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寄件者: Tang Lok San <[REDACTED]>  
寄件日期: 2026年03月13日星期五 18:13  
收件者: tpbpd/PLAND  
副本: Ivan Sze Yuet FUNG/PLAND  
主旨: Re: S. 16 Planning Application No. A/YL-KTN/1196 - Departmental Comments  
附件: AYL-KTN 1196 20260313.pdf  
  
類別: Internet Email

Town Planning Board,

Please see the attachment for the further information on the departmental comment from EPD, TBP, AFCD, DSD and TD. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours sincerely,  
Mr. Tang

# **Proposed Temporary Open Storage with Ancillary Facilities and associated Filling of Land for a Period of 3 Years at D.D. 107 Lot 1231 (Part), 1234 (Part), 1235, 1236, 1237 (Part), 1238 (Part), 1240 (Part), Kam Tin North, Yuen Long, New Territories**

Drainage Proposal

13 March 2026



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## 1. Introduction

### 1.1 Project Title

- 1.1.1 Proposed Temporary Open Storage with Ancillary Facilities and associated Filling of Land for a Period of 3 Years

### 1.2 Project Background

- 1.2.1 A Planning Application has been prepared for a proposed temporary open storage use for a period of three years at the application site (“the Project Site”) on D.D 107 Lots 1231 (Part), 1234 (Part), 1235, 1236, 1237 (Part), 1238 (Part) and 1240 (Part), Kam Tin North, New Territories.
- 1.2.2 The Project Site falls within the 'Agriculture' (“AGR”) zone according to the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (“the OZP”). According to the Notes of the OZP, temporary use or development of any land not exceeding a period of three years requires planning permission from the Board. A Planning Application is therefore submitted for the proposed development at the Project Site.

#### Location of the Project Site

- 1.2.3 The location of the Project Site is given in **Figure 1.1**.
- 1.2.4 The Project Site has an area of about 6,134.3m<sup>2</sup>. The proposed development comprises site formation works and the use of the site for open storage. The open storage area will be approximately 5,573.8m<sup>2</sup>, with a 351m<sup>2</sup> buffer area surrounding the open storage area. Proposed site formation includes filling of a dried pond (approx. 1,378.4m<sup>2</sup>) by about 0.8m with soil to +10.10mPD, and filling the land area with a 0.3m concrete layer to a proposed site level of +10.40mPD.

#### Purpose of this Proposal

- 1.2.5 This Drainage Proposal is prepared to supplement the planning application. Its purpose is to demonstrate that with the implementation of the proposed drainage infrastructure, the proposed development will not cause any adverse drainage impact to the adjacent areas.

## 2. Existing Environment of the Project Site

### 2.1 Overview of Local Terrain and Surrounding Environment

#### Local Terrain within Proximity of the Project Site

2.1.1 The Project Site is located within Kam Tin North, New Territories. To the south of the Project Site is a river channel that ultimately led to a XWP1001820 channel of 6500mm wide (Feature XWP1001820) and discharge into Kam Tin River. The river channel serves as the main discharge channel for the surrounding area. The river channel is a natural channel without a concrete wall.

2.1.2 To the north and east of the Project Site located a number of open storage areas that used for parking of construction vehicles. To the west of the Project Site located farmlands.

#### Terrain of the Project Site

2.1.3 The local terrain is higher at the north and lower at the south. Stormwater falling north of the Project Site will flow southwards towards the site, ultimately discharging into the river to the south. The existing stormwater flow direction is shown in **Figure 2.1**.

2.1.4 The Project Site currently comprises of unpaved land (existing level +10.10 mPD) and a dried pond (existing level +9.30 mPD), with a total area of 6,134.3m<sup>2</sup>. The site is unpaved with no permanent structures; the pond area is a dried pond. A panorama photo of the Project Site is given in **Figure 2.2**.

2.1.5 The proposed development will fill the entire site to a unified +10.40 mPD with soil and concrete.

### 2.2 Existing Drainage Channel

#### Recorded Public Drainage Channel

2.2.1 Existing public drainage infrastructure in the proximity of the Project Site includes the river channel at the south of the Project Site that discharge the local stormwater into the public drainage feature Features SCP1009640 and XWP1001820 and enters Kam Tin River. Features SCP1009640 and XWP1001820 are also shown in **Figure 2.1**.

2.2.2 The Kam Tin North area is currently not a flooding prone area. This demonstrates that the existing primary discharge channel has adequate capacity to handle the design stormwater flow for the area.

#### Site Visit and Observation

2.2.3 A site visit was conducted on 28 February 2026 to obtain the current condition of the surrounding area and existing drainage system within the Project Site. A photo map showing the existing situation of the Project Site is given in **Figure 2.3**. Photos taken during the site visit showing the features identified in the following sections are given in **Figure 2.4**.

#### Current Condition of the Project Site

2.2.4 A sheet metal hoarding surrounds part of the Project Site; permanent concrete footing was found at the boundary between an elevated land lot at the northwest of the Project Site. As the site boundary is partially sealed, stormwater will flow in/out of the Project

Site during rainstorms at unsealed sections. Drainage channels are found within the site, demonstrating the stormwater within the area will be properly collected and discharged. The extend of the sealed boundary and drainage channels are shown in **Figure 2.3**.

