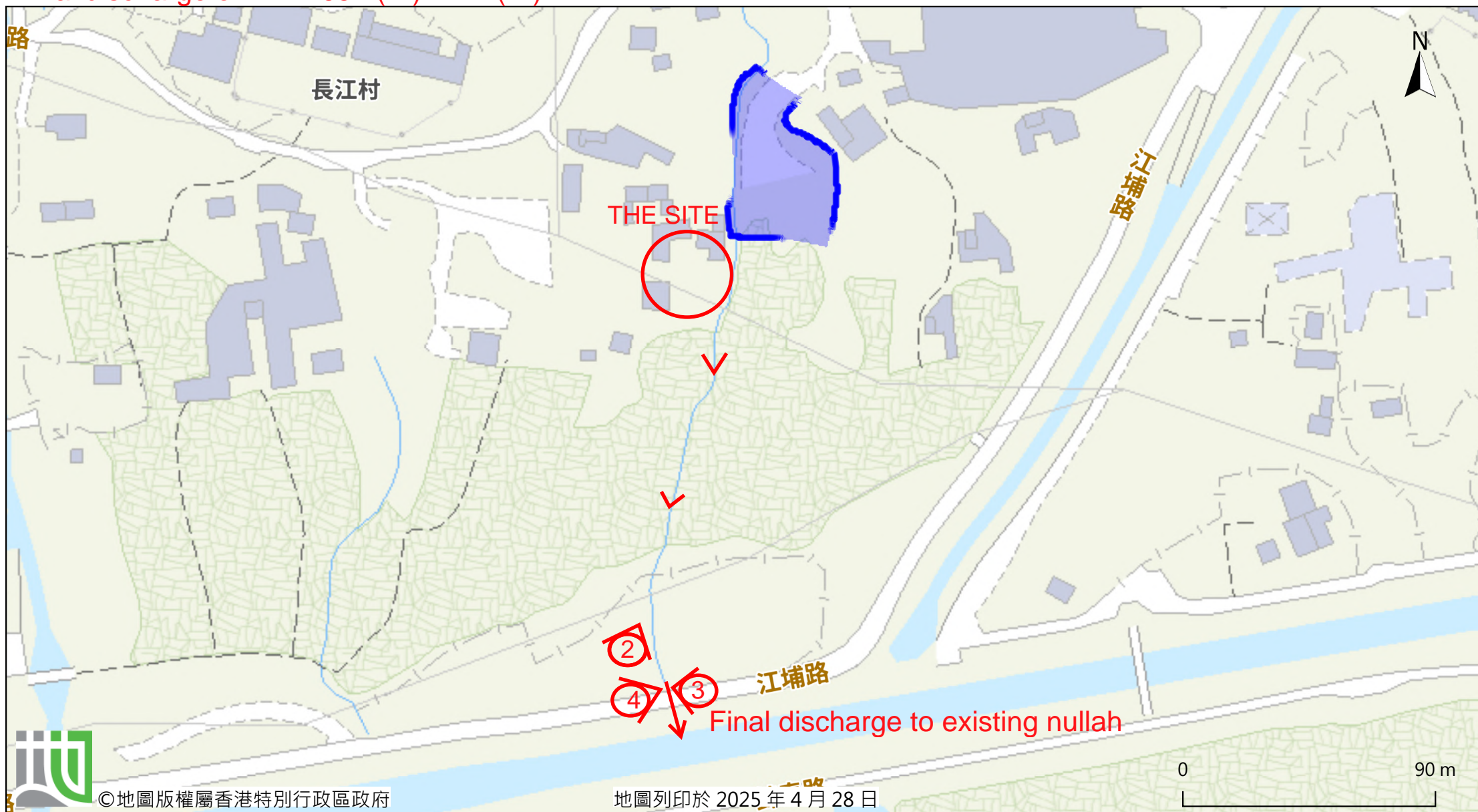
Photo 1







**Final discharge of Ex. 1.65m(W)x1.2D(W)**



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。

Photo 2





Photo 3



Photo 4



Outside Catchment Area 1, Area = 490 m<sup>2</sup> (C= 0.95 )  
 THE SITE, Area = 4669 m<sup>2</sup> (C= 0.95 )

