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主旨: Fw: S.16 Planning Application No. A/YL-KTN/1168 - Departmental Comments
附件: TD-01 22-10-2025.pdf; LP-02 BUT STOP & PEDESTRIAN ACCESS.pdf; TD-02 22-10-2025.pdf; Drainage Proposal.pdf; 回覆部門意見 KTN-1168.pdf; LP-01 PROPOSED LAYOUT PLAN_2025-11-11.pdf; FS-01 22-10-2025_2025-11-11.pdf; Revised P5 11 of S16III.pdf; 更正申請理由 - 五金.pdf; WSD-01 22-10-2025.pdf

Dear [REDACTED]

回應規劃署有關擬議臨時商店及服務行業的營運模式(申請編號: A/YL-KTN_1168)

擬議申請主要滿足鄉郊實際需要包括錦田一帶農地、村屋密集，居民的家居裝飾及小型工程需求，零售的產品包括五金工具(五金配件, 手提/電動工具, 木梯, 鐵網), 建築及裝飾材料(角鐵, 方通, 木板, 鐵板等)方便進行家居維修或小型工程。申請人主要以輕型貨車運送/自提方式售賣建築材料預計每日約10架次, 而供應商每兩星期送貨到現場。將採用吊運工具(見附圖)將建築材料放置構築物內。由於申請人如豎設最大型構築物需繳付相當地政署豁免書費用, 業權人亦不會分割土地租賃, 因此申請人只申請19%上蓋面積約1406平方米。

吊運工具:



Leo Wong



規劃申請編號: A/NE-KTN 1168

回覆地政總署意見(聯絡人: 鄭小姐 電話: [REDACTED])

本署在審查該規劃申請所涉地段時，發現以下違規情況：

申請規劃範圍內的私人地段內存在未經授權的構築物

位於 DD 109 地段編號 1198 S.B 的土地上存有未經批准的構築物。地主須立即糾正/就相關租契違規事項申請合规化處理，本署保留在不另行通知的情況下對違規行為採取必要租契執法行動的權利。

若該規劃申請獲批，地主須向本署申請「短期豁免書」，以允許該私人地段內已建構築物的存在。此短期豁免申請將由政府以業主身份審議，且不保證必然獲批。即使獲批，地政總署亦將施加相關條款與條件（包括繳付豁免費用及行政費）。此外，鑒於擬議用途屬臨時性質，只會考慮接納臨時構築物的搭建。

申請人承諾若此項規劃申請獲批准，地段業主將向本署申請「短期豁免書」

回覆運輸署(聯絡人: 蔡先生 電話: [REDACTED])

(a) 請提供發展項目所產生的出行量和吸引力，並評估其對江大路及附近通道的交通影響；

預計車輛進出數量

時段	私家車		輕型貨車		出入 總車次(每日)
	進	出	進	出	
上午非繁忙時段 車次 (上午 7:00-上午 9:00)	8	0	4	0	12
上午繁忙時段 車次 (上午 9:00-上午 10:00)	2	2	2	2	8
非繁忙時段 (上午 10:00-下午 5:00)	8	8	4	4	24
下午繁忙時段 車次 (下午 5:00-6:00)	2	2	2	2	8
非繁忙時段 (下午 6:00-下午 9:00)	0	8	0	4	12

(b) 請說明車輛往返江大路、沿附近通道及工地內部的順暢通行；

見附圖 TD-01, TD-02

(b) 請提供最近的公共運輸服務，並在平面圖上註明；

見附圖 LP-02

(d) 請注意，江大路與工地之間的附近通道不由運輸署管理。

申請人知悉

回覆漁農自然護理署意見（聯絡人：黃小姐 電話：[REDACTED]）

申請地點南側存在一條水道。請說明在運營期間是否會採取任何措施，以避免對附近水道造成干擾。

申請範圍邊界加裝排水系統,並加裝沙井(請參閱附件 Drainage Proposal), 避免對附近水道造成干擾。

回覆消防處意見（聯絡人：張先生；電話：[REDACTED]）

基於該提案的設計 / 性質，預計需要配置消防裝置及設備。因此，申請人須向本處提交附帶建議消防裝置的相關平面圖以供審批。此外，申請人應注意以下事項：

- i) 平面圖須按比例繪製，並標註尺寸及佔用性質；及
- ii) 建議消防裝置的安裝位置應在平面圖上清晰標示。

附上消防設備擬議圖則 (見附圖: FS-01)

惟提醒申請人，若建議構築物須符合《建築物條例》（第 123 章）的規定，詳細消防要求將在收到正式提交的建築總圖後制定。

申請人知悉。

回覆水務署意見（聯絡人：何先生；電話：[REDACTED]）

1. 圖則所示範圍內的現有水管將會受到影響。任何必需的改道工程費用須由擬議發展項目承擔。
申請人明白及承諾任何必要的改道工程費用。
2. 若受影響的水管無法改道，則須向水務署提供一條距離水管中心線 1.5 米範圍內的水務保留地。在此水務保留地範圍內，不得建造任何構築物或存放物料，並須隨時讓水務署署長的人員或其承建商自由進出，以進行施工、巡查、操作、保養及修復工程。
擬議申請將提供距離水管中心線 1.5 米範圍內的水務保護區(見附圖 WSD-01), 在此範圍內不得建造任何構築物或存放物料，並須隨時允許水務署署長的人員或其承包商自由進出，以進行施工、檢查、操作、保養及維修工作。
3. 在水務保護區或圖則所示水管附近，不得種植任何帶有穿透性根系的樹木或灌木。
申請範圍內在水務保護區或圖中所示水管附近不會種植根系具穿透性的樹木或灌木
4. 對於場地範圍內及緊鄰周邊的公共水管因爆裂或滲漏而引致的任何損害，無論其成因為何，政府均概不承擔責任。

申請人知悉。

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時商店及服務行業連附屬設施(為期 3 年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	6008.39.....sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	1406.41.....sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	22.....
Proposed domestic floor area 擬議住用樓面面積	NIL.....sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1406.41.....sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	1406.41.....sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 請參閱規劃綱領	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	12.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	6(共用泊車位).....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NIL ☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1406.41 ☒ About 約 ☐ Not more than 不多於	0.19 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NIL	
	Non-domestic 非住用	22	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NIL m 米 ☐ (Not more than 不多於)	
		NIL Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	3.85 m 米 ☒ (Not more than 不多於)	
		1 Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	19 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		12
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		12
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		6
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		6(共用泊車位)

規劃綱領：

1. 申請概要：

本規劃綱領主要支援一項根據《城市規劃條例》（第131章）第16條提交的規劃申請，本司代表申請人向城市規劃委員會（以下簡稱「城規會」）遞交規劃許可申請（以下簡稱「是次申請」），**擬議臨時商店及服務行業連附屬設施（為期三年）**（以下簡稱「擬議用途」）。申請地點位於新界元朗錦田丈量約份第109約地段第1198號B分段（部分）及第1199號餘段（部分）（以下簡稱「申請地點」），總面積約為7414.8平方米，此規劃綱領提供該申請的背景資料及理據以支持擬議用途供城規會考慮。

2. 土地資料及規劃許可要求

申請地點於《錦田北分區計劃大綱核准圖》（編號：S/YL-KTN/11）中被劃為“鄉村式發展”（"V-ZONE"）地帶。該地點已獲批准臨時商店及服務行業（為期5年）之規劃許可申請，申請編號為A/YL-KTN/1048，由於申請人之上蓋設計及零售產品有所修改，因此重新向城市規劃委員會遞交是次申請，申請面積與早前獲批申請大致相同，主要以銷售五金雜貨及建築，裝飾材料零售業務，申請範圍的設施包括排水系統，園景設計，交通設施，消防裝置等將維持不變。

3. 土地現狀及周邊環境

現狀	平坦硬鋪空地
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交通	鄰近錦田路，5分鐘步行至 54/77K等專營巴士站
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周邊用途	北側：錦泰路、錦田河； 東側：住宅區四季名園、臨時汽車陳列室（A/YL-KTN/796）； 南側：橋頭村；西側：大江埔村公所、農地
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4. 規劃細節

4.1 構建物設計及用途：

擬議用途包括 22 個臨時結構，包括 8 個用於商店和服務的單層結構、附屬設施包括辦公室、貯存室、流動洗手間、警衛室、電錶房以及水箱和泵房等，均為1層高以貨櫃改裝的臨時構建物，建築高度不超過 3.5m。擬議用途的總建築面積約為 1406.41m²，其中約 1077 平方米用於商店和服務，約 329.41m² 用於其他輔助用途。擬議用途的開放時間為每天上午 7：00 至晚上 9：00（包括公共假期），同時最多可容納 30 名訪客和 10 名工作人員。

