

寄件者: Tang Lok San [REDACTED]
寄件日期: 2026年04月27日星期一 14:35
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: Re: S. 16 Planning Application No. A/YL-KTN/1167 - Departmental Comments
附件: AYL-KTN 1167 20260427.pdf

類別: Internet Email

Town Planning Board,

Please see the attachment for the further information on the comment from DSD, TPB and updated paving area on planning application no. A/YL-KTN/1167. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours sincerely,
Mr. Tang

城市規劃委員會：

有關地政總署對 A/YL-KTN/1167 的查詢

收悉 署對 A/YL-KTN/1167 申請的查詢，現以書面回覆。

規劃申請範圍內的現有建築物將會在本申請獲批後移走及清拆，並會根據擬議佈局平面圖發展。

希望此附加文件能釋除 貴委員會的隱憂，並支持本申請。



Area with no paving (Covered with Soil)
About 523.8 m² (About 55.7%)

Paved with Concrete
About 24.5 m² (About 2.6%)

Existing Filling of Land Perimeter

Application Site Area: 939.8 m²(About)

Existing Land Filling: 416 m² (About)

Paved with Concrete Area: 24.5 m² (About)

Paved with Gravel and Brick Area: 391.5 m² (About)

Depth of Land Filling: About 0.4 m

Original Site Levels: +9.6 mPD (About)

Existing Site Levels: +10.0 mPD (About)

Material of Filling: Concrete, Gravel and Brick

Paved with Gravel and Brick
About 391.5 m² (About 41.7%)

* To regularize filling of land in the application site area.

* All existing land filling will be removed before filling with concrete.

Proposed Filling of Land Perimeter

Application Site Area: 939.8 m²(About)

Proposed Land Filling: 939.8 m² (About)

Depth of Land Filling: About 0.4 m

Existing Site Levels: +9.6 mPD (About)

Proposed Site Levels: +10.0 mPD (About)

Material of Filling: Concrete

Proposed Use: Structures building and Circulation Space

Will be Paved with Concrete

* All existing land filling will be removed before filling with concrete.

Legend:



Paved with Concrete Area



Paved with Gravel and Brick Area



Area with no paving (Covered in Soil)



Will be paved with Concrete Area

Appendix 4

Location: DD 107 Lot 1434 (Part)
DD 107 Lot 1435 (Part)
Adjoining Gov. Land
OZP: SYL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 27 April 2026

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

1:500

@A4

For Identification Only

Drawing No.:

4-01

3 cases comments on 23-3-2026

Specific Comments

1. Drawings (No.: D01 & D01a): The applicant should clarify discrepancy of size of the proposed stormwater drainage pipe at the downstream of catchpit CP24 mentioned in the proposal.

It is revised accordingly.

2. The applicant should clarify discrepancy of gradient of the proposed drainage facilities shown in drawing (No.: D01) and the submitted hydraulic calculation. Also, the applicant should clarify discrepancy of surface runoff 'Q3' shown in the submitted hydraulic calculation and chart.

It is revised accordingly.

3. Drawing (No.: D01): The proposed 900 mm dia. stormwater drainage pipe is missing on the submitted drainage plan.

It is revised accordingly.

4. The applicant should provide site photo(s) to demonstrate size of the existing watercourse.

More photos are provided.

5. According to the topography, catchment area of site under another planning application (No.: A/YL-KTN/995) is underestimated. Also, the applicant should clarify why external catchment area of site under another planning application (No.: A/YL-KTN/1181) is 2661 m². Besides, the applicant should evidence to support adoption of 6938 m² as external catchment area of site under another planning application (No.: A/YL-KTN/1181) and demonstrate with hydraulic calculation that the proposed 600 mm dia. stormwater pipe (at the downstream of the proposed catchpit CP16) are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.

The catchment area plan is revised and hence the calculation.

6. The applicant should review hydraulic roughness of the proposed drainage pipes. Reference should be made to Stormwater Drainage Manual published by DSD.

0.15mm hydraulic roughness is conservatively adopted.

7. The applicant should clarify design assumption (H), i.e. average slope from the summit of the catchment to the point under consideration, adopted in the hydraulic calculation.