Calculation of Design Runoff of the Proposed Development,

For the design of drains of southwestern side of the site, Catchment Area 1 + The Site

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

$$\begin{aligned} A &= 490+4669 \text{ m}^2 \\ &= 5159 \\ &= 0.005159 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L/ H^{0.2} A^{0.1} \\ &= 0.14465*126/1^{0.2}*5159^{0.1} \\ &= 7.752 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.16*a/(t+b)^c && (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.16*505.5/(7.752+3.29)^{0.355} && \text{SDM) and (16\% increase due to climate change)} \\ &= 250.0 \text{ mm/hr} \end{aligned}$$

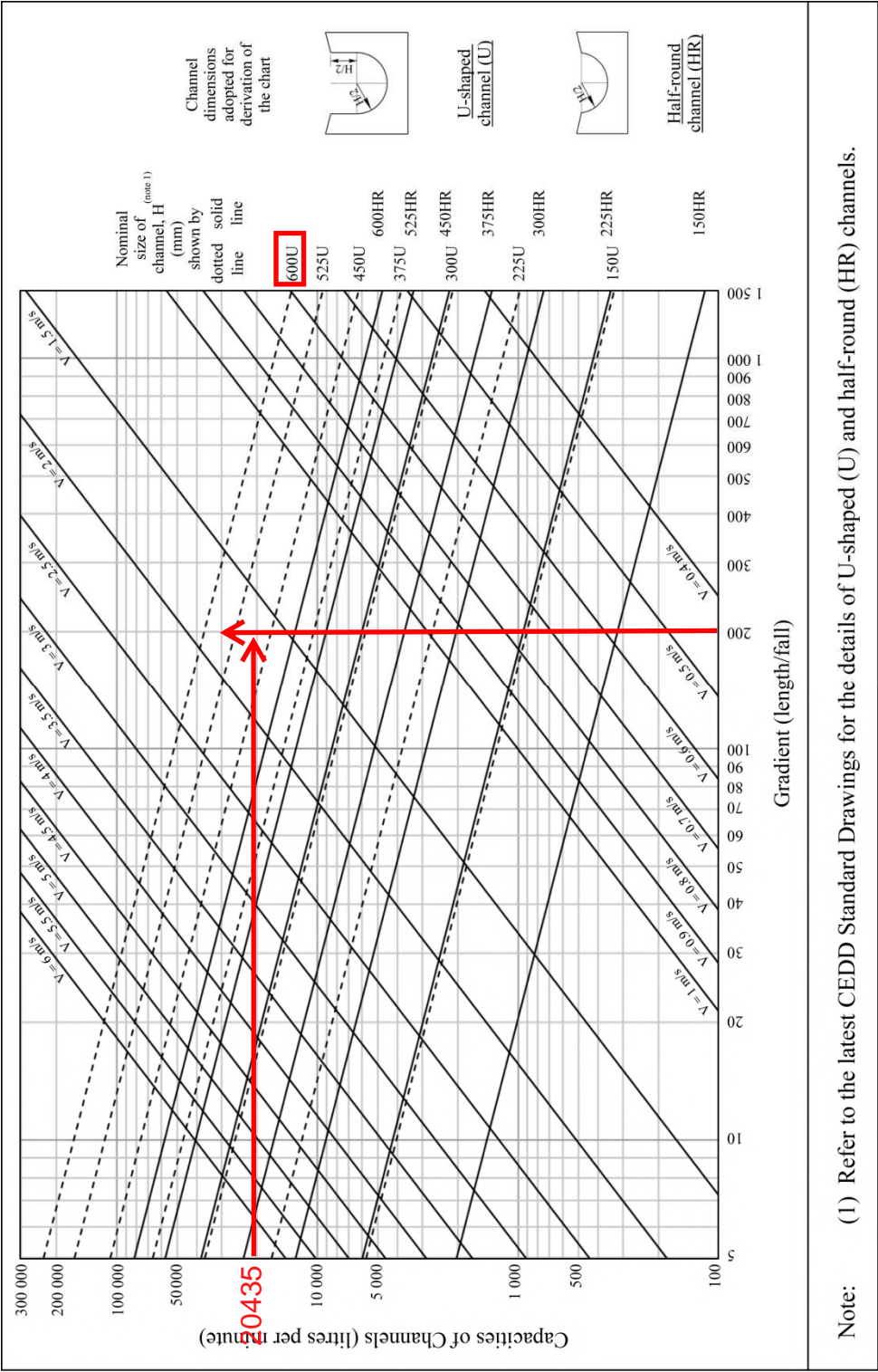
$$\begin{aligned} \text{Therefore, } Q &= 0.278*0.95*250.0*0.005131 \\ &= 0.3406 \text{ m}^3/\text{sec} \\ &= \underline{20435} \text{ lit/min} \end{aligned}$$

