

寄件日期: 2025年10月10日星期五 11:36
收件者: tpbpd/PLAND
副本: Yen PY LEUNG/PLAND; Ivan Sze Yuet FUNG/PLAND
主旨: 20251010 - S. 16 Planning Application No. A/YL-KTN/1160
附件: AYL-KTN 1160 20251010.pdf

From: Tang Lok San [REDACTED]
Sent: Friday, October 10, 2025 11:25 AM
To: Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>
Subject: 20251010 - S. 16 Planning Application No. A/YL-KTN/1160

Andrea,

Please see the attachment for the updated appendix and Further Information on Traffic details. Please contact Mr. Tang via email [REDACTED] if you have any questions regarding to the captioned application. [REDACTED]

Yours sincerely,
Mr. Tang

運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/1160 的查詢

收悉 貴署對 A/YL-KTN/1160 申請的意見，本人現書面回覆。

前往至本申請地點主要使用尾邊路，該道路為一條單線雙程的道路，並備有避車處。經修改後，申請地點範圍內不會提供任何停車位及上落位置。使用人士需以公共交通工具前往。

在尾邊路的路邊可上落物料及參與人士，該位置只會用作上落用途，不會長期停泊。由於只有少量人數及物料，相信不會影響該路的運作。以下為上落位置：



申請地點可以公共交通工具到達，線路為綠色專線小巴 620 號線路前往至申請地點約 600 米外的小巴士站，再以步行形式約 8 分鐘前往申請地點，小巴士站請參考下圖：



希望此附加文件能釋除 貴署的隱憂，並支持本申請。

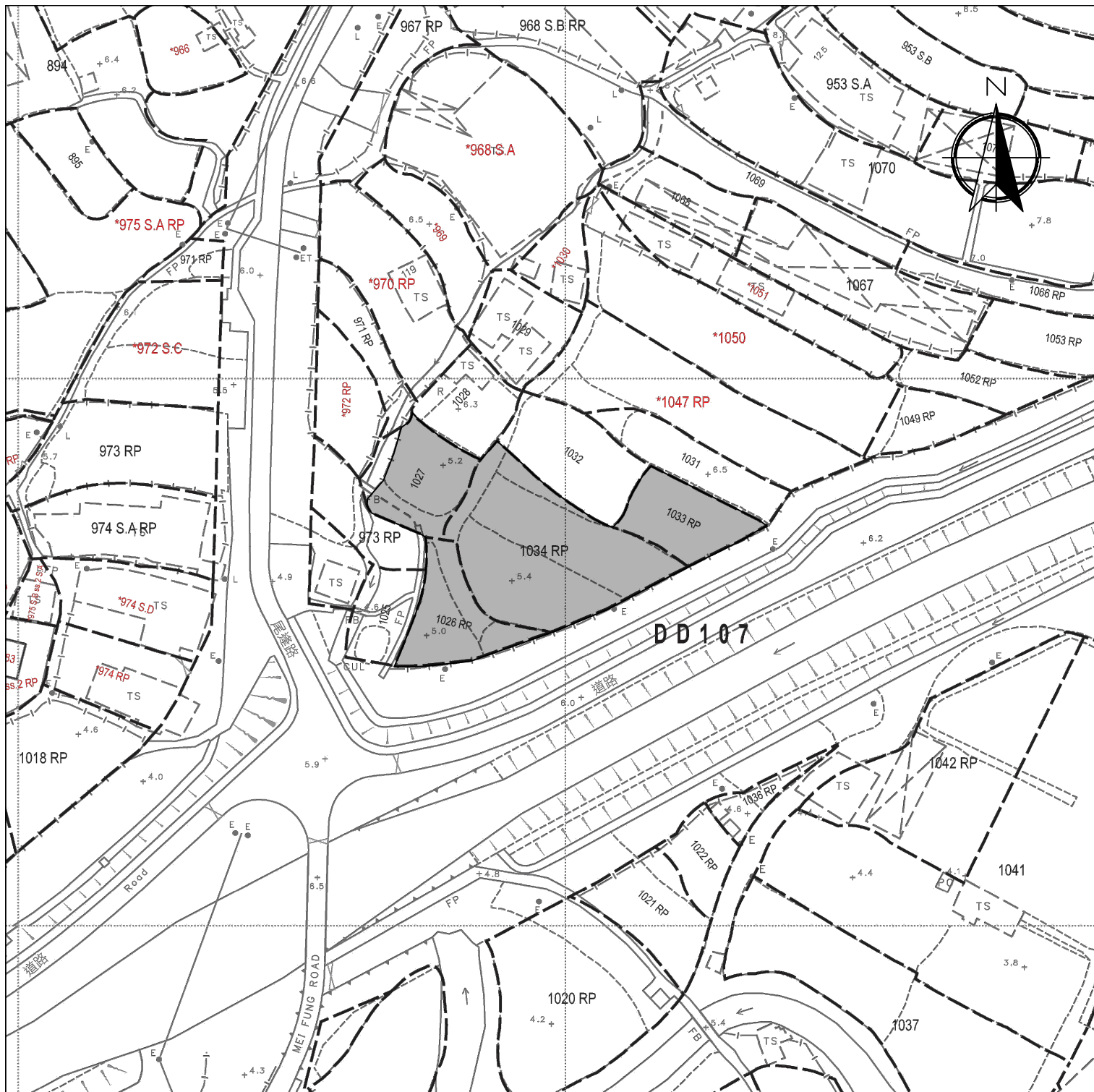
城市規劃委員會：

有關 A/YL-KTN/1160 的修改詳細

由於 D.D. 107 Lot 1025 有其他發展計劃，本申請會將該地段移出申請範圍，本申請不會包含該地段，但仍然會使用現有的行人通道經過該地段前往至本申請地點，並已獲得有關持分者的同意。

經修改後的申請面積由約 1,670 平方米減少至約 1,610.5 平方米，面積減少約 59.5 平方米或大約 3.6%總面積，詳細請參考本文件 Appendix 1。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。



Legend:



Application Site 申請範圍

Appendix 1

Location: DD 107 Lot 1026 RP
DD 107 Lot 1027 (Part)
DD 107 Lot 1033 RP
DD 107 Lot 1034 RP

OZP: S/YL-KTN/11

District: Kam Tin North

Zoning: Agriculture

Date: 29 September 2025

Location

位置圖

擬議臨時康體文娛場所（休閒農場）
連附屬設施及相關填土工程（為期5年）

Proposed Temporary Place of Recreation, Sports or
Culture (Hobby Farm) with Ancillary Facilities and
Associated Filling of Land For a Period of 5 Years