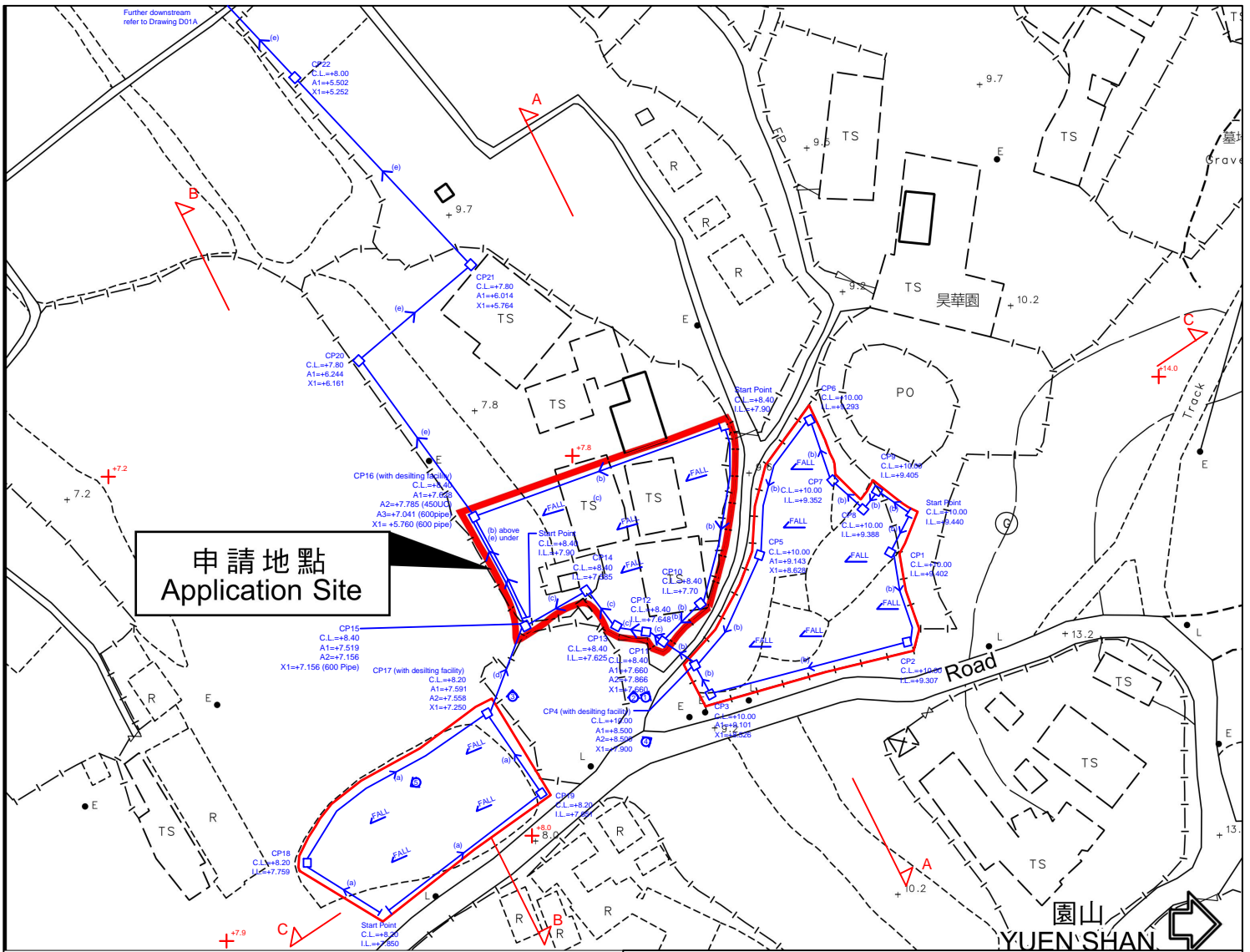
H value is revised.

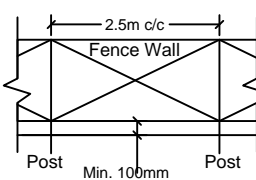
8. According to the submitted drainage proposal, the applicant assumed surface runoff from sites under the subject planning application and another planning application (No.: A/YL-KTN/995) would be discharged to the proposed drainage system under another planning application (No.: A/YL-KTN/1181). Satisfaction of the submission and implementation of drainage proposal under the subject planning application is subject to acceptance and satisfactory implementation of drainage proposal under another planning application (No.: A/YL-KTN/1181).

It is agreed.

9. The applicant should demonstrate the existing facilities to be discharged to have sufficient capacity to cater for any additional flow generated due to the subject application.

Calculation is provided.



- Note:**
- Catchpits (CP4, CP16 & CP17) 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.
 - Fence Wall to be erected (if any) shall be Open-bottom type.
 - Max. 200mm, 600mm and 400mm concrete paving to be paved on A/YL-KTN/995, A/YL-KTN/1181 and A/YL-KTN/1167 respectively.
- | | |
|-----------------------------|---|
| <input type="checkbox"/> CP | Proposed CatchPit |
| (a) | Proposed 300UC (1:150) with Cast Iron Cover |
| (b) | Proposed 450UC (1:150) with Cast Iron Cover |
| (c) | Proposed 525UC (1:150) with Cast Iron Cover |
| (d) | Proposed 450mm dia. concrete pipe (1:150) |
| (e) | Proposed 600mm dia. concrete pipe (1:150) |
| (f) | Proposed 900mm dia. concrete pipe (1:200), as shown in Drawing D01a |
- 

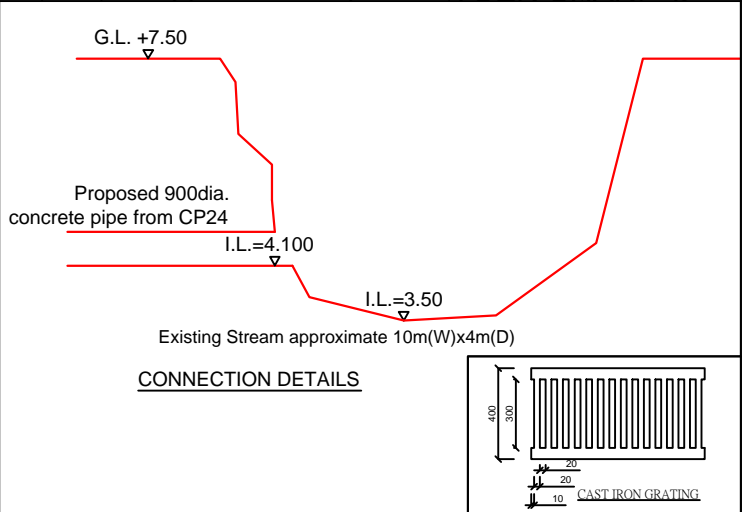
2.5m c/c

Fence Wall

Post Min. 100mm Post

G.L.