申請面積 露天面積 上蓋面積	約 7414.8m ² 約 6008.39 m ² (81%) 約 1406.41 m ² (19%)
營業時間	星期一至日上午 7:00至晚上9:00 (包括公眾假日)
構建物 (用途) 構建物 A (商店及服務) 構建物 B (商店及服務) 構建物 C (商店及服務) 構建物 D (商店及服務) 構建物 E (商店及服務) 構建物 F (商店及服務) 構建物 G (附設辦公室) 構建物 H (附設辦公室) 構建物 I (附設貯存室) 構建物 J (附設貯存室) 構建物 K (附設貯存室) 構建物 L (附設貯存室) 構建物 M (流動洗手間) 2組 構建物 N (附設貯存室) 5組 構建物 O (電錶房) 構建物 P (水箱和泵房) 構建物 Q (警衛室)	面積 約 229.5 m ² 約 229.5 m ² 約 229.5 m ² 約 90 m ² 約 90 m ² 約 56.25 m ² 約 56.25 m ² 約 96 m ² 約 56.25 m ² 約 56.25 m ² 約 56.25 m ² 約 56.25 m ² 約 4.5 m ² 約 70.51 m ² 約 6.25 m ² 約 16.9 m ² 約 6.25 m ²
總樓面面積 商店及服務 附設辦公室/貯存室 警衛室 電錶房 水箱和泵房	約 1,406.41 m² 約 1,077 m ² 約 295.51 m ² 約 6.25 m ² 約 6.25 m ² 約 16.25 m ²
構建物層數及高度	1 層 (不超過 3.85m)
邊界圍欄高度	不小於 2.4m
綠化覆蓋面積比例	不少於28 % (2100 m ²)
停車位數量 - 私家車 (員工及訪客)	12 個 12 個
上落貨區貨車位數量(共用泊車位) - 輕型貨車 (LGV)	6 個 6 個
入口/出口點 - 車輛通道 - 行人通道	1個(約 8m 闊) 2個(約 5m 闊)

4.2 車輛進出及泊車安排及交通路線：

擬議的用途將利用申請地點南部邊界的現有出入口點作為車輛通道。車輛出入口可直接通往錦泰路，車輛出入口闊度約8米；

申請位置內部設有6米闊通道及(15米直徑)車輛緩區,提供足夠的機動空間,確保任何車輛都不會排隊往返或倒車往返於申請地點以外的區域。

4.3 景觀處理：

沿應用地點週邊種植 40 棵新樹（物種：Ficus microcarpa）。這些樹木的最小高度為 2.75m，種植的最小間距為 4m。如景觀提案所示，擬議的樹木將位於距離邊界圍欄至少 1 米的地方，距離現場的任何建築物至少 3 米。申請人將確保在規劃批准期間定期維護、充分澆水和更換任何垂死或死亡的植物，以保持景觀美化的良好狀態。如有進一步需要及認為有需要，申請機構會提交園境建議書，並進一步實施額外的園境種植，以符合規劃署的批准條件。

4.4 排水設施：

地點已經鋪砌，並且是一片空地，靠近現有的河道，以往幾年沒有出現洪水問題，降雨有效地排入了溪流。此外，位於場地以北約 20 米的現有沙井提供了進一步的排水能力。如有進一步需要及認為有需要，申請人會提交排水建議書，並進一步興建額外的排水設施，以使渠務署信納，並符合審批條件。申請地點邊界包括現有的河道，但不會在河道內或 3 米緩衝區內進行擬議工程。溪流將保持不受干擾，緩衝區將保留給渠務署將來維護。

4.5 社區需求：

為錦田北居民（四季名園、橋頭村等）提供五金雜貨及建築,裝飾材料零售分流錦田市中心人流，能創造就業機會，帶動區域經濟。符合"V-Zone"地帶規劃意向,用途純屬服務居民的商業/社區性質，與「小型屋宇商業」的規劃意向一致,與周邊協調。

5. 總論

5.1 申請完全符合"V-ZONE"地帶的靈活性政策，延續城規會對臨時社區服務用途的支持。

5.2 滿足本地家居裝飾及小型工程需求：

鄉郊實際需要：錦田一帶農地、村屋密集，居民或需經常購買五金工具、建築,裝飾材料進行維修或小型工程。

擬議開設五金雜貨及建築,裝飾材料零售商店將為錦田北居民及周邊社區帶來便利。

5.3 符合“鄉村式發展”地帶規劃意向：

該用途，與“鄉村式發展”地帶允許的商業及社區用途目標一致。

5.4 與周邊環境協調：

周邊現有臨時商店、工廠及倉儲用地，擬議用途在規模與功能上均相容。

5.5 優越地理位置：

申請地點鄰近錦田繞道及村落群，交通便利，適合作為區域性陳列室。

- 5.6 周邊有大型基建（如北部都會區發展、元朗市區擴展）或私人建築項目，臨時零售點可為工地提供便捷的五金及裝飾工程之材料供應，減少運輸成本，對區內交通並無造成負面影響。
- 5.7 臨時性質不影響長遠規劃：
採用可拆卸的臨時貨櫃改裝，3年後可恢復原狀，不阻礙“鄉村式發展”地帶長期發展。
- 5.8 無不良先例：
過去10年，城規會已批准24宗類似臨時商業用途申請，本案不會構成新先例。
- 5.9 無負面環境影響：
通過景觀美化（種植榕樹）、交通管理及排水設施優化，確保對周邊無顯著影響。

基於上述理據，懇請城規會批准此項為期3年的臨時用途申請。

Planning Statement :

1. Application Summary:

This planning Statement supports a planning application submitted under Section 16 of the Town Planning Ordinance (Chapter 131). On behalf of the applicant, we are submitting this application for planning permission (hereinafter referred to as "this Application") to the Town Planning Board (hereinafter referred to as "the Board"), proposing a temporary shop and service with ancillary facilities for a period of three years (hereinafter referred to as "the Proposed Use"). The application site is located at Remaining Portion of Subsection B of Lot 1198 and Portion of Lot 1199 in DD 109, Kam Tin, Yuen Long, New Territories (hereinafter referred to as "the Application Site"), with a total area of approximately 7,414.8 square meters. This planning Statement provides background information and justifications to support the Proposed Use for the Board's consideration.

2. Site Information and Planning Permission Requirements:

The Application Site is zoned as "Village Type Development" ("V-Zone") under the *Approved Kam Tin North Outline Zoning Plan* (No. S/YL-KTN/11). The site has previously been granted planning permission for temporary shop and service use (for 5 years) under Application No. A/YL-KTS/1048. Due to modifications in the applicant's building design and retail products, this new application is being submitted to the Board. The application area remains largely the same as the previously approved application, primarily focusing on the retail of hardware and building/decoration materials. The site's facilities, including drainage systems, landscaping, traffic arrangements, and fire safety installations, will remain unchanged.

3. Current Site Conditions and Surrounding Environment:

Current Condition: Flat, hard-surfaced vacant land

Transportation: Adjacent to Kam Tin Road, 5-minute walk to bus stops (Routes 54/77K)

Surrounding Uses: North: Kam Tai Road, Kam Tin River

East: Residential area (Seasons Monarch), temporary car showroom (A/YL-KTN/796)

South: Kiu Tau Village

West: Tai Kong Po Village Office, agricultural land

4. Planning Details:

4.1 Building Design and Use:

The Proposed Use includes 22 temporary structures, comprising:

8 single-story structures for shops and services

Ancillary facilities: offices, storage rooms, mobile toilets, guard room, meter room, water tank and pump room, etc. All structures are single-story, modified from containers, with a maximum

height of 3.5m. The total gross floor area (GFA) is approximately 1,406.41 m², of which:

- 1,077 m² for shops and services
- 329.41 m² for ancillary uses
- Operating hours: 7:00 AM–9:00 PM daily (including public holidays), accommodating up to 30 visitors and 10 staff.