SCALE

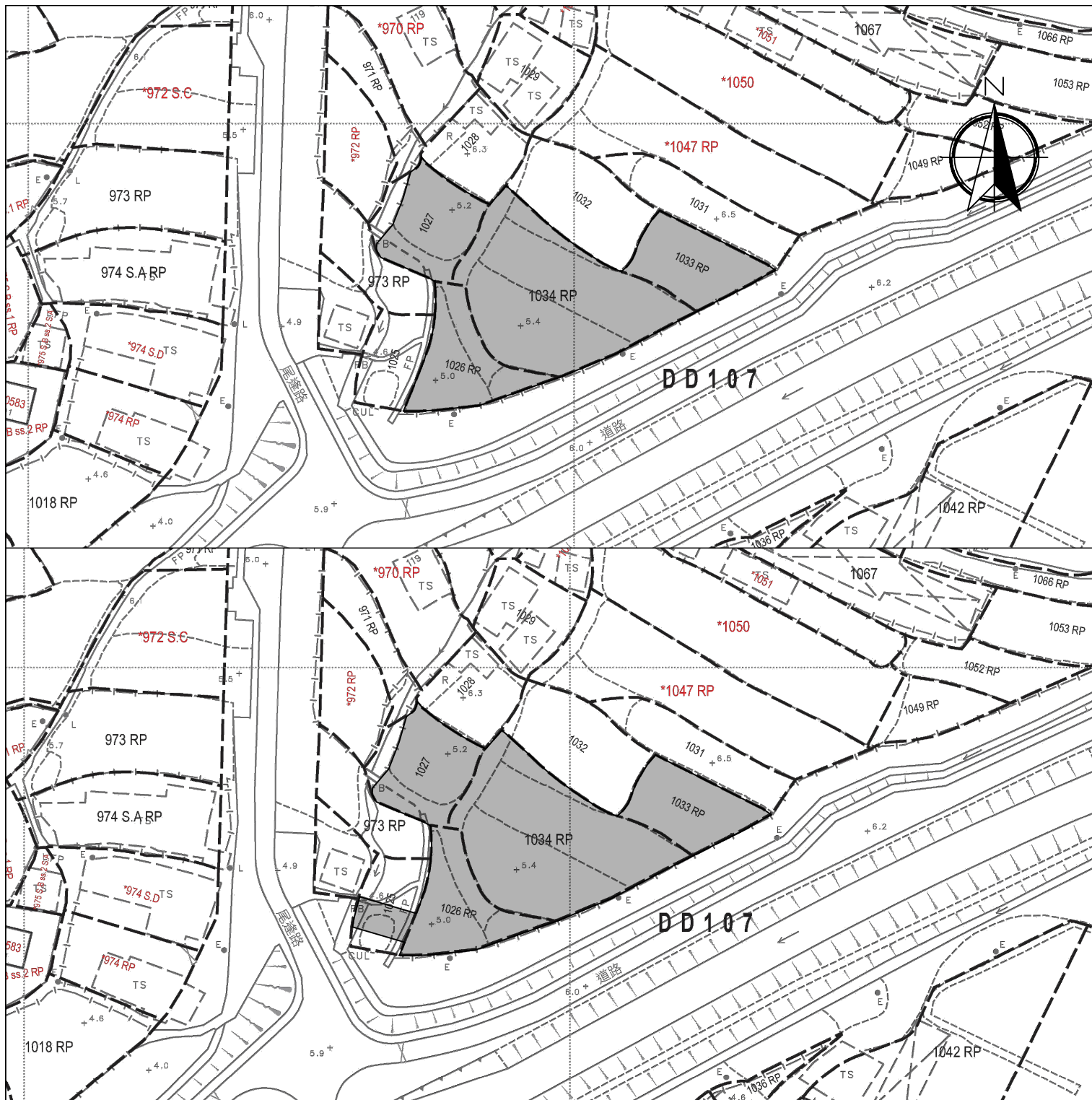
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For Identification Only

Drawing No.:

1-01



Legend:



Application Site 申請範圍

Original Application Site Area: About 1,670 m²
 Site Area without Lot 1025: About 1,610.5 m²
 Difference between the 2 area: About 59.5 m² (About 3.6%)

Appendix 1

Location: DD 107 Lot 1025 (Part)
 DD 107 Lot 1026 RP
 DD 107 Lot 1027 (Part)
 DD 107 Lot 1033 RP
 DD 107 Lot 1034 RP
 OZP: S/YL-KTN/11
 District: Kam Tin North
 Zoning: Agriculture
 Date: 24 September 2025

Location

位置圖

擬議臨時康體文娛場所 (休閒農場)
 連附屬設施及相關填土工程(為期5年)

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years

SCALE

1:1000

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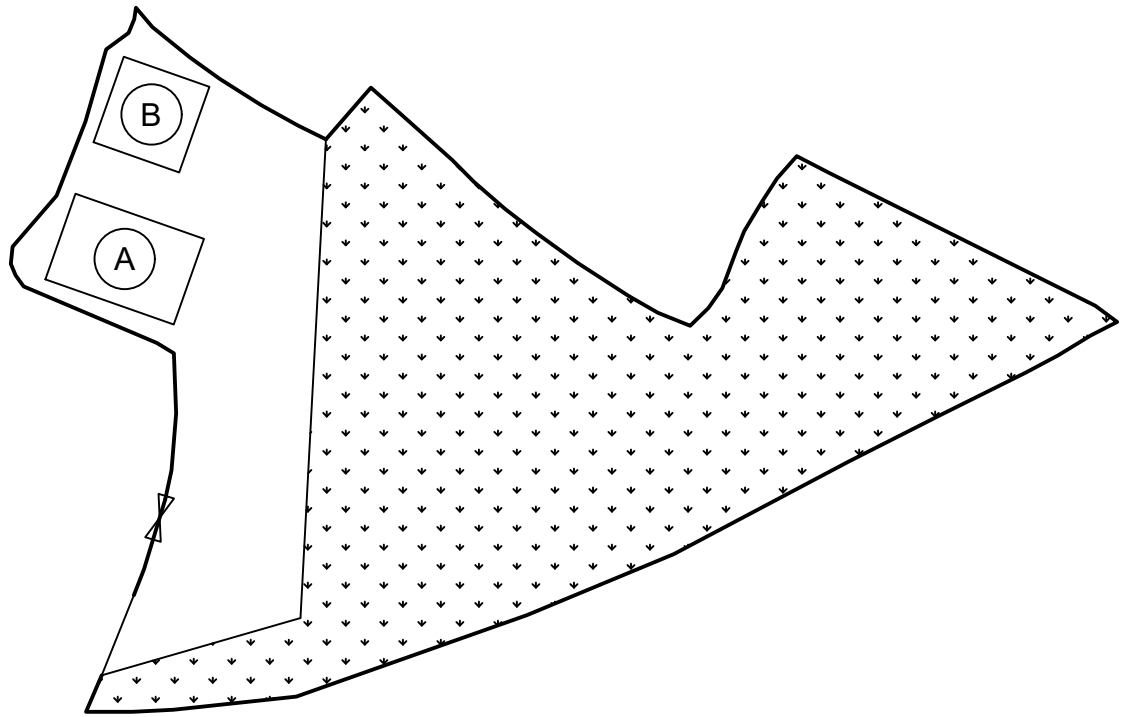
For Identification Only

Drawing No.:

1-02

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)
A	Farm Lounge	About 9m x 6m = 54 m ²	4m	1	1
B	Ancillary Office	About 6m x 6m = 36 m ²	4m	1	1
	Total	About 90 m ²			