TYPICAL DETAIL OF OPEN-BOTTOM TYPE FENCE WALL



恆協工程有限公司
HANDSHIP ENGINEERING COMPANY LIMITED

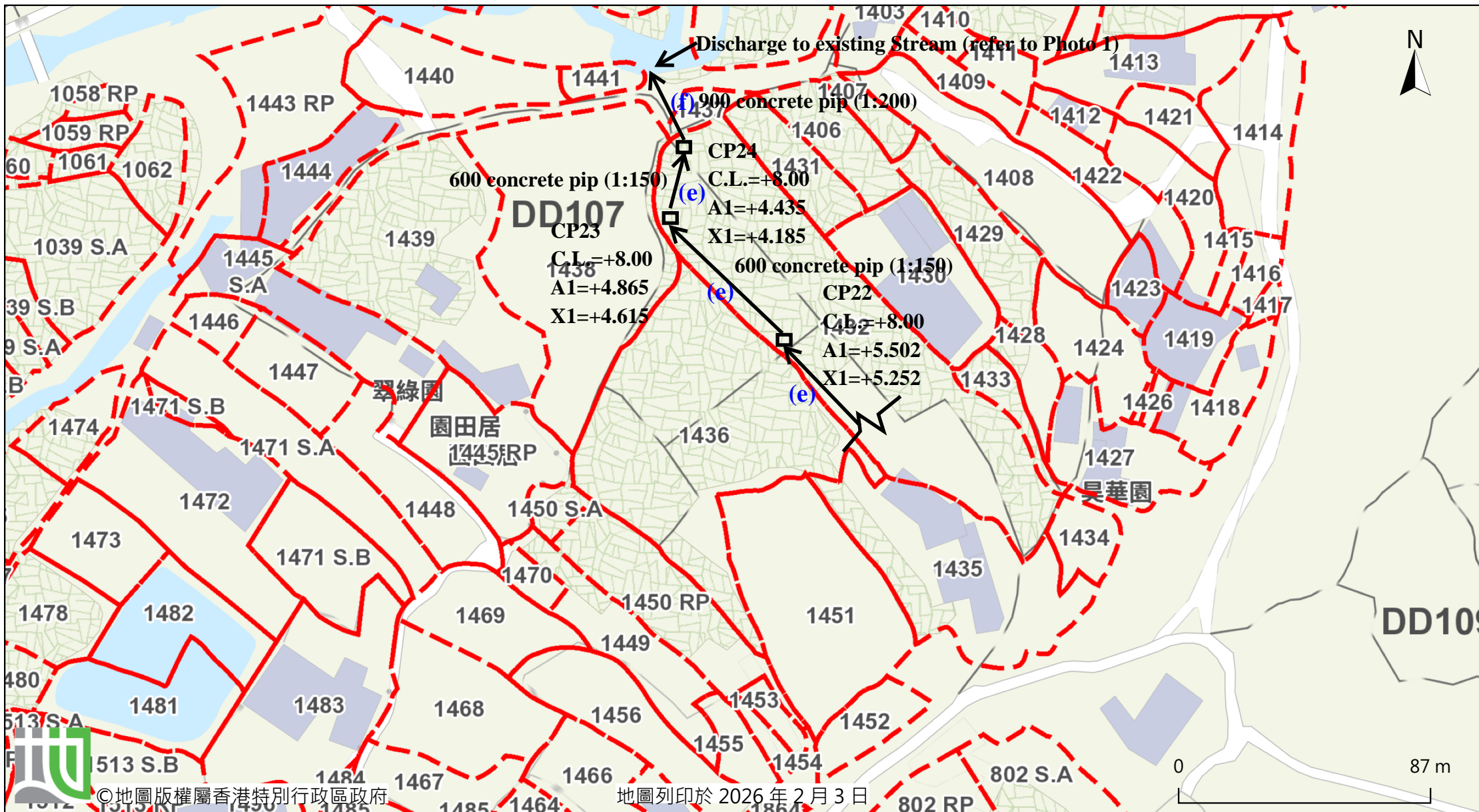
Project:

- Proposed Temporary Open Storage and Associated Filling of Land for a Period of 3 Years at Lot 1435 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1181)
- Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1434 (Part) and 1435 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1167)
- Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land at Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/995)

Title: Drainage Proposal - LAYOUT	D01
Drawn by: DM	Date: 23-4-2026
Check by: DM	Scale: ---

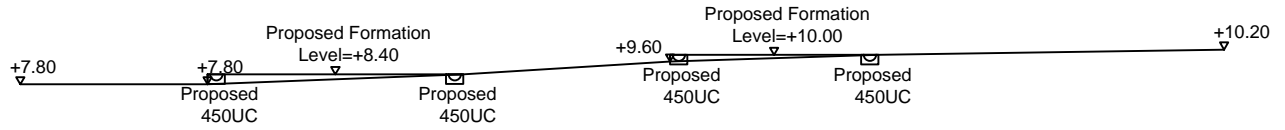


Ultimate Discharge Path (Drawing: D01a)



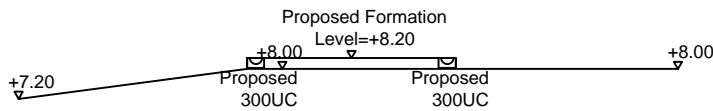
THS SITE
(A/YL-KTN/1181)

THS SITE
(A/YL-KTN/1167)



SECTION A-A

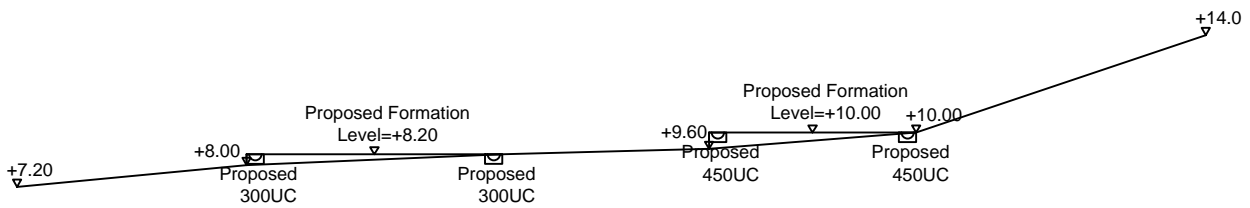
THS SITE
(A/YL-KTN/995)



