收件者: tpbpd/PLAND
主旨: Fw: S. 16 Planning Application No. A/YL-KTN/1181 - Departmental Comments
附件: AYL-KTN 1181 20260424.pdf

From: Tang Lok San [redacted]
Sent: Friday, April 24, 2026 3:08 PM

Town Planning Board,

Thank you for the email. Please see the attachment for the further information on the comment from DSD and the Board on planning application no. A/YL-KTN/1181. 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:

有關城市規劃委員會對 A/YL-KTN/1181 的查詢

根據高空圖 (圖 1)，大約 2025 年 6 月份，申請範圍內有約六至八棵樹木分散在申請範圍內，由於申請範圍內的樹木是因長期未有管理下生長，申請範圍沒有任何人工種植的樹木。申請範圍內全部樹木的品種亦屬於香港常見品種或入侵性品種，而有部分樹木的根部已被薇金菊包圍。有見及此，申請地點內的樹木未有保留。申請人亦為此事致歉。

圖 1: (紅圈為樹木的大約位置)

綠化方面，申請範圍內計畫重新種植八棵竹柏，並會在樹幹 2 米範圍設有 2 米乘 2 米的保護區，保護區不會放置任何物品，以免影響樹木生長。樹木會定期檢查、修剪及除去入侵性的雜樹，從而保護樹木。種植範圍約有 46.3 平方米，請參考 Appendix 4 及 Appendix 7。

申請人原來的經營處所受到政府「古洞北新發展區」的收地發展影響，原先經營位置為香港警察羅湖練靶場附近的政府土地。原先經營位置請參考附件及圖 2。受影響的經營範圍為 966.93 平方米（約）。

圖 2:

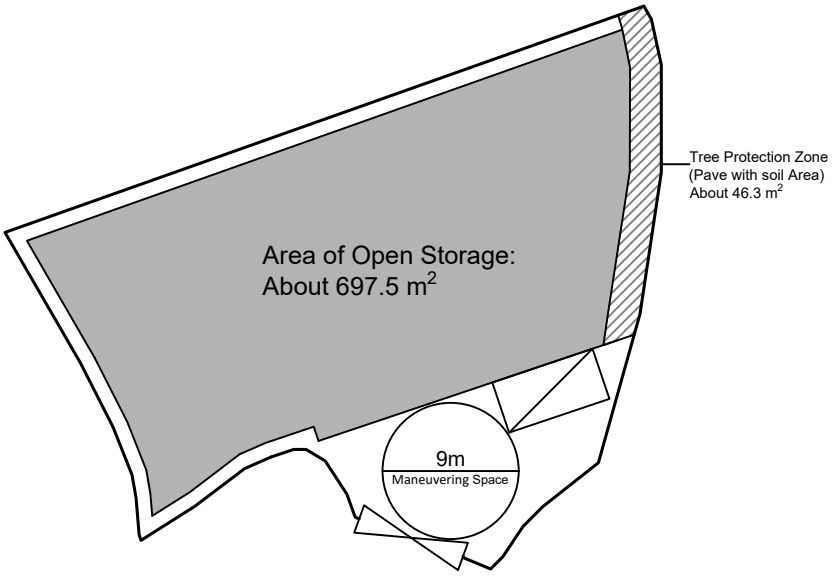
申請人為原本經營位置的使用人。

現場仍在營運中，但需要盡快遷離。

圖 3 及 4: 以下為受影響的經營範圍現場相片:

受影響的業務主要是以露天形式存放建築材料。申請人希望透過規劃申請，將上述受影響的業務由原先經營的位置遷移至申請地點，以繼續進行相關業務。如規劃申請獲批，申請人會盡快搬遷至申請地點，並向政府歸還受影響的範圍。

希望此附加文件能釋除　　貴署的隱憂，並支持本申請。



Total Area: 983.6 m^2 (About)

Legend:

- Ingress/egress (Width: About 7.3m)
- Open Storage Area
- LGV L/UL Space
- Tree Protection Zone
- Maneuvering Space

Appendix 2

Location: DD 107 Lot 1435 (Part)

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

Date: 12 December 2025

Proposed Layout Plan
擬議佈局平面圖

擬議臨時露天存放
及相關填土工程(為期3年)

Proposed Temporary Open Storage
and associated Filling of Land for a Period of 3 Years

SCALE

1:500

@A4

For Identification Only

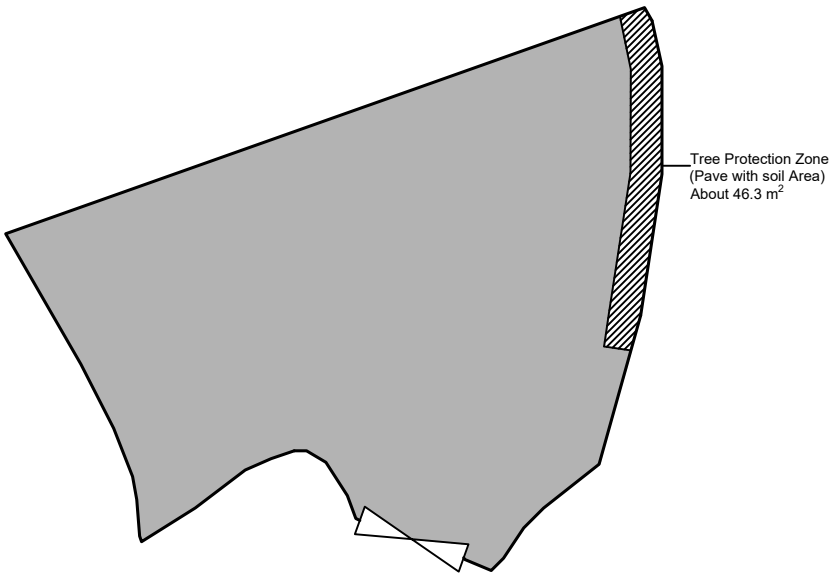
Drawing No.: 2-1

Proposed Filling of Land Perimeter

Application Site Area:	983.6 m^2(About)
Proposed Land Filling:	983.6 m^2 (About)
Depth of Land Filling:	About 0.6 m
Original Site Levels:	+7.8 mPD (About)
Proposed Site Levels:	+8.4 mPD (About)
Material of Filling:	About 0.4m soil and about 0.2m Concrete (About 937.3 m^2) About 0.6m soil (About 46.3 m^2)