Total Application Site Area: 1,610.5 m² (About)
 Paved Area: 500 m² (About)
 Farming Area: 1,110.5 m² (About)

Legend:

- Ingress/egress (Width: about 5.5m)
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space
- (A) Ancillary Office
- (B) Farm Lounge

Total Area: 1,610.5 m² (About)
 Covered Area: 90 m² (About)
 Uncovered Area: 1,520.5 m² (About)
 Non-Domestic GFA: 90 m² (About)
 Nos. of Proposed Structures: 2

Location: Appendix 2
 DD 107 Lot 1026 RP
 DD 107 Lot 1027 (Part)
 DD 107 Lot 1033 RP
 DD 107 Lot 1034 RP
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 10 October 2025

Proposed Layout Plan 擬議佈局平面圖

擬議臨時康體文娛場所 (休閒農場)
 連附屬設施及相關填土工程 (為期5年)
 Proposed Temporary Place of Recreation, Sports or
 Culture (Hobby Farm) with Ancillary Facilities and
 Associated Filling of Land For a Period of 5 Years

SCALE

1:500

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For Identification Only

Drawing No.:

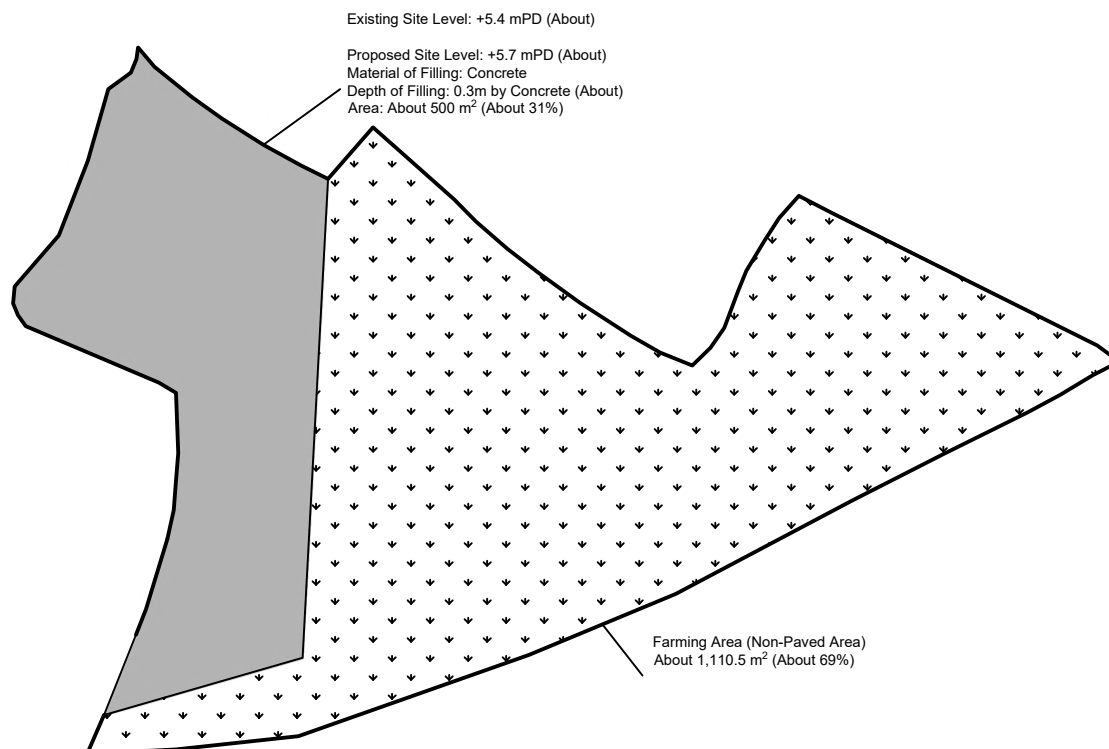
2-01



Scale: Undefined @A4

Captured from map.gov.hk on 9th October 2025

Appendix 3 Existing Access	Location: D.D. 107 Lot 1026 RP, 1027 (Part), 1033 RP and 1034 RP OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years	Width of Mei Fung Road: 3-5m (About) with passing space Map Legend: ●●●● Road Path — Site Boundary	Drawing No.: 3-01
				For Identification Only Date: 09/10/2025



Total Application Site Area: 1,610.5 m² (About)

Paved Area: 500 m² (About)

Farming Area: 1,110.5 m² (About)

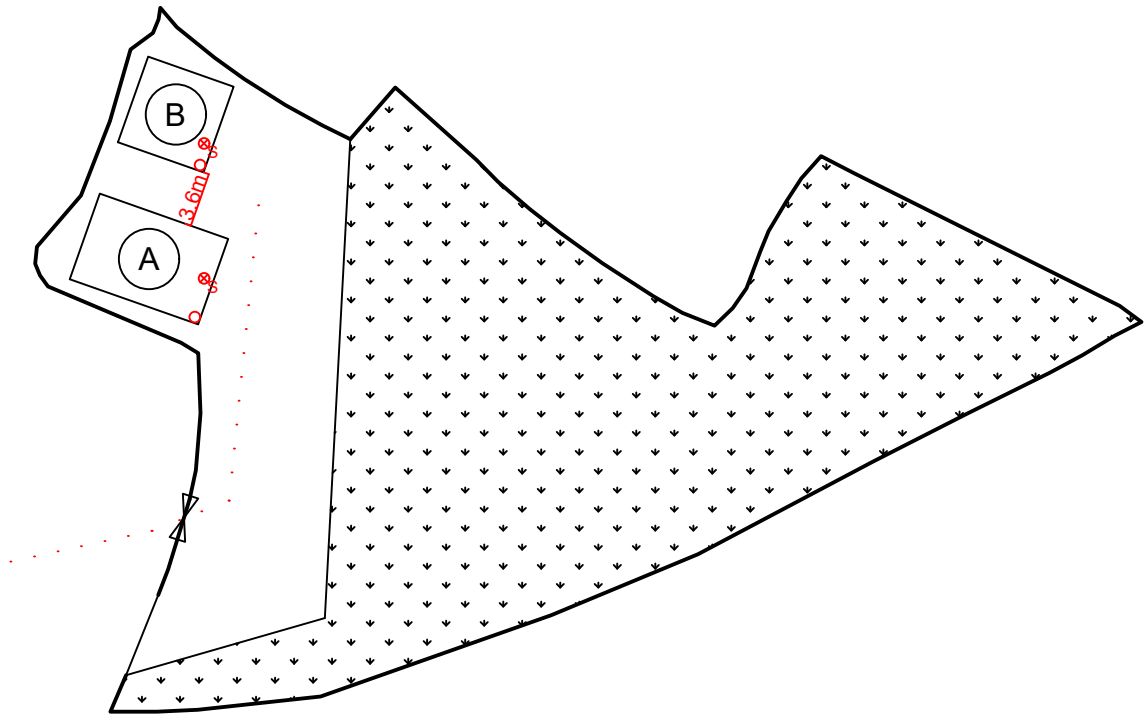
Legend:

 Paved Area 平整範圍

Location:	Appendix 4	<u>Paved Area</u> 平整位置圖	<u>SCALE</u>	
	DD 107 Lot 1026 RP DD 107 Lot 1027 (Part) DD 107 Lot 1033 RP DD 107 Lot 1034 RP		1:500	
			@A4	
OZP:	S/YL-KTN/11	擬議臨時康體文娛場所（休閒農場） 連附屬設施及相關填土工程（為期5年）	For Identification Only	Drawing No.:
District:	Kam Tin North			
Zoning:	Agriculture			
Date:	10 October 2025	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years		4-01

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)
A	Farm Lounge	About 9m x 6m = 54 m ²	4m	1	1
B	Ancillary Office	About 6m x 6m = 36 m ²	4m	1	1
	Total	About 90 m ²			



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

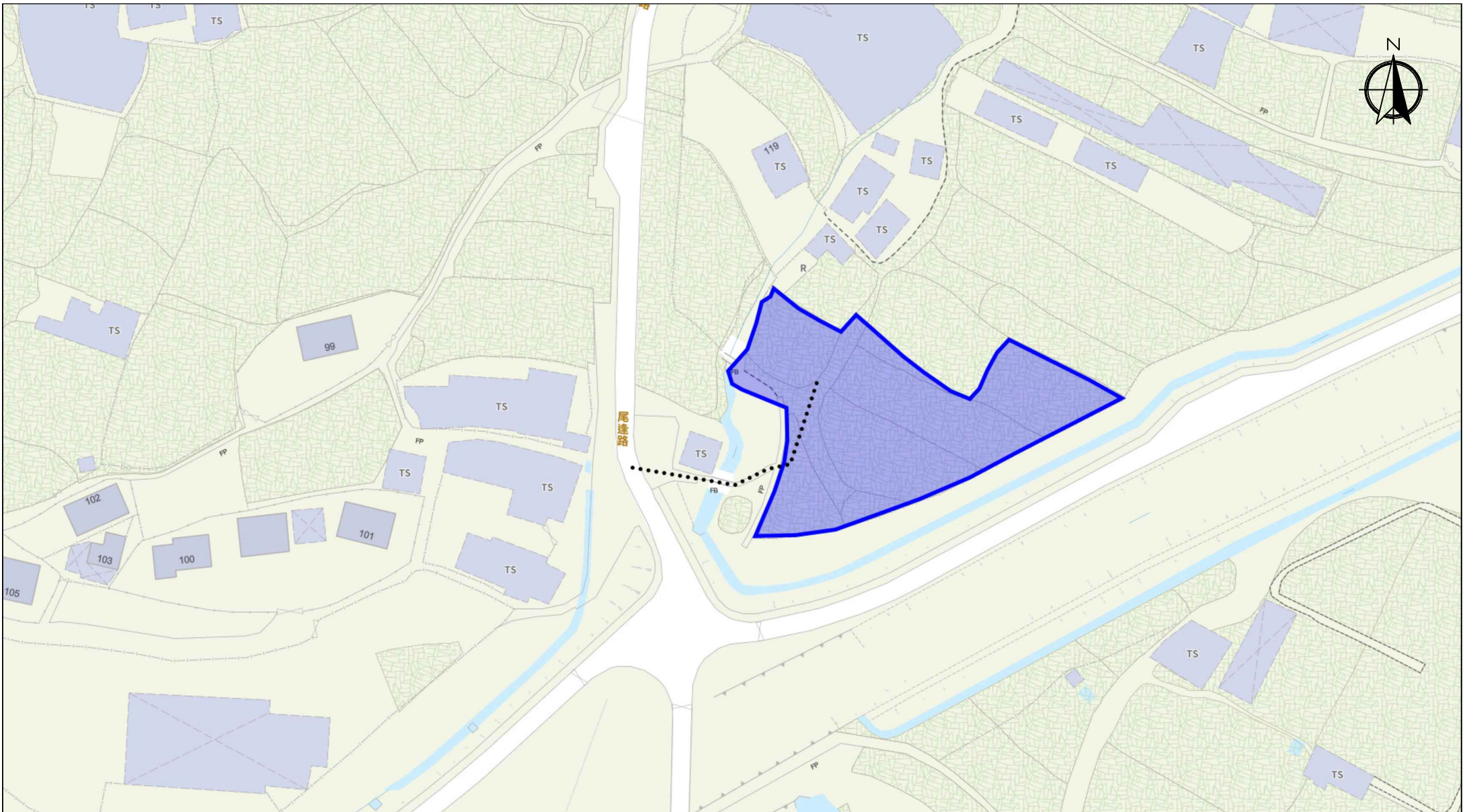
For Emergency Access, Please see Appendix 7.1

*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 (2 in Total)
- ⊗ S Stand-alone Fire Detector (Smoke Detector) (In accordance with the Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]) (2 in Total)
- ... Emergency Access