SECTION B-B

THS SITE
(A/YL-KTN/995)

THS SITE
(A/YL-KTN/1167)



SECTION C-C

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Title:

Drainage Proposal - SECTIONS

D02

Project:

-Proposed Temporary Open Storage and Associated Filling of Land for a Period of 3 Years at Lot 1435 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1181)

-Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1434 (Part) and 1435 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1167)

-Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land at Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/995)

Drawn by:

DM

Date:

23-4-2026

Check by:

DM

Scale:

Photo 1



Photo 2



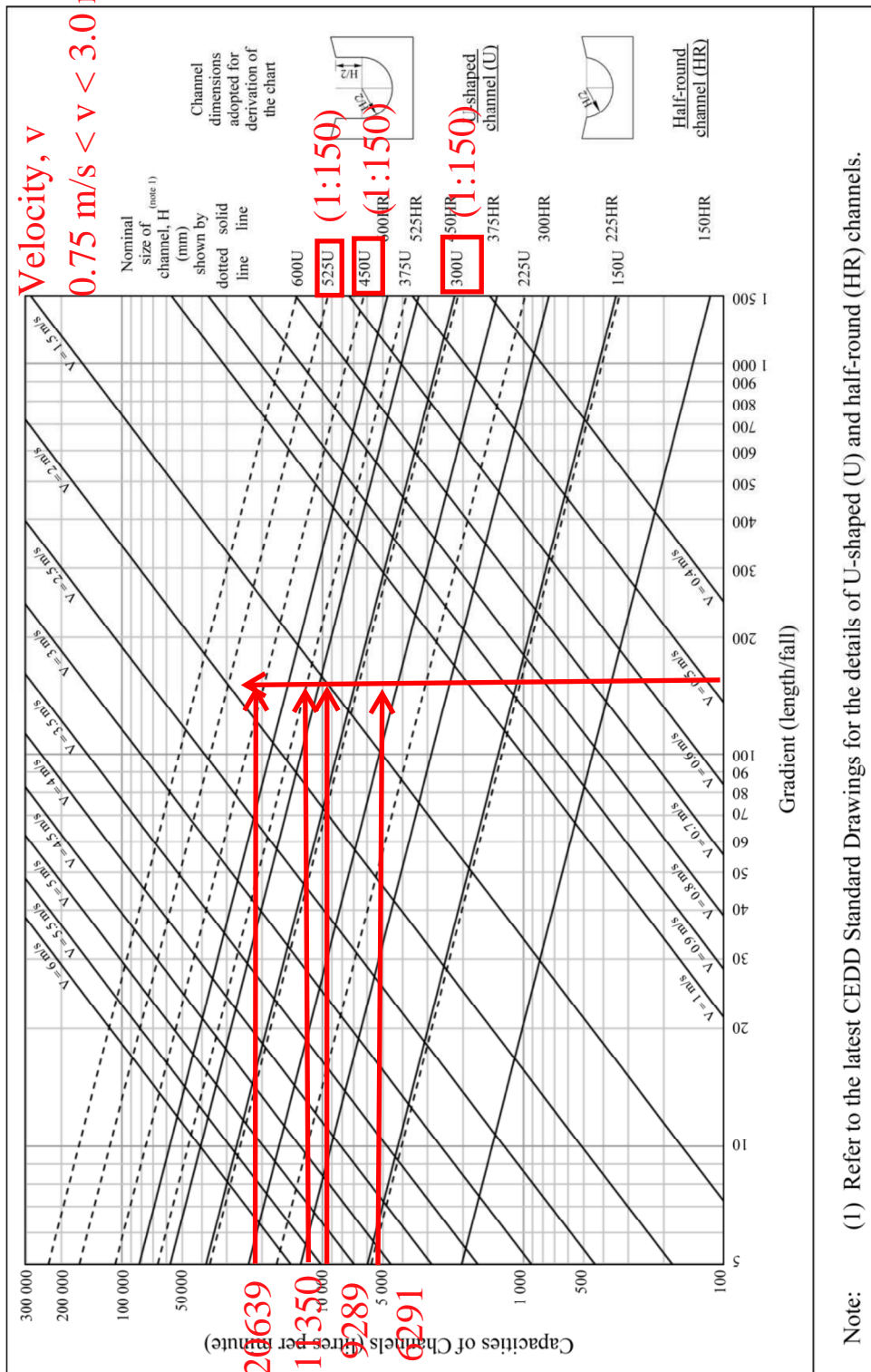
Photo 3



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

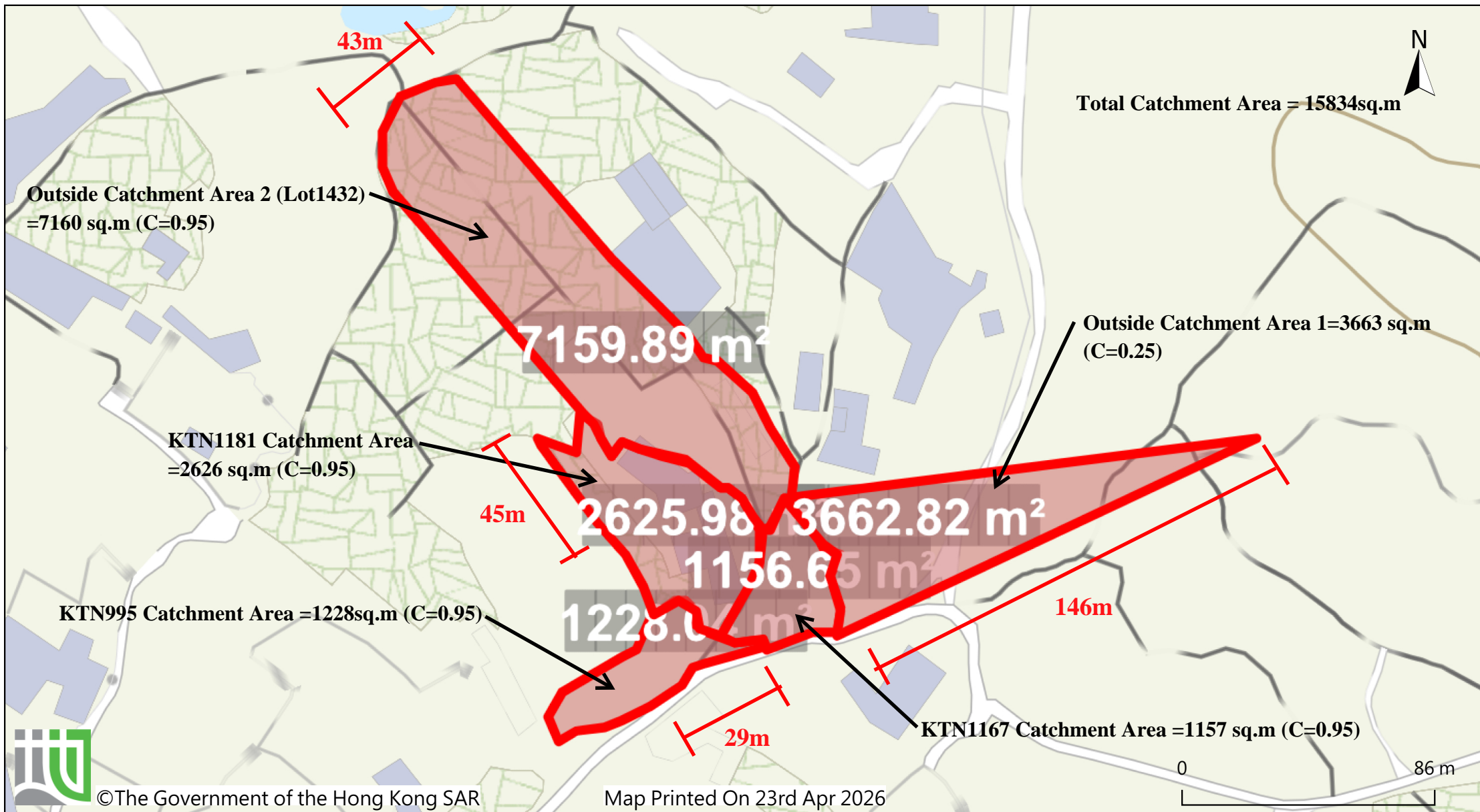
Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

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





Catchment Area Plan



1	Catchment Area for KTN995, Area	= 1228	m ²	(C= 0.95),	L= 29 m
2	Catchment Area for KTN1167, Area	= 1157	m ²	(C= 0.95	
3	Catchment Area for KTN1181, Area	= 2626	m ²	(C= 0.95),	L= 45 m
4	Outside Catchment Area 1, Area	= 3663	m ²	(C= 0.25)	
5	Outside Catchment Area 2 (Lot1432), Area	= 7160	m ²	(C= 0.95),	L= 43 m
	H (for KTN1167)	= 18.767		(H=(37-9.6)/146*100)	
	L= (for KTN1167)	= 146	m		

Calculation of Design Runoff for KTN-1167, Catchment Area 2+4

