

寄件者: Vivian Wai [REDACTED]
寄件日期: 2026年08月12日星期三 15:03
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND; Athena Pui Yin LAI/PLAND; Yen PY LEUNG/PLAND
主旨: S. 16 Planning Application No. A/YL-KTN/1254 - Departmental Comments
附件: LD-L1047A-BP01.pdf; KTN1254_回應部門意見(10Aug2026)古蹟辦.pdf; KTN1254_回應部門意見(10Aug2026)漁護署.pdf; LD-L1047A-DS01A (Report).pdf

類別: Internet Email

各位好,

以下文件取代 12 Aug 2026 12:11 的郵件。

回應部門意見，因為古蹟的關係不能挖地，所以更改了排水報告而要將地面填不多於400mm，請跟進，謝謝!

韋小堯

email received date: 10 Aug 2026

Ref. S. 16 Planning Application No. A/YL-KTN/1254 - Departmental Comments

Please find below the comments of the Chief Heritage Executive (Antiquities and Monuments) of the Antiquities and Monuments Office (AMO), Development Bureau (Contact Ms Connie LEE at 2655 0848).

The application site ("the Site") falls within Tai Kong Po Site of Archaeological Interest (SAI). According to the submission, ground excavation for catchpits and 300-375mm u-channels will be carried out along the site periphery. According to the previous archaeological works at the Site, archaeological remains from Song, Ming and Qing dynasties were unearthed underneath a shallow topsoil about 10-15 cm thick.

Considering the archaeological significance of the SAI and the presence of findings immediately under ground level, AMO has concerns on the possible impact from the proposed works on the SAI. The applicant is advised to explore no further excavation (including but not limited to site formation works, drainage works, sewerage works, construction of septic tank, etc.) when carrying out the proposed development at the Site. If excavation is found unavoidable, the applicant is required to conduct an Archaeological Impact Assessment (AIA), which includes a baseline review and field investigation, to evaluate the archaeological impact to be imposed by the proposed development and its associated works. Should the AIA involve fieldwork and excavation, the applicant shall engage an archaeologist to apply for a licence under the Antiquities and Monuments Ordinance, Cap. 53. An Archaeological Action Plan shall be submitted to AMO for agreement before the licence application. Subject to the findings of the AIA, appropriate mitigation measures, if needed, shall be recommended for agreement by AMO and implemented by the applicant to the satisfaction of AMO.

答：

在考慮考古遺址造成的影響而言，在進行該地塊的擬建開發項目時，不會進行任何進一步的開挖工程，亦沒有污水工程及化糞池建造等。申請場地內排水工程內的 300 至 375 毫米 U 型溝渠和集水坑，是會以 U 型預製件，完全取消向下挖掘的地面開挖工程，改為在地面上置放式混凝土明渠。

1. 工程首先是會在現有地面上加固防護，先在表土上方鋪設一層地質織物 (Geotextile) 或細沙，作為保護層，以作為地面物理隔離與緩衝，防止上層填料與原生表土混合。在原土地上方進行輕量化施工，透過取消地下開挖並全面改為地面輕量化施工，能大幅降低對潛在考古遺址的破壞。
2. 本項目僅為「臨時」用途，改為在地面上置放式混凝土明渠是具備完全還原，由於所有設施（預製明渠、以地面鋪墊方式及地質織物）均為地面置放，當臨

時牌照期滿或停止營運時，所有物料均可完全移除，地面能輕易恢復原貌，絕不對地下潛在的考古遺存留下永久性破壞。

3. 申請場地並無污水處理工程及化糞池的建設，不存在化糞池的滲漏、沒有深挖及地下管網，對考古遺址沒有造成二次生環境與物理破壞風險。
4. 在涉及只存放車輛的考量中，申請人會以分散荷載方式，在細沙/地質織物上方，鋪設足夠厚度的碎石層、預製混凝土板或臨時鋼板，以作為申請場地內的行車車路，能有效分散車輛的集中荷載，避免點受壓過大導致地下地層變形。
5. 申請人承諾以上技術細節，以消除可能產生的物理性重壓是否會擠壓或破壞地下遺蹟的疑慮。

申請人提交進一步資料及緩解措施及操作，申請人當然會在可行範圍內執行及接受各相關政府部門監管，現亦通過工程細節的考量，以解決古物古蹟辦事處對擬建工程可能對該考古遺址造成影響的擔憂，又或其他潛在影響。申請人懇請古物古蹟辦事處會重新予以考慮並批准本申請。

現附上新圖及排水報告

(1)排水建議圖

(2)填土位置圖

Email received date: 11 Aug 2026

Re: S. 16 Planning Application No. A/YL-KTN/1254 - Departmental Comments

Please find below the comments of the **Agriculture, Fisheries and Conservation Department (Contact: Ms WONG Cheuk Ling at 2150 6933)**.