Fill with concrete on top area:	About 937.3 m^2
Fill with soil only area:	About 46.3 m^2
Proposed Use:	Tree Planting, Open Storage and Circulation Space

N



Legend:

Paved with soil and concrete Area

Paved with soil only area

Appendix 4

Location: DD 107 Lot 1435 (Part)

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

Date: 12 December 2025

Proposed Paved Area
擬議平整位置圖

擬議臨時露天存放
及相關填土工程(為期3年)

Proposed Temporary Open Storage
and associated Filling of Land for a Period of 3 Years

SCALE

1:500

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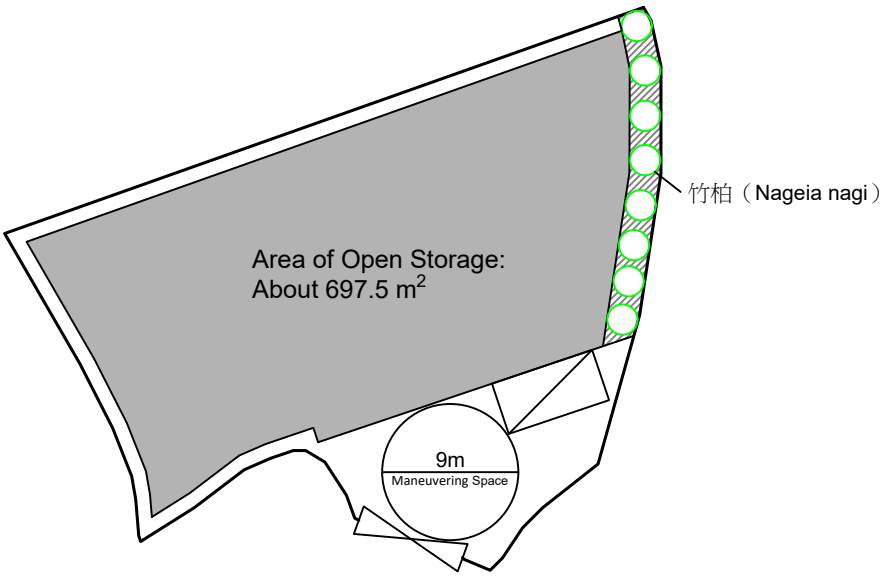
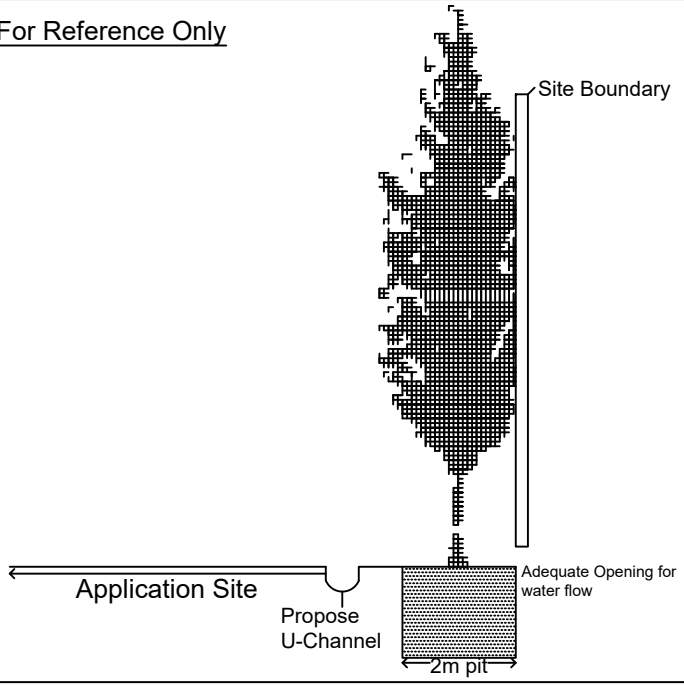
For Identification Only

Drawing No.: 4-01



For Reference Only



Legend:

- Ingress/egress (Width: About 7.3m)
- Open Storage Area
- Proposed Nageia Nagi
- LGV L/UL Space

Planting Schedule:

Plants: Nageia nagi

Approximate Height: 2.75m - 3m

Unit(s): 8

*All Proposed plants are at-grade planting.

*The size of the tree pit will be at least 2m x 2m with soil depth of 1.2m.

Appendix 7

Location: DD 107 Lot 1435 (Part)

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

Date: 12 December 2025

Proposed Landscape Plan
擬議環境美化計劃

擬議臨時露天存放
及相關填土工程(為期3年)

Proposed Temporary Open Storage
and associated Filling of Land for a Period of 3 Years

SCALE

1:500

@A4

For Identification Only

Drawing No.:
7-1

GEOINFO MAP
地理資訊地圖

前往地圖: https://www.map.gov.hk/gm/geo:22.5159,114.1011?z=1128

地圖列印於 2025 年 9 月 4 日

由「地理資訊地圖」網站提供: https://www.map.gov.hk

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.