Provide 600UC (1:200) 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



Check 600mm dia. Pipes by Colebrook-White Equation

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

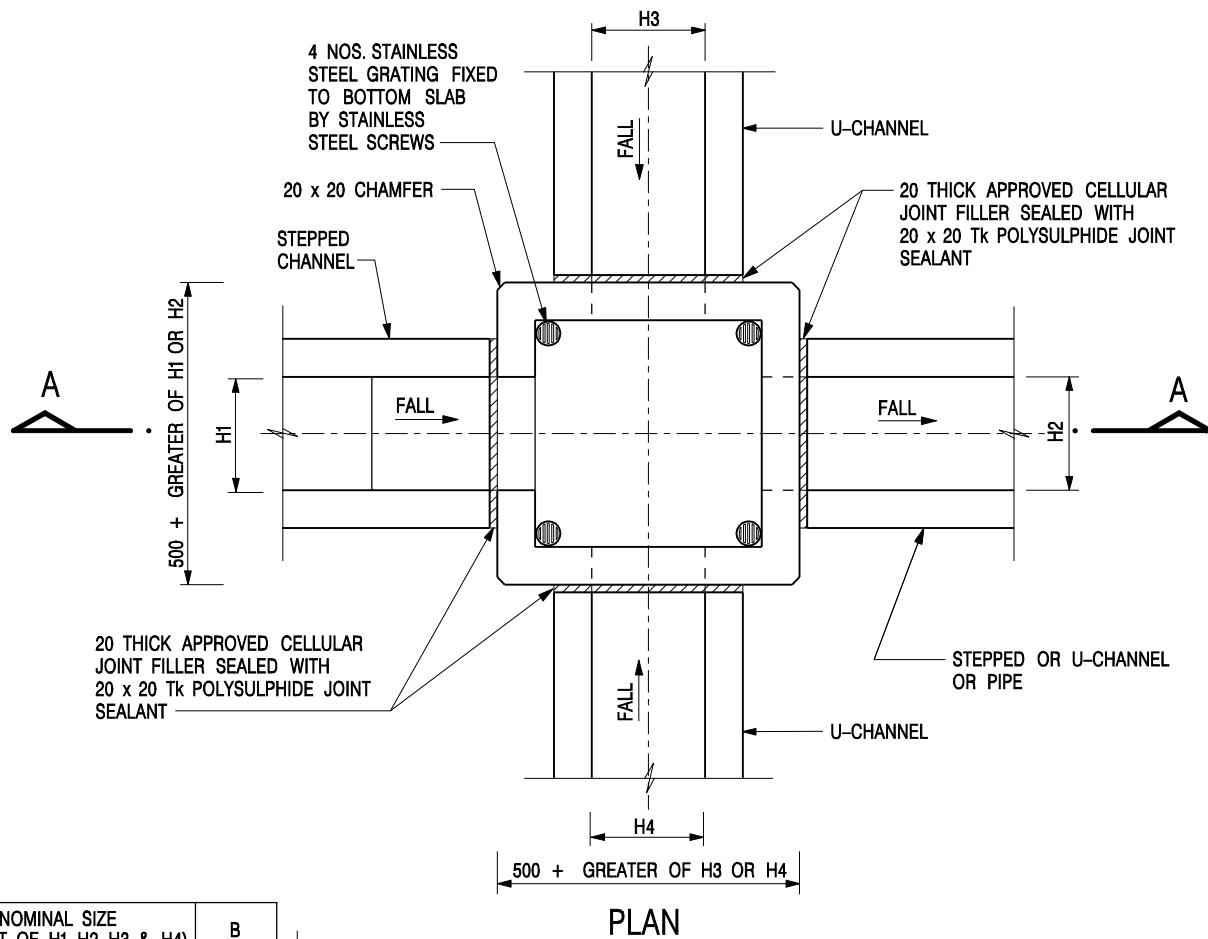
where :