The subject site falls within the “AGR” zone, and is generally vacant with some vehicles being parked at the time of inspection. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.

答:

該地塊位於「農業用地」區域內，目前基本空置，但實地考察時可見少量車輛停放。週邊農業活動活躍，且具備道路、水源等農業基礎建設。該地塊可用於露天種植、溫室、苗圃等農業活動。鑑於該地塊具有農業復墾潛力，從農業角度來看，擬建工程不被支持。

申請上述土地只用作三年為期的臨時停車場申請，而申請場地現況是東面及北面是已鋪設混凝土，被作為停車場，場地南面及西面皆已被推平及填泥，申請場地亦位於較高位置，耕種水源從來都是缺乏，唯有是靠水務署供水。該地塊在客觀上現時無法進行實質農業生產。

申請人亦只採用環保草地磚或碎石作地面僅鋪設，這樣既能承受車輛重量，又能保持土壤的透水性，確保泥土下的微生物和微生態不會徹底死亡。

申請人亦有留意申請場地是位於大公埔考古遺址 (SAI) 內。根據以往在該地塊的考古工作，(見附圖)在約10-15公分厚的淺層表土下，發掘出宋、明、清時期的考古遺跡。如挖掘工作不可避免，申請人須進行考古影響評估 (AIA)，包括基線審查和實地調查，以評估擬建項目及其相關工程可能造成的考古影響。如考古影響評估涉及實地工作和挖掘，申請人須聘請考古學家，並根據《古物及古蹟條例》(第53章)申請許可證。

申請人近日收到的電郵

由：Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>
日期：10/8/2026 20:41 (GMT+08:00)
收件人：[REDACTED]
抄送：Yen PY LEUNG/PLAND <pyleung@pland.gov.hk>, Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk>
主題：Re: S. 16 Planning Application No. A/YL-KTN/1254 - Departmental Comments

Dear Ms Wai,

Please find below the comments of the **Chief Heritage Executive (Antiquities and Monuments) of the Antiquities and Monuments Office (AMO), Development Bureau (Contact Ms Connie LEE at 2655 0848).**