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

$$A = 1157+3663 \quad \text{km}^2$$

$$= 4820 \quad \text{km}^2$$

$$= 0.00482 \quad \text{m}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1} \quad (H=(37-9.6)/146*100)$$

$$= 0.14465*146/18.767^{0.2}*4820^{0.1} \quad (L= 146 \text{ m})$$

$$= 5.031 \quad \text{min}$$

$$i = 1.16*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)}$$

$$= 1.16*505.5/(5.031+3.29)^{0.355}$$

$$= 276.4 \quad \text{mm/hr}$$

Therefore, $Q1 = 0.278*0.95*276.4*0.001157+0.278*0.25*276.4*0.003663$

$$= 0.1548 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{9289} \quad \text{lit/min}$$

Provide 450UC (1:150)

Calculation of Design Runoff for KTN-995, Catchment Area 1

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

$$A = 1228 \quad \text{km}^2$$

$$= 1228 \quad \text{km}^2$$

$$= 0.001228 \quad \text{m}^2$$

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

$$= 0.14465*29/1^{0.2}*696^{0.1} \quad (L= 29 \text{ m})$$

$$= 2.060 \quad \text{min}$$

$$i = 1.16*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)}$$

$$= 1.16*505.5/(2.060+3.29)^{0.355}$$

$$= 323.3 \quad \text{mm/hr}$$

Therefore, $Q2 = 0.278*0.95*323.3*0.001228$

$$= 0.1049 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{6291} \quad \text{lit/min}$$

Provide 300UC (1:150) or 450mm dia. concrete pipe (1:150)

Calculation of Design Runoff for KTN-118 without collecting from others, Catchment Area 3

