

This document is received on 2026-01-13
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2600027 6/1 By Post

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1206
	Date Received 收到日期	2026-01-13

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Tang Lam Piu 鄧林標

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Tang Lok San 鄧樂榮

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1244 (Part), 1245 (Part), 1246 (Part) and 1247 (Part) in D.D. 107, Kam Tin, Yuen Long 新界元朗錦田丈量約份第107約地段第1244號部分、第1245號部分、第1246號部分及第1247號部分
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 764.7 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 290 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	「農業」 "Agriculture"
(f) Current use(s) 現時用途	Warehouse (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has notified “current land owner(s)”#
已通知 名「現行土地擁有人」#。

Details of the “current land owner(s)”# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)#&
於_____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on
17/12/2025-31/12/2025 (DD/MM/YYYY)&
於_____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&
- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 24/12/2025 (DD/MM/YYYY)&
於24/12/2025 (日/月/年)把通知寄往相關的業主立法法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

擬議臨時貨倉 (危險品倉庫除外)連附屬設施及相關填土工程 (為期3年)

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期 year(s) 年 3 month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	474.7	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	290	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2	.....
Proposed domestic floor area 擬議住用樓面面積		.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	290	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	290	.....sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to Proposed Layout Plan.
.....
.....
.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	2	.....
Motorcycle Parking Spaces 電單車車位	.....	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	.....
Others (Please Specify) 其他 (請列明)	.....	.....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays with no operation on Sundays and public holidays. 星期一至六上午九時至下午七時，星期日及公眾假期休息。																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shui Mei Road, turn to local track. 水尾路, 轉到郊區小徑。</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 764.7 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2-0.3 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 </p> <p><input type="checkbox"/> month(s) 個月</p>

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

.....


鄧樂桑

 Applicant 申請人 / Authorised Agent 獲授權代理人

NA 不適用

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)

專業資格

 Member 會員 / Fellow of 資深會員

 HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

 HKIS 香港測量師學會 / HKIE 香港工程師學會 /

 HKILA 香港園境師學會 / HKIUD 香港城市設計學會

 RPP 註冊專業規劃師

Others 其他

on behalf of

代表

.....

 Company 公司 / Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

02/01/2026

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1244 (Part), 1245 (Part), 1246 (Part) and 1247 (Part) in D.D. 107, Kam Tin, Yuen Long 新界元朗錦田丈量約份第107約地段第1244號部分、第1245號部分、第1246號部分及第1247號部分
Site area 地盤面積	764.7 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
Zoning 地帶	「農業」 "Agriculture"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years 擬議臨時貨倉 (危險品倉庫除外)連附屬設施及相關填土工程 (為期3年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	290 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.38 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	<input type="checkbox"/> (Not more than 不多於) m 米
		NA 不適用	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	8	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	37.9	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		PC: 2
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2	
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		LGV: 2	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Existing Vehicular Access, Paved Area</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