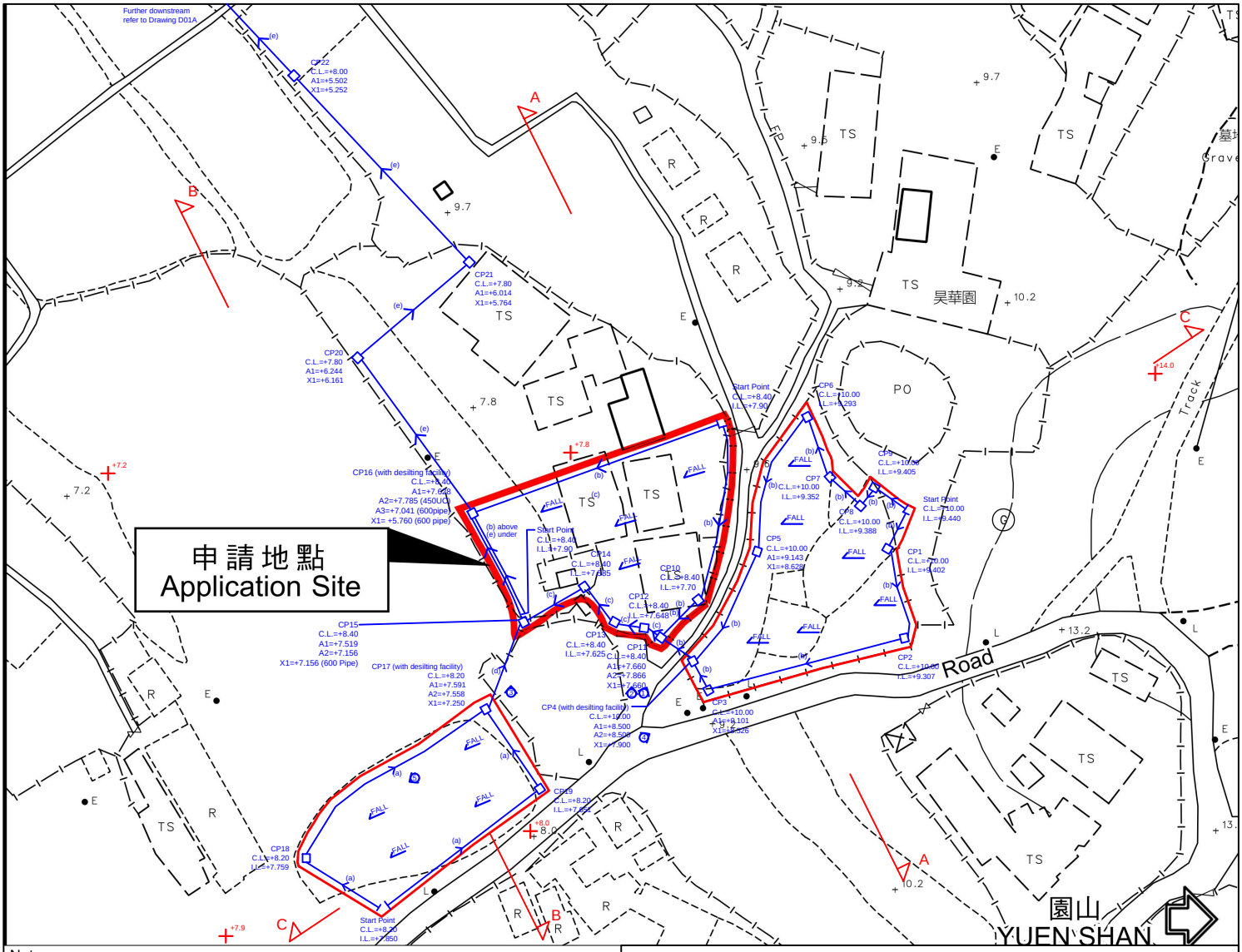
H value is revised.

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.



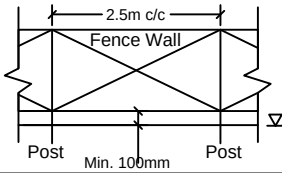
Note:

1. Catchpits (CP4, CP16 & CP17) 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.

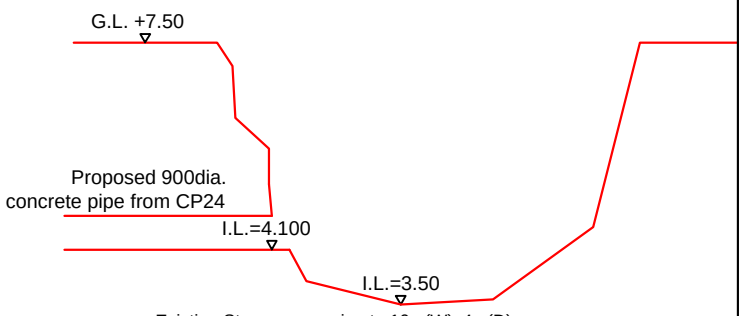
3. Fence Wall to be erected (if any) shall be Open-bottom type.

4. 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.

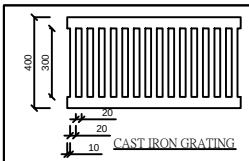


TYPICAL DETAIL OF OPEN-BOTTOM TYPE FENCE WALL

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



CONNECTION DETAILS



恆協工程有限公司
HANDSHIP ENGINEERING COMPANY LIMITED

Title: Drainage Proposal - LAYOUT

D01

Project:

-Proposed Temporary Open Storage and Associated Filling of Land for a Period of 3 Years atLot 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)

