

寄件日期: 2026年06月30日星期二 19:19

收件者: tpbpd/PLAND

主旨: Fw: S. 16 Planning Application No. A/YL-KTN/1250 - Departmental Comments
附件: (4)LD-L1198ARP-APP01(用途分佈圖).pdf; (4)S.16-III_商店_KTN1250.pdf; (4)行車路線圖_KTN1250.pdf; (4)回應意見(30June2026).pdf

From: Vivian Wai [REDACTED]

To: Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk>

Cc: Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>; David Chi Chiu CHENG/PLAND <dcccheng@pland.gov.hk>; Ivan Sze Yuet FUNG/PLAND <isyfung@pland.gov.hk>; Yen PY LEUNG/PLAND <pyleung@pland.gov.hk>; Vivian Wai [REDACTED]

Subject: Re: S. 16 Planning Application No. A/YL-KTN/1250 - Departmental Comments

在 2026年6月28日星期日 下午06:55:50 [GMT+8]，Vivian Wai [REDACTED] 寫道：

回應部門意見

由： Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk>

日期： 26/6/2026 15:37 (GMT+08:00)

收件人： [REDACTED]

抄送： Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>, David Chi Chiu CHENG/PLAND <dcccheng@pland.gov.hk>, Ivan Sze Yuet FUNG/PLAND <isyfung@pland.gov.hk>,

主題： S. 16 Planning Application No. A/YL-KTN/1250 - Departmental Comments

Dear Ms. Wai,

I refer to the captioned application.

Below please find the comments of the Planning Department (Contact: Ms. Andrea YAN at 3168 4049).

- as indicated in page 3 of the Application Form, the Site is currently being used as open storage. Please elaborate the items currently stored at the Site;
- as indicated in page 8 of the Application Form, display of the erected metal scaffold will be provided within the Site. Please provide some photos for illustration purpose;
- please advise whether the metal scaffold display area (about 1,307m²) is an open area;
- please indicate the (i) metal scaffold display area; and (ii) storage area on the layout plan;
- please advise how metal scaffolds would be transported to the Site (e.g. whether heavy goods vehicles would be used for transporting, if affirmative, please amend the Application Form and reflect it on the layout plan);
- please advise if workshop activities will be involved within the Site;
- please indicate the location of buffer area on the layout plan as mentioned in page 8 of the Application Form;
- please advise if fencing would be provided within the Site. If affirmative, please indicate the height and material of the fencing;
- please provide the reason(s) why the approval conditions under the previously approved application No. A/YL-KTN/1057 could not be complied with; and
- please provide the justifications on why the Site is suitable for the proposed shop and services use.
- please indicate the proposed route of the vehicular access from/to the nearby roads.

Best regards,

Athena LAI

TPG/FSYLE(7)

FS&YLE DPO, PlanD

Tel: 3160 8969

S. 16 Planning Application No. A/YL-KTN/1250 - Departmental Comments

Below please find the comments of the Planning Department (Contact: Ms. Andrea YAN at 3168 4049)

as indicated in page 3 of the Application Form, the Site is currently being used as open storage. Please elaborate the items currently stored at the Site;	是次申請場地現在是存放金屬架，場地範圍目前尚未全部用作商店和服務場所，預計會在申請場地北面暫時放置一個二十呎貨櫃，準備在申請批出後，在室外收納區內存放金屬棚架及配件，其中包括直杆、橫杆、斜杆、拱橋、踏板、揭蓋板、踢腳板、底座、短腳套、頂積、駁蕊手扣及雙尖扣等搭建臨時用作示範各款式金屬棚架，對工程客戶、顧問工程公司及第三方化驗室批核使用証書的實地測度要求。
as indicated in page 8 of the Application Form, display of the erected metal scaffold will be provided within the Site. Please provide some photos for illustration purpose;	搭建好的金屬棚架將在現場展示，搭建物的最高高度約 4 米。參考照片如下；