Application Area	Details
Total Site Area	7,414.8 m ²
Open Space Area	6,008.39 m ² (81%)
Covered Area	1,406.41 m ² (19%)
Operating Hours	7:00 AM–9:00 PM daily (including holidays)
Structures (Use)	Area (m²)
Structure A (Shop/Service)	229.5
Structure B (Shop/Service)	229.5
Structure C (Shop/Service)	229.5
Structure D (Shop/Service)	90.0
Structure E (Shop/Service)	90.0
Structure F (Shop/Service)	56.25
Structure G (Office)	56.25
Structure H (Office)	96.0
Structure I (Storage)	56.25
Structure J (Storage)	56.25
Structure K (Storage)	56.25
Structure L (Storage)	56.25
Structure M (Portable Toilet) 2 set	4.5
Structure N (Storage) 5 set	70.51
Structure O (Meter Room)	6.25
Structure P (Water Tank/Pump Room)	16.9
Structure Q (Guard Room)	6.25
Total GFA	1,406.41 m ²
Shops/Services	1,077 m ²
Offices/Storage	295.51 m ²
Guard Room	6.25 m ²
Meter Room	6.25 m ²
Water Tank/Pump Room	16.25 m ²
Building Height	1 story (≤3.85m)
Boundary Fence Height	≥2.4m
Greening Coverage	≥28% (2,100 m ²)
Parking Spaces	Private Cars (Staff/Visitors): 12
Loading/Unloading Bay (Shared parking spaces)	Light Goods Vehicles (LGV): 6
Access Points	Vehicle Entrance: 1 (8m wide) Pedestrian Entrance: 2 (5m wide)

4.2 Traffic and Parking Arrangements:

The Proposed Use will utilize the existing southern access point for vehicles, connecting directly to Kam Tai Road (8m-wide entrance). Internal circulation includes a 6m-wide road and a 15m-diameter turning area to ensure smooth traffic flow without queuing outside the site.

4.3 Landscaping:

40 new trees (*Ficus microcarpa*) will be planted along the perimeter (min. height: 2.75m, spacing: 4m). Trees will be maintained/replaced as needed. Additional landscaping may be proposed per approval conditions.

4.4 Drainage:

The paved site has no history of flooding, with effective runoff into nearby streams. Existing manholes (~20m north) provide additional drainage capacity. No works will occur within 3m of the stream buffer.

4.5 Community Need:

Serves Kam Tin North residents (e.g., Seasons Monarch, Kiu Tau Village) with hardware/building materials, reducing demand in central Kam Tin.

Creates jobs and aligns with "V-Zone" planning intent for small-scale commercial/community uses.

5 Conclusion:

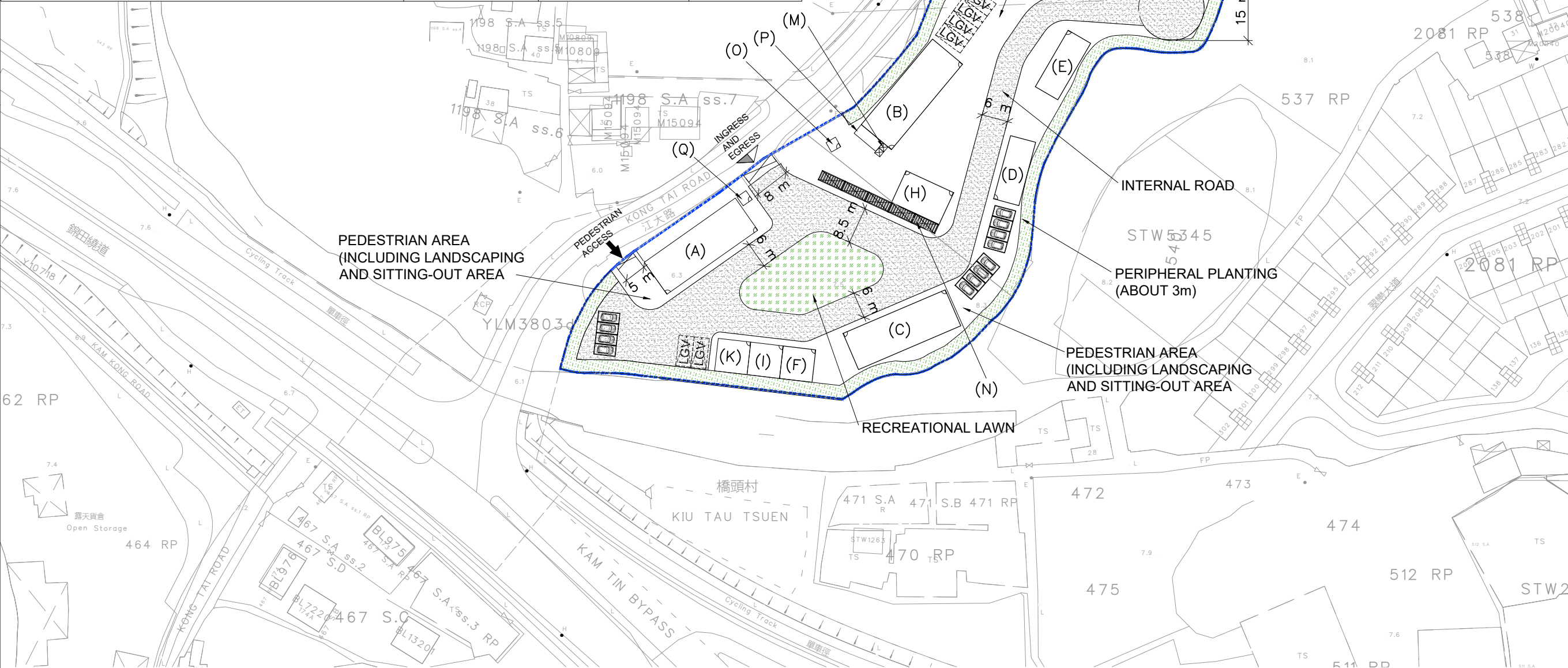
- 5.1 Complies with "V-Zone" flexibility and the Board's precedent for temporary community uses.
- 5.2 Addresses local demand for hardware and DIY materials in rural areas.
- 5.3 Consistent with "Village Type Development" zoning objectives.
- 5.4 Harmonizes with nearby temporary shops and industrial uses.
- 5.5 Benefits from proximity to Kam Tin Bypass and villages.
- 5.6 Supports ongoing infrastructure projects (e.g., Northern Metropolis) with convenient material supply.
- 5.7 Temporary nature ensures no long-term impact (removable container structures).
- 5.8 No adverse precedent (24 similar applications approved in the past decade).
- 5.9 Mitigates environmental impacts via landscaping, traffic management, and drainage.

Based on the above, we respectfully request the Board's approval for this 3-year temporary use application.