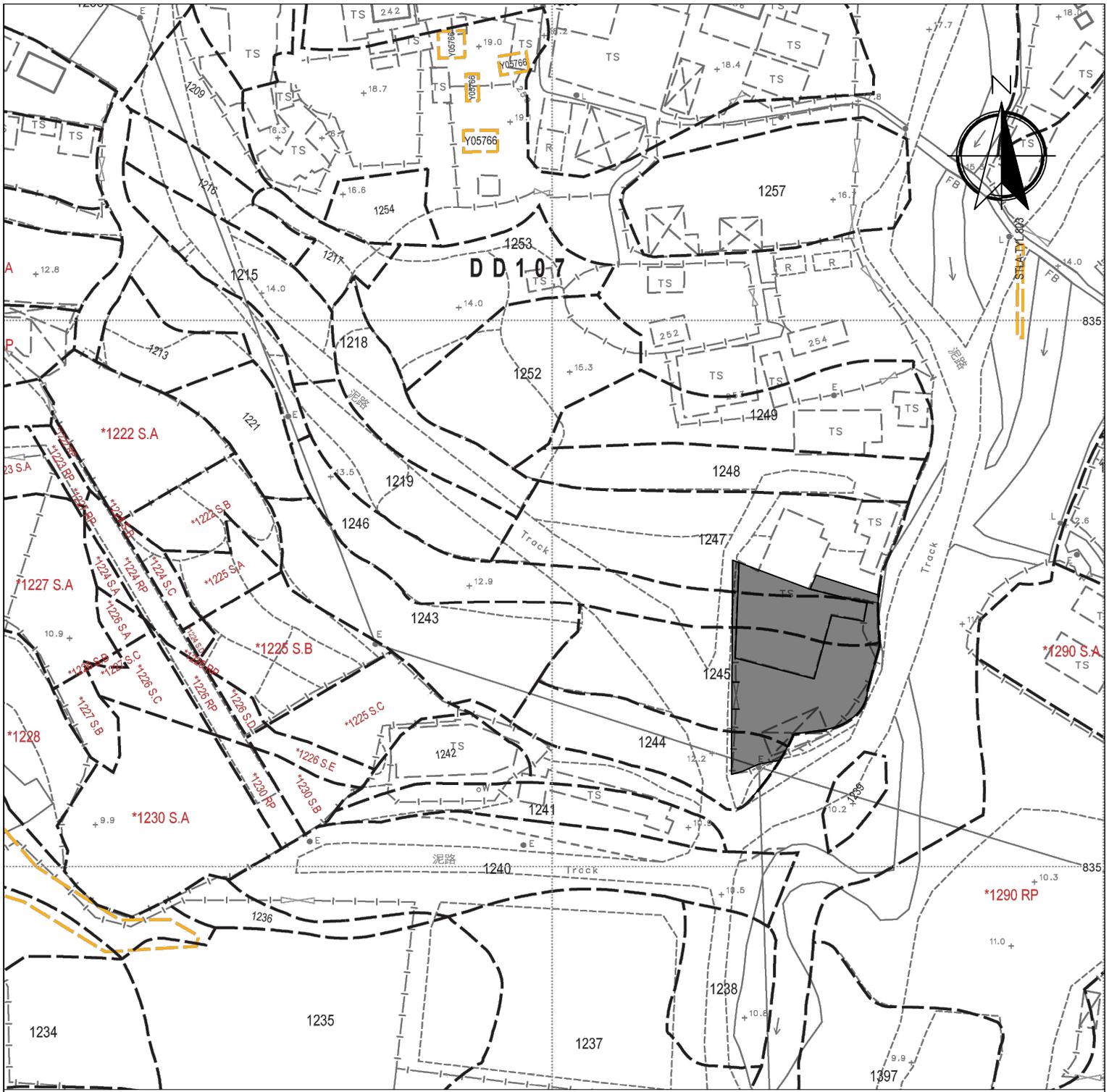
申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田丈量約份第 107 約地段第 1244 號(部分)、1245 號(部分)、1246 號(部分)及 1247 號(部分)作臨時貨倉 (危險品倉庫除外)連附屬設施及相關填土工程(為期三年)之用途

- 申請地點的面積約為 764.7 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“貨倉 (危險品倉庫除外)”開發申請仍然符合租約。
- 擬議申請的貨倉 (危險品倉庫除外) 在同一個「農業」地帶，城市規劃委員會曾批准相類似的貨倉 (危險品倉庫除外)，申請包括：A/YL-KTN/1126 (2025 年 8 月 1 日獲批)、A/YL-KTN/1118 (2025 年 9 月 5 日獲批)及 A/YL-KTN/1123 (2025 年 9 月 19 日獲批)。因此希望城市規劃委員會對本申請作出相同的對待。
- 申請地段將設有 2 個擬議建築物，用途同為貨倉及附屬辦公室。
- 臨時貨倉計劃放置例如建築工具(如水管等)、維修零件等貨物。不會用作存放危險品。
- 城市高速發展及土地資源稀少的情況下，有大量用作工業及貨倉的土地已改作其他發展或計劃用作其他發展，例如錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型貨倉的巨大需求。
- 擬議用途的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期休息。
- 申請地點會採用混凝土作平整物料，厚度不超過 0.2 米，興建貨倉上蓋範圍亦會採用混凝土作平整物料，總厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。

- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 107 約地段第 1244 號(部分)、1245 號(部分)、1246 號(部分)及 1247 號(部分)作臨時貨倉(危險品倉庫除外)連附屬設施及填土工程(為期三年)的用途。



Legend:

 Application Site 申請範圍

Appendix 1

Location: DD 107 Lot 1244 (Part)
 DD 107 Lot 1245 (Part)
 DD 107 Lot 1246 (Part)
 DD 107 Lot 1247 (Part)

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

Location

位置圖

擬議臨時貨倉（危險品倉庫除外）
 連附屬設施及相關填土工程（為期3年）

Proposed Temporary Warehouse (excluding
 Dangerous Goods Godown) with Ancillary
 Facilities and Associated Filling of Land
 for a Period of 3 Years