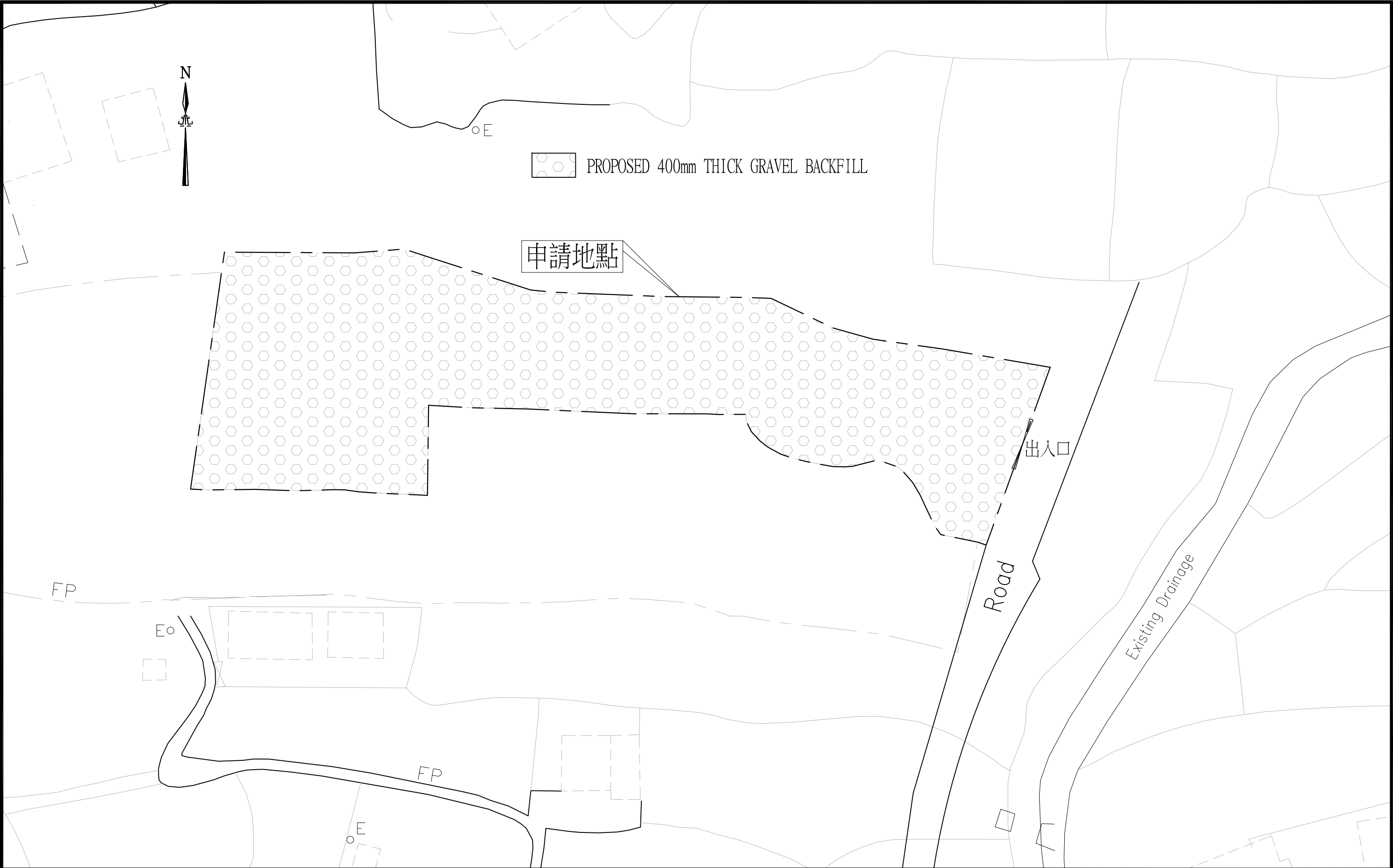
The application site ("the Site") falls within Tai Kong Po Site of Archaeological Interest (SAI). According to the submission, ground excavation for catchpits and 300-375mm u-channels will be carried out along the site periphery. According to the previous archaeological works at the Site, archaeological remains from Song, Ming and Qing dynasties were unearthed underneath a shallow topsoil about 10-15 cm thick.

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Regards,
Andrea YAN
TP/YLE3, PlanD
Tel: 3168 4049

若開挖土地務農或及開挖儲水池洗菜及灌溉，可以作為農耕地的可能性已不高，故申請人亦只可以向申請作為申請上述土地用作三年為期的臨時停車場，與其讓土地閒置、滋生蚊蟲或被非法傾倒廢物，避免土地荒廢與雜草叢生，希望將場地有效地使用，透過規範化的臨時三年為期的泊車作為管理，維持土地的監管。

申請人亦專重古物古蹟辦事處的研究結果，申請場地既位於大江埔考古遺址（SAI）內是無法作為農耕地，在10至15公分厚的淺層表土上亦無露天種植及構築溫室等農業活動，故申請人懇請貴處會能重新予以考慮申請地段內的必需保護古物古蹟的背景及考古遺址造成影響的擔憂，申請人並懇請貴處會批准本申請。



 利安設計工程有限公司 LEON Design Engineering Limited	This drawing and design are copyright of LEON DESIGN ENG. LTD. No portion may be reproduced without the company written permission. Used written dimensions, measurement to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.	PROJECT Proposed Temporary Open Storage of Second-hand Private Cars for Sale and Associated Filling of Land (for a Period of 3 Years) at Lots 1047A & 1049BRP (part) in DD109, Kam Tin North, Yuen Long, N.T.	TITLE PROPOSED GRAVEL BACKFILL PLAN	DRAWN BY PT	CHECKED BY PT	DATE August 2026
				SCALE 1 : 400	JOB NO. LD/ -	
				CAD / FILE LD-L1047A-BP01	DWG NO. LD/L1047A/BP01	

Stormwater Drainage Design

For

Temporary Open Storage (private car prior to sale)

at Lots 1047A & 1049BRP (part) for a Period of Three Years

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

Report No.: **LD/L1047A/DS01A**
Date: **11/8/2026**

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) .