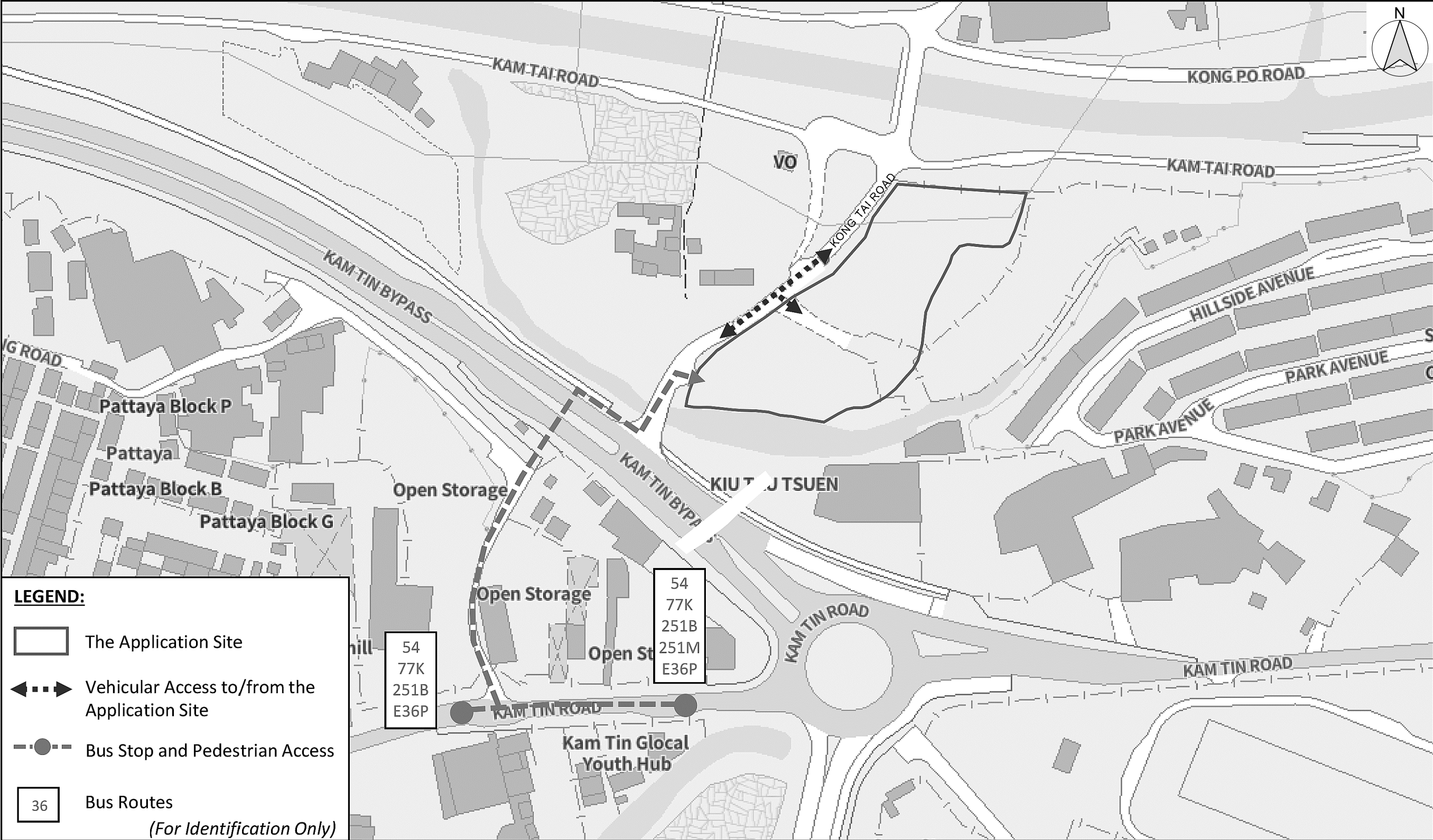
LEGEND	PROPOSED USE	SIZE (L.xW.xH.)	COVERED AREA	GFA(NON-DOMESTIC)	STOREYS
A	SHOP AND SERVICES	25.5 x 9 x 3.84m	229.5m ² (ABOUT)	229.5m ² (ABOUT)	1-STOERY
B	SHOP AND SERVICES	25.5 x 9 x 3.84m	229.5m ² (ABOUT)	229.5m ² (ABOUT)	1-STOERY
C	SHOP AND SERVICES	25.5 x 9 x 3.84m	229.5m ² (ABOUT)	229.5m ² (ABOUT)	1-STOERY
D	SHOP AND SERVICES	6 x 15 x 3.84m	90m ² (ABOUT)	90m ² (ABOUT)	1-STOERY
E	SHOP AND SERVICES	6 x 15 x 3.84m	90m ² (ABOUT)	90m ² (ABOUT)	1-STOERY
F	SHOP AND SERVICES	7.5 x 7.5 x 3.84m	56.25m ² (ABOUT)	56.25m ² (ABOUT)	1-STOERY
G	SHOP AND SERVICES	7.5 x 7.5 x 3.84m	56.25m ² (ABOUT)	56.25m ² (ABOUT)	1-STOERY
H	SHOP AND SERVICES	8 x 12 x 3.84m	96m ² (ABOUT)	96m ² (ABOUT)	1-STOERY
I	ANCILLARY OFFICE	7.5 x 7.5 x 3.84m	56.25m ² (ABOUT)	56.25m ² (ABOUT)	1-STOERY
J	ANCILLARY OFFICE	7.5 x 7.5 x 3.84m	56.25m ² (ABOUT)	56.25m ² (ABOUT)	1-STOERY
K	ANCILLARY STOREROOM	7.5 x 7.5 x 3.84m	56.25m ² (ABOUT)	56.25m ² (ABOUT)	1-STOERY
L	ANCILLARY STOREROOM	7.5 x 7.5 x 3.84m	56.25m ² (ABOUT)	56.25m ² (ABOUT)	1-STOERY
M	PORTABLE TOILIET (2 Nos.)	1.5 x 1.5 x 2.5m	4.5m ² (ABOUT)	4.5m ² (ABOUT)	1-STOERY
N	ANCILLARY STOREROOM (5 Nos.)	2.39 x 5.9 x 2.85m	70.51m ² (ABOUT)	70.51m ² (ABOUT)	1-STOERY
O	METER ROOM	2.5 x 2.5 x 3m	6.25m ² (ABOUT)	6.25m ² (ABOUT)	1-STOERY
P	WATER TANK & PUMP RM.	6.5 x 2.6 x 3m	16.9m ² (ABOUT)	16.9m ² (ABOUT)	1-STOERY
Q	GUARD HOUSE	2.5 x 2.5 x 3m	6.25m ² (ABOUT)	6.25m ² (ABOUT)	1-STOERY
TOTAL			1406.41m ² (ABOUT)	1406.41m ² (ABOUT)	

----- APPLICATION SITE AREA: 7414.8m ² (ABOUT)	
UNCOVERED AREA	ABOUT 6008.39m ² (81%)
COVERED AREA	ABOUT 1406.41m ² (19%)
TOTAL GREENERY AREA	NOT LESS THAN 2100m ²
GREEN RATIO	ABOUT 28%
OPENING HOURS : FROM 7:00 a.m. TO 9:00 p.m. Daily (Including Public Holidays)	

LEGEND:	PROPOSED USE	
	PRIVATE VEHICLE PARKING SPACE (2.5x5m) x 12	150m ² (ABOUT)
	(LGV) LOADING/UNLOADING BAY (SHARED PARKING SPACES) (3.5x7m) x 6 FOR LIGHT GOODS VEHICLE	147m ² (ABOUT)



B.D. Reference 屋宇署檔案		
M.W. Reference 小型工程檔案		
L.D. Reference 地政署檔案		
F.S.D. Reference 消防處檔案		
Notes 註釋		
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REV	DESCRIPTION	DATE
M&D Planning and Construction Consultant Ltd. Tel: 2191 4088 Fax: 3105 0810 Email: sales@moderneng.com.hk Project 項目 新界元朗錦田丈量約份第109約地段第1198號B分段(部分)及第1199號餘段(部分)		
Application 申請		
擬議臨時商店及服務行業 (五金雜貨及建築材料零售商店) 連附屬設施(為期3年)		
Drawing Title 標題		
PROPOSED LAYOUT PLAN		
Scale 比例	Revisions 修定	
1:1000 (A3)	—	
Designed by 設計者	Drawn by 制圖人	
LW	Arthur	
Checked by 檢查	Date 日期	
LW	11-NOV-2025	
Job No. 工程項目	Drawing No. 圖號	
—	LP-01	



B.D. Reference	電子圖檔案
M.W. Reference	小型工程檔案
L.D. Reference	地政署檔案
F.S.D. Reference	消防處檔案
Notes	註釋

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REV	DESCRIPTION	DATE
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M&D
Planning and
Construction
Consultant Ltd.

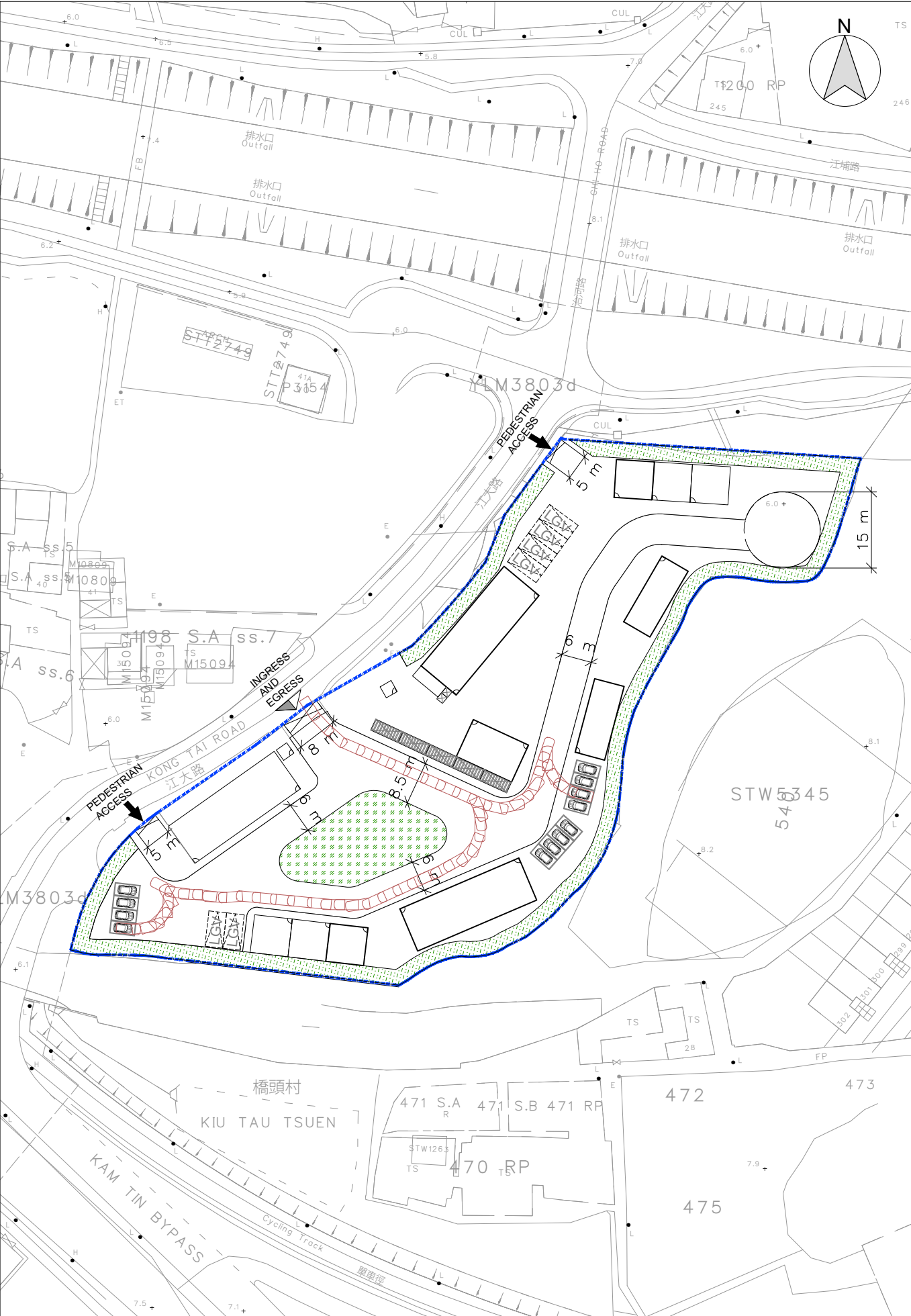
Tel: 2191 4088
Fax: 3105 0810
Email: sales@moderneng.com.hk