SCALE

1:1000

@A4

For Identification Only

Date: 24 December 2025

Drawing No.:

1-01

Proposed Structures Detail

Legend A

Warehouse (Excluding D.G.G.) with Ancillary Office)
 Non-Domestic GFA: About 230 m²
 Height: Not Exceeding 8m
 Storey: 1

Legend B

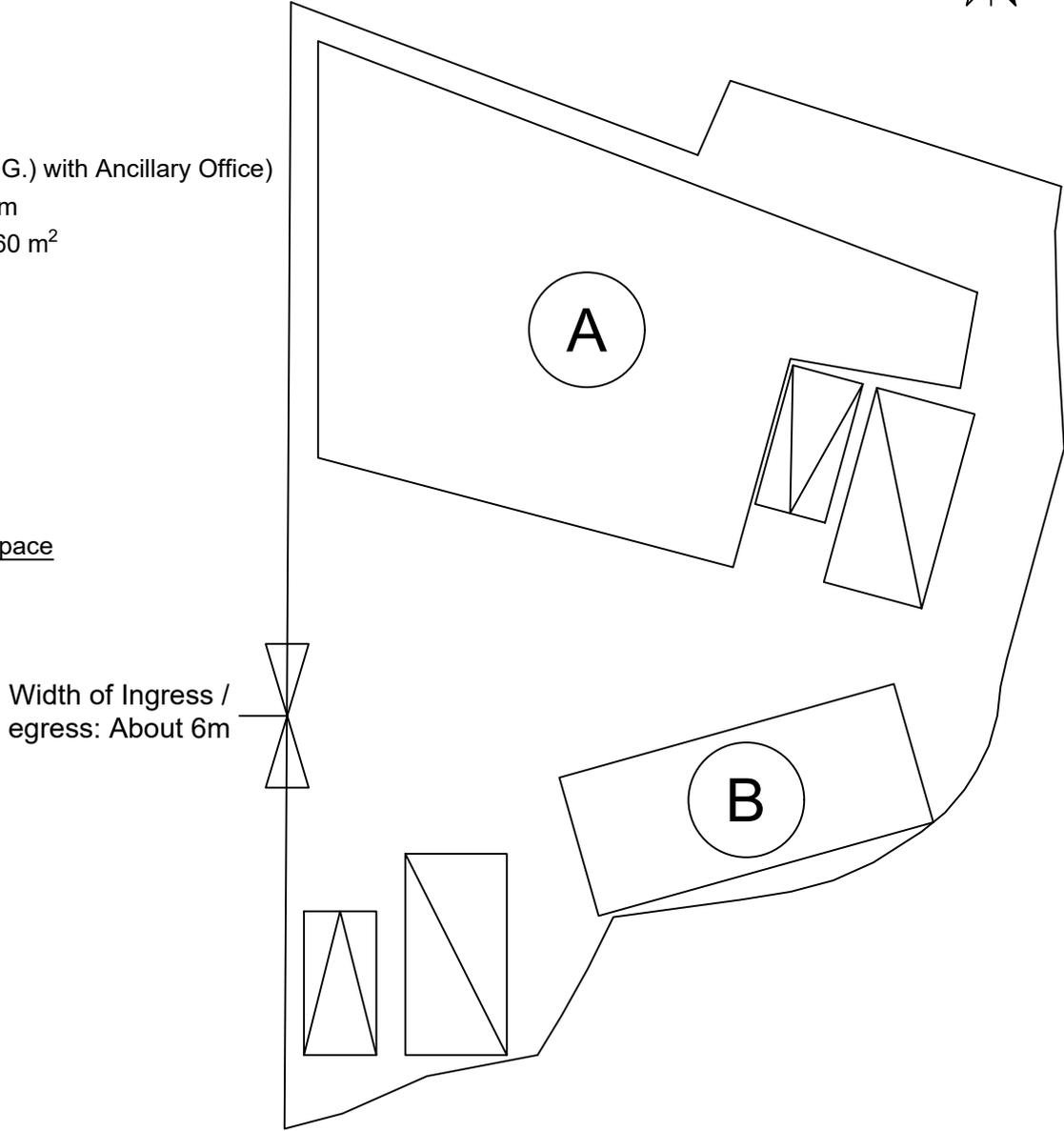
Warehouse (Excluding D.G.G.) with Ancillary Office)
 Dimension: About 12 m x 5 m
 Non-Domestic GFA: About 60 m²
 Height: Not Exceeding 8m
 Storey: 1