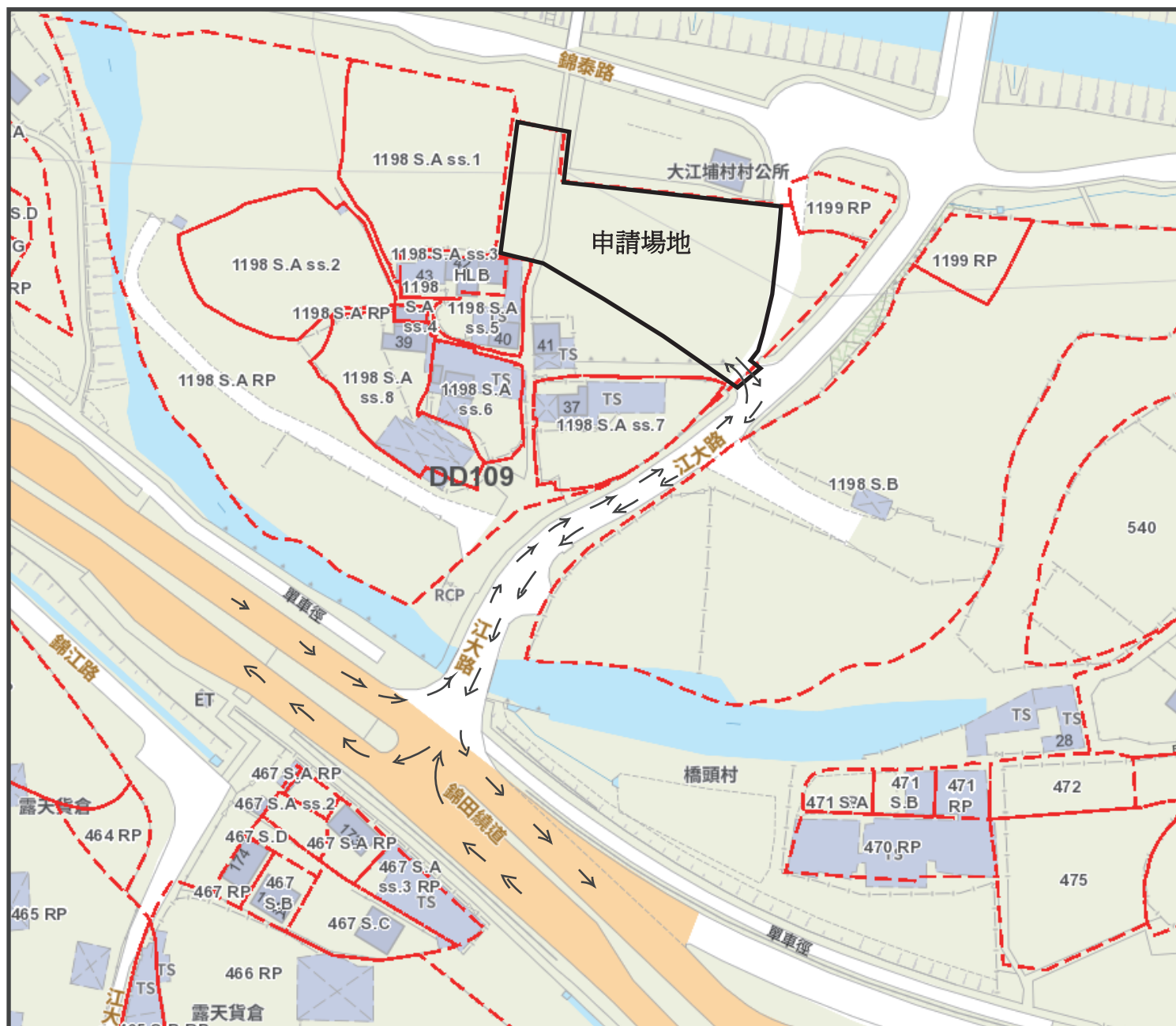
please advise whether the metal scaffold display area (about 1,307m ²) is an open area;	金屬棚架展示區（約 1307 平方米）是露天區域
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please advise how metal scaffolds would be transported to the Site (e.g. whether heavy goods vehicles would be used for transporting, if affirmative, please amend the Application Form and reflect it on the layout plan);	申請場內起重車輛最大型是總重量 30 噸吊雞車，車輛車長約 11.5 米，配備吊機而吊臂最遠可伸至 22 至 24 米，上升高度約 6 米，最大載重可達 10 至 16 噸。 <i>附頁(用途分佈圖)</i>
please advise if workshop activities will be involved within the Site;	申請場地不涉工場的燒焊、噴油及維修等工序；申請場地用作只搭建及拆除金屬棚架至於舉辦相關金屬棚架安全及示範最新式工程設計的研討會活動，申請場地是具備足夠物料收納區、展示區及緩衝區，在空間、物料及人員均可相應研討會的要求。
please indicate the location of buffer area on the layout plan as mentioned in page 8 of the Application Form; please advise if fencing would be provided within the Site. If affirmative, please indicate the height and material of the fencing;	申請場地大部分圍板物料以鐵造坑版，高度約 2 米,每件圍板闊度約 0.8 米。
please provide the reason(s) why the approval conditions under the previously approved application No. A/YL-KTN/1057 could not be complied with; and	此申請人為首次授權我等為代理人處理此次申請，我等對過往申請人為何無法遵守先前核准條件，我等是無法知悉，亦及在此次申請亦只會根據現實情況呈報、實際環境因素及怎樣減輕涉及發展的影響作為要點，呈報預計土地使用方法及方式，達至符合城規會及各相關政府部門監管的要求，可以接受最多三年為期的合符法例的營運期，以緩解臨時暫存用地，亦無意對土地長期發展及阻礙原有的地段規劃。