- 2.2.5 No formal U-channel drainage system currently exists within the Project Site. Stormwater runoff follows natural surface flow paths towards the southern boundary of the site, where it enters the river channel.

### 3. Drainage Flow Evaluation

#### 3.1 Relevant Guidelines and Classification of the Project Site

3.1.1 This Drainage Proposal has been carried out in accordance with the guidelines given as follows:

- a) Technical Note to Prepare a Drainage Submission (the TN);
- b) Stormwater Drainage Manual Planning, Design and Management (Fifth Edition, January 2018) (the Manual); and
- c) Relevant standard drawings provided by Civil Engineering and Development Department.

##### Classification of the Project Site

3.1.2 The Project Site has a total area of 6,134.3 m<sup>2</sup> (0.613 ha), which is smaller than 1 ha. In accordance with the TN, the Project Site is classified as a Simple Site. This Drainage Proposal therefore presents the drainage arrangement within the Project Site only and its connection to the existing public drainage network.

#### 3.2 Existing Stormwater Flow Path

##### Existing Scenario

3.2.1 Under the existing scenario, stormwater falling on the site either infiltrates into the ground or flows as overland surface runoff towards the south, following the natural terrain gradient. The runoff eventually enters the public drainage network and discharges into the Kam Tin River. The existing catchment area is shown in **Figure 3.1**.

##### Catchment A

3.2.2 Catchment A refers to the elevated site located at the northwest side of the Project Site. All stormwater fall within the catchment area will be discharged through the locally available drainage channels and be discharged into the stream located at the west of the catchment area.

##### Catchment B

3.2.3 Catchment B refers to the open storage area located at the northern side of the Project Site. No local surface channel was identified within the catchment area, hence the stormwater falls within the catchment area would enters the Project Site through the fence.

##### Catchment C

3.2.4 Catchment C refers to the road running at the east of the Project Site, together to the area located at further east of the road. There is a small river channel running from north to the east along the road and directing all stormwater into the river channel located at the south of the Project Site. Hence all water falls within the catchment will be discharged into the river channel without entering the Project Site.

3.2.5 Project Site

3.2.6 All stormwater fall within the Project Site will be flowing towards the south and enter the river channel located at the south. Currently due to the unpaved area, most of the stormwater would enter the ground but will eventually enter the river channel.

### 3.3 Proposed Scenario

3.3.1 Following the proposed filling and site formation, the site will be filled with a concrete surface. This will increase the volume and rate of surface runoff. However, this runoff will be entirely intercepted by the proposed on-site drainage system.

#### Potential Impact on Filling of the Project Site

3.3.2 The proposed site level of +10.40 mPD will not be higher than the adjacent land to the north. Therefore, overland flow from the north of the site (Catchment B) is expected to enter the Project Site same as the scenario before the development. A proposed drainage system will be implemented and collect the overland flow from the Catchment B and discharge into the river stream at the south of the project accordingly.

#### Potential Impact on Filling of the Dried Pond

3.3.3 The dried pond as per the site visit, has no significant different from the other site except lower than the Project Site for about 1,000mm. The dried pond, being unpaved, will have similar permeability with the remaining section of the Project Site, and would have limited additional buffer capacity under rainstorm.

3.3.4 As such, filling of the dried pond would have similar impact as per other section of the Project Site being filled with concrete.

#### Stormwater Flow After Filling Works

3.3.5 Stormwater falling within the Project Site will flow southwards following the newly formed terrain grade. It will be collected by a proposed perimeter U-channel system. The collected stormwater will then be conveyed to a proposed catchpit with a sand trap and discharged into the existing public drainage system, ultimately reaching the Kam Tin River.

## 4. Proposed Drainage Infrastructure

### 4.1 General Specification and Dimension of the Channel

- 4.1.1 In accordance with the TN, for a site of approximately 0.613ha, a perimeter U-channel with a minimum diameter of 450mm and a self-cleansing gradient will be required.
- 4.1.2 Catchpits with robust covers will be provided at all changes in direction and at junctions of the drainage channels. A final catchpit with a sand trap will be provided at the outlet point to intercept silt and debris before the stormwater enters the public system.
- 4.1.3 Catchpit will be provided at all corners of the Project Site where the U-channel changes direction, and a sand trap will be provided to intercept the debris carried by the stormwater. The dimensions of the U-channels, covers of the catchpits will make reference to Civil Engineering and Development Department (CEDD) Drawing Nos. C2409I, C2406/1, C2406/2A and Drainage Services Department (DSD) Drawing No. DS 1025B.