Private Car Parking Space

Dimension: 2.5 m x 5 m
 Unit(s): 2

Light-Goods Vehicle L/UL Space

Dimension: 3.5 m x 7 m
 Unit(s): 2



Width of Ingress /
egress: About 6m

Legend:

- ⊞ Ingress/egress (Width: About 6m)
- Proposed Structures
- ▤ Private Car Parking Space
- ▥ LGV L/UL Space
- Ⓐ Ⓑ Warehouse

Total Area: 764.7 m² (About)
 Covered Area: 290 m² (About)
 Uncovered Area: 474.7 m² (About)
 Non-Domestic GFA: 290 m² (About)
 Nos. of Proposed Structures: 2

Appendix 2

Location: DD 107 Lot 1244 (Part)
 DD 107 Lot 1245 (Part)
 DD 107 Lot 1246 (Part)
 DD 107 Lot 1247 (Part)

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

Proposed Layout Plan

擬議佈局平面圖

擬議臨時貨倉 (危險品倉庫除外)
 連附屬設施及相關填土工程(為期3年)

Proposed Temporary Warehouse (excluding
 Dangerous Goods Godown) with Ancillary
 Facilities and Associated Filling of Land
 for a Period of 3 Years

SCALE

1:250

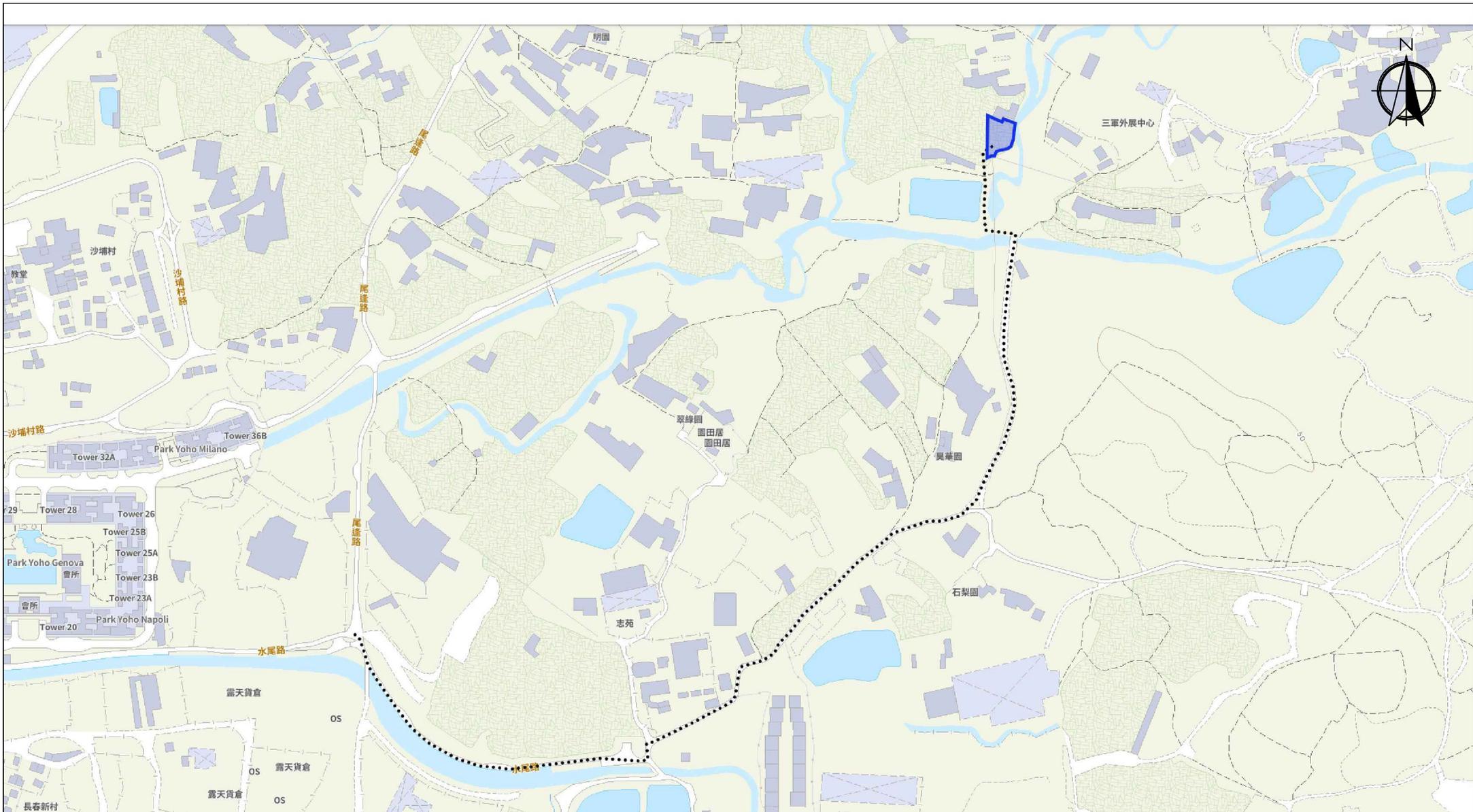
@A4

For Identification Only

Drawing No.:

Date: 1 January 2026

2-01



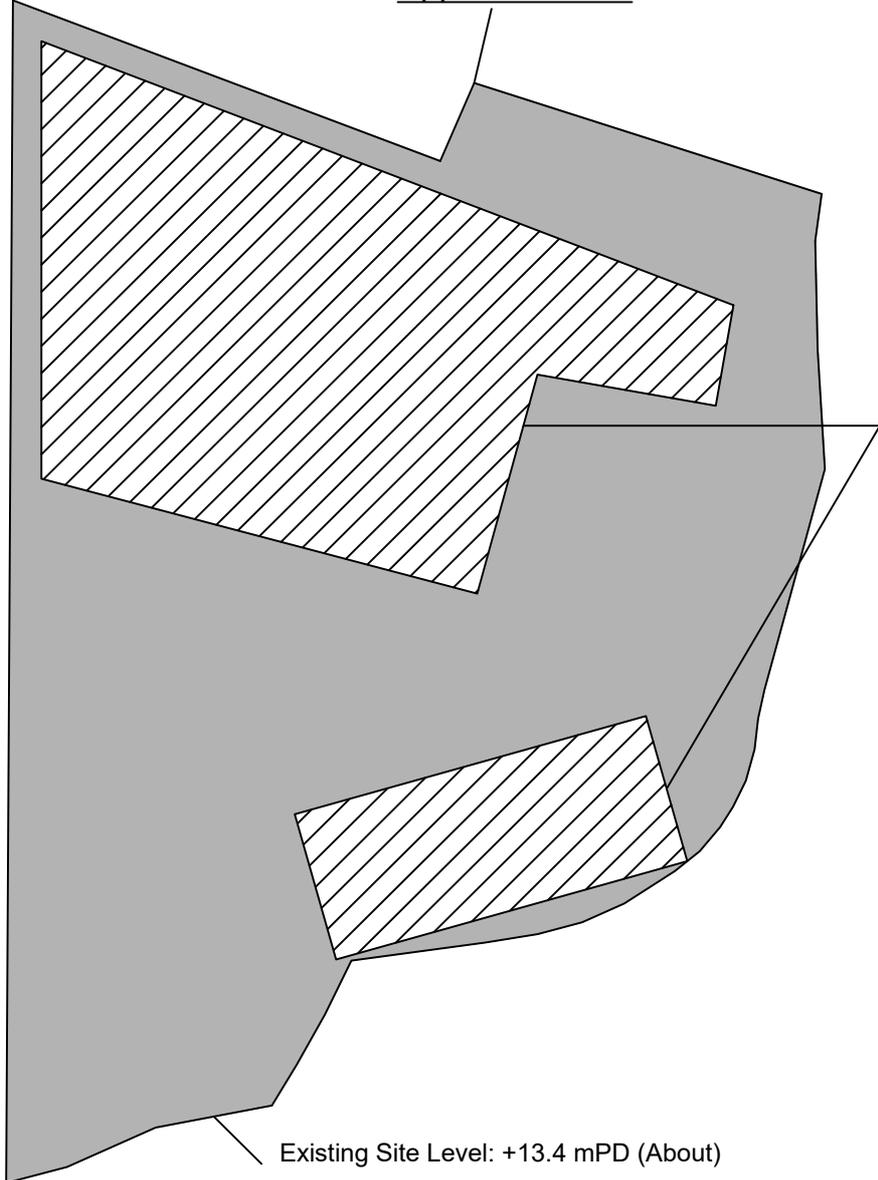
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Captured from map.gov.hk on 24th January 2024

