

寄件日期: 2026年06月30日星期二 19:25
收件者: tpbpd/PLAND

主旨: Fw: S. 16 Planning Application No. A/YL-KTN/1252 - Departmental Comments
附件: (3)LD-L1198A1-APP01.pdf; (3)S.16-III_通架場_KTN1252.pdf; (3)回應意見
(30June2026).pdf; (3)行車路線圖_KTN1252.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 <dccccheng@pland.gov.hk>;
Ivan Sze Yuet FUNG/PLAND <isyfung@pland.gov.hk>; Yen PY LEUNG/PLAND <pyleung@pland.gov.hk>; Cliff Chong
[REDACTED]

Subject: Re: S. 16 Planning Application No. A/YL-KTN/1252 - Departmental Comments

在 2026年6月28日星期日 下午06:44:13 [GMT+8]，Vivian Wai [REDACTED] 寫道：

回應部門意見

在 2026年6月26日星期五 下午04:47:24 [GMT+8]，Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk> 寫道：

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).

- It is noted that the proposed operation is affected by the San Tin Technopole Development. Please provide location and detailed information of the affected premises at

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

San Tin (such as the site area, total floor area, number of structures, building height of the structures), with justification on why the location is chosen for the current application.

- Please advise if alternative sites have been explored. If affirmative, please provide the locations and why those sites are not suitable for the relocation.
 - Whether the affected business operation at the affected premises is still in operation.
- Please provide the operating period of the affected business and provide relevant documentary proof (e.g. tenancy agreement).
- Please clarify whether the proposed structures will be fully enclosed.
 - As there is no information regarding the proposed 'services' use at the Site, please elaborate the services to be provided at the Site, and indicate its location on the layout plan.
 - noting that the existing use at the Site is "Shop and Services", please provide the details of the current operation at the Site.
 - it is mentioned in the justification that the Site is the subject of A/YL-KTN/1161, a withdrawn planning application submitted by a different applicant. Please clarify the relationship of the applicants between the two applications.
 - advise how metal scaffolds would be transported to the application site (e.g. whether heavy goods vehicles would be used for transporting, if affirmative, please amend the Application Form and reflect on the layout plan).
 - advise what would be stored in structures no. 2, 3, 5 & 6.
 - advise the stacking height of open storage of metal scaffolds;
 - advise if fencing would be involved, if affirmative, please provide the height and materials of the fencing.
 - Please advise whether crane(s) will be used at the Site.
 - There is another ongoing application submitted by the same applicant (No. A/YL-KTN/1250) for shop and services use. Please advise if these sites are connected, despite different ingress/egress points are proposed.
 - 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/1252 - Departmental Comments

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

it is noted that the proposed operation is affected by the San Tin Technopole Development. Please provide location and detailed information of the affected premises at San Tin (such as the site area, total floor area, number of structures, building height of the structures), with justification on why the location is chosen for the current application.	現有租用人速拼國際有限公司其原租用地點位於新界元朗米埔隴路短期租約第 1801 號(部份)，面積約 32910 平方米作為主要場所，速拼國際有限公司租用部份約 15000 平方米。在第一期新田科技城將會進行發展計劃期間，租用人已將部份露天倉存的金屬棚架分別存放在長春新村及洪水橋地區作為暫時存放及同時透過地產公司及同業推介可租用地，另方面因為大埔事件後工程界大部轉用金屬棚架，屯積在洪水橋地區的臨時存放金屬棚架運送到租用的工程客戶的地盤，遷出各臨時存放點，而不出現佔用。
please advise if alternative sites have been explored. If affirmative, please provide the locations and why those sites are not suitable for the relocation.	租用人是已經考察過其他備選地點，但在覓地搬遷期間遇上各式問題，包括運輸不便利及業主轉租為售不再出租，亦積極尋找適合地點將金屬棚架歸納營運。
whether the affected business operation at the affected premises is still in operation.	租用人受第一期新田科技城發展計劃影響的原址已被徵用 -請參考以下圖片-

租用人受第一期新田科技城發展計劃影響的原址



收地後原址的規劃



please provide the operating period of the affected business and provide relevant documentary proof (e.g. tenancy agreement).	據了解速拼國際有限公司其原租用地點位於新界元朗米埔隴路短期租約第 1801 號(部份)，其中租用人租用部份約 15000 平方米，是以分租合約承租。(見附件)
please clarify whether the proposed structures will be fully enclosed	擬建建築物是以貨櫃及半開放式為主，各有門窗並不是全封閉式。
as there is no information regarding the proposed 'services' use at the Site, please elaborate the services to be provided at the Site, and indicate its location on the layout plan.	金屬棚架專業服務以日常回收各地盤完工後的工程物料卸貨及將暫存在場地內或裝車送運，付貨裝載或卸貨外，駐場工程師及認可安全人員亦會提供客戶金屬棚架設計圖紙、向客戶提供工程意見及安裝工序說明會議，在修改與拆卸工序前進行設計計算與安排人員簽發安全證明
noting that the existing use at the Site is "Shop and Services", please provide the details of the current operation at the Site.	租用人現場運營以工程物料及工程棚架送貨裝載或卸貨及工程棚架作分類、修整及臨時儲存為主。租用人現場運營以金屬棚架的銷售、金屬棚架陳列及辦公室，主要用途類近似五金零售但較為單一類商品，但亦不是長期存放， 1. 日常回收各地盤完工後的工程物料卸貨及將暫存在場地內的工程棚架裝車赴運 2. 除送貨裝載或卸貨外，駐場工程師及認可安全人員亦會提供客戶金屬棚架設計圖紙， 3. 向客戶提供工程意見說明會議或現場推介工程棚架新附件 4. 在修改與拆卸工序前進行設計計算(由 RSE & RPE 簽署) 與及安排人員簽發工程棚架安全證明。