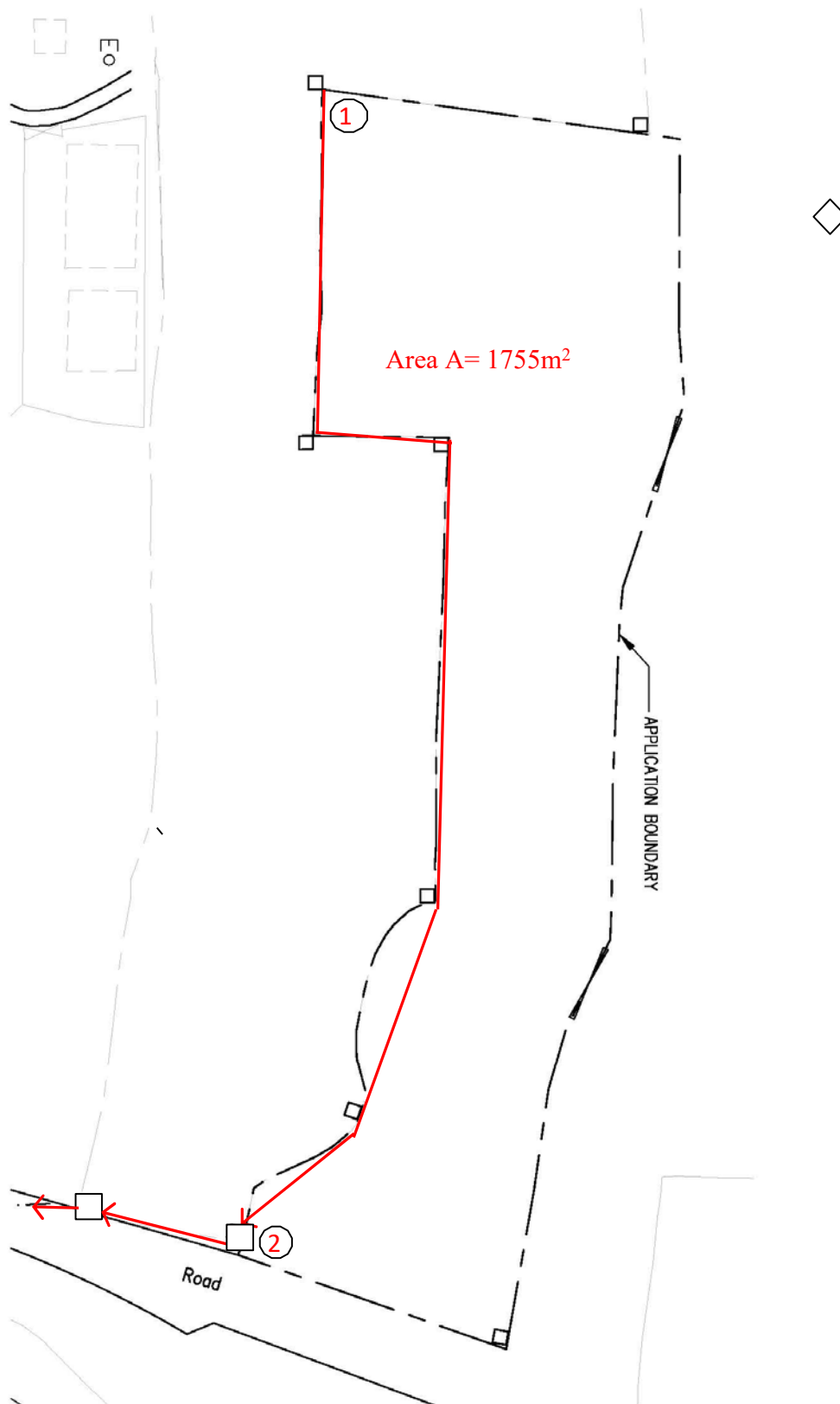
Eqn. 8.2
Geotechnical
Manual for Slopes

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 :