please provide the justifications on why the Site is suitable for the proposed shop and services use.	申請場地主要性質是用作金屬棚架搭建示範、儲存貨品驗收場地予第三方化驗室簽發安全使用證明。此申請場地建立的獨立車輛入口，該場地可以與毗鄰的地塊分開成為獨立場地。 備註：在使用“店鋪和服務用途”此為申請標題的考量，是基於有售賣及出租(店鋪性質)金屬棚架，有現場搭建、有載重測試及向項目承包商作成品展示(服務用途)。
please indicate the proposed route of the vehicular access from/to the nearby roads.	由主路錦田繞道轉入江大路到申請場地入口只有約 110 米，是雙線雙程行車，對路面影響有限不會做成負擔。 <i>附件(行車路線圖)</i>

申請編號：A/YL-KTN/1250

行車路線圖 →



Stormwater Drainage Design

For

Temporary Shop (Metal Scaffolding) and Ancillary Office
at Lot 1198ARP (Part) in DD109, Kam Tin North, Yuen Long, N.T.

Report No.: **LD/L1198ARP/DS01**
Date: **24/5/2026**

1. Equations and Assumptions

1.1 Surface drainage design is in accordance with Geotechnical Manual for Slopes (2nd Edition, 1984).

1.2 Slope drainage is designed to a frequency of 1 in 50 rainfall return period.

1.3 Time of Concentration = time of entry + time of flow
i.e. $t_c = t_e + t_f$

1.4 Time of entry is calculated based on the modified form of Bransby-Williams Equation:

$$t_e = 0.14465 \times L / (H^{0.2} \times A^{0.1})$$

where t_e = time of entry (min) ,

A = area of catchment (m^2) ,

H = average fall (m per 100m) from the summit of catchment to the point of design,

L = distance in metre measured on the line of natural flow between the design section and that point of catchment from which water would take the longest time to reach the design section (m)

1.5 Time of flow is calculated from the measured water flow length in channel divided by the assumed flow velocity.

i.e. $t_f = w / v$

where t_f = time of flow (min) ,

w = measured water flow length in channel (m) ,

v = assumed water flow velocity (m/s)

1.6 Runoff coefficient for the slope is assumed to be 1.0 for paved [ground surface](#).

1.7 Peak stormwater is determined by the "Rational Method" using the following formula:

$$Q = KiA/60$$

where Q = maximum runoff (litres/min) ,

K = runoff coefficient (K = 1.0) ,

i = design mean intensity of rainfall (mm/hr) ,

A = area of catchment (m^2) .