it is mentioned in the justification that the Site is the subject of A/YL-KTN/1161, a withdrawn planning application submitted by a different applicant. Please clarify the relationship of the applicants between the two applications.	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，租用人可以接續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。
advise how metal scaffolds would be transported to the application site (e.g. whether heavy goods vehicles would be used for transporting, if affirmative, please amend the Application Form and reflect on the layout plan).	日常回收各地盤完工後的工程物料及金屬棚架，自各處經由江大路進入，在場內卸貨及將暫存在場地內，而場內起重車輛最大型是總重 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，最大載重可達 10 至 16 噸，搬運或堆疊則由一部三噸鏟車執行。
advise what would be stored in structures no. 2, 3, 5 & 6	2 及 3 號是儲物櫃及員工休息室， 5 及 6 號貨物儲存及貨物整理區，三面圍遮光網 (附上構築物 5&6 號相片)
advise the stacking height of open storage of metal scaffolds	建議金屬鷹架露天存放的堆放高度為四米高。
advise if fencing would be involved, if affirmative, please provide the height and materials of the fencing.	申請場地大部分圍街板物料以鐵造坑版，高度約 2 米，每件圍板闊度約 2.5 米，當申請獲得批准後申請人會在餘下的周邊圍上鐵絲網。
please advise whether crane(s) will be used at the Site	申請場內起重車輛最大型是總重 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，最大載重可達 10 至 16 噸，搬運或堆疊則由一部三噸鏟車執行。 (以下是吊雞車及剷車相片)

吊雞車



鏟車



there is another ongoing application submitted by the same applicant (No. A/YL-KTN/1250) for shop and services use. Please advise if these sites are connected, despite different ingress/egress points are proposed	A/YL-KTN/1250的申請是擬建商舖及服務設施，這兩個場地並不相連，預備用圍牆分隔開，因為 A/YL-KTN/1250申請場地主要性質是用作金屬棚架臨時搭建示範，在予第三方化驗室簽發安全使用証明後會全部拆除，該場地與毗鄰的地塊分開成為獨立場地及獨立入口處，是此場地免受場內搬運而影響搭建或拆除工作是執行展示服務用途後。 此場地是與 A/YL-KTN/1250申請場地的使用性質不相同，固需以範圍上分開，明確地指出分別。
please indicate the proposed route of the vehicular access from/to the nearby roads.	<i>附件(行車路線圖)</i>