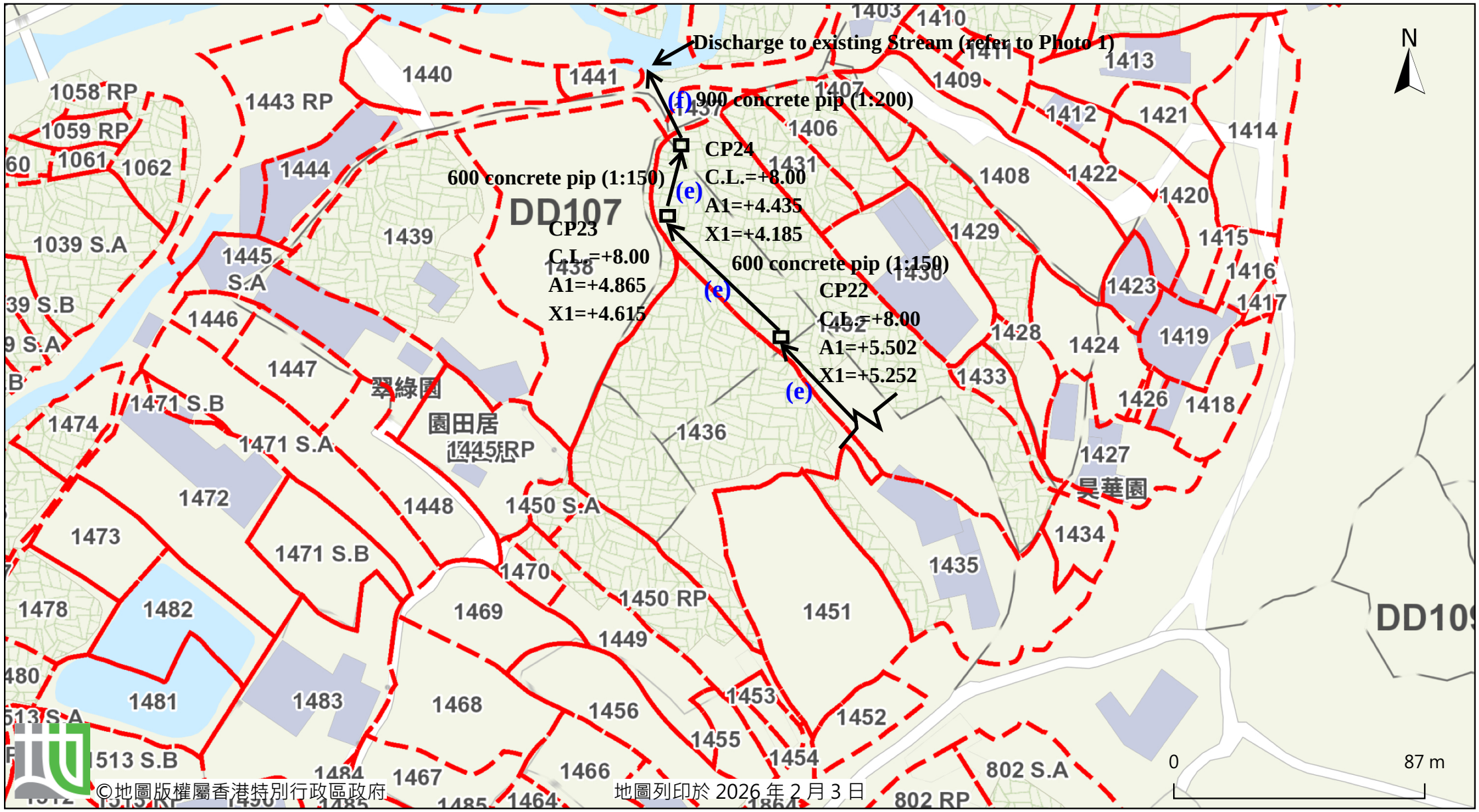
-Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land at Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/995)

Drawn by: DM	Date: 23-4-2026
Check by: DM	Scale: ----

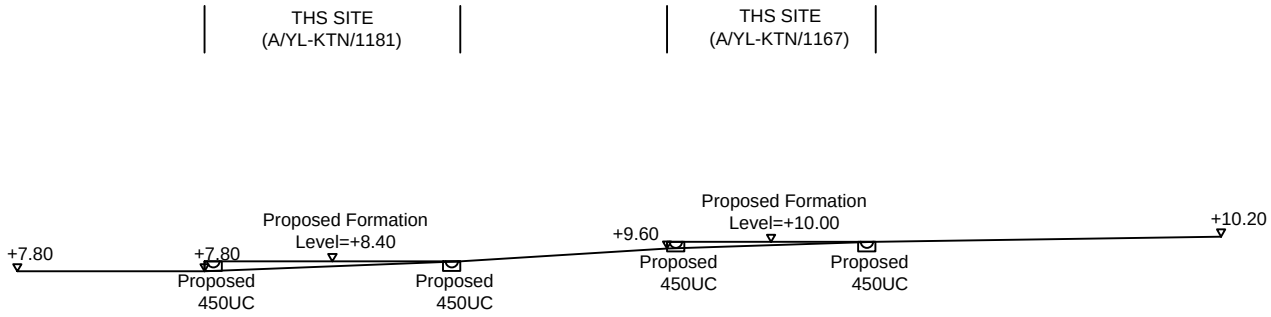
GEOINFO MAP
地理資訊地圖

前往地圖: https://www.map.gov.hk/gm/geo:22.4523,114.0618?z=2257

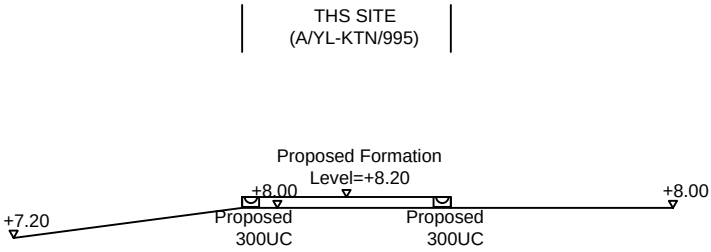
Ultimate Discharge Path (Drawing: D01a)



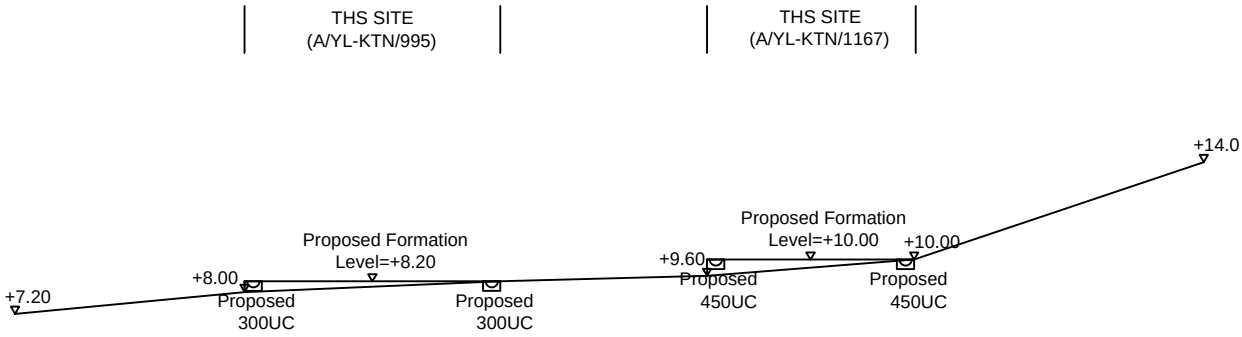
由「地理資訊地圖」網站提供: https://www.map.gov.hk



SECTION A-A



SECTION B-B



SECTION C-C

恆協工程有限公司 HANDSHIP ENGINEERING COMPANY LIMITED	Title: Drainage Proposal - SECTIONS	D02
Project: **-Proposed Temporary Open Storage and Associated Filling of Land for a Period of 3 Years atLot 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