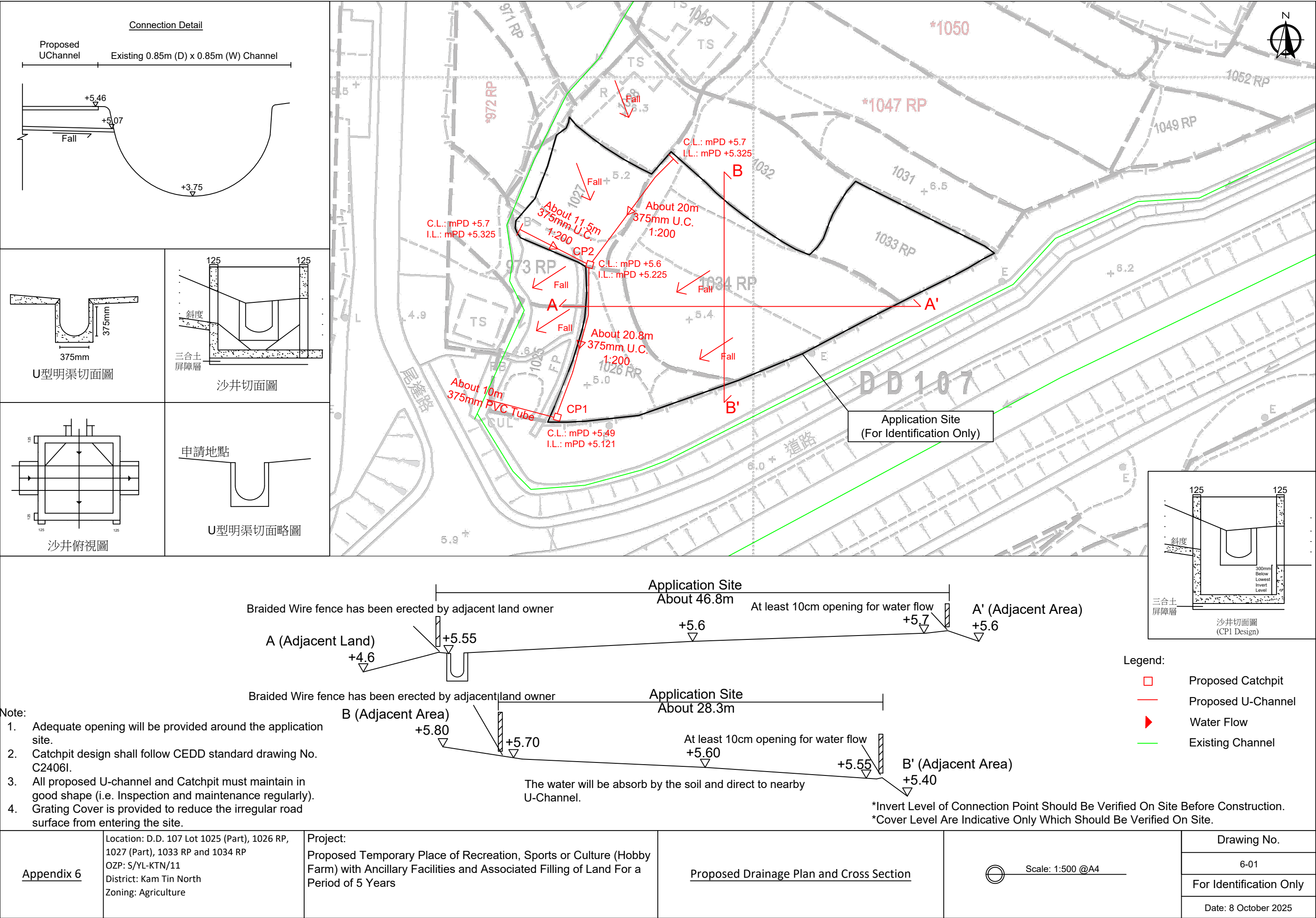
<u>Appendix 7</u>		<u>Proposed Fire Service Installation Plan</u>		<u>SCALE</u>	
Location:	DD 107 Lot 1026 RP	擬議消防設備安裝計劃圖		1:500	
	DD 107 Lot 1027 (Part)				
	DD 107 Lot 1033 RP				
	DD 107 Lot 1034 RP				
OZP:	S/YL-KTN/11	擬議臨時康體文娛場所（休閒農場） 連附屬設施及相關填土工程（為期5年）		@A4	
District:	Kam Tin North				
Zoning:	Agriculture				
Date:	8 October 2025	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years		For Identification Only	Drawing No.:
					7-01



Scale: Undefined @A4

Captured from map.gov.hk on 9th October 2025

Appendix 7.1 Emergency Access	Location: D.D. 107 1026 RP, 1027 (Part), 1033 RP and 1034 RP OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years	Width of Mei Fung Road: 3-5m (About) with passing space Map Legend: ●●●●● Road Path — Site Boundary	Drawing No.: 7.1-1 For Identification Only Date: 08/10/2025
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Legend: Existing Channel Application Site Captured from Lot index plan no. ags_S00000134500_0001						
Appendix 6.3	Location: D.D. 107 Lot 1026 RP, 1027 (Part), 1033 RP and 1034 RP OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years	Photos Record of Surroundings and Viewing Point	Scale: Undefined @A4	Drawing No.	
					6.3-1	
					For Identification Only	
					Date: 10 September 2025	

Catchment Area	=	1,317.6 m ² (About)	C:	0.95 (Covered with Concrete)
	=	1413.4 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	2,731.0 m ² (About)		

Calculation of Design Runoff of the Proposed Development,

For the design of drains inside the site, For Concrete

$$Q_p = 0.278 C I A$$

$$\begin{aligned} A &= 1,317.6 && \text{m}^2 \\ &= 1,317.6 && \text{m}^2 \\ &= 0.0013176 && \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 * 86.6 / 80^{0.2} * 1317.6^{0.1} \\ &= 6.810 && \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a / (t + b)^c && \text{(50 years return period, Table 3a,} \\ &= 1.111 * 505.5 / (6.81 + 3.29)^{0.355} && \text{Corrigendum 2024, SDM) and} \\ &= 247.11271 && \text{(11.1% increase due to climate change)} \end{aligned}$$

$$\begin{aligned} Q &= 0.278 * 0.95 * 247 * 1317.6 / 1000000 \\ &= 0.0859898 && \text{m}^3/\text{sec} \\ &= 5159 && \text{lit/min} \end{aligned}$$

Catchment Area	=	1,317.6 m ² (About)	C:	0.95 (Covered with Concrete)
	=	1413.4 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	2,731.0 m ² (About)		

Calculation of Desgin Runoff of the Proposed Development,
 For the design of drains inside the site, For Grassland (Heavy Soil)

$$Q_p = 0.278C I A$$

$A = 1,413.4 \text{ m}^2$
 $= 1,413.4 \text{ m}^2$
 $= 0.0014134 \text{ km}^2$

$t = 0.14465L/H^{0.2}A^{0.1}$
 $= 0.14465*73/80^{0.2}*1413.4^{0.1}$
 $= 5.701 \text{ min}$

$i = 1.111*a/(t+b)^c$
 $= 1.111*505.5/(5.701+3.29)^{0.355}$
 $= 257.53621$

(50 years return period, Table 3a, Corrigendum 2024, SDM) and (11.1% increase due to climate change)

$Q = 0.278*0.25*258*1413.4/1000000$
 $= 0.0252981 \text{ m}^3/\text{sec}$
 $= 1518 \text{ lit/min}$

Total Rainfall lit/min	=	5159	+	1518	lit/min
Catchment	=	6677			lit/min

Provide 375UC (1:200) has enough capacity to accomend the runoff of the Catchment area

Check 375mm dia. Pipes by Colebrook-White Equation

By Colebrook White Equation

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

where:

V	=	mean velocity (m/s)	
g	=	gravitational acceleration (m/s ²)	
D	=	internal pipe diameter (m)	
k _s	=	hydraulic pipeline roughness (m)	(Table 14, from DSD SDM 2018, concrete pipe)
v	=	kinematic viscosity of fluid (m ² /s)	(Transitional flow and water at 15 degree celcius)
s	=	hydraulic gradient (energy loss per unit length due to friction)	
g	=	9.81	m/s ²
D	=	0.375	m
k _s	=	0.00015	m
v	=	1.14E-06	m/s ²
s	=	0.01	