### 4.2 Channel Alignment and Components

#### Drainage Arrangement for Stormwater Flow within the Project: U-channel, floodwall and catchpit

- 4.2.1 A perimeter U-channel will be constructed along the Project Site boundary to intercept all surface runoff. For stormwater falling within the Project Site, it will flow southwards following the finished terrain and be collected by the perimeter U-channel along the southern boundary.
- 4.2.2 Catchpits will be provided at each change of direction and at the junctions of drainage channels.
- 4.2.3 A final catchpit, FCP, with a sand trap will be constructed at the southwestern side of the Project Site. Stormwater within the Project Site will be discharged through FCP into the river channel.
- 4.2.4 **Figure 4.1** shows the proposed layout of the drainage channel for the Project Site. Technical details, including the type, dimensions, invert levels are given in **Table 4.1**.

**Table 4.1: Technical Details of the Proposed Drainage Channels**

Segment	Type	Downstream Catchpit	Upstream Invert Level (mPD)	Downstream Invert Level (mPD)	Length (m)	Diameter (mm)	Slope
DC1	Surface U-Channel	CP1	9.90	9.26	128.00	450	1 in 200
DC2	Surface U-Channel	FCP	9.26	8.98	55.00	450	1 in 196
DC3	Surface U-Channel	CP2	9.90	9.66	48.00	450	1 in 200
DC4	Surface U-Channel	FCP	9.66	9.05	121.20	450	1 in 199
DC5	Underground Pipe	River Channel	8.98	8.92	10.40	450	1 in 173

### **4.3 Construction and Maintenance**

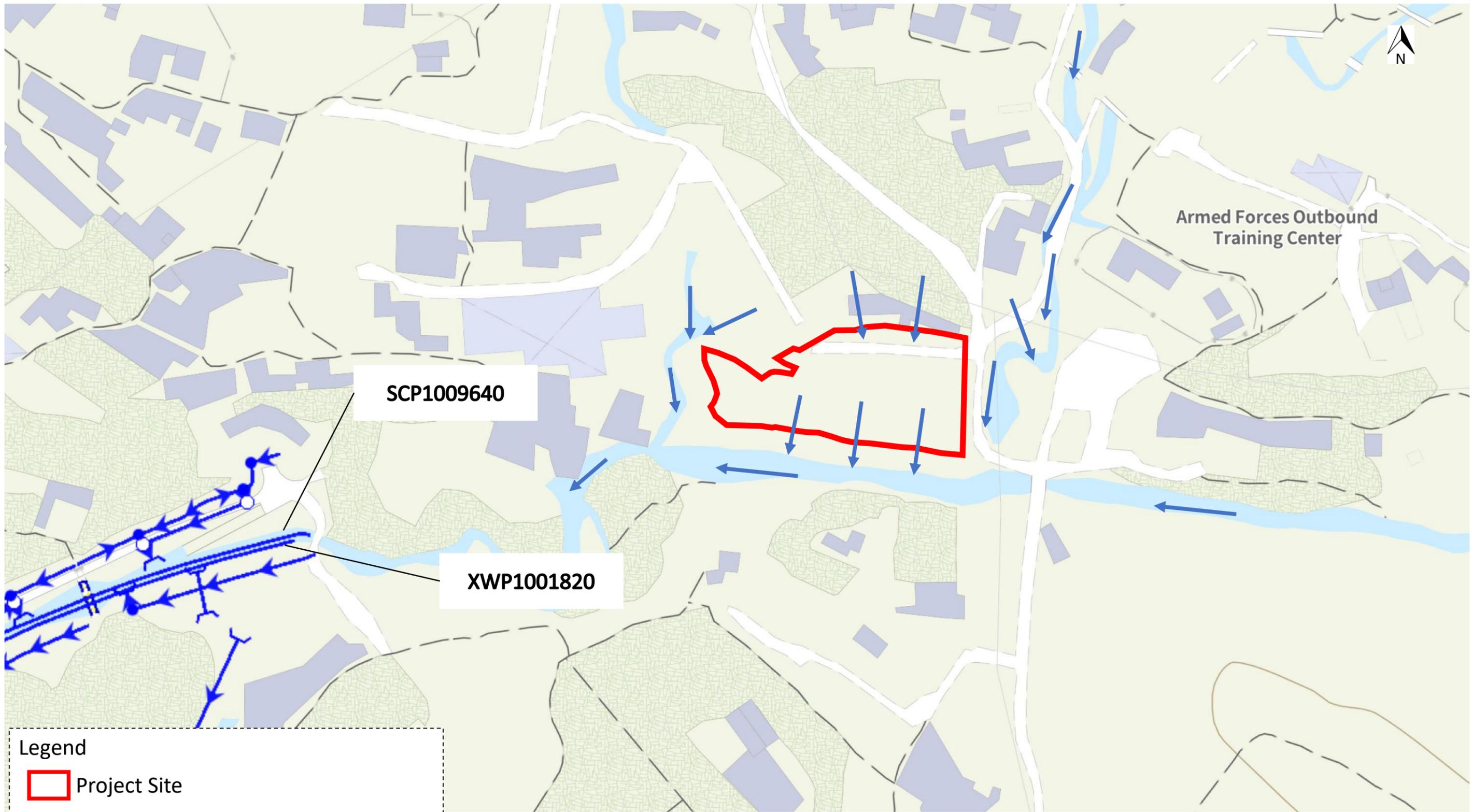
- 4.3.1 The Applicant shall furnish DSD with this connection proposal for agreement. After obtaining DSD's agreement, the Applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to DSD (Mainland North Division) for formal application. The Applicant shall also carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the Applicant.
- 4.3.2 During construction stage, the Applicant shall ensure that no works, including any site formation works, shall be carried out adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
- 4.3.3 The proposed U-channel will intercept and deliver stormwater into the U-channels at the west and south of the Project Site and ultimately discharged into Ng Tung River. The maintenance of the proposed U-channels and catchpits shall be undertaken by the Applicant.
- 4.3.4 The Applicant shall rectify the system if it is found to be inadequate or ineffective during operation at his / her own expense, in addition to those within the Project Site.
- 4.3.5 In addition, the Applicant, and the successive lot owners, shall also:
- a) make good all adjacent affected areas upon the completion of the drainage works;
  - b) allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works; and
  - c) allow connections from the adjacent lots to be completed drainage works on Government Land when so required.