<p>Appendix 3 Existing Vehicular Access</p>	<p>Location: D.D. 107 Lot 1244 (Part), 1245 (Part), 1246 (Part), and 1247 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years</p>	<p>Width of Shui Mei Road: 3-6m (About) with Passing Space Map Legend: ●●●● Road Path — Site Boundary</p>	<p>Drawing No.: 3-1 For Identification Only Date: 01/01/2026</p>
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Application Site



Existing Site Level: +13.4 mPD (About)
 Proposed Site Level: +13.7 mPD (About)
 Material of Filling: Concrete
 Depth of Filling: 0.3 m (About)

Existing Site Level: +13.4 mPD (About)
 Proposed Site Level: +13.6 mPD (About)
 Material of Filling: Concrete
 Depth of Filling: 0.2 m (About)

* To regularize Filling of Land

Paved Area: About 764.7 m²

Legend:

 Paved Area 平整範圍

<p><u>Appendix 4</u> Location: DD 107 Lot 1244 (Part) DD 107 Lot 1245 (Part) DD 107 Lot 1246 (Part) DD 107 Lot 1247 (Part)</p> <p>OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>	<p><u>Paved Area</u> 平整位置圖</p> <p>擬議臨時貨倉 (危險品倉庫除外) 連附屬設施(為期3年)及填土工程</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land</p>	<p><u>SCALE</u></p> <p>1:250</p> <p>@A4</p> <table border="1" data-bbox="1101 2094 1560 2206"> <tr> <td>For Identification Only</td> <td>Drawing No.:</td> </tr> <tr> <td>Date: 24 December 2025</td> <td>4-01</td> </tr> </table>		For Identification Only	Drawing No.:	Date: 24 December 2025	4-01
For Identification Only	Drawing No.:						
Date: 24 December 2025	4-01						

From: Tang Lok San <[REDACTED]>

Sent: Thursday, January 15, 2026 10:42 PM

To: tpbpd/PLAND <tpbpd@pland.gov.hk>

Cc: [REDACTED]

Subject: A/YL-KTN/1206 - Supplementary Document

Town Planning Board,

[REDACTED] Thank you for the phone call. Please see the attachment for the supplementary document of S16 Application A/YL-KTN/1206. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application. [REDACTED]

[REDACTED] Yours sincerely,
Mr. Tang [REDACTED]

規劃署：

有關規劃署對 A/YL-KTN/1206 的查詢

收悉 貴委員會對 A/YL-KTN/1206 申請的查詢，本人現書面回覆。

申請範圍內不會用作露天存放，亦不會存放危險品。本申請範圍只會用在存放用途，不會進行任何有關回收、清潔、修理、拆解或其他工場作業。

在申請範圍的邊界已使用金屬實心的物料，例如鋅鐵將申請範圍圍起，圍邊高度約 3 米高。

本次申請與上次(申請編號:A/YL-KTN/992)，用途及申請範圍相同，本人對上次申請未能及時完成附加條件致歉。因未能及時獲批短期豁免書，及興建渠道的承辦商達成共識，未能在時限前完成附加條件。本次申請是希望向貴委員會申請三年的臨時用途及繼續落實分別已獲渠務署及消防處在上次申請(申請編號:A/YL-KTN/992)所接納的渠務建議及消防設置安裝建議，以履行附加條件。現附上更新後的消防設備安裝計劃圖。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

Proposed Structures Detail

Legend A

Warehouse (Excluding D.G.G.) with Ancillary Office)
 Non-Domestic GFA: About 230 m²
 Height: Not Exceeding 8m
 Storey: 1

Legend B

Warehouse (Excluding D.G.G.) with Ancillary Office)
 Dimension: About 12 m x 5 m
 Non-Domestic GFA: About 60 m²
 Height: Not Exceeding 8m
 Storey: 1