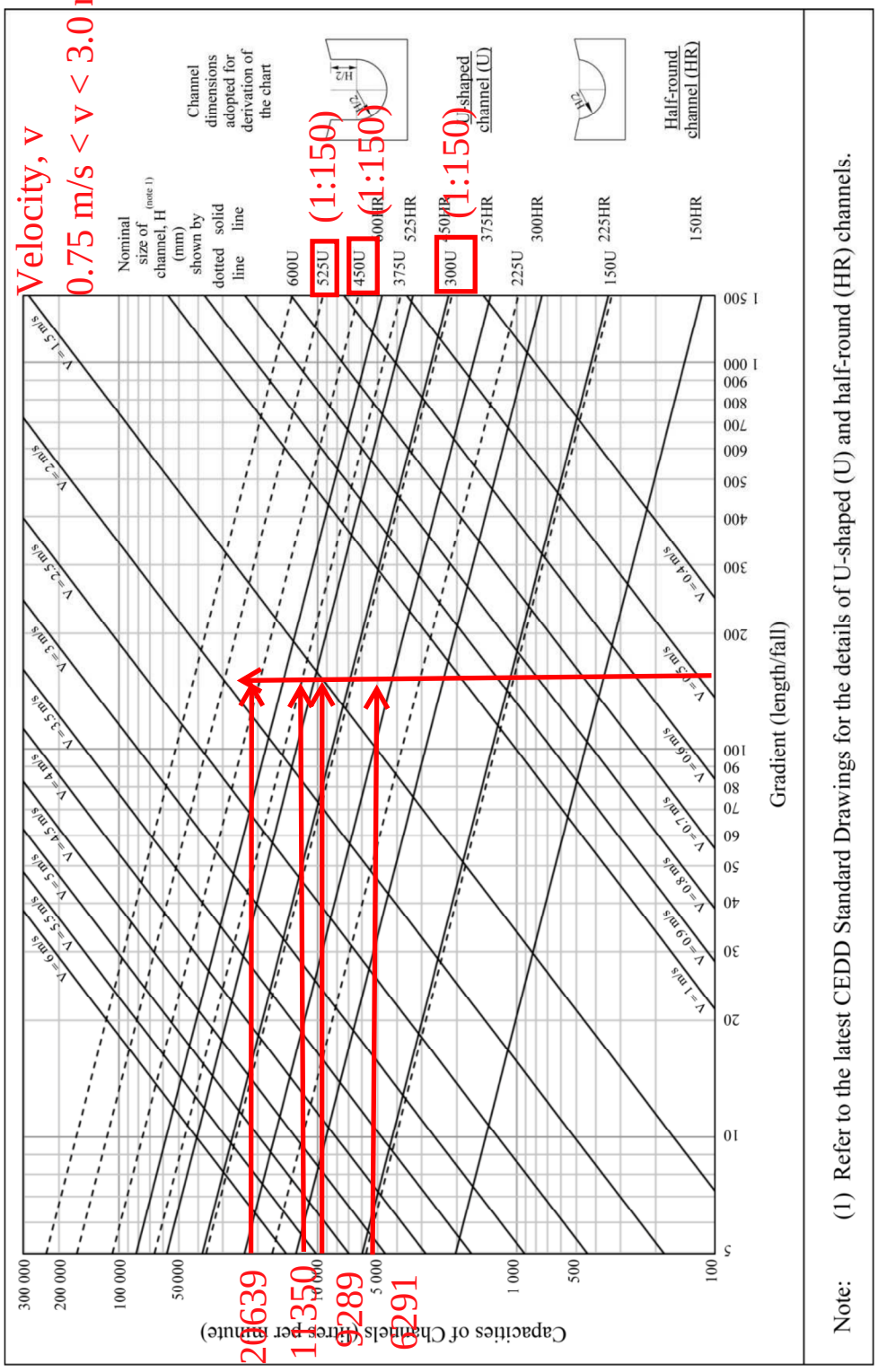


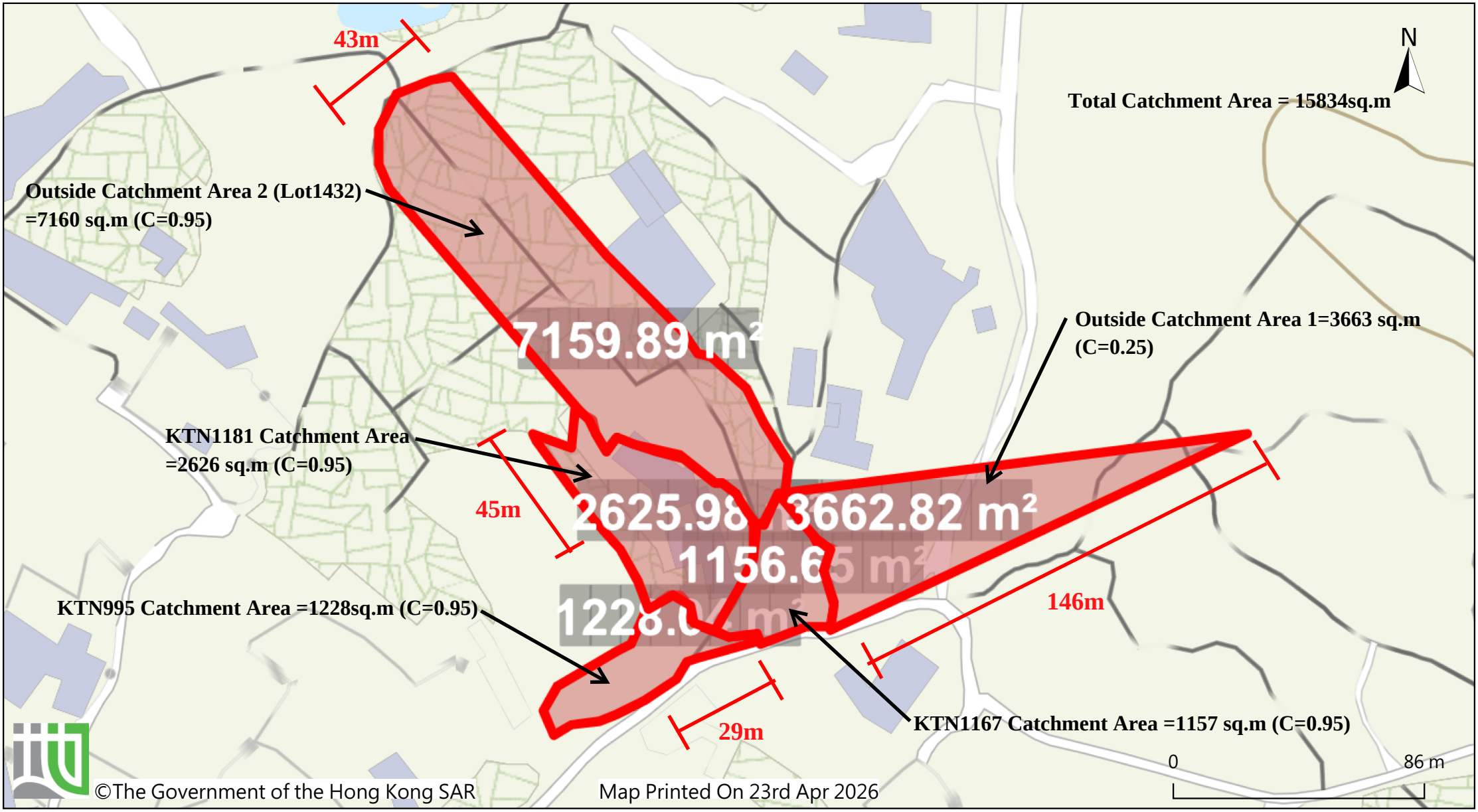
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm

Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.

GEOINFO MAP
地理資訊地圖

Go to map: https://www.map.gov.hk/gm/geo:22.4521,114.0631?z=4514

Catchment Area Plan



Map Printed On 23rd Apr 2026

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 km^2
= 4820 km^2
= 0.00482 m^2

t = $0.14465\ L / H^{0.2} A^{0.1}$ (H=(37-9.6)/146*100)
= $0.14465*146/18.767^{0.2}*4820^{0.1}$ (L= 146 m)
= 5.031 min

i = $1.16*a/(t+b)^{c}$ (50 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 mm/hr

Therefore, Q1 = 0.278*0.95*276.4*0.001157+0.278*0.25*276.4*0.003663
= 0.1548 m^3/sec
= **9289** 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 km^2
= 1228 km^2
= 0.001228 m^2

t = $0.14465\ L / H^{0.2} A^{0.1}$
= $0.14465*29/1^{0.2}*696^{0.1}$ (L= 29 m)
= 2.060 min

i = $1.16*a/(t+b)^{c}$ (50 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 mm/hr

Therefore, Q2 = 0.278*0.95*323.3*0.001228
= 0.1049 m^3/sec
= **6291** 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

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

$A = 2626\ km^2$
$= 2626\ km^2$
$= 0.002626\ m^2$

$t = 0.14465\ L/\ H^{0.2}A^{0.1}$
$= 0.14465*45/1^{0.2}*2626^{0.1}$ (L= 45 m)
$= 5.346$ min

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

Therefore, $Q3 = 0.278*0.95*272.8*0.003645$
$= 0.1892\ m^3/sec$
$= \underline{11350}$ lit/min

Provide 450UC (1:150)

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

$Q3+Q1 = 11350 + 9289$
$= \underline{20639}$ lit/min

Provide 525UC (1:150)

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

$Q3+Q1+Q2 = 11350 + 9289 + 6291$
$= \underline{26930}$ lit/min

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

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

$A = 7160\ km^2$
$= 7160\ km^2$
$= 0.00716\ m^2$

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

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

Therefore, $Q4 = 0.278*0.95*278.7*0.00716 + Q1 + Q2 + Q3$
$= 0.9759\ m^3/sec$
$= \underline{58553}$ lit/min

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/s2	gravitational acceleration (m/s2)	
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	m2/s	kinematic viscosity of fluid (m2/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 m3/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/s2	gravitational acceleration (m/s2)	
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	m2/s	kinematic viscosity of fluid (m2/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	m3/s		
= 30969	lit/min		
> 26930	lit/min	Ok	

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

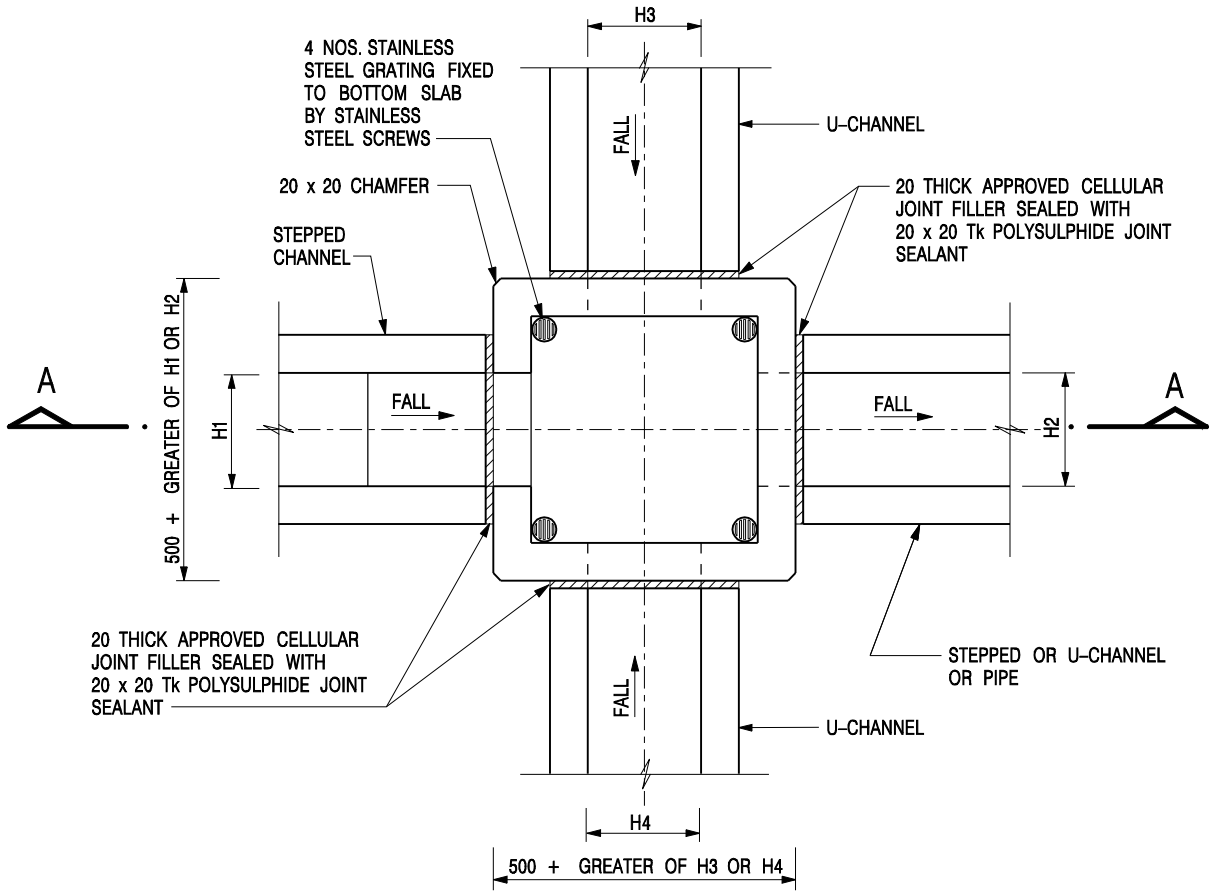
$$V = -\sqrt{(8gDs)}\log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=			mean velocity (m/s)
g	=	9.81	m/s2	gravitational acceleration (m/s2)
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	m2/s	kinematic viscosity of fluid (m2/s)
s	=	0.005		hydraulic gradient (1: 200)