## 5. Conclusion

- 5.1.1 Consider the location is not a flooding black spot, the existing drainage channel is adequate to handle the stormwater discharge for the area. As the project will not increase the stormwater load to the drainage system within proximity of the Project Site, the drainage system after the implementation of the project will not be adversely affected.
- 5.1.2 Additional connecting U-channels and catchpits are required to collect the stormwater falls within the Project Site and divert to the public drainage network for discharge. Associated drainage proposal has been presented.
- 5.1.3 The Applicant will ensure the construction works be conducted in a manner that the works will not adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.

## Figures





**Legend**

- Project Site
- Existing Stormwater Flow Direction

View 1



View 2



View 1



View 2



Legend



Project Site



Area with Impermeable Footing



Identified Surface Channel in other Site



Photo 1: Ramp leading from hoarding of Project Site at north side



Photo 3: Ramp leading from hoarding of Project Site at east side



Photo 2: Ramp leading from hoarding of Project Site at west side



View Angle of the Photos



Legend

-  Project Site
-  Catchment A
-  Catchment B
-  Catchment C



**Figure 4.1: Proposed Layout of the Drainage Channel for the Project Site**

Map Source: GeoInfo Map

環保署及城市規劃委員會：

**有關環保署對 A/YL-KTN/1196 的查詢**

現場會存放金屬、膠喉、汽車零件及建築材料，例如排水管、水喉及電箱、挖掘機、升降台等。

現場不會儲放水泥、泥土、粉煤灰、骨材、淤泥、細石、沙、碎片、鋸屑或木屑或其他多塵的材料，以免影響周遭環境。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

AFCD and TPB:

**Inquiry from AFCD on Planning Application No. A/YL-KTN/1196**

We are writing to submit Further Information to provide justifications for the subject application.

The whole Application Site falls within Category 2 areas under TPB PG-No. 13G.

There is no active agricultural use at the Site. The proposed use can meet the demand for Open Storage in recent years. The proposed use is temporary in nature and approval of the current application will not frustrate the long-term planning intention of the "AGR" zone. There were similar applications approved by the Committee in the vicinity of the Site.

The pond involved at the Site had been dried for more than decades. To apply filling of land and pond is necessary for site formation and circulation to meet the operational needs. As heavy loading of vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs as to provide a relatively flat and solid surface and that has been kept to minimal for the operation of the proposed development.

Relevant drainage measures will be implemented, and the applicant undertakes to reinstate the Site to an amenity area upon expiry of the planning approval. No dangerous goods and dusty construction materials will be stored at the Site and the proposed use is anticipated to generate infrequent trips. Hence, the proposed use will not induce adverse environmental, traffic and drainage impacts on the surrounding areas.

During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24 to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rain season, to ensure that these facilities are always operational.

The Site has set a 3m set-back zone between the Site and the watercourse, please refer to Drawing 7-1 for details.

We wish this Further Information will dispel the concerns from your Department and support this application.

Please see the following site photo for the application site.



城市規劃委員會：

**有關城市規劃委員會對 A/YL-KTN/1196 的查詢**

申請範圍內的池塘已經乾涸，沒有任何漁業活動。

該池塘仍未進行填塘，佈滿雜草，以下為申請範圍內的池塘相片：



希望此附加文件能釋除 貴署的隱憂，並支持本申請。

Proposed Filling of Land and Pond Perimeter

Application Site Area: 6,134.3 m<sup>2</sup>(About)

Proposed Filling of Pond

Proposed Pond Filling: 1,378.4 m<sup>2</sup> (About)  
 Depth of Pond Filling: About 0.8 m  
 Existing Pond Levels: +9.30 mPD (About)  
 Proposed Levels: +10.10 mPD (About)  
 Material of Filling: Soil