Plan of Catchment Areas

NTS

3. Checking requirement width by rainwater through between 1 and 2

a. Catchment Area A to Proposed Drainage (525 HR)

$$\begin{aligned} \text{Area } A &= 1755 \text{ m}^2 \\ L &= 127 \text{ m} \end{aligned}$$

$$\delta h = 13 - 12.5 = 0.5 \text{ m}$$

$$H = 0.5 * 100 / 127 = 0.39 \text{ m} \quad (\text{average fall per 100m run})$$

$$t_c = 0.14465 \times 127 / (0.39^{0.2} \times 1755^{0.1}) = 10.507 \text{ min}$$

$$\text{For } t_f, w = 102 \text{ m}, v = 3 \text{ m/s} \quad (\text{assumed})$$

$$t_{f1} = 102 / (3 \times 60) = 0.567 \text{ min}$$

$$t_1 = 10.507 + 0.567 = 11.074 \text{ min}$$

$$\text{From rainfall curve, use } t = 11.1 \text{ min}$$

$$\begin{aligned} i_{50} &= 240 \text{ mm/hr} \\ K &= 1 \end{aligned}$$

Flow for 50 years return periods,

$$Q_{50} = 1 * 240 \times 1755 / 60 = 7020 \text{ litres/min}$$

$$\text{Drop of channel} = 13.220 - 12.740 = 0.48 \text{ m}$$

$$\text{Gradient} = 0.48 / 102 = 1 \text{ in } 213$$

$$\text{Proposed channel size} = 525 \text{ HR}$$

$$\text{Capacity} = 8800 > Q_{50} \quad \text{OK}$$

$$\text{Read } v_{\max} = 1.35 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

Therefore, Proposed 525mm HR is adequate for catchment Area of A.