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

$$\begin{aligned} A &= 2626 && \text{km}^2 \\ &= 2626 && \text{km}^2 \\ &= 0.002626 && \text{m}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} && (L= 45 \text{ m}) \\ &= 0.14465 * 45 / (5.346 + 3.29)^{0.2} * 2626^{0.1} \\ &= 5.346 && \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.16 * a / (t+b)^c && (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)} \\ &= 1.16 * 505.5 / (5.346 + 3.29)^{0.355} \\ &= 272.8 && \text{mm/hr} \end{aligned}$$

Therefore,

$$\begin{aligned} Q3 &= 0.278 * 0.95 * 272.8 * 0.003645 \\ &= 0.1892 && \text{m}^3/\text{sec} \\ &= \mathbf{11350} && \text{lit/min} \end{aligned}$$

Provide 450UC (1:150)

Calculation of Design Runoff for KTN-118 from CP11 to CP15, Catchment Area 3 + Q1

$$\begin{aligned} Q3+Q1 &= 11350 && + && 9289 \\ &= \mathbf{20639} && && \text{lit/min} \end{aligned}$$

Provide 525UC (1:150)

Calculation of Design Runoff for KTN-118 from CP15 to CP16, Catchment Area 3 + Q1 + Q2

$$\begin{aligned} Q3+Q1+Q2 &= 11350 && + && 9289 && + && 6291 \\ &= \mathbf{26930} && && && && \text{lit/min} \end{aligned}$$

Provide 600mm dia. concrete pipe (1:150)

Calculation of Design Runoff from CP25 (final outfall to Nullah, Outside Catchment Area 2 (Lot1432) + Q1 + Q2 + Q3

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

$$\begin{aligned} A &= 7160 && \text{km}^2 \\ &= 7160 && \text{km}^2 \\ &= 0.00716 && \text{m}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} && (H=(37-9.6)/146*100) \\ &= 0.14465 * 43 / (18.767)^{0.2} * 7160^{0.1} && (L= 43 \text{ m}) \\ &= 4.836 && \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.16 * a / (t+b)^c && (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)} \\ &= 1.16 * 505.5 / (4.836 + 3.29)^{0.355} \\ &= 278.7 && \text{mm/hr} \end{aligned}$$

Therefore,

$$\begin{aligned} Q4 &= 0.278 * 0.95 * 278.7 * 0.00716 + Q1 + Q2 + Q3 \\ &= 0.9759 && \text{m}^3/\text{sec} \\ &= \mathbf{58553} && \text{lit/min} \end{aligned}$$

Provide 900mm dia. concrete pipe (1:200)

Check Existing 450mm 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 ² gravitational acceleration (m/s ²)	
D	=	0.45	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 ² /s kinematic viscosity of fluid (m ² /s)	
s	=	0.006667	hydraulic gradient (1:150)	

Therefore, design V of pipe capacity = 1.9091 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 0.243	m ³ /s	
= 14574	lit/min	
> 6291	lit/min	Ok

Check Existing 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 ² gravitational acceleration (m/s ²)	
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 ² /s kinematic viscosity of fluid (m ² /s)	
s	=	0.006667	hydraulic gradient (1:150)	

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

Q= 0.8VA		(0.8 factor for sedimentation)
= 0.516	m ³ /s	
= 30969	lit/min	
> 26930	lit/min	Ok

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

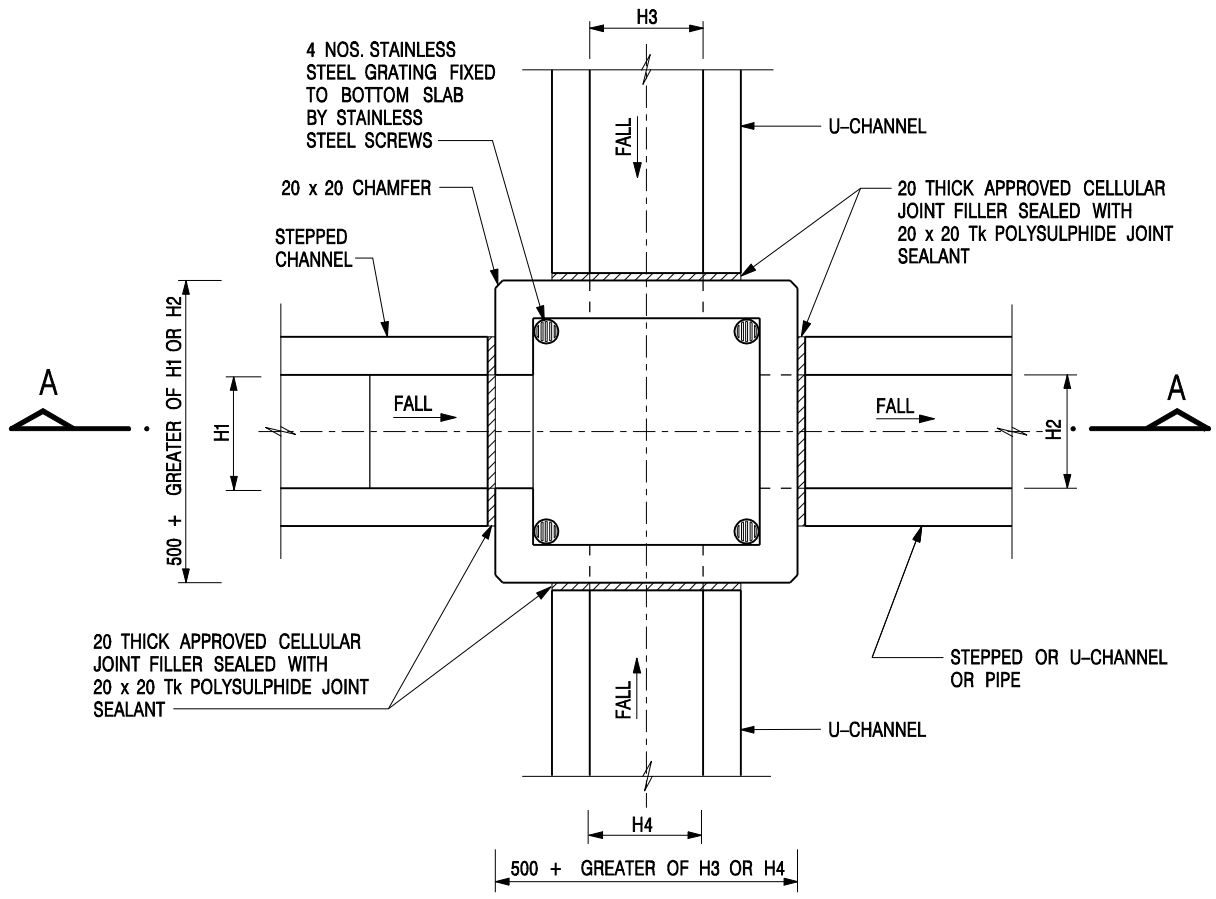
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