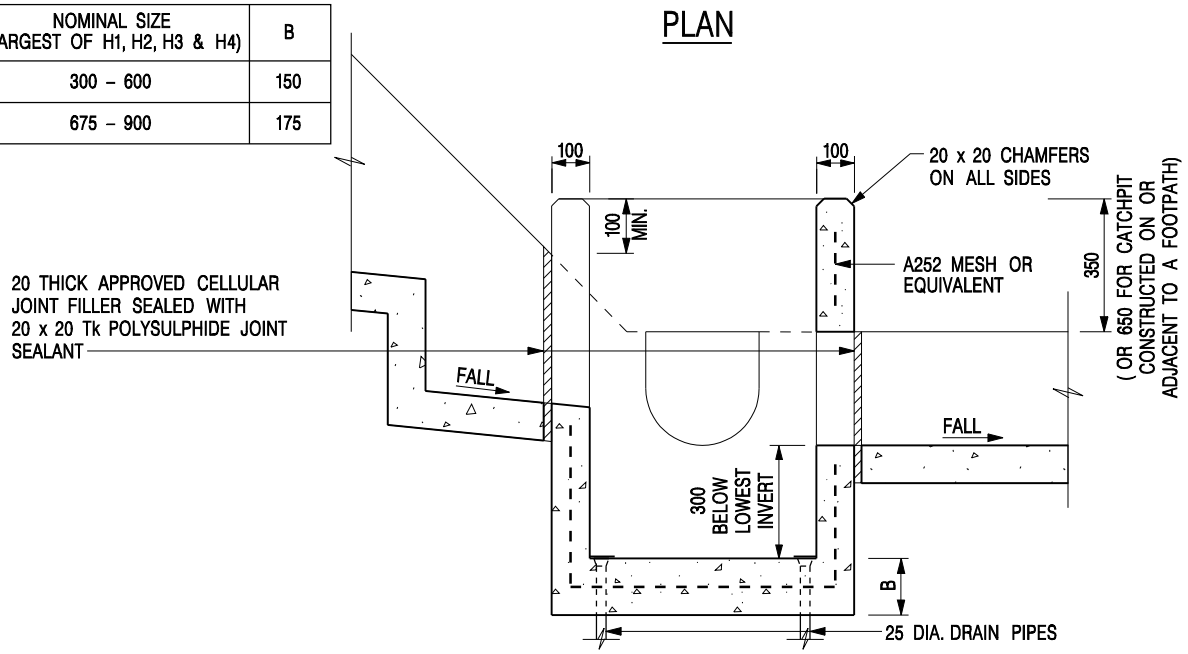
Therefore, design V of pipe capacity = 2.5279 m/s

Q= 0.8VA (0.8 factor for sedimentation)
= 1.287 m3/s
= 77193 lit/min
> 58553 lit/min Ok



PLAN

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.

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

CATCHPIT WITH TRAP

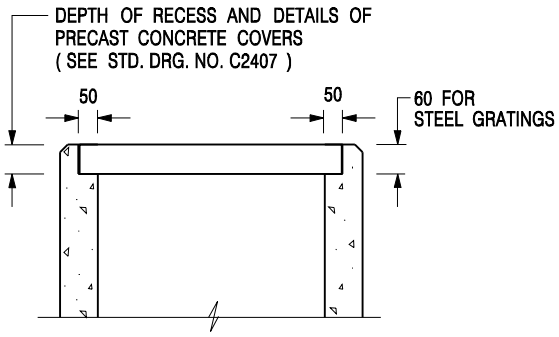
(SHEET 1 OF 2)

CEDD 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 /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.