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

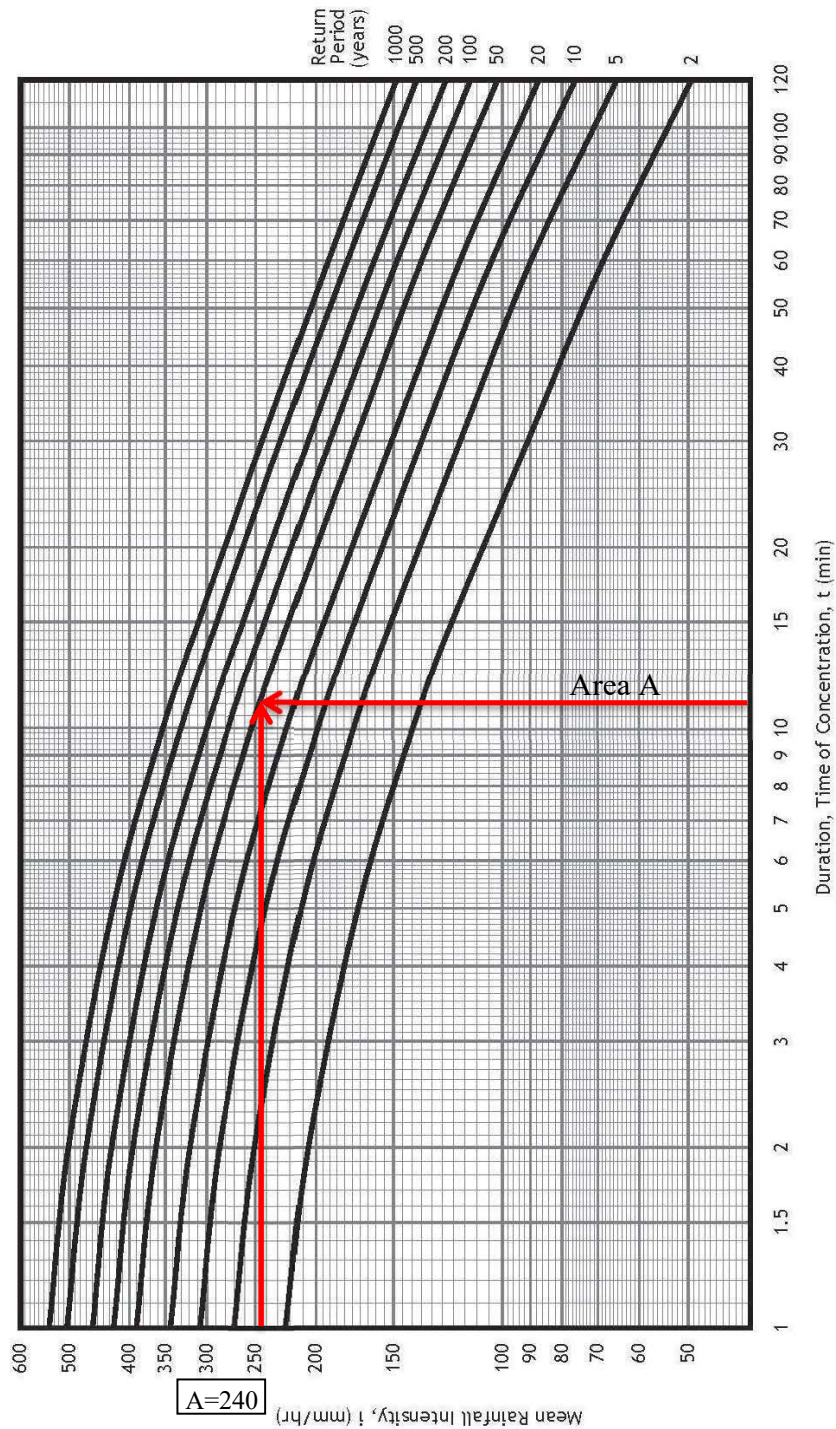


Figure 1 – New Intensity-Duration-Frequency (IDF) Curves (Tang & Cheung, 2011)

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

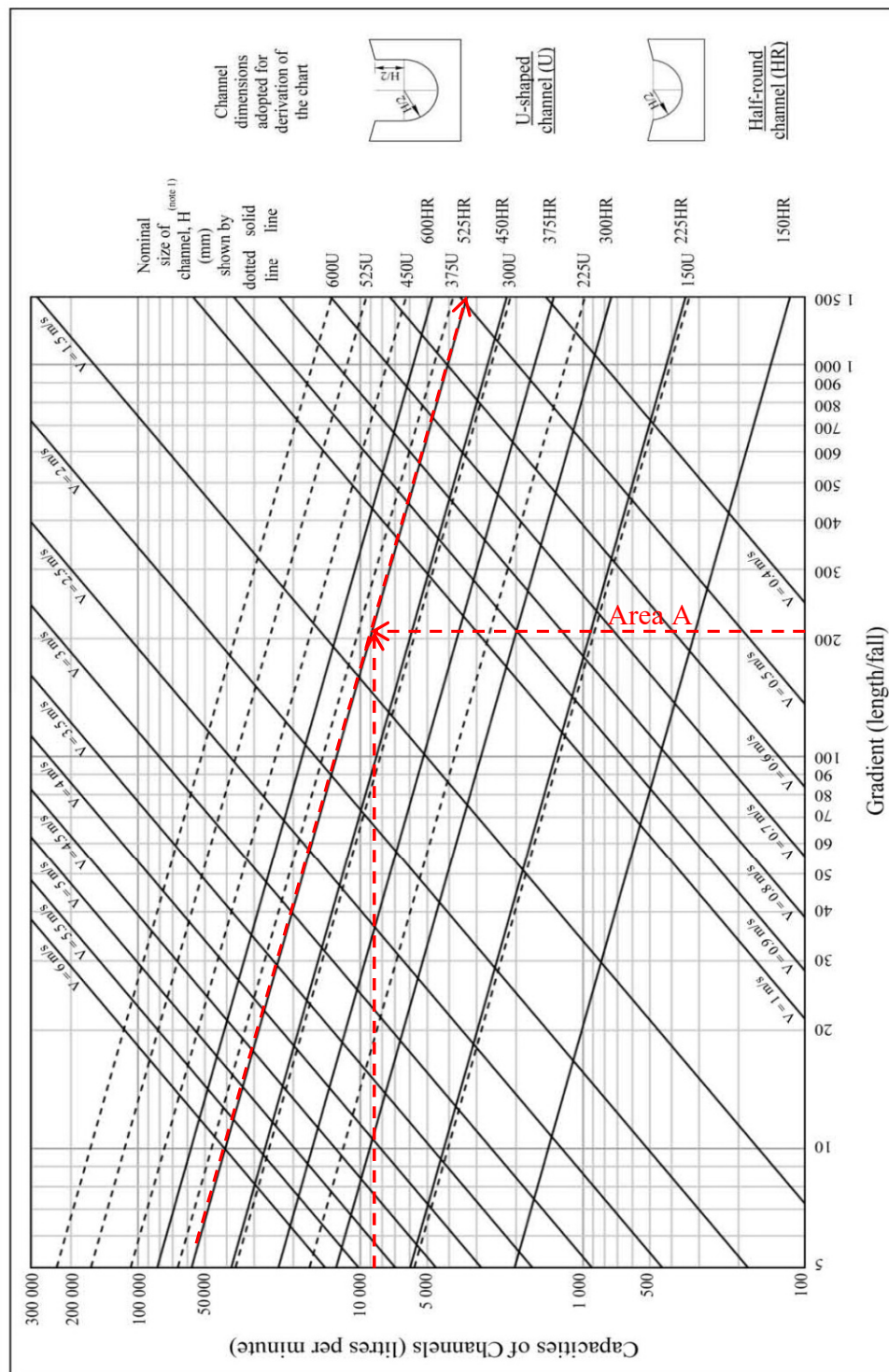
**Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region**