Project
新界元朗錦田丈量約份第109約地段第1198號B分段(部分)及第1199號餘段(部分)

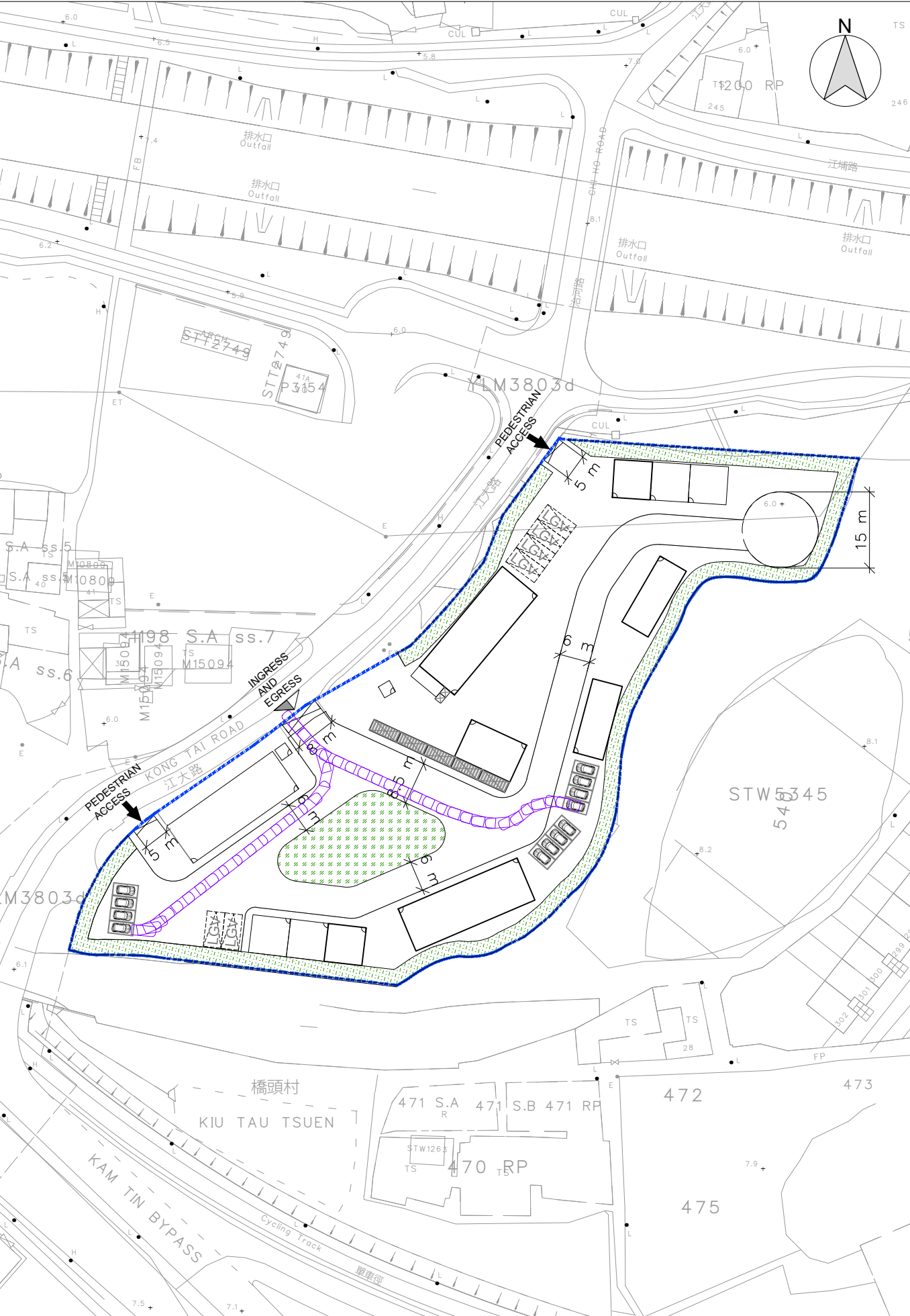
Application
擬議臨時商店及服務行業(五金雜貨及建築材料零售商店)連附屬設施(為期3年)

Drawing Title
交通措施顯示圖

Scale	比例	Revisions	修訂
1:1000 (A3)		—	
Designed by	設計者	Drawn by	制圖人
LW		Arthur	
Checked by	檢查	Date	日期
LW		26-AUG-2025	
Job No.	工程項目	Drawing No.	圖號
—		LP-02	



PATH OF PRIVATE CAR IN



PATH OF PRIVATE CAR OUT

B.D. Reference		總字號圖案
M.W. Reference		小型工程圖案
L.D. Reference		地政署圖案
F.S.D. Reference		消防處圖案
Notes		註釋
Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.		
REV	DESCRIPTION	DATE
Project		項目
新界元朗錦田丈量約份第109約地段第1198號B分段(部分)及第1199號餘段(部分)		
Application		申請
擬議臨時商店及服務行業(五金雜貨及建築材料零售商店)連附屬設施(為期3年)		
Drawing Title		標題
PROPOSED SWEEP PATH ANALYSIS (PRIVATE CAR)		
Scale	Revisions	
1:1000 (A3)	—	
Designed by	檢查	Drawn by
LW	設計者	Arthur
Checked by	Date	日期
LW	工程項目	22-OCT-2025
Job No.	Drawing No.	圖號
—	TD-01	

Drainage Proposal

Project:

Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years

Location:

Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories

Application No.: A/YL-KTN/1168

Proposed by

M&D Planning and Construction Consultant Ltd.

Date: 22 Oct 2025

1. Introduction

This report assesses the drainage design for the proposed temporary development, with particular focus on the use of a **450mm Universal Channel (450 UC)** for stormwater management.

2. Catchment Area and Runoff Calculation

- **Total Site Catchment Area A:** 3700 m² (0.003700 km²)
- **Design Rainfall Intensity:** 250 mm/hr
- **Runoff Coefficient:** 0.95
- **Peak Runoff Calculation:**

$$Q = 0.278 \times C \times I \times A$$

$$Q = 0.278 \times 0.95 \times 250 \times 0.003700$$

$$Q = 0.2443 \text{ m}^3/\text{s}$$

$$Q = 14658 \text{ litres/min}$$

- **Peak Runoff for Catchment A: (served by 450 UC):**

$$Q_A = 14658 \text{ litres/min}$$

- **Total Site Catchment Area B:** 3710 m² (0.003710 km²)
- **Design Rainfall Intensity:** 250 mm/hr
- **Runoff Coefficient:** 0.95
- **Peak Runoff Calculation:**

$$Q = 0.278 \times C \times I \times A$$

$$Q = 0.278 \times 0.95 \times 250 \times 0.003710$$

$$Q = 0.2450 \text{ m}^3/\text{s}$$

$$Q = 14697 \text{ litres/min}$$

- **Peak Runoff for Catchment B (served by 450 UC):**

$$Q_A = 14697 \text{ litres/min}$$

3. Channel Design Justification

- **Selected Channel:** 450UC (Catchment A & B)
- **Gradient:** 1:200
- **Reference Design Chart:** Figure 8.7 – Rapid Design of Channels

- **Suitability:**

Based on the chart, a **450 UC** are adequate to convey the peak runoff of **litres/min** at a gradient of 1:200.