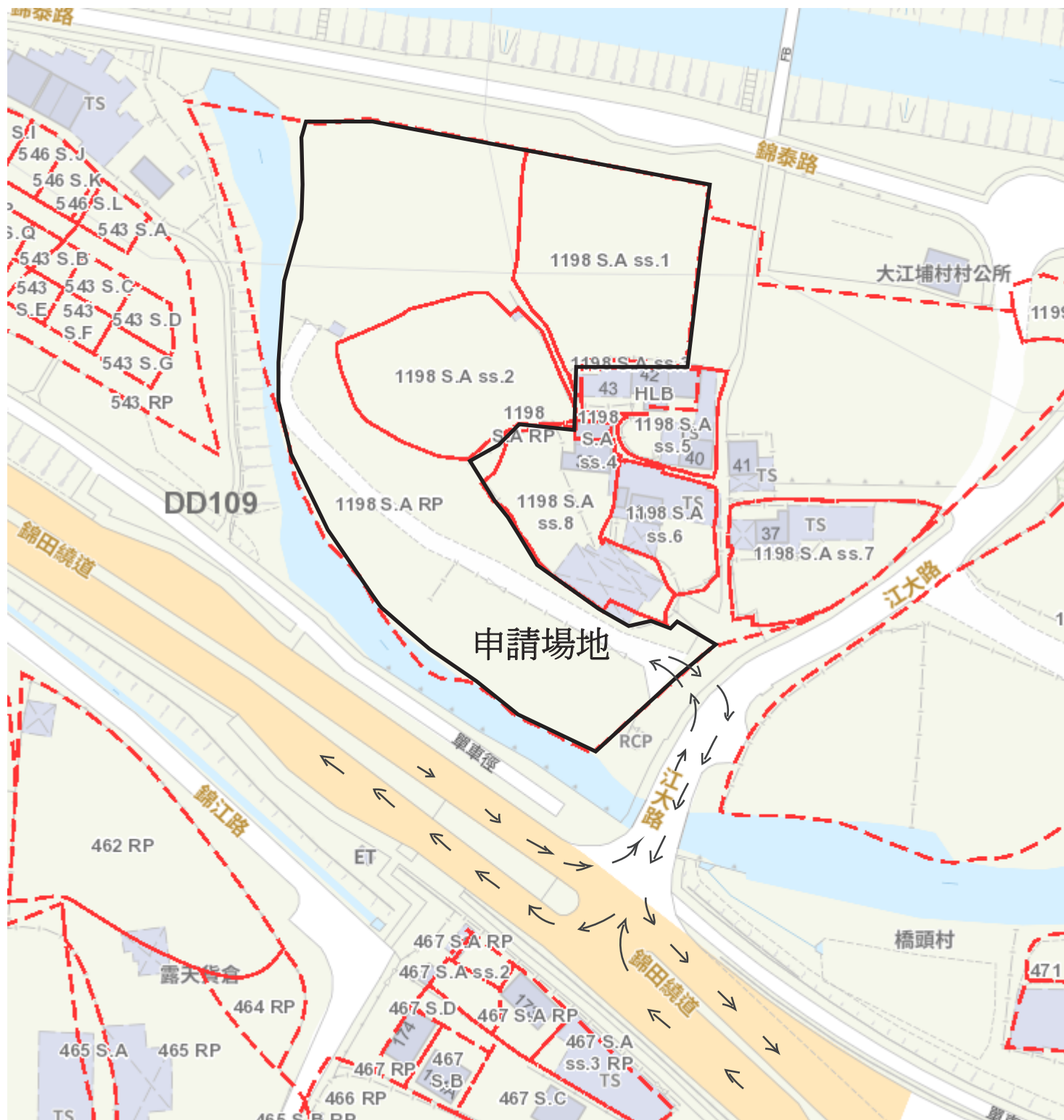
構築物 5 號



構築物 6 號



行車路線圖 →



Stormwater Drainage Design

For

Temporary Open Storage of Metal Scaffolding

with Service Office at Lots 1198ARP(Part), 1198Ass1 & 1198Ass2

in DD109, Kam Tin North, Yuen Long, N.T.

Report No.: **LD/L1198A1/DS01**
Date: **23/5/2026**

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:

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

Eqn. 8.2
Geotechnical
Manual for Slopes

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)

Geotechnical
Manual for
Slopes (p. 96)

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:

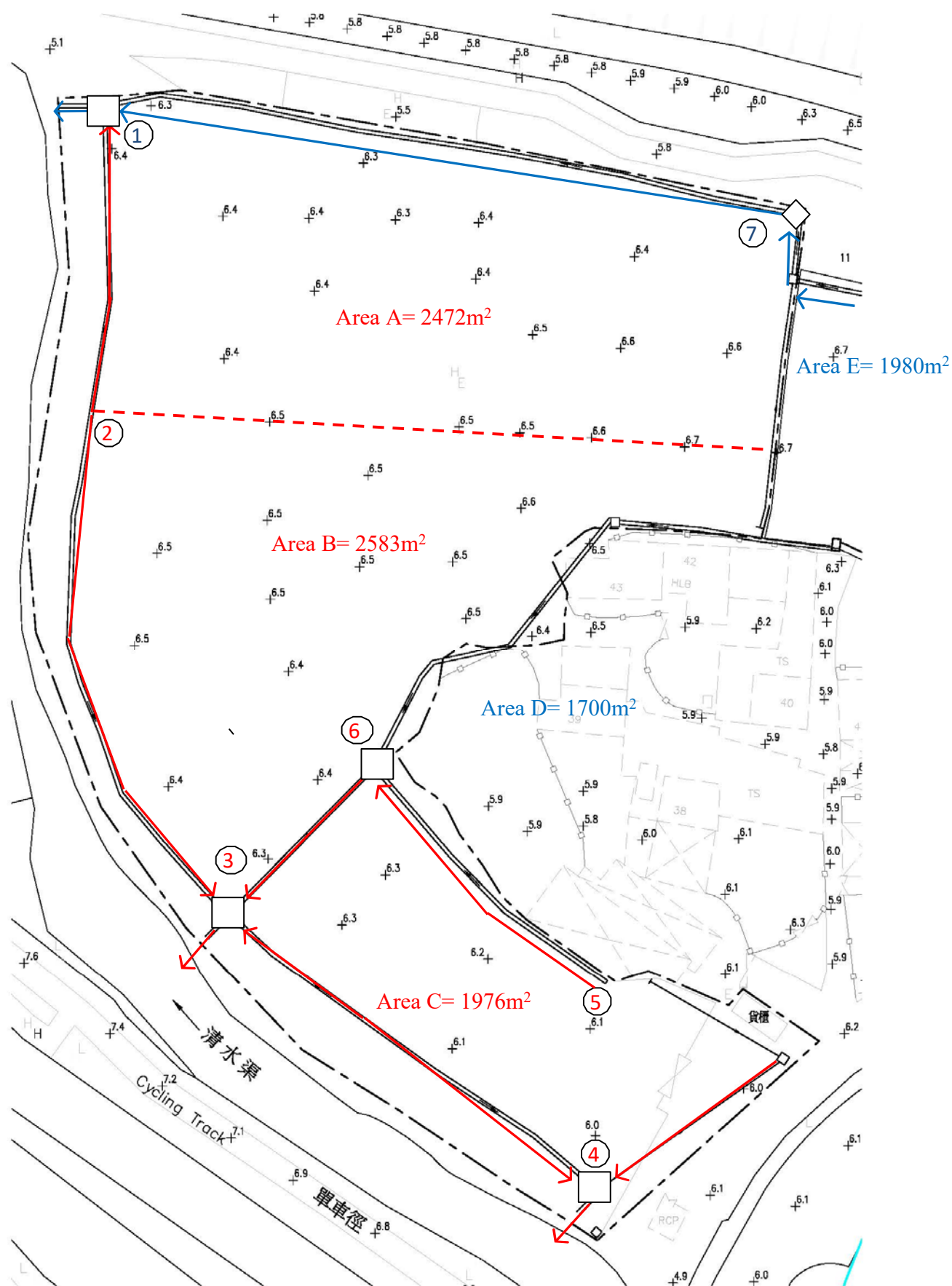
$$Q = KiA/60$$

Eqn. 8.7
Geotechnical
Manual for Slopes

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) .

2. Catchment Area

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



3. Checking requirement width by rainwater through between 1 and 7

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

$$\begin{aligned} \text{Area } A \& E &= 4452 \text{ m}^2 \\ L &= 82 \text{ m} \end{aligned}$$

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

$$H = 0.4 * 100 / 82 = 0.49 \text{ m} \quad (\text{average fall per 100m run})$$

$$t_c = 0.14465 \times 82 / (0.49^{0.2} \times 4452^{0.1}) = 5.905 \text{ min}$$

$$\text{For } t_f, \quad w = 30 \text{ m}, \quad v = 3 \text{ m/s} \quad (\text{assumed})$$

$$t_{f1} = 30 / (3 \times 60) = 0.167 \text{ min}$$

$$t_1 = 5.905 + 0.167 = 6.072 \text{ min}$$

$$\text{From rainfall curve, use } t = 6.1 \text{ min}$$

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

Flow for 50 years return periods,

$$Q_{50} = 1 * 290 \times 4452 / 60 = 21518 \text{ litres/min}$$

$$\text{Drop of channel} = 5.800 - 5.500 = 0.30 \text{ m}$$

$$\text{Gradient} = 0.3 / 30 = 1 \text{ in } 100$$

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

$$\text{Capacity} = 24000 > Q_{50} \quad \text{OK}$$

$$\text{Read } v_{\max} = 2.25 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

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

Fig. 1, TGN 30

Fig. 8.7
Geotechnical
Manual for Slopes

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

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

$$\begin{aligned} \text{Area B} &= 2583 \text{ m}^2 \\ L &= 79 \text{ m} \end{aligned}$$

$$\delta h = 6.6 - 6.3 = 0.3 \text{ m}$$

$$H = 0.3 * 100 / 79 = 0.38 \text{ m} \quad (\text{average fall per 100m run})$$

$$t_c = 0.14465 \times 79 / (0.38^{0.2} \times 2583^{0.1}) = 6.321 \text{ min}$$

$$\text{For } t_f, \quad w = 62 \text{ m}, \quad v = 3 \text{ m/s} \quad (\text{assumed})$$

$$t_{fl} = 62 / (3 \times 60) = 0.344 \text{ min}$$

$$t_l = 6.321 + 0.344 = 6.665 \text{ min}$$

$$\text{From rainfall curve, use } t = 6.7 \text{ min}$$

$$\begin{aligned} i_{50} &= 280 \text{ mm/hr} \\ K &= 1 \end{aligned}$$

Flow for 50 years return periods,

$$Q_{50} = 1 * 280 \times 2583 / 60 = 12054 \text{ litres/min}$$

$$\text{Drop of channel} = 6.200 - 5.600 = 0.60 \text{ m}$$

$$\text{Gradient} = 0.6 / 62 = 1 \text{ in } 104$$

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

$$\text{Capacity} = 23000 > Q_{50} \quad \text{OK}$$

$$\text{Read } v_{\max} = 2.2 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