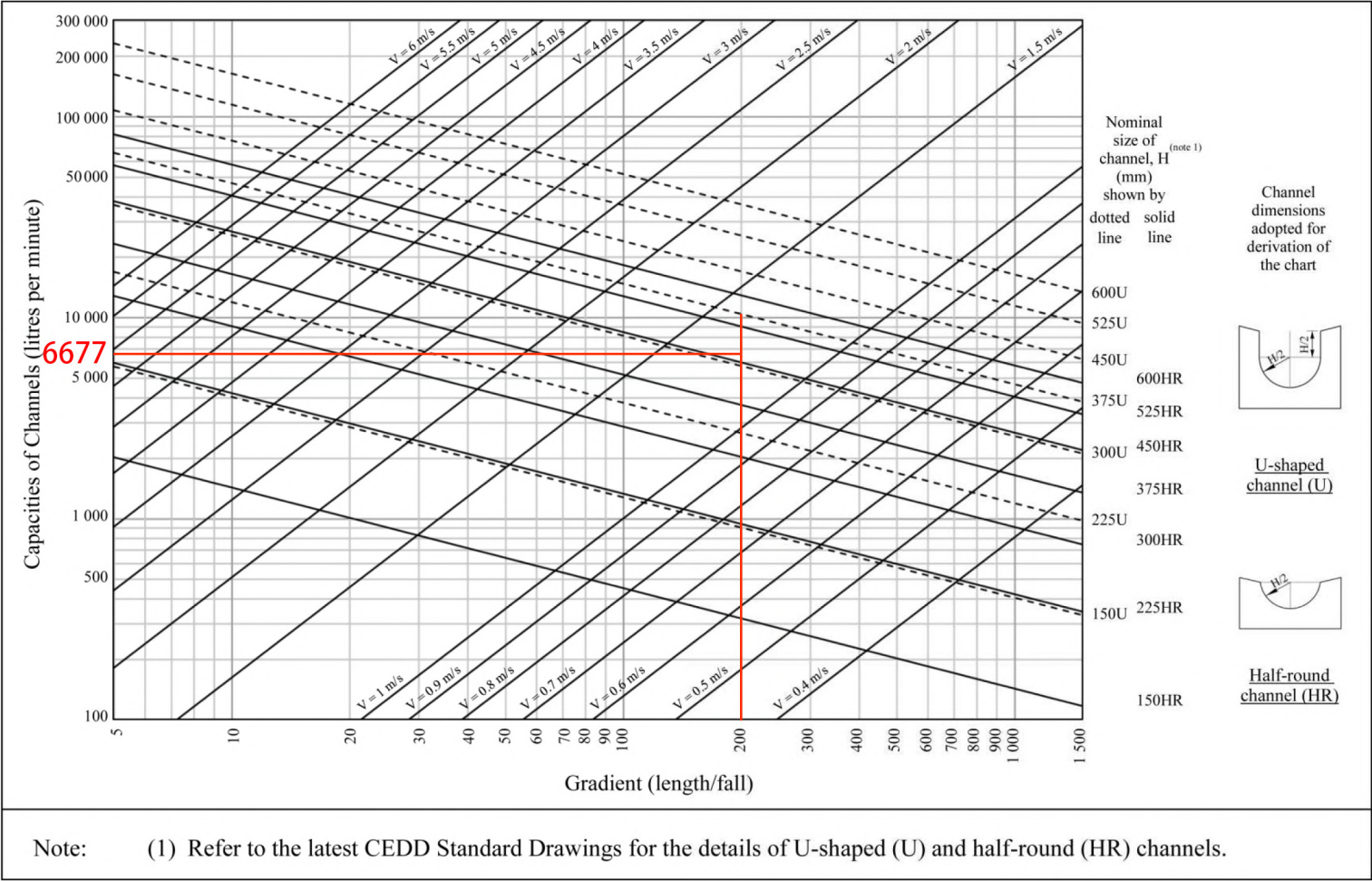
Therefore, design V of pipe capacit = 2.0971193 m/s

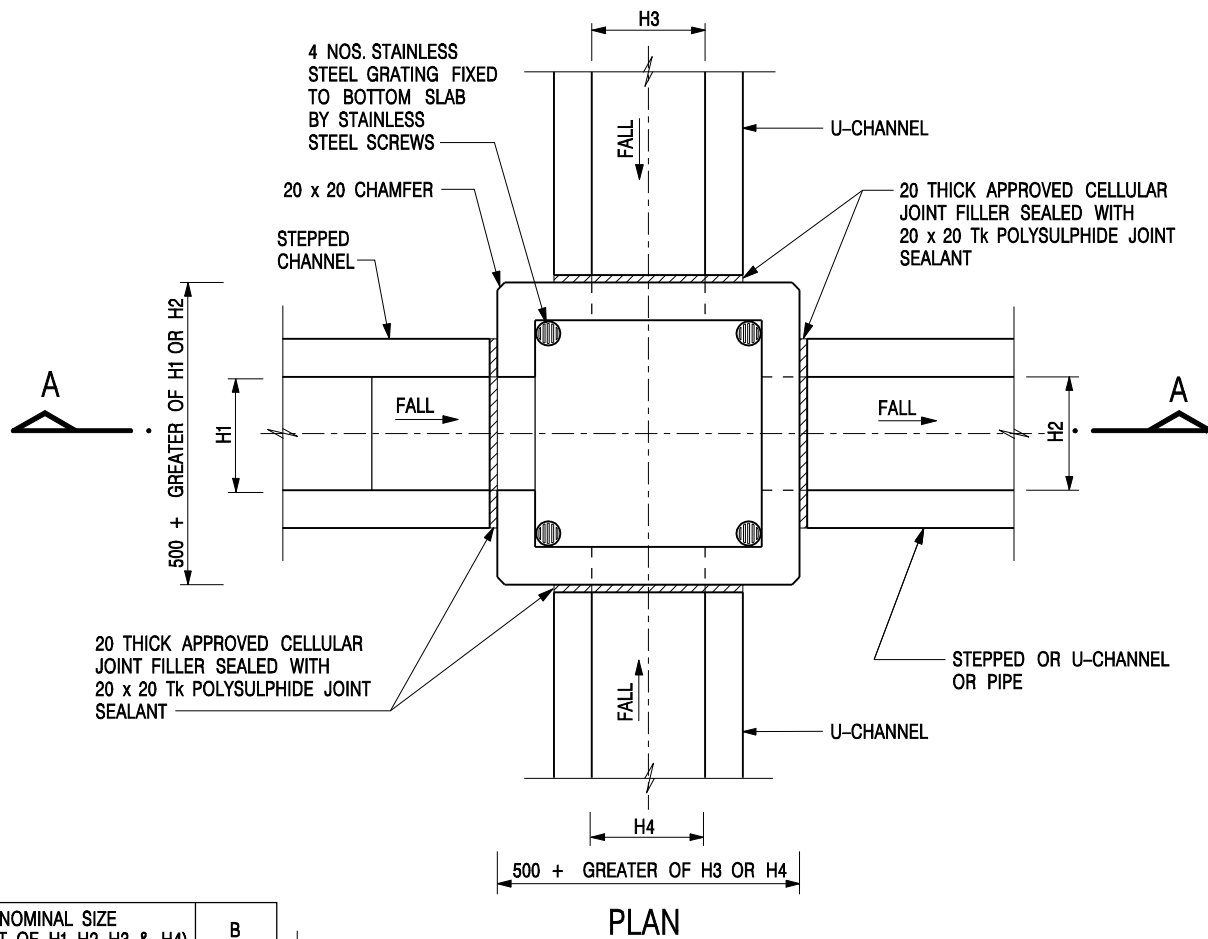
$$\begin{aligned} Q &= 0.8VA && (0.8 \text{ factor for sedimentation}) \\ &= 0.2106109 \text{ m}^3/\text{s} \\ &= 12637 \text{ lit/min} \\ &> 6677 \text{ lit/min} \end{aligned}$$