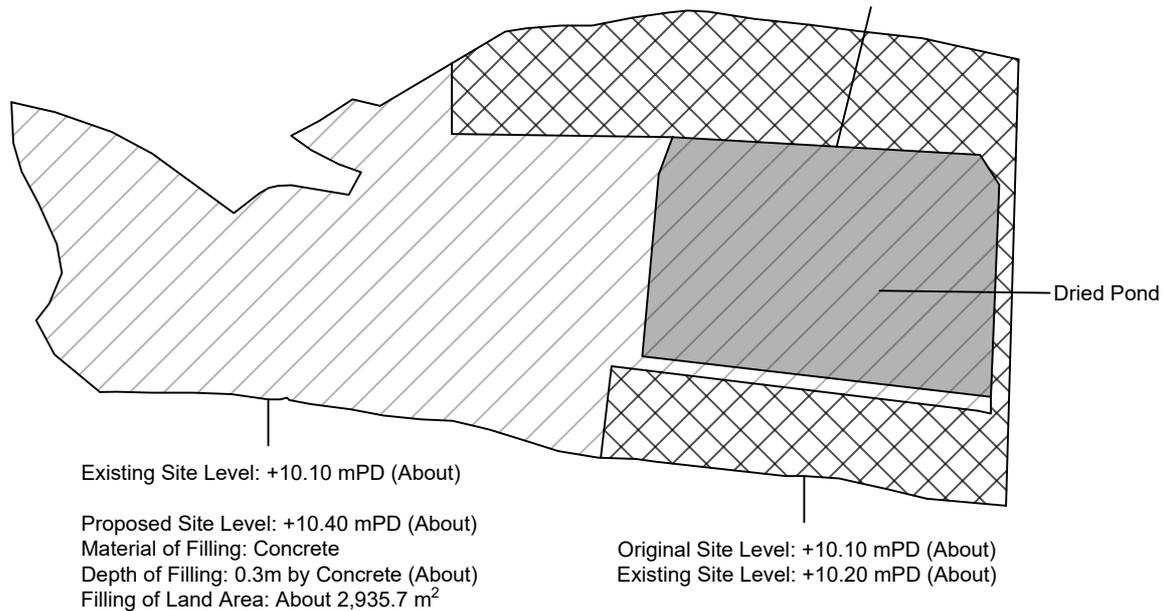
Proposed Filling of Land

Proposed Land Filling: 4,755.9 m<sup>2</sup> (About)  
 Depth of Land Filling: About 0.3 m  
 Existing Site Levels: +10.10 mPD (About)  
 Proposed Site Levels: +10.40 mPD (About)  
 Material of Filling: Concrete  
 Proposed Use: Site Formation, Open Storage Area, Loading / Unloading Space and Circulation Space



Existing Pond Level: +9.30 mPD (About)

Proposed Site Level: +10.10 mPD (About)  
 Material of Filling: Soil and Concrete  
 Depth of Filling: 0.8m by soil  
 Pond Area: About 1,378.4 m<sup>2</sup>



\*The original gravel will be removed before paving with concrete.  
 \*To regularize the filling of land.

**Legend:**

- Proposed Filling of Land Area
- Proposed Filling of Pond Area
- Filled with gravel area

<p><u>Appendix 4</u></p> <p>Location: DD 107 Lot 1231 (Part), 1234 (Part), 1235, 1236 1237 (Part), 1238 (Part) and 1240 (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p> <p>Date: 25 January 2026</p>	<p><u>Filling of Land and Pond Area</u></p> <p>擬議臨時露天存放連附屬設施 及相關填土工程(為期3年)</p> <p>Proposed Temporary Open Storage with Ancillary Facilities and associated Filling of Land for a Period of 3 Years</p>	<p><u>SCALE</u></p> <p>1:1000</p> <p>@A4</p>
		<p>For Identification Only</p>
		<p>Drawing No.: 4</p>

運輸署及城市規劃委員會：

**有關運輸署對 A/YL-KTN/1196 的查詢**

交通方面，出入本申請地點主要使用水尾路，該道路為一條單線雙程的道路，之後轉入郊區小徑。

預計本申請地點的車流為以下：

時段	私家車		輕型貨車		中型貨車		重型貨車		進出 總和
	進	出	進	出	進	出	進	出	
Trips at AM peak (09:00-10:00) per hour	0	0	2	0	0	0	0	0	2
Trips at PM peak (17:00-18:00) per hour	0	0	0	2	0	0	0	0	2
Traffic Trips per hour (10:00-17:00)	0	0	1	1	0	0	0	0	2

本申請會提供 2 個輕型貨車上落貨位置，用作上落貨物。

申請地點是一個沒有商店，不會對公眾開放的場地，並只會用作儲存貨物，不規律亦少量的車流量相信不會對道路帶來負面影響。

申請地點有道路連接，前往本申請地點途經水尾路，再轉到郊區小徑。水尾路沿途道路約有 3-6 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 7 米闊，請參考 Appendix 2。