4. Proposed Drainage System

- **Peripheral Channel:**

- U-shaped with grating cover
- Dimensions: 0.45m x 0.45m
- Total Length: ~ 372m

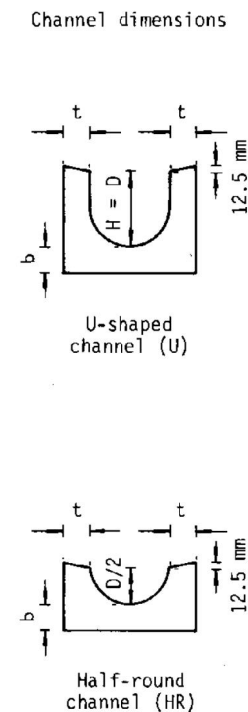
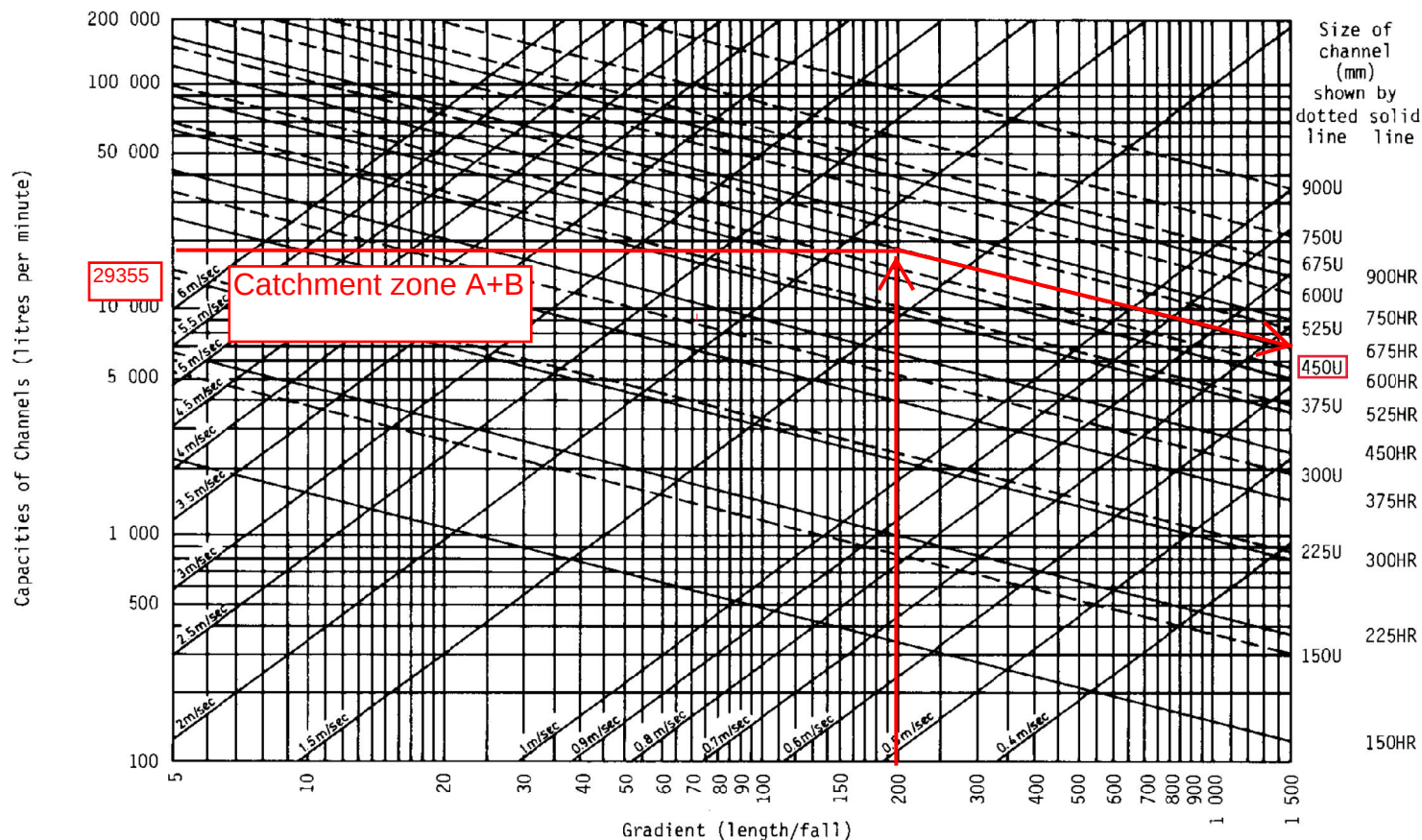
- **Catchpits:**

- Standard (1.5m x 1.5m)
- With sand trap

- **Outfalls:** Discharge to existing streamcourse

5. Conclusion

The use of a **450 UC** for Catchment Area A&B are **hydraulically adequate** based on the calculated peak runoff and the design gradient of 1:200. The channel size aligns with standard design practices and should effectively manage stormwater runoff for the proposed development.



DESIGN METHOD USING CHART

(a) Normal channel Solution

1. Runoff
2. Gradient
3. Channel size
4. Velocity

Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴OK)

(b) Stepped channel Solution

2. Runoff
3. Channel size
4. Gradient
1. Velocity

Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels

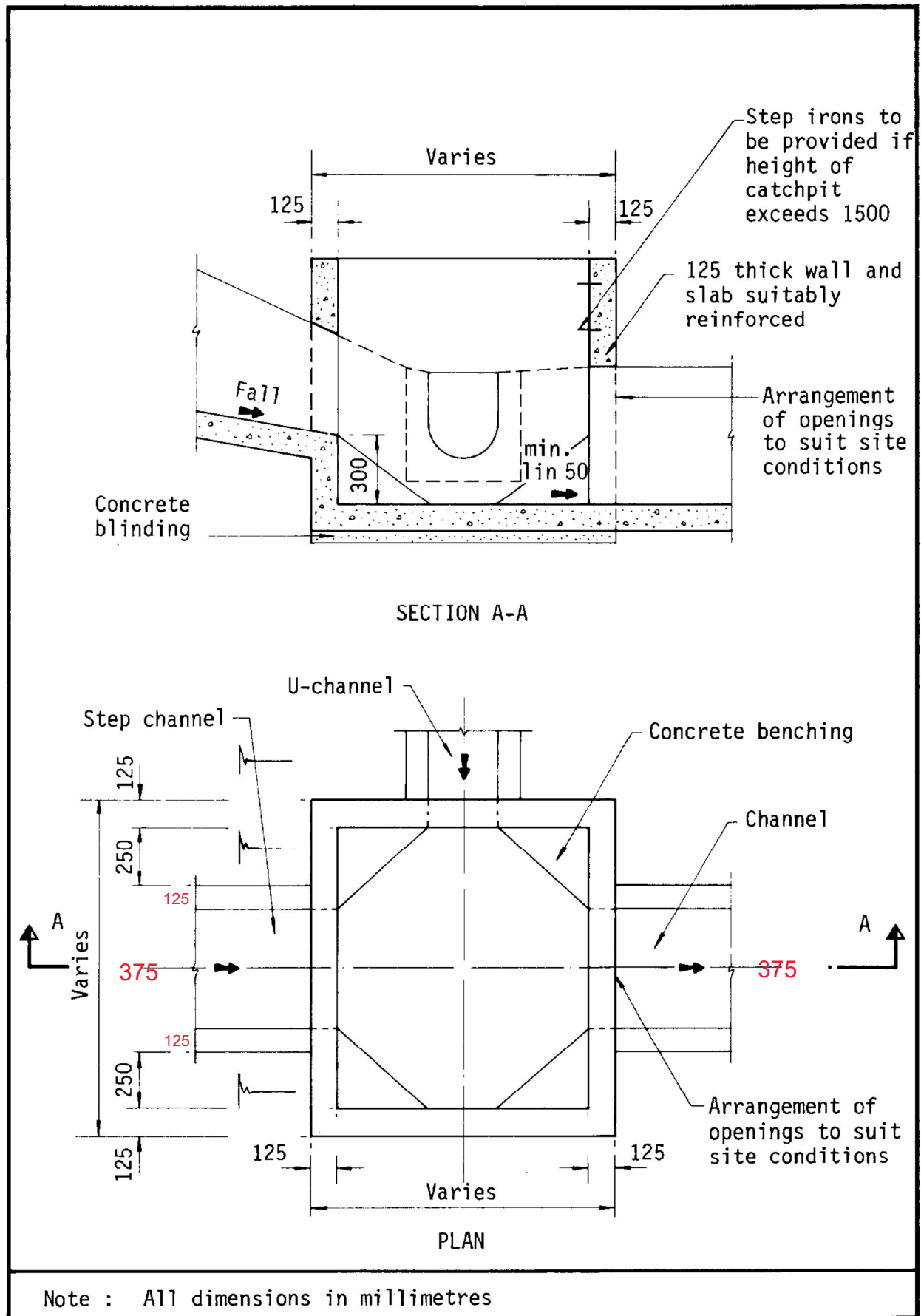
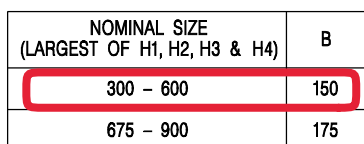
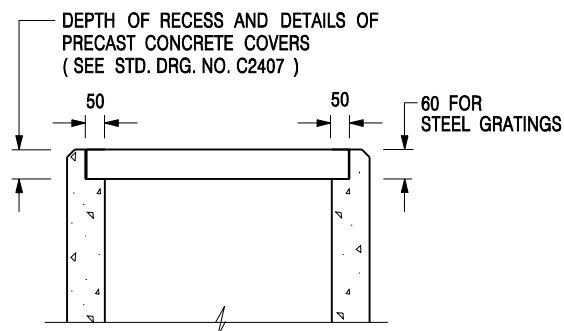