REF.	REVISION	SIGNATURE	DATE
A	MINOR AMENDMENT.	Original Signed	04.2016
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

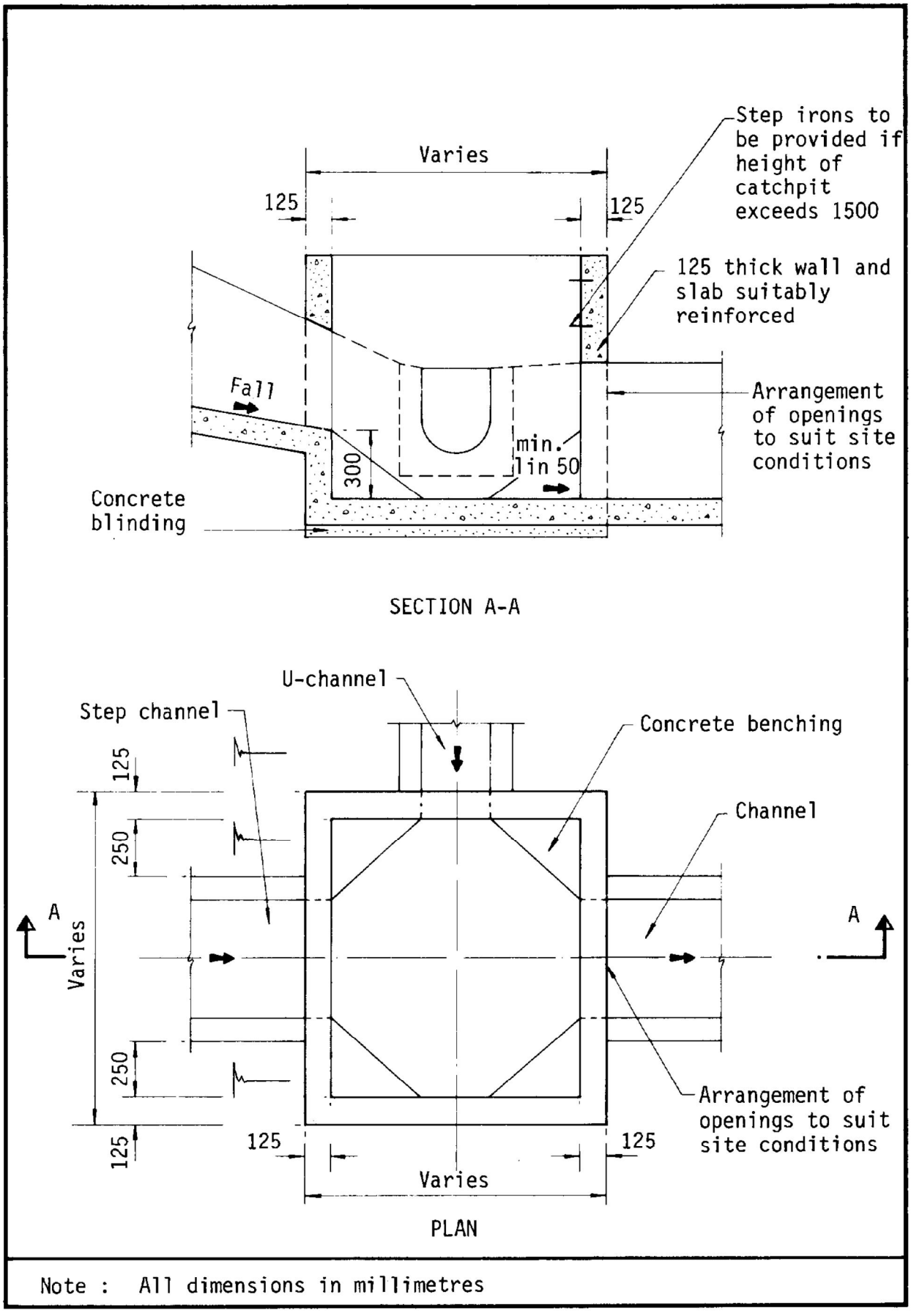
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

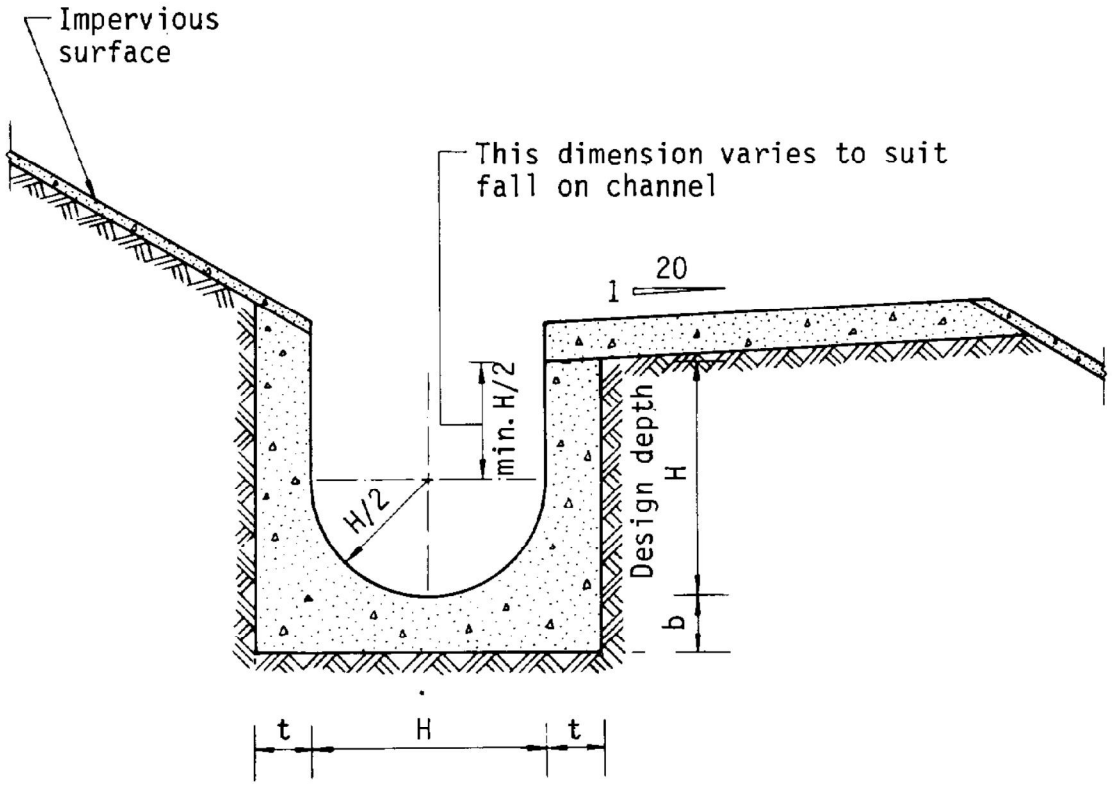
DATE JAN 1991

DRAWING NO. C2406 /2A



Note : All dimensions in millimetres

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