Provide 375mm dia. pipe (1:200) has enough capacity to accomend the runoff of the proposed development

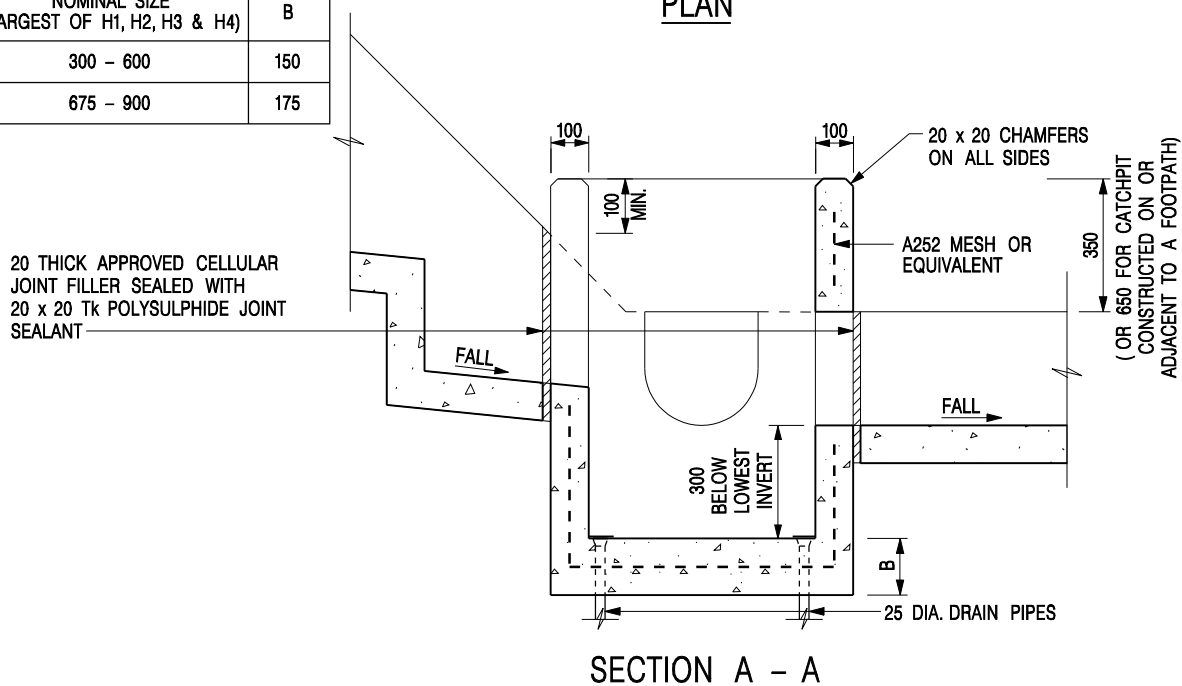
GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

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



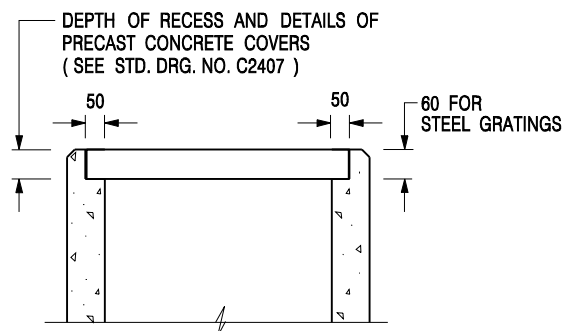
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

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

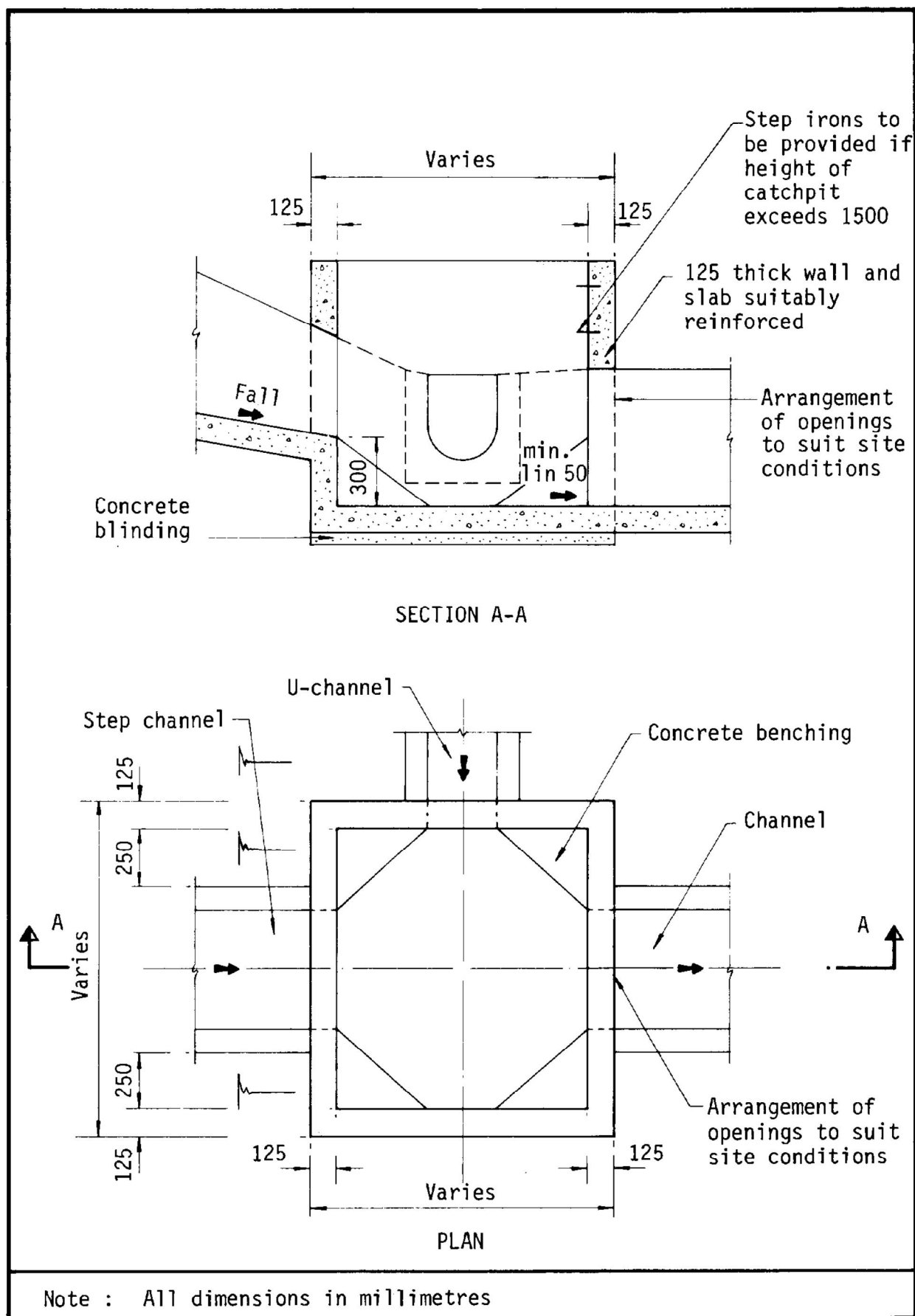
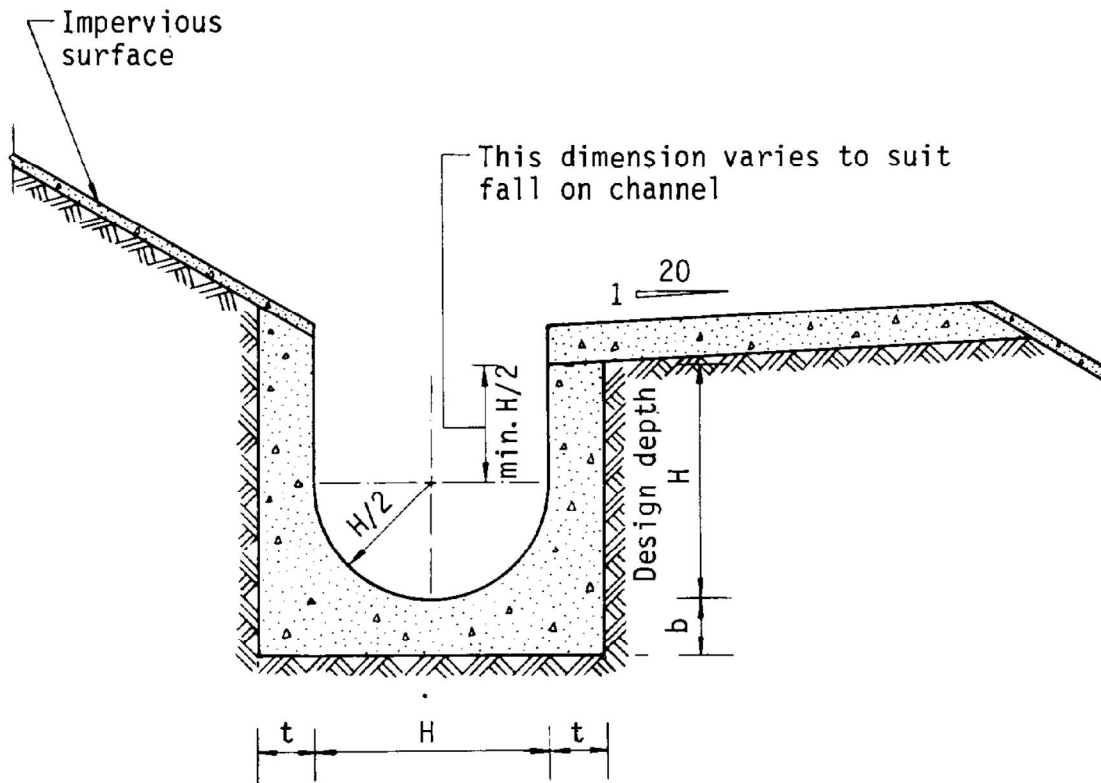