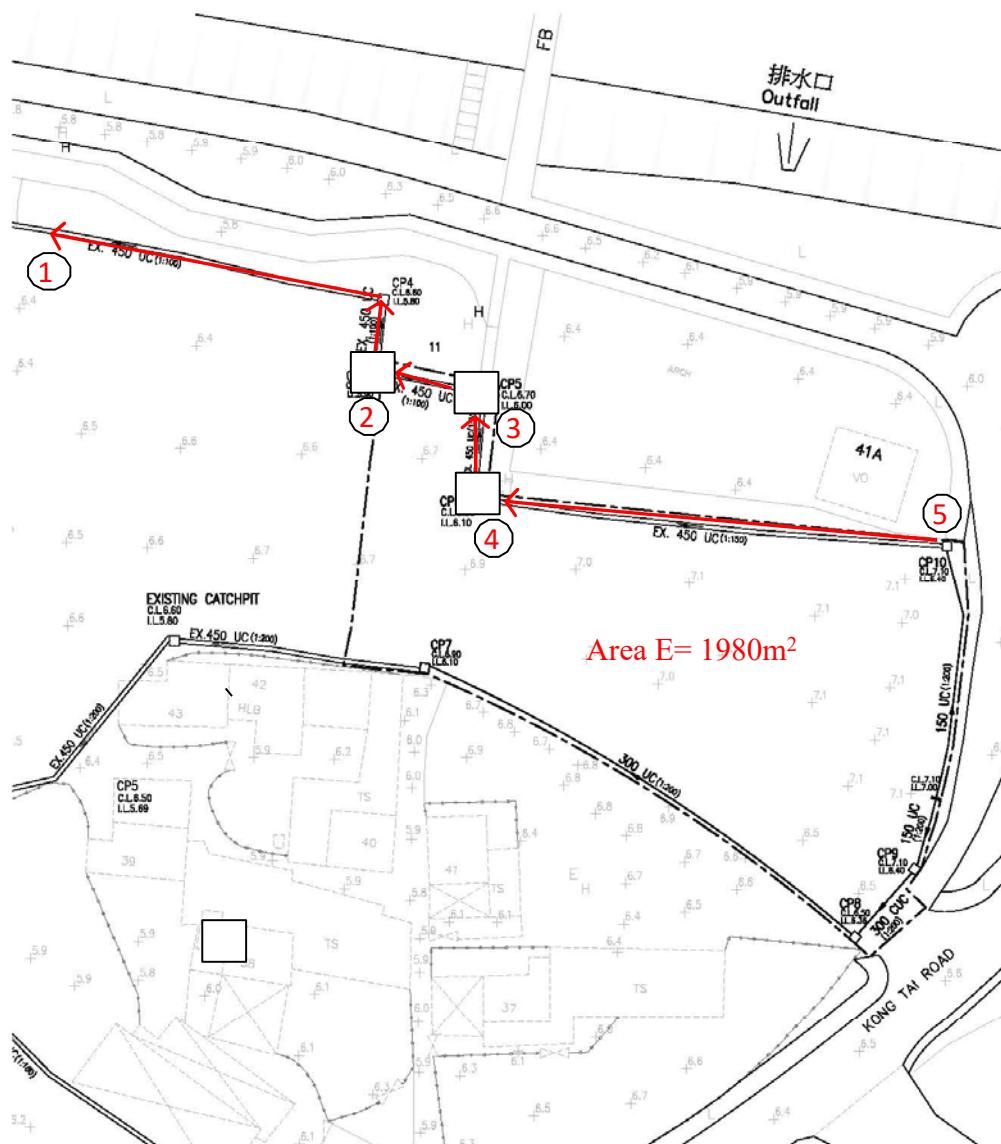
Eqn. 8.2
Geotechnical
Manual for Slopes

Geotechnical
Manual for
Slopes (p. 96)

Eqn. 8.7
Geotechnical
Manual for Slopes

2. Catchment Area

The catchment area for the design of surface channels is shown below :



3. Checking requirement width by rainwater through between 2 and 5

a. Catchment Area E to Existing Drainage (450 UC)

$$\begin{aligned} \text{Area E} &= 1198 \text{ m}^2 \\ L &= 73 \text{ m} \end{aligned}$$

$$\delta h = 6.7 - 6.3 = 0.4 \text{ m}$$

$$H = 0.4 * 100 / 73 = 0.55 \text{ m} \quad (\text{average fall per 100m run})$$

$$t_c = 0.14465 \times 73 / (0.55^{0.2} \times 1198^{0.1}) = 5.858 \text{ min}$$

$$\text{For } t_f, \quad w = 68 \text{ m}, \quad v = 3 \text{ m/s} \quad (\text{assumed})$$

$$t_{f1} = 68 / (3 \times 60) = 0.378 \text{ min}$$

$$t_1 = 5.858 + 0.378 = 6.236 \text{ min}$$

$$\text{From rainfall curve, use } t = 6.2 \text{ min}$$

$$\begin{aligned} i_{50} &= 290 \text{ mm/hr} \\ K &= 1 \end{aligned}$$

Flow for 50 years return periods,

$$Q_{50} = 1 * 290 \times 1198 / 60 = 5790 \text{ litres/min}$$

$$\text{Drop of channel} = 6.400 - 5.900 = 0.50 \text{ m}$$

$$\text{Gradient} = 0.5 / 68 = 1 \text{ in } 136$$

$$\text{Existing channel size} = 450 \text{ UC}$$

$$\text{Capacity} = 21000 > Q_{50} \quad \text{OK}$$

$$\text{Read } v_{\max} = 2 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

Therefore, existing 450mm UC is adequate for catchment Area of E.