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

Fig. 1, TGN 30

Fig. 8.7
Geotechnical
Manual for Slopes

5. Checking requirement width by rainwater through between 3 and 4

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

$$\begin{aligned} \text{Area C} &= 1976 \text{ m}^2 \\ L &= 53 \text{ m} \end{aligned}$$

$$\delta h = 6.3 - 6 = 0.3 \text{ m}$$

$$H = 0.3 * 100 / 53 = 0.57 \text{ m} \quad (\text{average fall per 100m run})$$

$$t_c = 0.14465 \times 53 / (0.57^{0.2} \times 1976^{0.1}) = 4.016 \text{ min}$$

$$\text{For } t_f, \quad w = 51 \text{ m}, \quad v = 3 \text{ m/s} \quad (\text{assumed})$$

$$t_{f1} = 51 / (3 \times 60) = 0.283 \text{ min}$$

$$t_1 = 4.016 + 0.283 = 4.299 \text{ min}$$

$$\text{From rainfall curve, use } t = 4.3 \text{ min}$$

$$\begin{aligned} i_{50} &= 315 \text{ mm/hr} \\ K &= 1 \end{aligned}$$

Flow for 50 years return periods,

$$Q_{50} = 1 * 315 \times 1976 / 60 = 10374 \text{ litres/min}$$

$$\text{Drop of channel} = 5.600 - 5.400 = 0.20 \text{ m}$$

$$\text{Gradient} = 0.2 / 51 = 1 \text{ in } 255$$

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

$$\text{Capacity} = 16000 > Q_{50} \quad \text{OK}$$

$$\text{Read } v_{\max} = 1.4 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

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

Fig. 1, TGN 30

Fig. 8.7
Geotechnical
Manual for Slopes

6. Checking requirement width by rainwater through between 5 and 6

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

$$\begin{aligned} \text{Area D} &= 1700 \text{ m}^2 \\ L &= 55 \text{ m} \end{aligned}$$

$$\delta h = 6.2 - 5.9 = 0.3 \text{ m}$$

$$H = 0.3 * 100 / 55 = 0.55 \text{ m} \quad (\text{average fall per 100m run})$$

$$t_c = 0.14465 \times 55 / (0.55^{0.2} \times 1700^{0.1}) = 4.262 \text{ min}$$

$$\text{For } t_f, \quad w = 36 \text{ m}, \quad v = 3 \text{ m/s} \quad (\text{assumed})$$

$$t_{fl} = 36 / (3 \times 60) = 0.200 \text{ min}$$

$$t_l = 4.262 + 0.2 = 4.462 \text{ min}$$

$$\text{From rainfall curve, use } t = 4.5 \text{ min}$$

$$\begin{aligned} i_{50} &= 330 \text{ mm/hr} \\ K &= 1 \end{aligned}$$

Flow for 50 years return periods,

$$Q_{50} = 1 * 330 \times 1700 / 60 = 9350 \text{ litres/min}$$

$$\text{Drop of channel} = 5.800 - 5.600 = 0.20 \text{ m}$$

$$\text{Gradient} = 0.2 / 36 = 1 \text{ in } 180$$

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

$$\text{Capacity} = 17000 > Q_{50} \quad \text{OK}$$

$$\text{Read } v_{\max} = 1.65 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