在申請地點內所有車位附近有足夠的空間來讓車輛進行可調遣的動作，足夠讓輕型貨車輛使用，請參考 Appendix 7.1 及 7.2。

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。調遣空間請參考文件尾端。

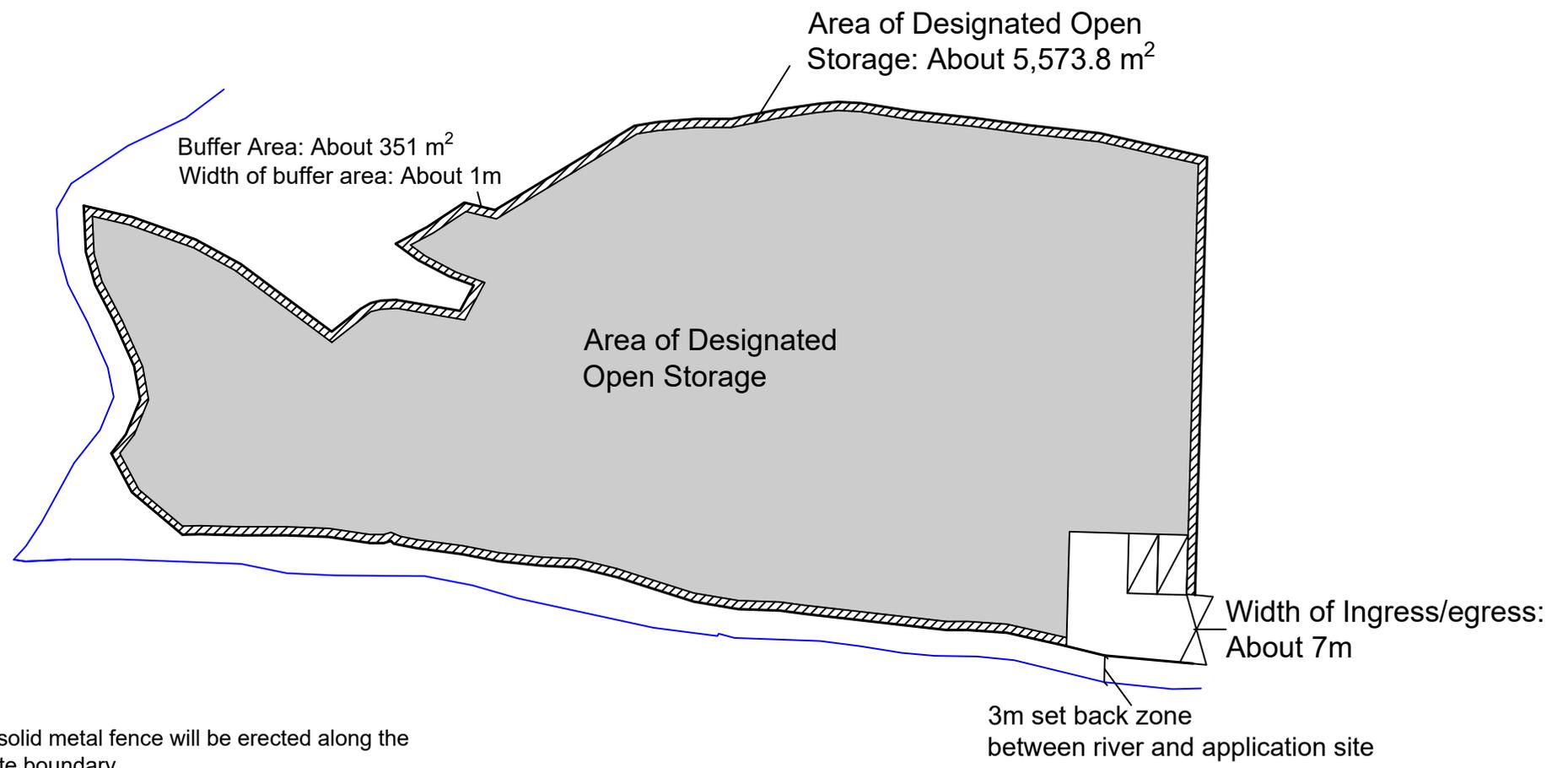
連接本申請地點的郊區小徑為私人道路，並已獲得有關地段的擁有人及其持分者同意使用相關地段作出入通道，此通道亦會用作緊急用途。

申請人明白及了解連接申請地點的道路不是由 貴署管理。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。



Proposed Development Details			
	Site Area	About 6,134.3 m <sup>2</sup>	
	Open Storage Area	About 5,573.8 m <sup>2</sup>	
	Buffer Area	About 351 m <sup>2</sup>	
	LGV L/UL Space	7m x 3.5m	Unit(s): 2