V	=		mean velocity (m/s)	
g	=	9.81	m/s <sup>2</sup> gravitational acceleration (m/s <sup>2</sup> )	
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	m <sup>2</sup> /s kinematic viscosity of fluid (m <sup>2</sup> /s)	
s	=	0.01	hydraulic gradient	

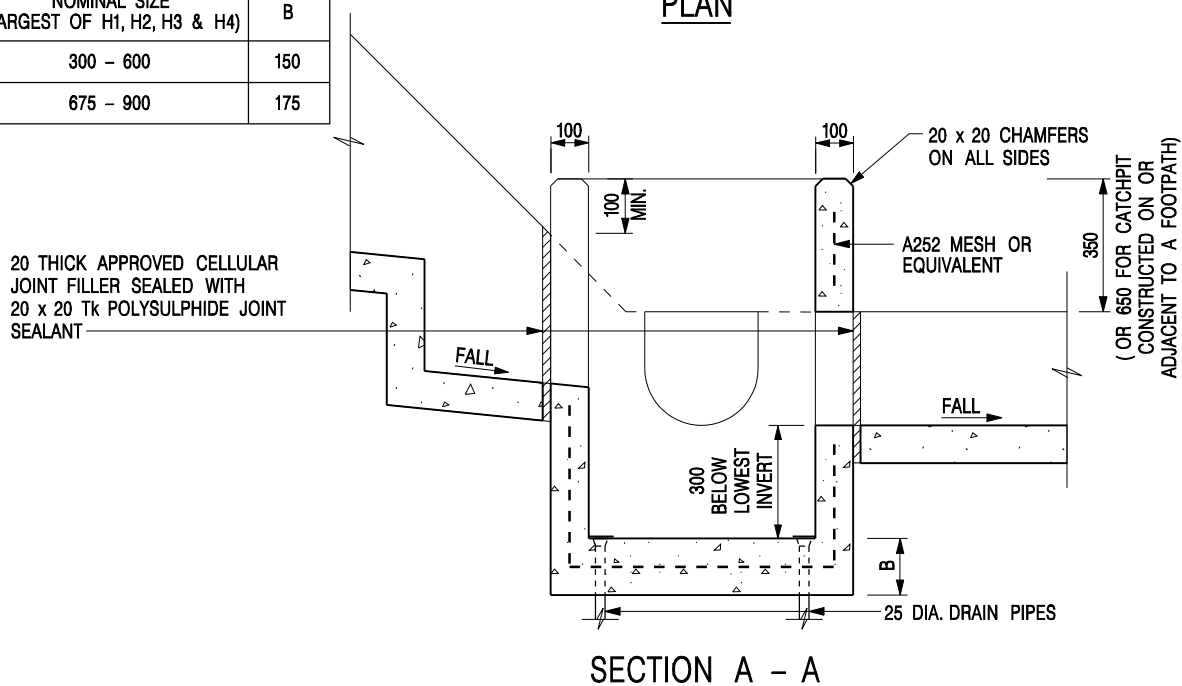
Therefore, design V of pipe capacity = 2.8059 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 0.635	m <sup>3</sup> /s	
= 38081	lit/min	
> 20435	lit/min	Ok