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

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

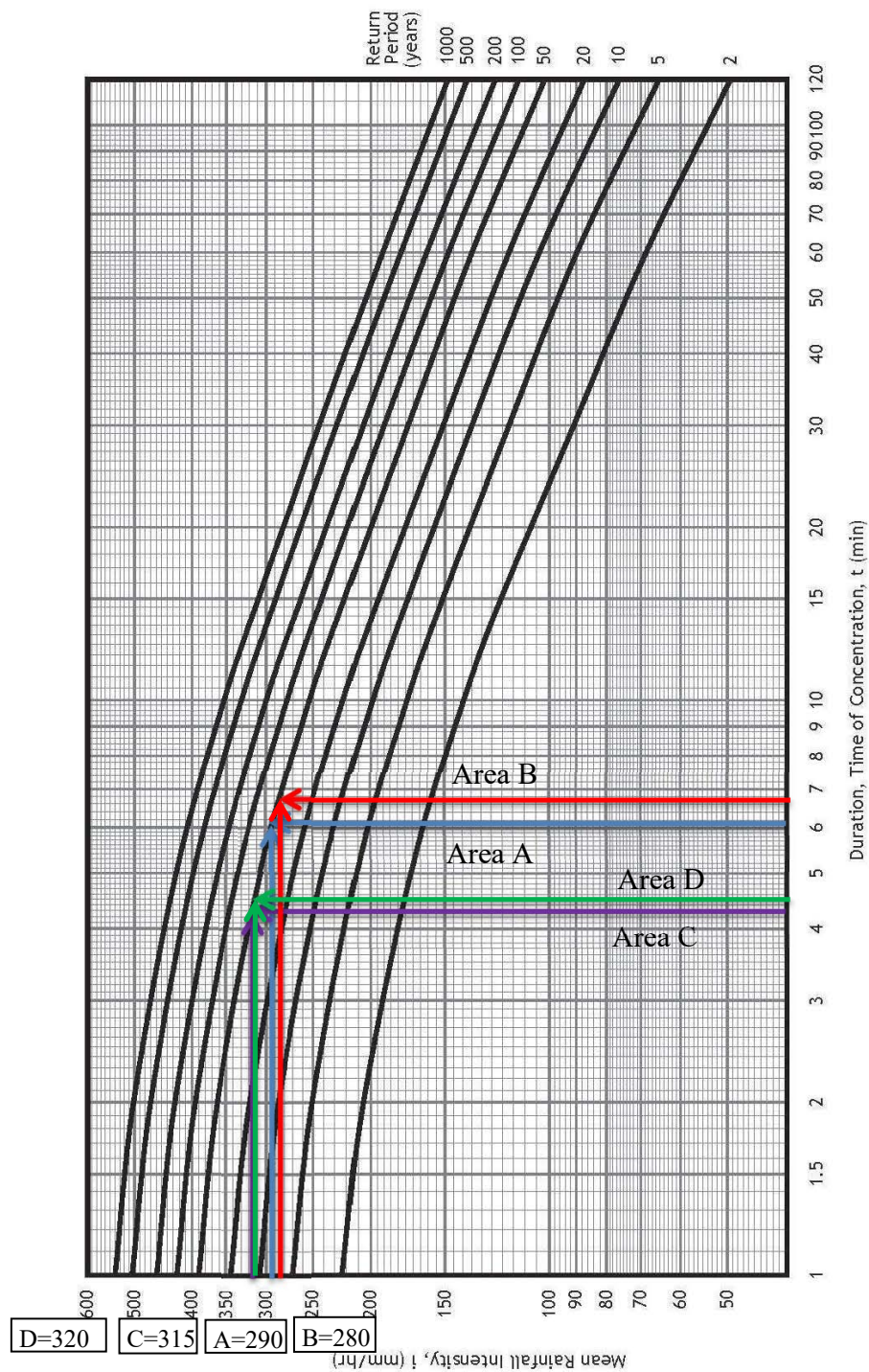


Figure 1 – New Intensity-Duration-Frequency (IDF) Curves (Tang & Cheung, 2011)

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

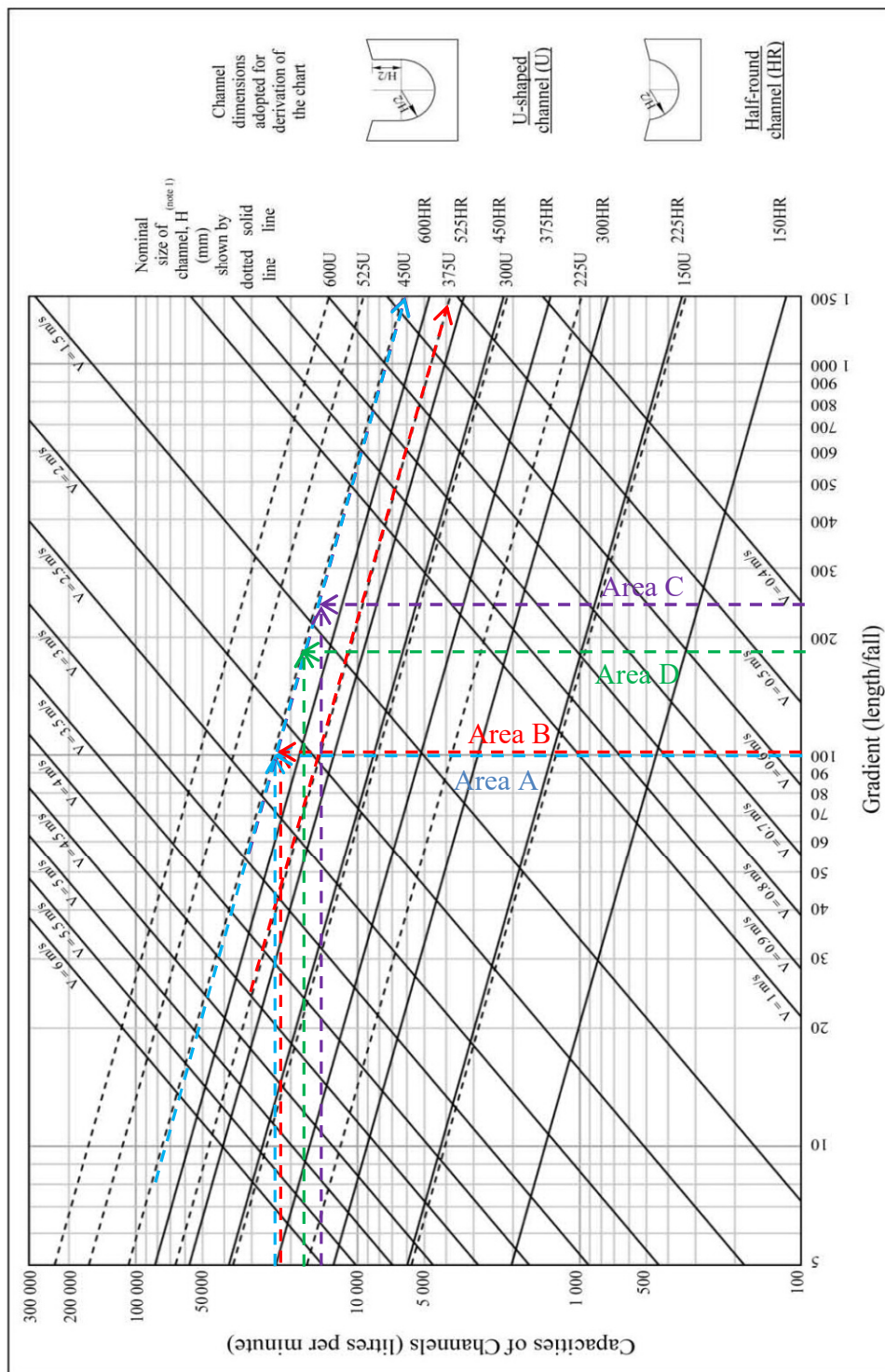
**Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region**