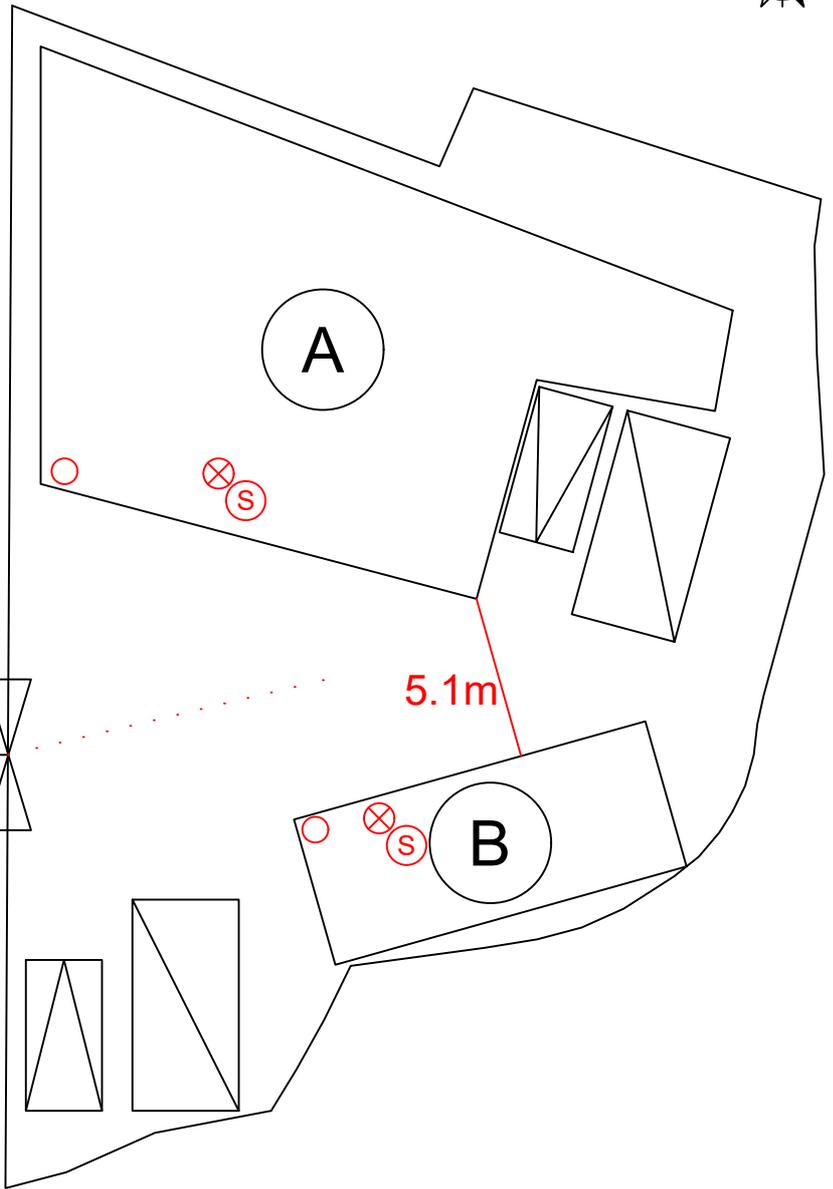
Private Car Parking Space

Dimension: 2.5 m x 5 m
 Unit(s): 2

Light-Goods Vehicle L/UL Space

Dimension: 3.5 m x 7 m
 Unit(s): 2

Width of Ingress /
 egress: About 6m



*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 6.1

*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

Legend:

- 3 kg Portable Dry Powder Type Fire Extinguisher (2 in Total)
- ⊗ ⊙ Stand-alone Fire Detector (Smoke Detector) (In accordance with the Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]) (2 in Total)
- ⋯ Emergency Vehicular Access
- ⊞ Private Car Parking Space
- ⊞ LGV L/UL Space
- ⊞ Warehouse (Excluding D.G.G.) with Ancillary Office

Appendix 6

Location: DD 107 Lot 1244 (Part)
 DD 107 Lot 1245 (Part)
 DD 107 Lot 1246 (Part)
 DD 107 Lot 1247 (Part)

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

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖
 擬議臨時貨倉 (危險品倉庫除外)
 連附屬設施及相關填土工程 (為期3年)

Proposed Temporary Warehouse (excluding
 Dangerous Goods Godown) with Ancillary
 Facilities and Associated Filling of Land
 for a Period of 3 Years