GEO Technical Guidance Note No. 43 (TGN 43)

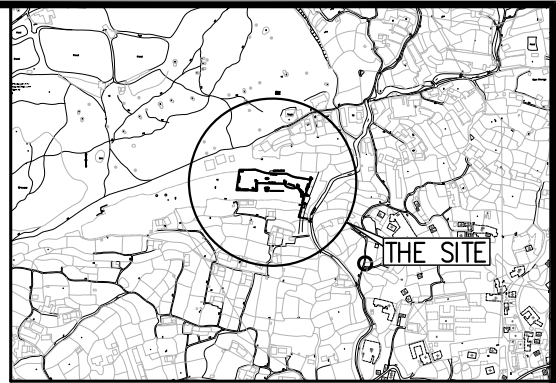
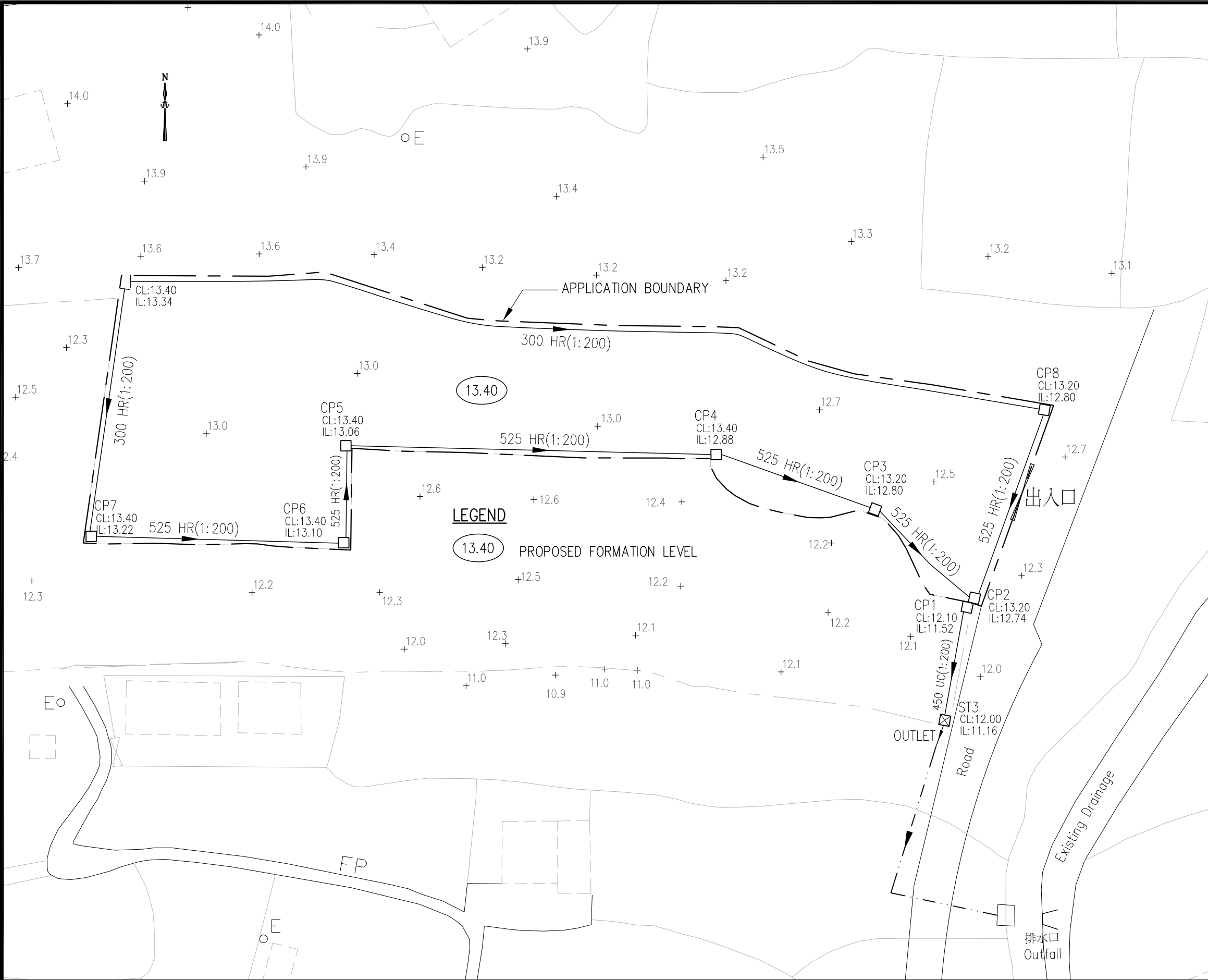
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