GEO Technical Guidance Note No. 43 (TGN 43)

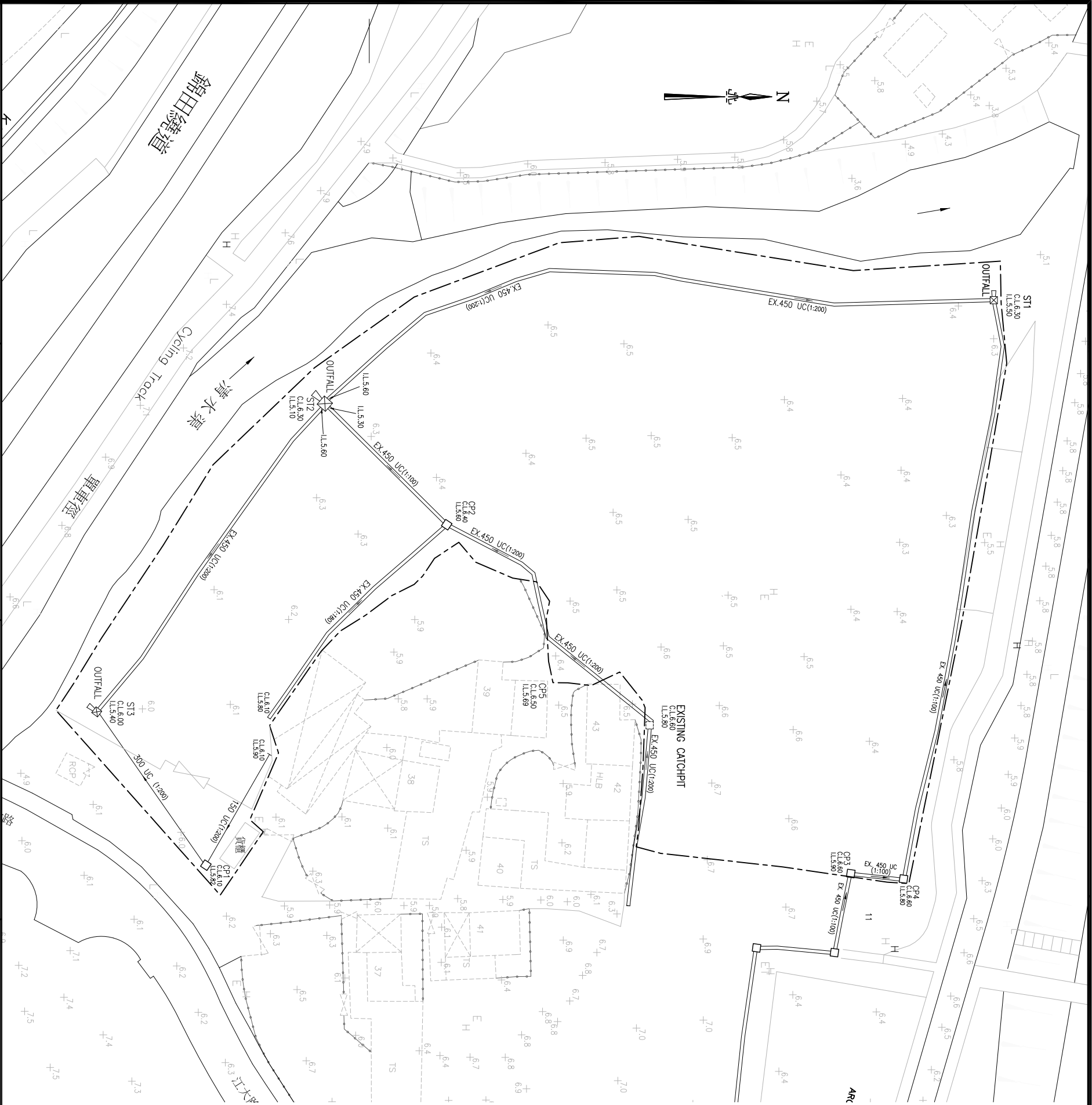
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