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



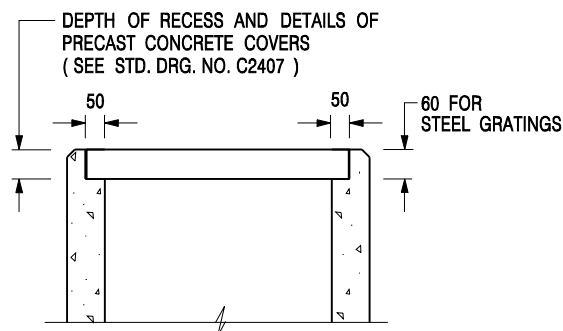
**NOTES:**

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
 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		<b>SCALE</b> 1 : 20	
		<b>DATE</b> JAN 1991	
		<b>DRAWING NO.</b> 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
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2A**

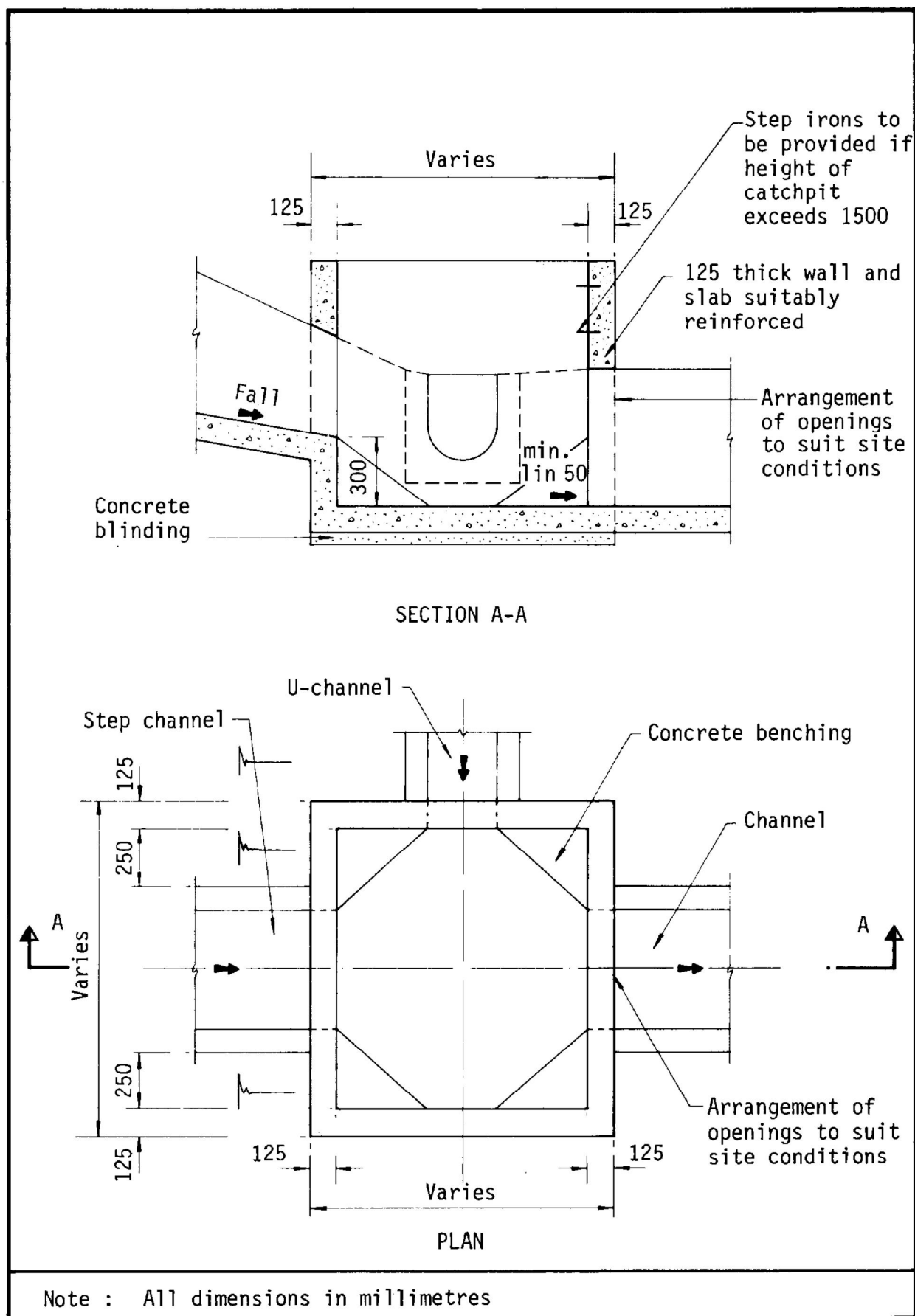
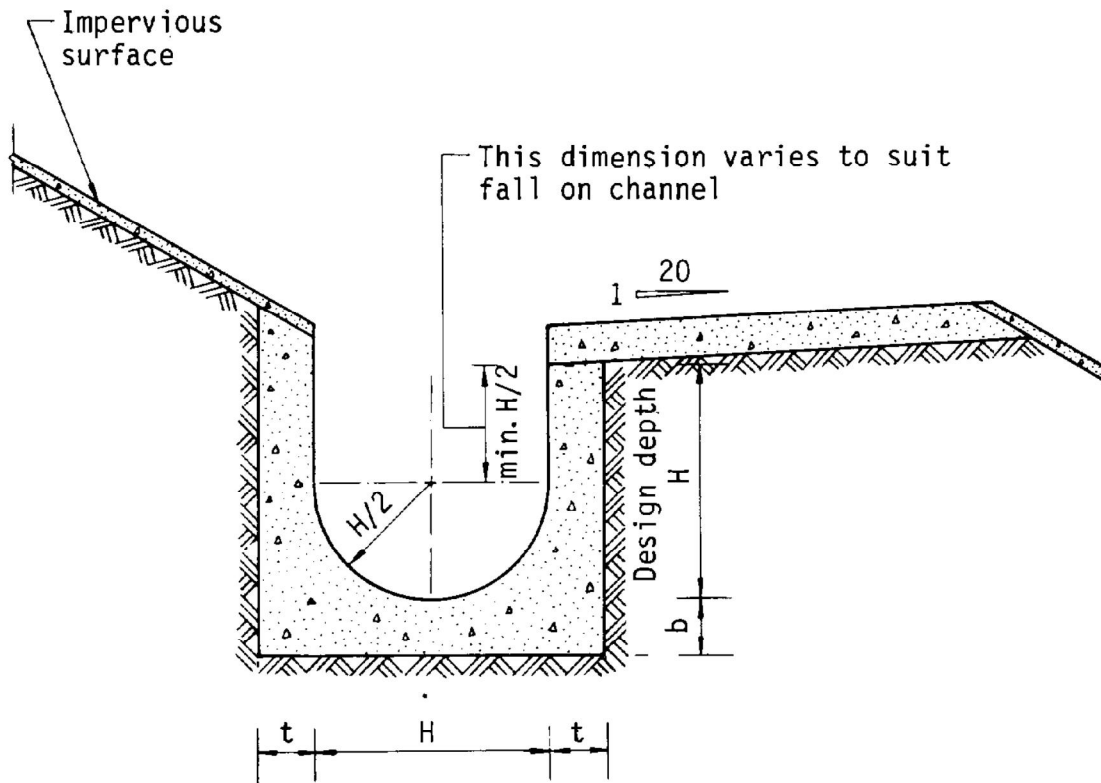