Fig. 1, TGN 30

Fig. 8.7
Geotechnical
Manual for Slopes

**Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region**

**GEO Technical Guidance Note No. 30 (TGN 30)
New Intensity-Duration-Frequency Curves for Slope Drainage Design**

Issue No.: 1

Revision: -

Date: 21.3.2011

Page: 3 of 4

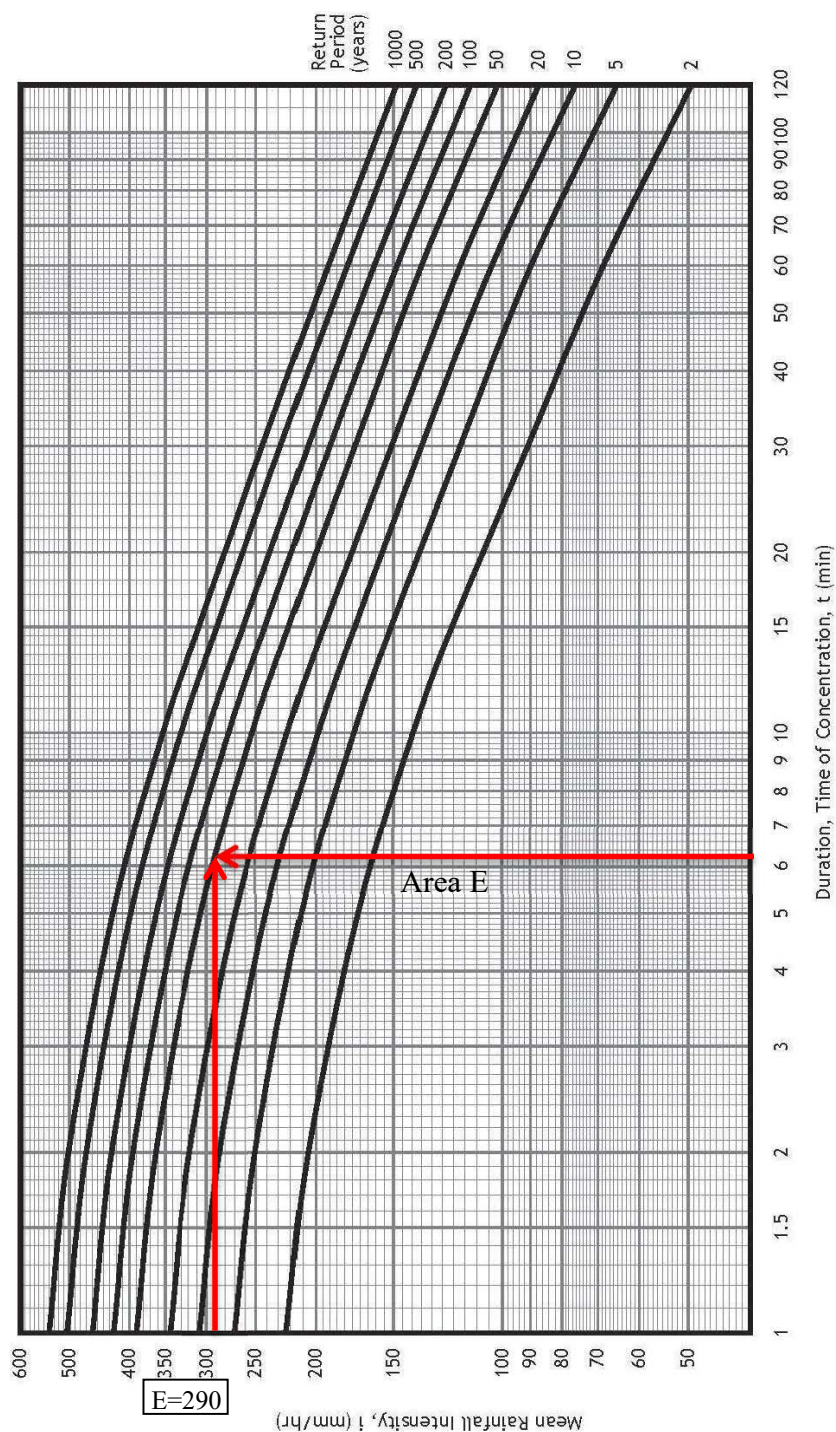


Figure 1 – New Intensity-Duration-Frequency (IDF) Curves (Tang & Cheung, 2011)

Note: These IDF curves are to supersede those given in Figure 8.2 of the Geotechnical Manual for Slopes (GCO, 1984).