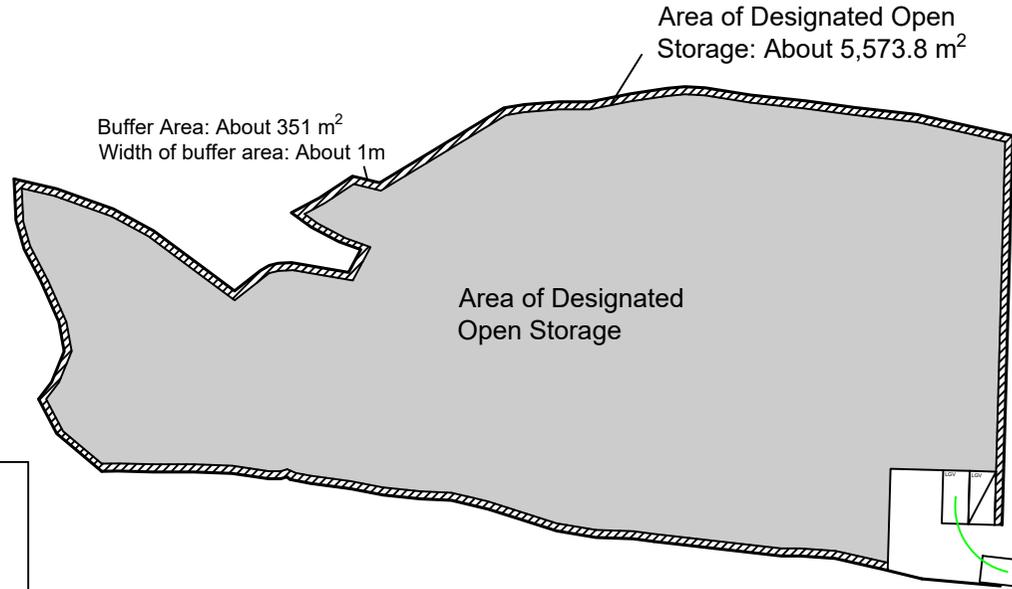


\* A 3m height solid metal fence will be erected along the application site boundary.  
 \* The stacking height will be about 3m.

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<p><u>Appendix 2</u></p> <p>Proposed Layout Plan</p>	<p>Location:            D.D. 107 Lot 1231 (Part), 1234 (Part),            1235, 1236, 1237 (Part), 1238 (Part),            1240 (Part)            OZP: S/YL-KTN/11            District: Kam Tin North            Zoning: Agriculture</p>	<p>擬議臨時露天存放            及相關填土及填塘工程(為期3年)</p> <p>Proposed Temporary Open Storage            and associated Filling of Land and Pond            for a Period of 3 Years</p>	<p>Legend:</p> <p> Ingress / egress</p> <p> Open Storage Area</p> <p> LGV L/UL Space</p>	<p>Drawing No.:</p> <p>2-1</p>
				<p>For Identification Only</p> <p>Date: 24/12/2025</p>

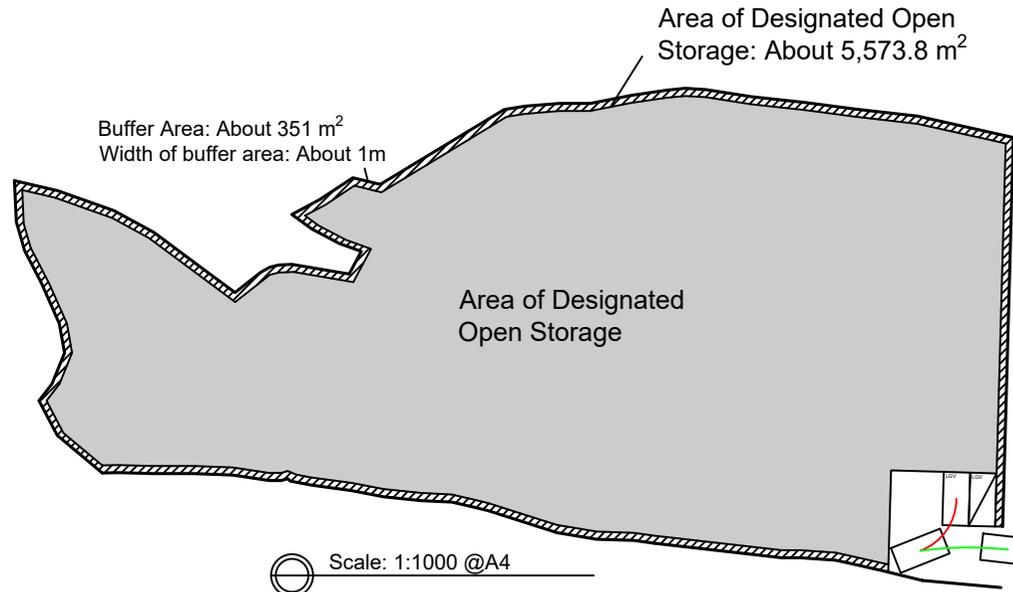
**Vehicle In**



**Swept Path Analysis**

Type of Vehicle : Light Goods Vehicle  
Dimension of Vehicle : 3.5 m (W) x 7 m (L)

**Vehicle Out**



Scale: 1:1000 @A4

**Swept Path Analysis**

Type of Vehicle : Light Goods Vehicle  
Dimension of Vehicle : 3.5 m (W) x 7 m (L)

**Appendix 7.1**

Location:  
D.D. 107 Lot 1231 (Part), 1234 (Part), 1235, 1236,  
1237 (Part), 1238 (Part) and 1240 (Part)  
OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Agriculture

Project:  
Proposed Temporary Open Storage and  
Associated Filling of Land and Pond  
for a Period of 3 Years