Figure 8.10 - Typical Details of Catchpits



- 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		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)**



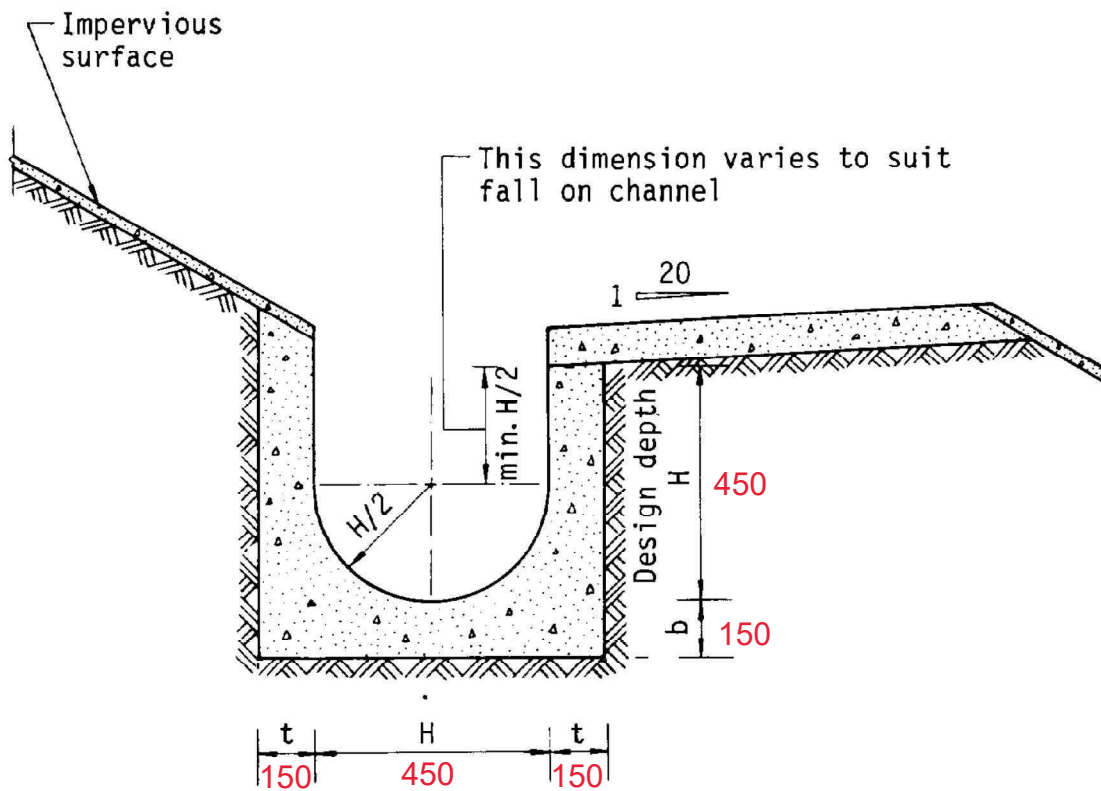
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