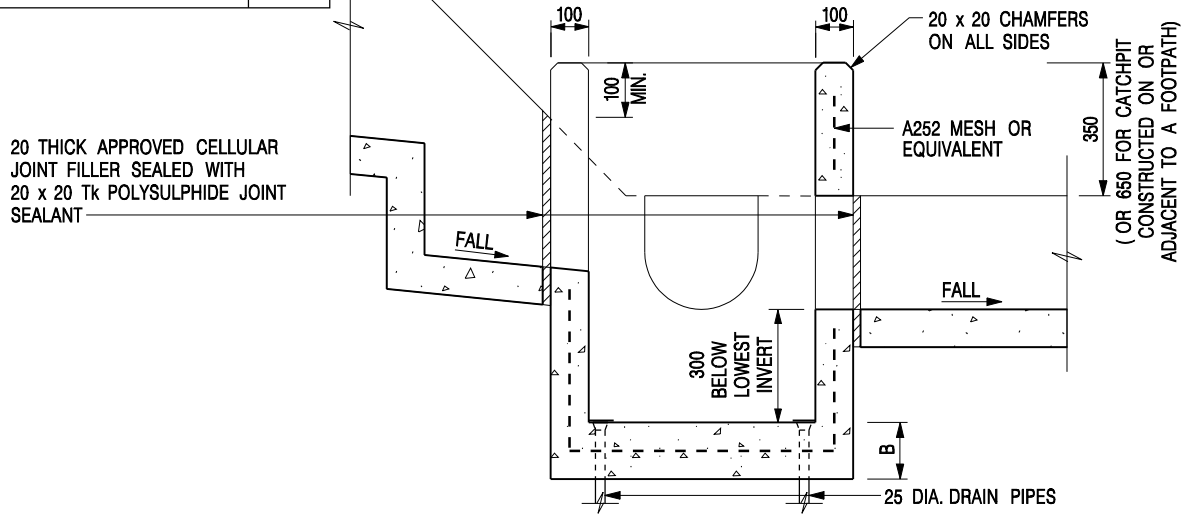
V	=		mean velocity (m/s)
g	=	9.81	m/s ² gravitational acceleration (m/s ²)
D	=	0.9	m internal pipe diameter (m)
ks	=	0.00015	m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)
s	=	0.005	hydraulic gradient (1: 200)

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

Q= 0.8VA		(0.8 factor for sedimentation)
= 1.287	m ³ /s	
= 77193	lit/min	
> 58553	lit/min	Ok



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



SECTION A - A

NOTES:

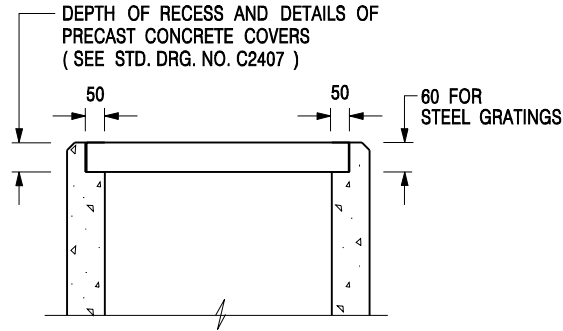
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

**CATCHPIT WITH TRAP
(SHEET 1 OF 2)**

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

CEDD **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

SCALE 1 : 20	DRAWING NO.
DATE JAN 1991	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
REF.	REVISION	SIGNATURE	DATE

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

 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	
SCALE 1 : 20	DRAWING NO. C2406 /2A
DATE JAN 1991	