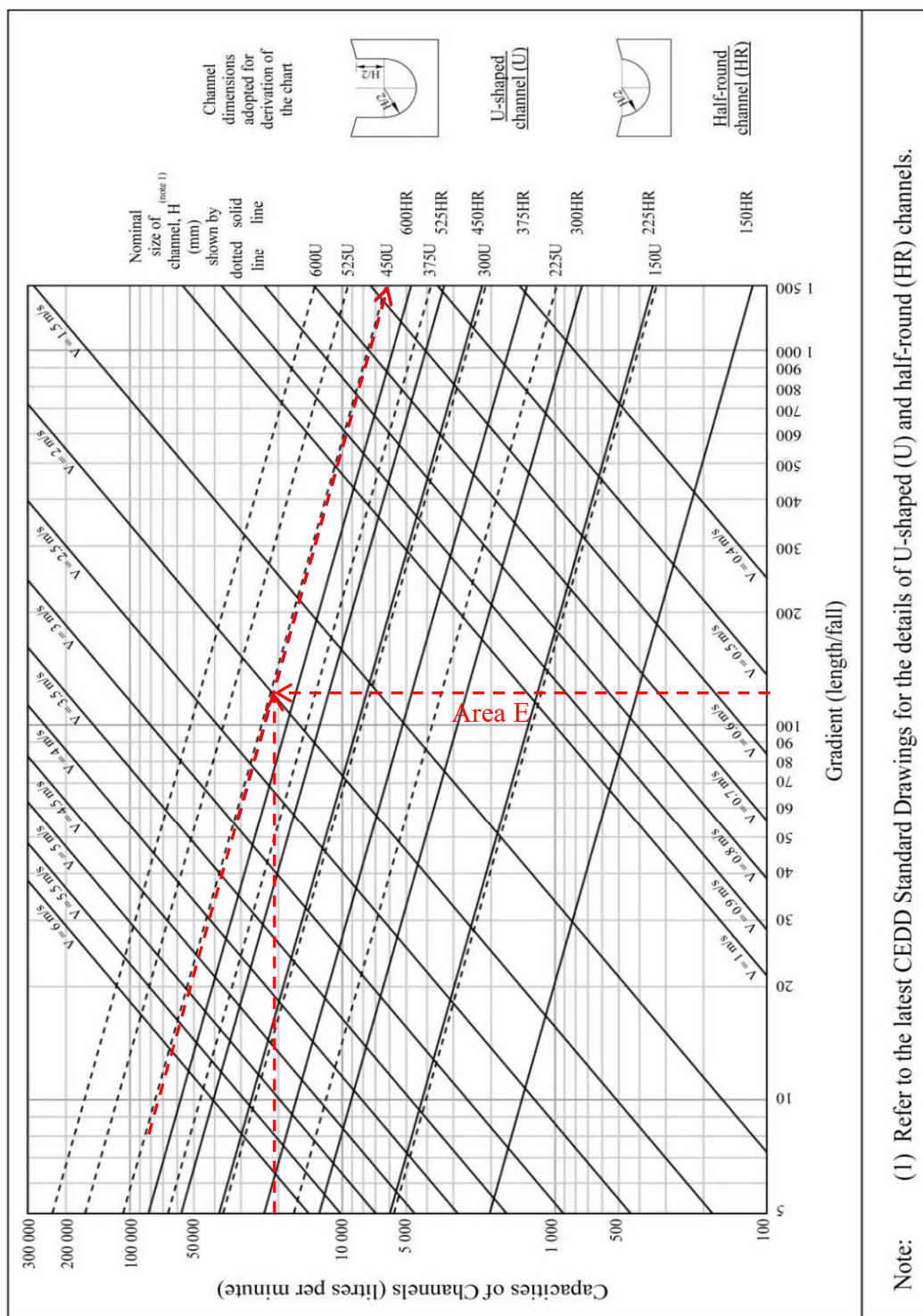
**Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region**