Legend:  
 LGV L/UL Space  
 Open Storage (OS) Area

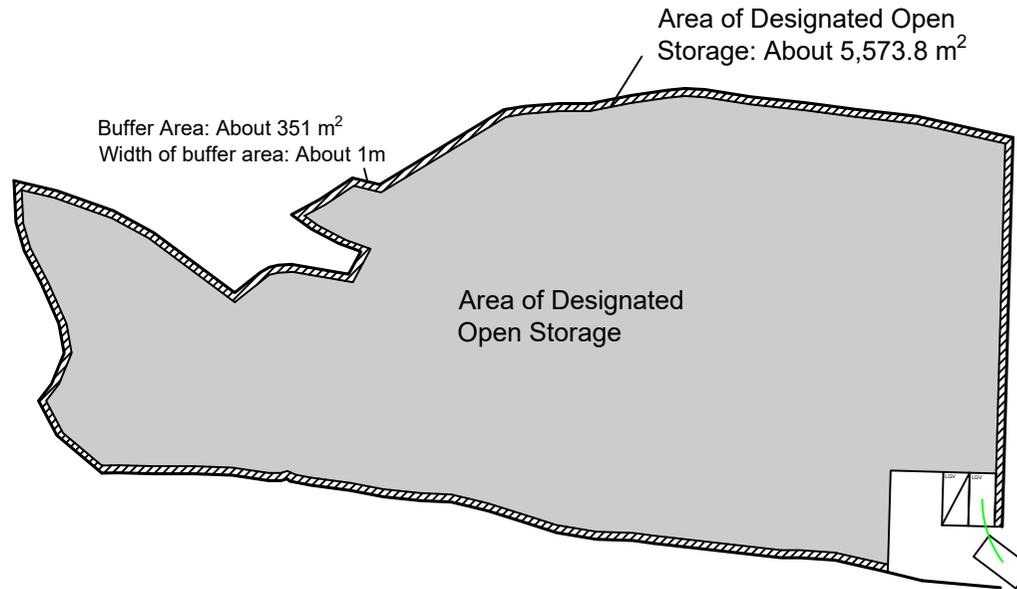
Drawing No.:  
7.1

For Identification Only

Date: 13/03/2026

Swept Path Analysis

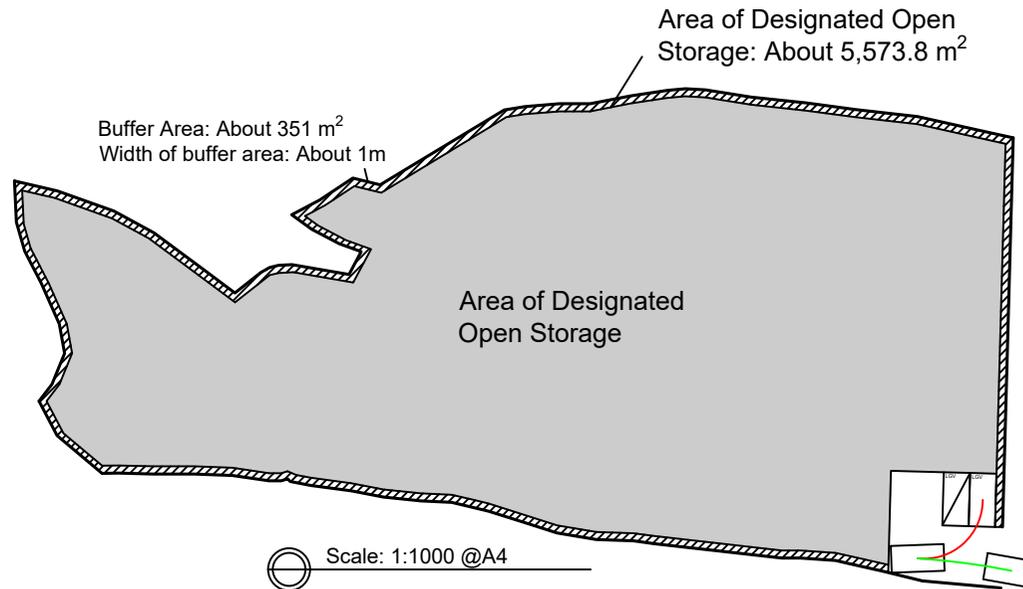
**Vehicle In**



**Swept Path Analysis**

Type of Vehicle : Light Goods Vehicle  
 Dimension of Vehicle : 3.5 m (W) x 7 m (L)

**Vehicle Out**



**Swept Path Analysis**

Type of Vehicle : Light Goods Vehicle  
 Dimension of Vehicle : 3.5 m (W) x 7 m (L)

**Appendix 7.2**

Location:  
 D.D. 107 Lot 1231 (Part), 1234 (Part), 1235, 1236,  
 1237 (Part), 1238 (Part) and 1240 (Part)  
 OZP: S/YL-KTN/11  
 District: Kam Tin North  
 Zoning: Agriculture

Project:  
 Proposed Temporary Open Storage and  
 Associated Filling of Land and Pond  
 for a Period of 3 Years

Legend:  
 LGV L/UL Space  
 Open Storage (OS) Area

Drawing No.:  
 7.2

For Identification Only

Date: 13/03/2026

Swept Path Analysis