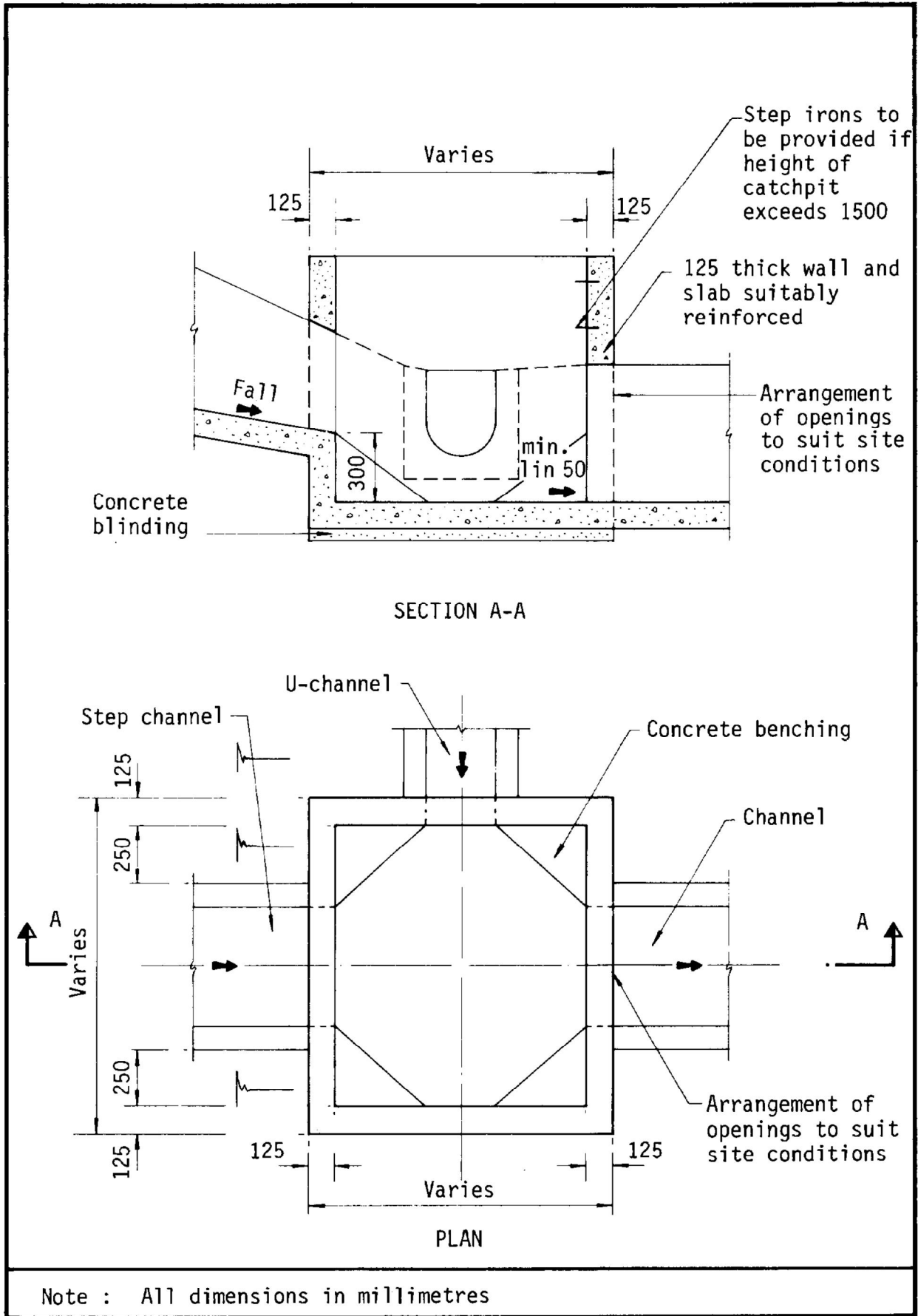
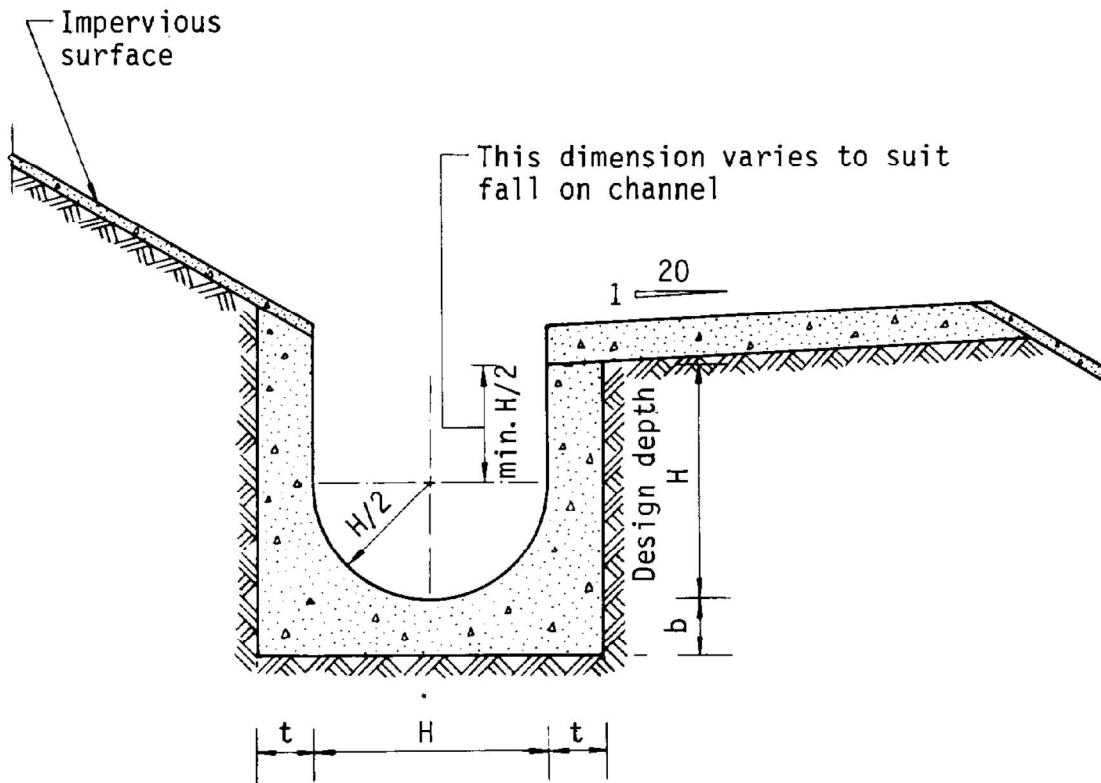


Figure 8.10 - Typical Details of Catchpits



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