Figure 8.10 - Typical Details of Catchpits



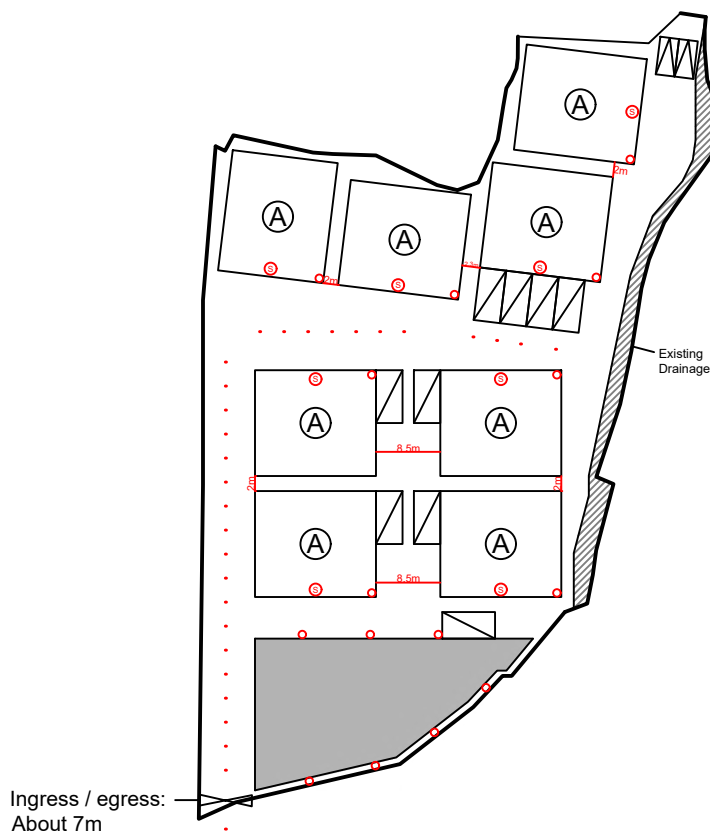
Dimensions of U - channel

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

## Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Unit(s)
A	Warehouse (excluding D.G.G) with Ancillary Office	About 16m x 14m = 224 m <sup>2</sup>	8m	8
	Total	About 1,792 m <sup>2</sup>		
	Ancillary Open Storage Area	About 474 m <sup>2</sup>		
	Private Car Parking Space	5m x 2.5m		2
	LGV L/UL Space	7m x 3.5m		9



\*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:

- 3 kg Portable Dry Powder Type Fire Extinguisher (15 in Total)
- Ⓢ Stand-alone Fire Detector (Smoke Detector) (In accordance with the Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]) (8 in Total)
- ⋯ Emergency Vehicular Access
- ⓐ Warehouse (Excluding D.G.G.) with Ancillary Office
- ▢ Private Car Parking Space
- ▢ Open Storage Area
- ▢ LGV L/UL Space

### Appendix 7

Location: DD 109 Lot 1354 (Part)  
 DD 109 Lot 1356 (Part)  
 DD 109 Lot 1373 (Part)  
 DD 109 Lot 1374 (Part)  
 DD 109 Lot 1375 (Part)

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

Date: 13 August 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）  
 連附屬設施和相關填土工程  
 （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