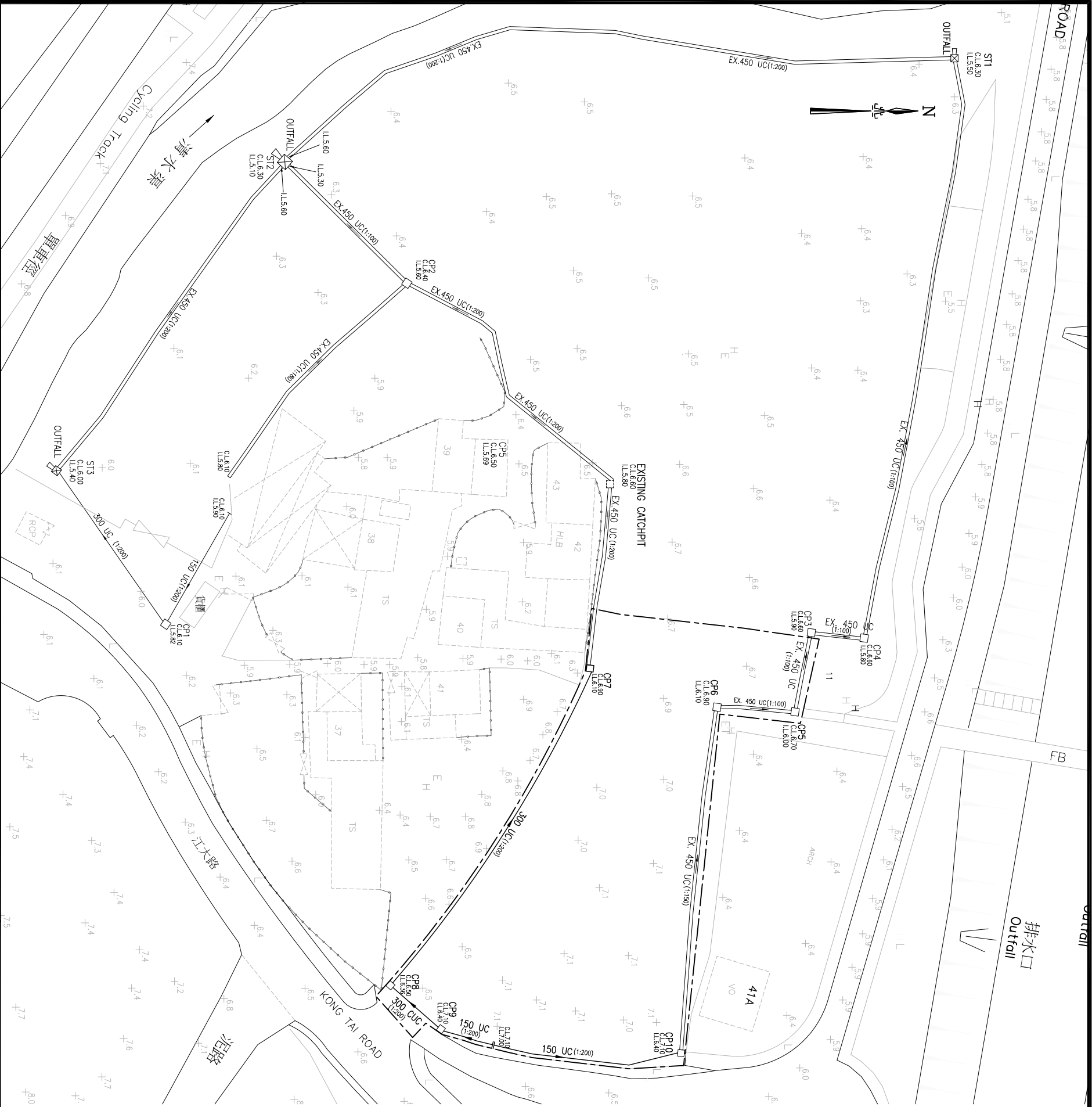
GEO Technical Guidance Note No. 43 (TGN 43)

Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

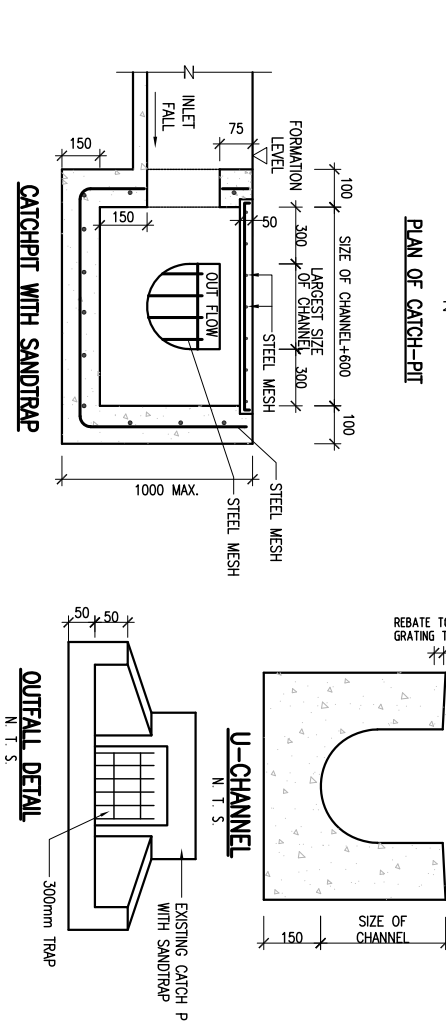
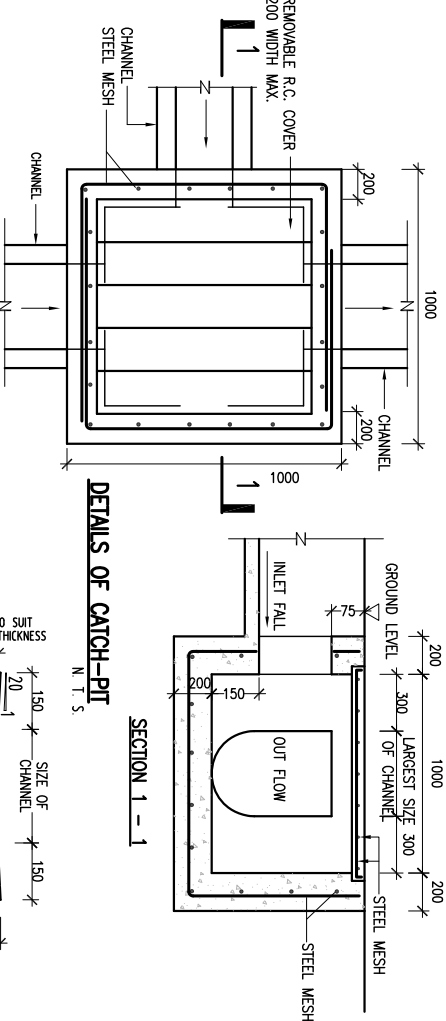
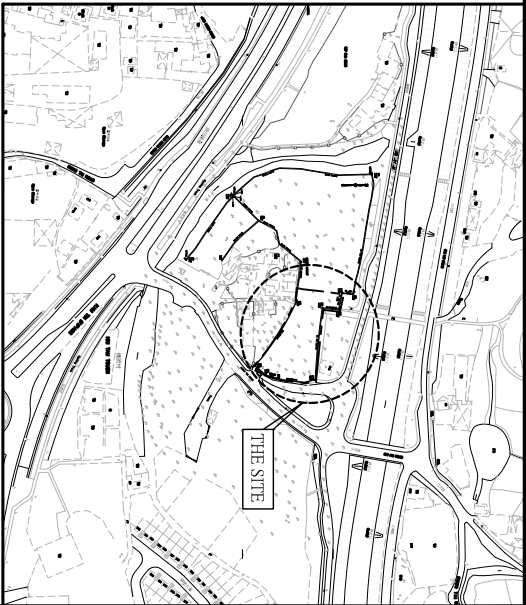
Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

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





- LEGEND**
- APPLICATION BOUNDARY
 - EXISTING CATCHPIT
 - PROPOSED CATCHPIT
 - ST1
 - EXISTING CATCHPIT WITH SANDTRAP
 - PROPOSED 300 U-CHANNEL WITH FALL 1 IN 200
 - EXISTING 450 U-CHANNEL
 - C.L.6.30 COVER LEVEL
 - I.L.5.50 INVERT LEVEL





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PROJECT

Temporary Shop (Metal Scaffolding) and Ancillary Office at Lot 1198ARP (Part) in DD109, Kam Tin North, Yuen Long, N.T.

TITLE

PROPOSED DRAINAGE LAYOUT PLAN

DRAWN BY		CHECKED BY		DATE
EN		PT		May 2026
SCALE		JOB NO.		
1 : 600		LD/ -		
CAD / FILE		DWG NO.		
LD-L1198ARP-D01		LD/L1198ARP/D01		