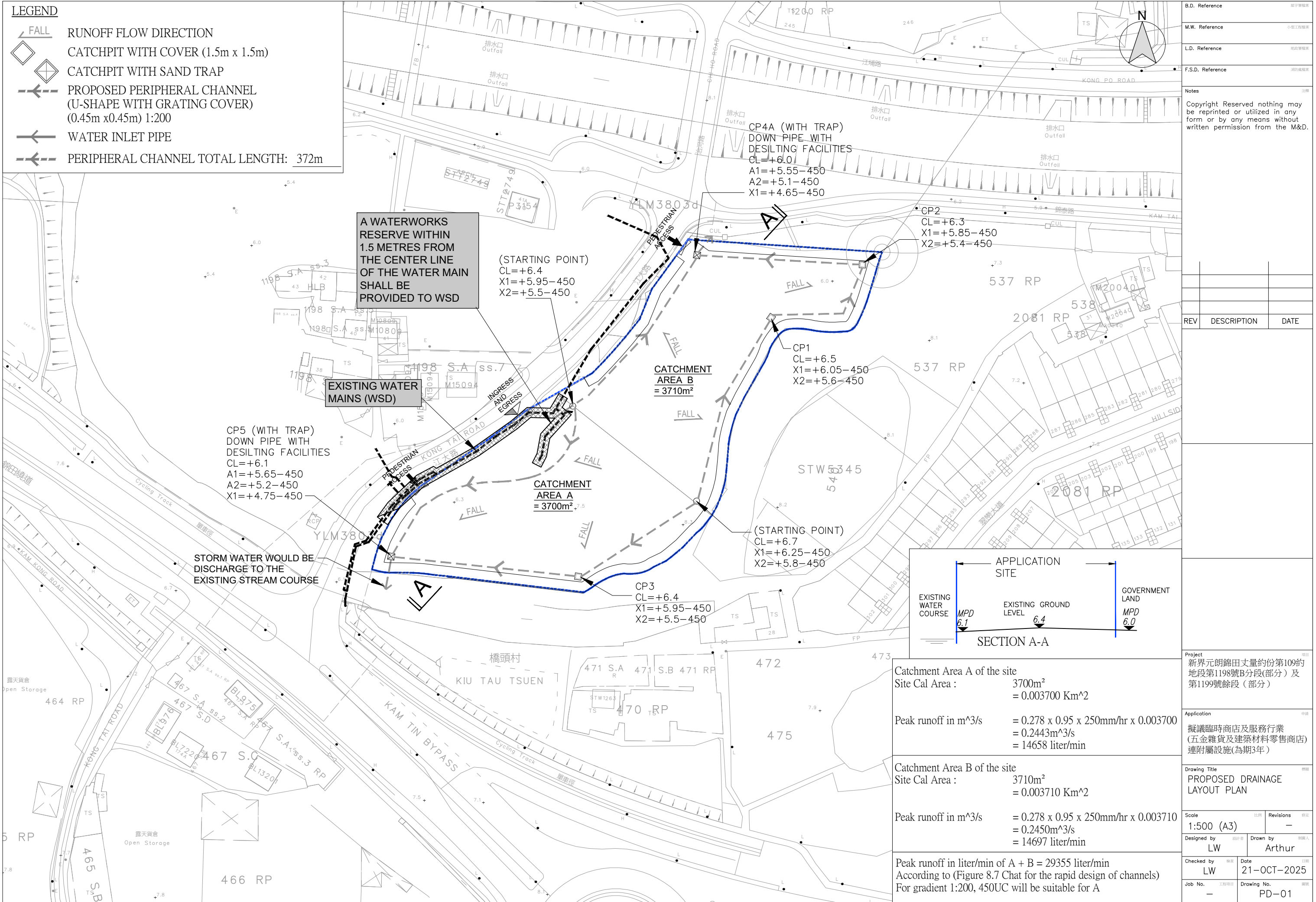
C2406 /2A



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



LEGEND	PROPOSED USE	SIZE (L.xW.xH.)	COVERED AREA	STOREYS
A	SHOP AND SERVICES	25.5 x 9 x 3.84m	229.5m ² (ABOUT)	1—STOERY
B	SHOP AND SERVICES	25.5 x 9 x 3.84m	229.5m ² (ABOUT)	1—STOERY
C	SHOP AND SERVICES	25.5 x 9 x 3.84m	229.5m ² (ABOUT)	1—STOERY
D	SHOP AND SERVICES	6 x 15 x 3.84m	90m ² (ABOUT)	1—STOERY
E	SHOP AND SERVICES	6 x 15 x 3.84m	90m ² (ABOUT)	1—STOERY
F	SHOP AND SERVICES	7.5 x 7.5 x 3.84m	56.25m ² (ABOUT)	1—STOERY
G	SHOP AND SERVICES	7.5 x 7.5 x 3.84m	56.25m ² (ABOUT)	1—STOERY
H	SHOP AND SERVICES	8 x 12 x 3.84m	96m ² (ABOUT)	1—STOREY
I	ANCILLARY OFFICE	7.5 x 7.5 x 3.84m	56.25m ² (ABOUT)	1—STOERY
J	ANCILLARY OFFICE	7.5 x 7.5 x 3.84m	56.25m ² (ABOUT)	1—STOERY
K	ANCILLARY STOREROOM	7.5 x 7.5 x 3.84m	56.25m ² (ABOUT)	1—STOREY
L	ANCILLARY STOREROOM	7.5 x 7.5 x 3.84m	56.25m ² (ABOUT)	1—STOREY
M	PORTABLE TOILIET (2 NOS.)	1.5 x 1.5 x 2.5m	4.5m ² (ABOUT)	1—STOERY
N	ANCILLARY STOREROOM (5 NOS.)	2.39 x 5.9 x 2.85m	70.51m ² (ABOUT)	1—STOREY
O	METER ROOM	2.5 x 2.5 x 3m	6.25m ² (ABOUT)	1—STOREY
P	WATER TANK & PUMP RM.	6.5 x 2.6 x 3m	16.9m ² (ABOUT)	1—STOREY
Q	GUARD HOUSE	2.5 x 2.5 x 3m	6.25m ² (ABOUT)	1—STOREY

圖示:

緊急照明燈

4.5公斤二氧化碳滅火器

緊急出路指示牌

獨立火警偵測器

申請範圍

- FIRE SERVICES NOTES
1.

PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED ON THE BUILDING PLANS.
2.

ALL LININGS FOR ACOUSTIC, THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR CLASS 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
3.

ALL LINING FOR ACOUSTIC, THERMAL INSULATION PURPOSES WITHIN THE PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR CLASS 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED RETARDANT PRODUCT.
4.

ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
5.

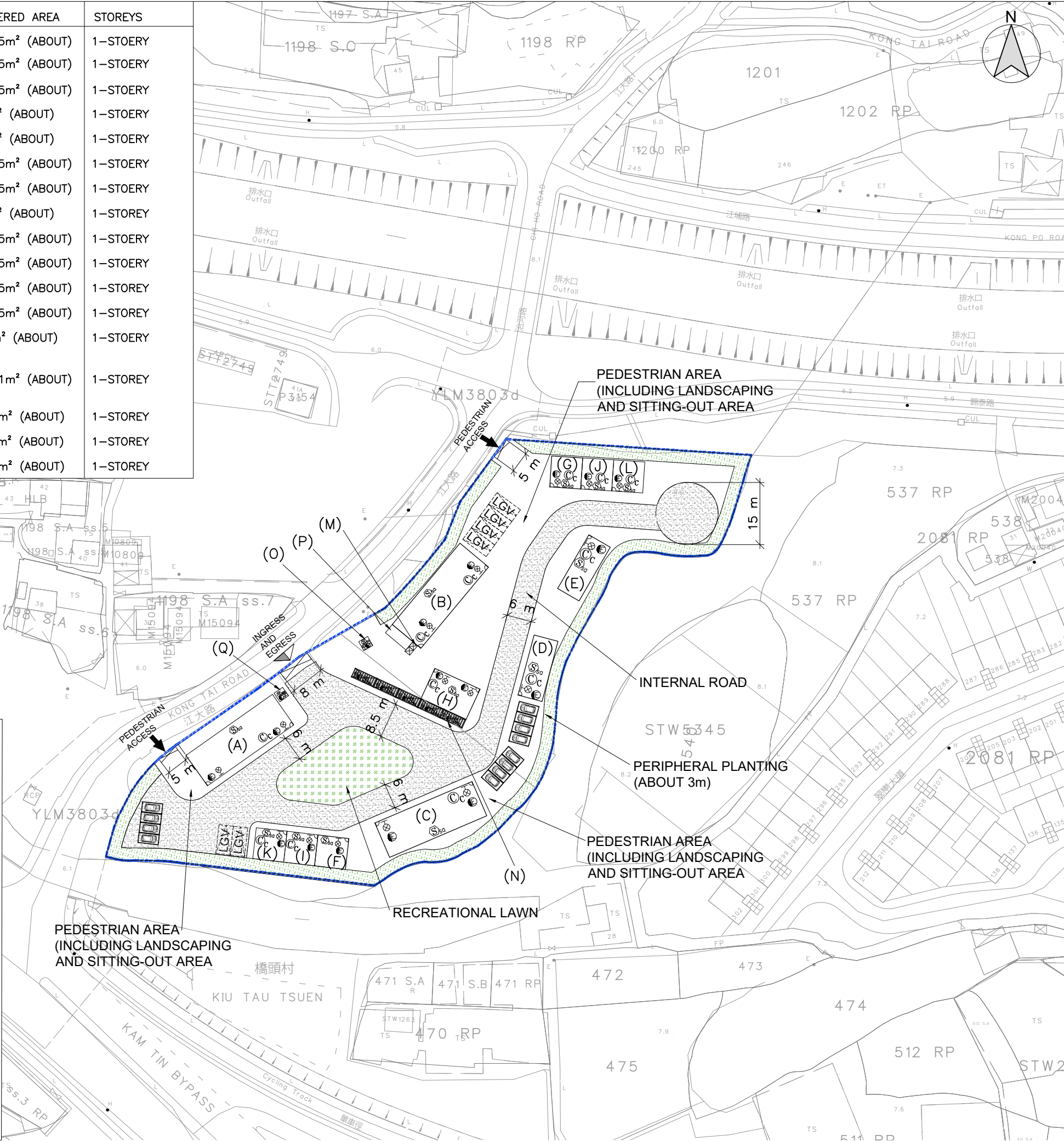
EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTRE BUILDING AND ALL EXIT ROUTES LEADING TO GROUND LEVEL AND COMPLIED WITH BS 5266 PART 1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021
6.

SECONDARY POWER SUPPLY TO BE CONNECTED BEFORE BUILDING’S MAIN SWITCH.
7.

EXIT SIGN SHALL BE PROVIDED AND COMPLIED WITH BS5266 PART 1:2016 AND FSD CIRCULAR LETTER 5 / 2008
8.

ALL EXIT SIGNS, DIRECTIONAL SIGNS AND EMERGENCY LIGHTING WILL BE BACKED UP BY EMERGENCY GENERATOR POWER SUPPLY AND 2 HOURS SELF-CONTAINED BATTERY.
9.

STAND-ALONE FIRE DETECTOR COMPLY WITH BS EN 14604 OF FIRE SERVICE GUIDELINES FROM SEPTEMBER 2021



B.D. Reference

屋宇署檔案

M.W. Reference

小型工程檔案

L.D. Reference

地政署檔案

F.S.D. Reference

消防處檔案

Notes

註釋

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REV

DESCRIPTION

DATE

M&D

Planning and Construction Consultant Ltd.

Tel: 2191 4088

Fax: 3105 0810

Email: sales@moderneng.com.hk

Project

新界元朗錦田丈量約份第109約地段第1198號B分段(部分)及第1199號餘段(部分)

Application

申請

擬議臨時商店及服務行業
(五金雜貨及建築材料零售商店)
連附屬設施(為期3年)

Drawing Title

圖則

PROPOSED FIRE SERVICE LAYOUT PLAN

Scale

比例

Revisions

修訂

1:1000 (A3)

—

Designed by

設計者

Drawn by

制圖人

LW

Arthur

Checked by

檢查

Date

日期

LW

11-NOV-2025

Job No.

工程項目

Drawing No.

圖號

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FS-01