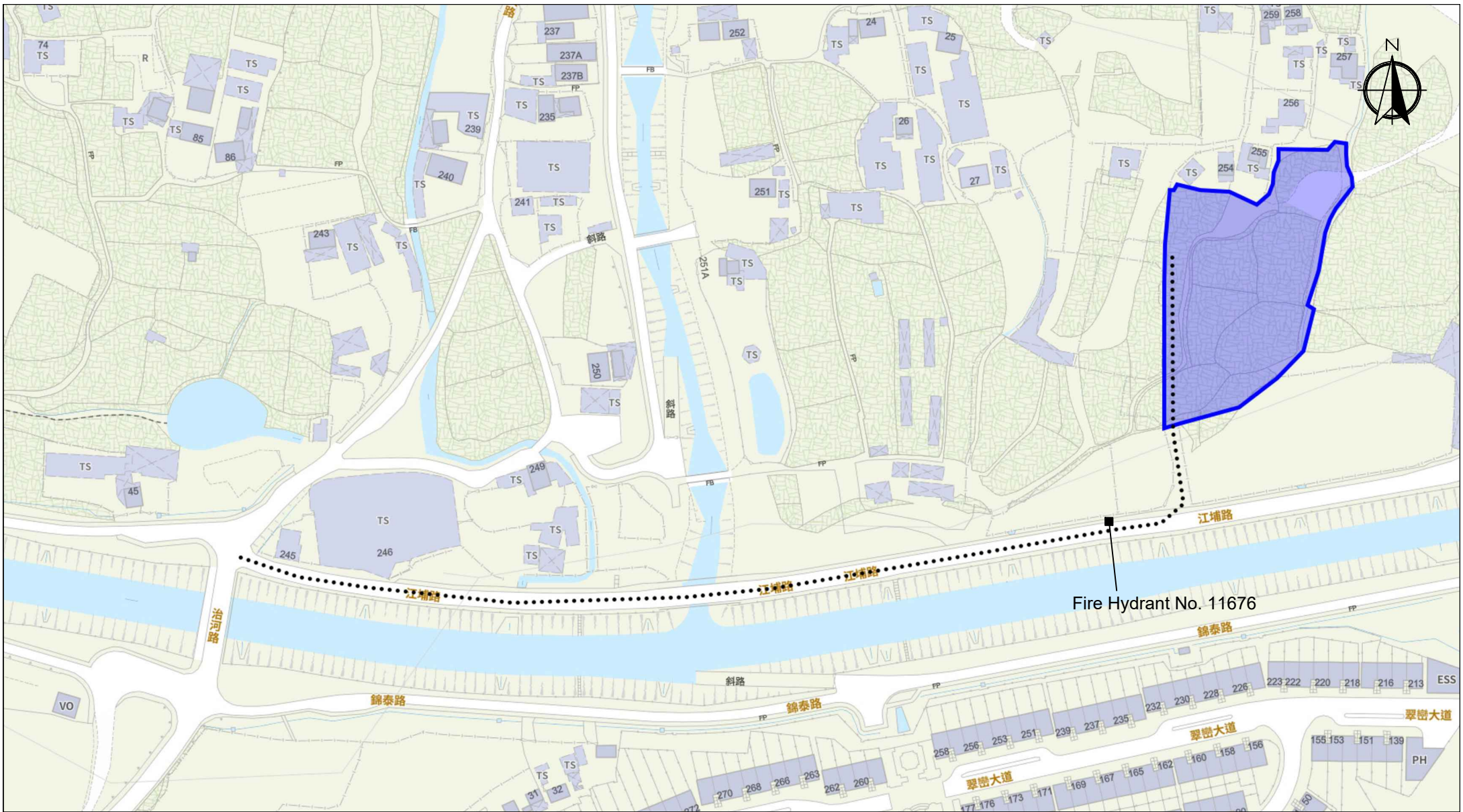
1:1000

@A4

For Identification Only

Drawing No.:

7-01



Scale: Undefined @A4

Captured from map.gov.hk on 28<sup>th</sup> July 2025

<b>Appendix 7.1</b>  <b>Emergency Vehicular Access</b>	<b>Location:</b> D.D. 107 Lot 1354 (Part), 1356 (Part), 1373 (Part) 1374 (Part) and 1375 (Part) <b>OZP:</b> S/YL-KTN/11 <b>District:</b> Kam Tin North <b>Zoning:</b> Agriculture	<b>Project:</b> Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	<b>Width of Kong Po Road:</b> 6m (About) <b>Map Legend:</b> ●●●● Road Path — Site Boundary	<b>Drawing No.:</b> 7.1-1  For Identification Only  Date: 13/08/2025