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

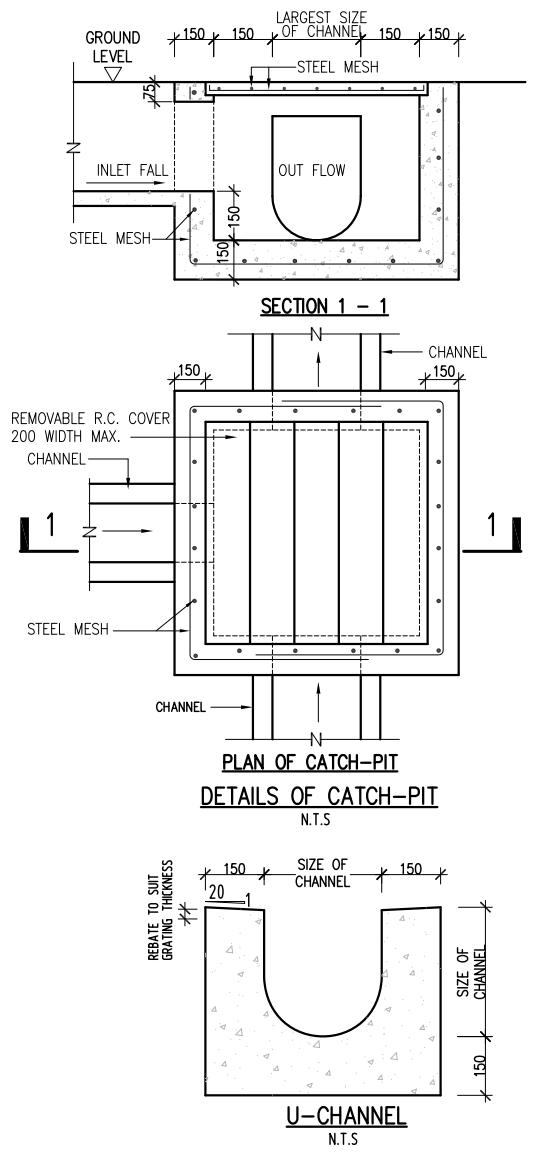
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



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



KEY PLAN
1 : 10000



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				PT	PT	June 2026
				SCALE	JOB NO.	
				1 : 400	LD/ -	
				CAD / FILE	DWG NO.	
				LD-L1047A-D01(R1)	LD/L1047A/D01A	