Figure 8.10 - Typical Details of Catchpits



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

Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

Return Period T (years)	2	5	10	20	50	100	200	500	1000
a	446.1	470.5	485.0	496.0	505.5	508.6	508.8	504.6	498.7
b	3.38	3.11	3.11	3.17	3.29	3.38	3.46	3.53	3.55
c	0.463	0.419	0.397	0.377	0.355	0.338	0.322	0.302	0.286

Table 3d – Storm Constants for Different Return Periods of North District Area

Return Period T (years)	2	5	10	20	50	100	200
a	439.1	448.1	454.9	462.3	474.6	486.6	501.4
b	4.10	3.67	3.44	3.21	2.90	2.67	2.45
c	0.484	0.437	0.412	0.392	0.371	0.358	0.348

Table 13 - Values of n to be used with the Manning equation

Source: Brater, E.F. & King, H.W. (1976)

Surface	Best	Good	Fair	Bad
Uncoated cast-iron pipe	0.012	0.013	0.014	0.015
Coated cast-iron pipe	0.011	0.012*	0.013*	
Commercial wrought-iron pipe, black	0.012	0.013	0.014	0.015
Commercial wrought-iron pipe, galvanized	0.013	0.014	0.015	0.017
Smooth brass and glass pipe	0.009	0.010	0.011	0.013
Smooth lockbar and welded "OD" pipe	0.010	0.011*	0.013*	
Riveted and spiral steel pipe	0.013	0.015*	0.017*	
Vitrified sewer pipe	0.010	0.013*	0.015	0.017
Common clay drainage tile	0.011	0.012*	0.014*	0.017
Glazed brickwork	0.011	0.012	0.013*	0.015
Brick in cement mortar; brick sewers	0.012	0.013	0.015*	0.017
Neat cement surfaces	0.010	0.011	0.012	0.013
Cement mortar surfaces	0.011	0.012	0.013*	0.015
Concrete pipe	0.012	0.013	0.015*	0.016
Wood stave pipe	0.010	0.011	0.012	0.013
Plank flumes - Planed	0.010	0.012*	0.013	0.014
- Unplaned	0.011	0.013*	0.014	0.015
- With battens	0.012	0.015*	0.016	
Concrete-lined channels	0.012	0.014*	0.016*	0.018
Cement-rubble surface	0.017	0.020	0.025	0.030
Dry-rubble surface	0.025	0.030	0.033	0.035
Dressed-ashlar surface	0.013	0.014	0.015	0.017
Semicircular metal flumes, smooth	0.011	0.012	0.013	0.015
Semicircular metal flumes, corrugated	0.0225	0.025	0.0275	0.030
Canals and ditches				
1. Earth, straight and uniform	0.017	0.020	0.0225*	0.025
2. Rock cuts, smooth and uniform	0.025	0.030	0.033*	0.035
3. Rock cuts, jagged and irregular	0.035	0.040	0.045	
4. Winding sluggish canals	0.0225	0.025*	0.0275	0.030
5. Dredged-earth channels	0.025	0.0275*	0.030	0.033
6. Canals with rough stony beds, weeds on earth banks	0.025	0.030	0.035*	0.040
7. Earth bottom, rubble sides	0.028	0.030*	0.033*	0.035
Natural-stream channels				
1. Clean, straight bank, full stage, no rifts or deep pools	0.025	0.0275	0.030	0.033
2. Same as (1) but some weeds and stones	0.030	0.033	0.035	0.040
3. Winding some pools and shoals, clean	0.033	0.035	0.040	0.045
4. Same as (3), lower stages, more ineffective slope and sections	0.040	0.045	0.050	0.055

Table 13 (Cont'd)

Surface	Best	Good	Fair	Bad
5. Same as (3) some weeds and stones	0.035	0.040	0.045	0.050
6. Same as (4) stony sections	0.045	0.050	0.055	0.060
7. Sluggish river reach, rather weedy or with very deep pools	0.050	0.060	0.070	0.080
8. Very weedy reaches	0.075	0.100	0.125	0.150

Notes: *Values commonly used for design.