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

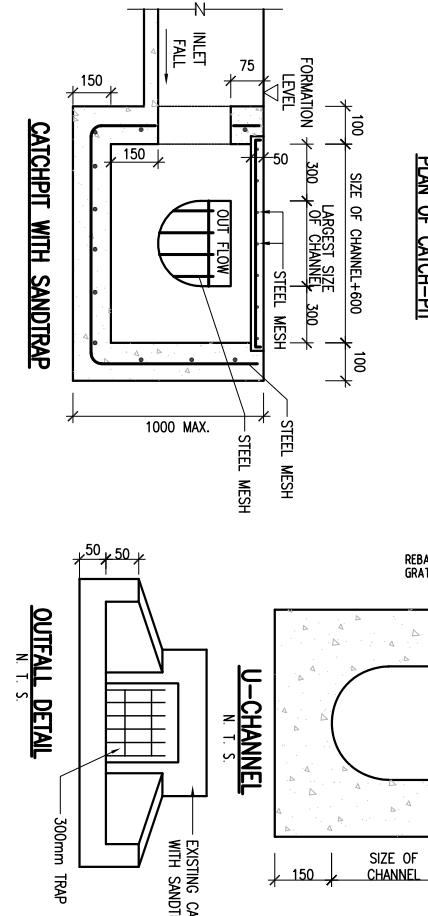
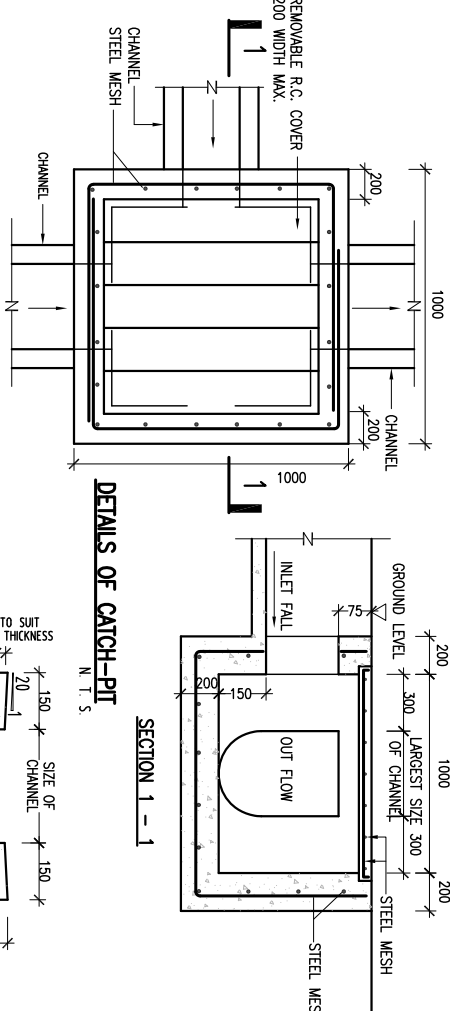
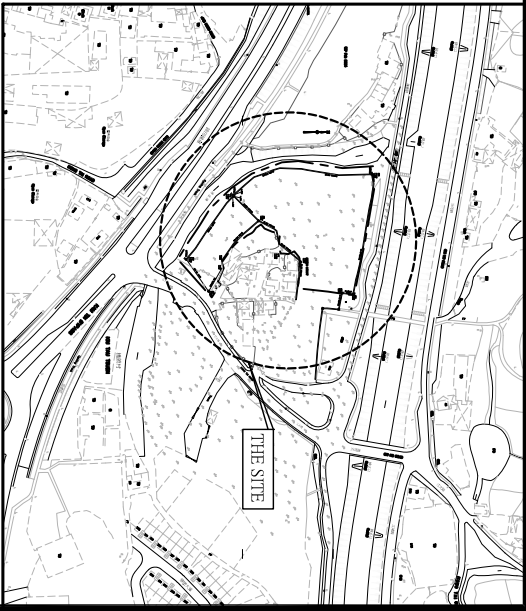
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



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



- LEGEND**
- APPLICATION BOUNDARY
 - - - EXISTING CATCHPIT
 - CP1 PROPOSED CATCHPIT
 - ☒ ST1 EXISTING CATCHPIT WITH SANDTRAP
 - 300 UC PROPOSED 300 U-CHANNEL WITH FALL 1 IN 200
 - EX. 450 UC EXISTING 450 U-CHANNEL
 - CL.6.30 COVER LEVEL
 - IL.5.50 INVERT LEVEL





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PROJECT

Temporary Open Storage of Metal Scaffolding with Service Office at Lots 1198ARP(Part), 1198Ass1 & Ass2 in DD109, Kam Tin North, Yuen Long, N.T.

TITLE

PROPOSED DRAINAGE LAYOUT PLAN

DRAWN BY

EN

CHECKED BY

PT

DATE

May 2026

SCALE

1 : 600

JOB NO.

LD/ -

CAD / FILE

LD-L1198A1-D01

DWG NO.

LD/L1198A1/D01