SCALE

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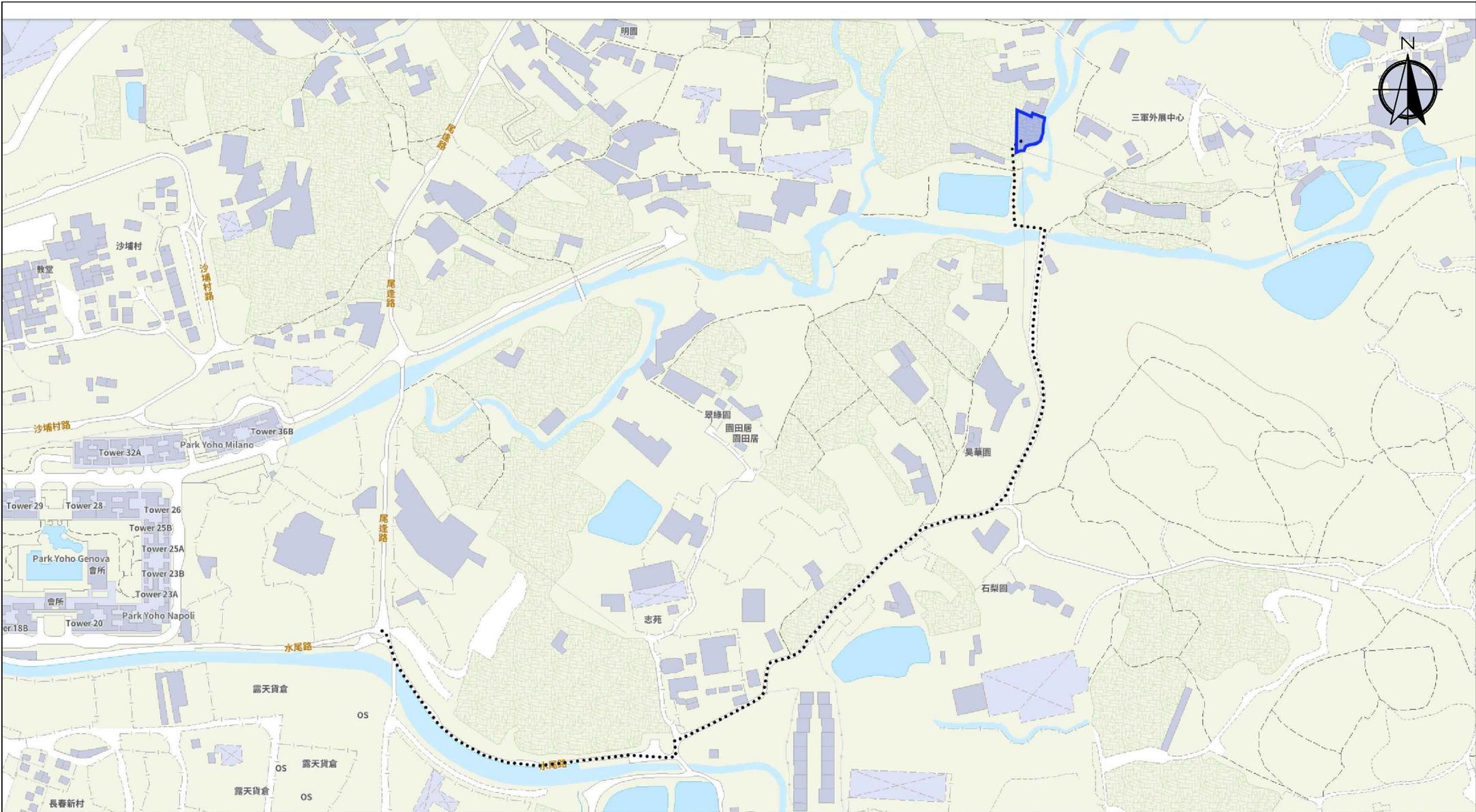
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For Identification Only

Drawing No.:

Date: 15 January 2026

6-01



Scale: Undefined @A4

Captured from map.gov.hk on 24th January 2024

<p>Appendix 6.1 Emergency Vehicular Access</p>	<p>Location: D.D. 107 Lot 1244 (Part), 1245 (Part), 1246 (Part), and 1247 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years</p>	<p>Width of Shui Mei Road: 3-5m (About) with Passing Space Map Legend: ●●●● Road Path — Site Boundary</p>	<p>Drawing No.: 6.1-1</p>
	<p>For Identification Only</p> <p>Date: 15/01/2026</p>			

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTN/992
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post

TANG Lok San

27 May 2024

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (f) - the Submission of a Fire Service Installations Proposal

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary
Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1244 (Part),
1245 (Part), 1246 (Part) and 1247 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/992)**

I refer to your submission dated 2.5.2024 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. CHEUNG Wing-hei (Tel: 2733 8775) of the Fire Services Department directly.

Yours faithfully,

(K W N G)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

c.c.
D of FS

(Attn.: Mr. CHEUNG Wing-hei)

Internal
CTP/TPB

KWN/AY/on

Appendix

Comments of the Director of Fire Services, Fire Services Department:

The applicant is advised that the installation /maintenance/ modification/ repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.



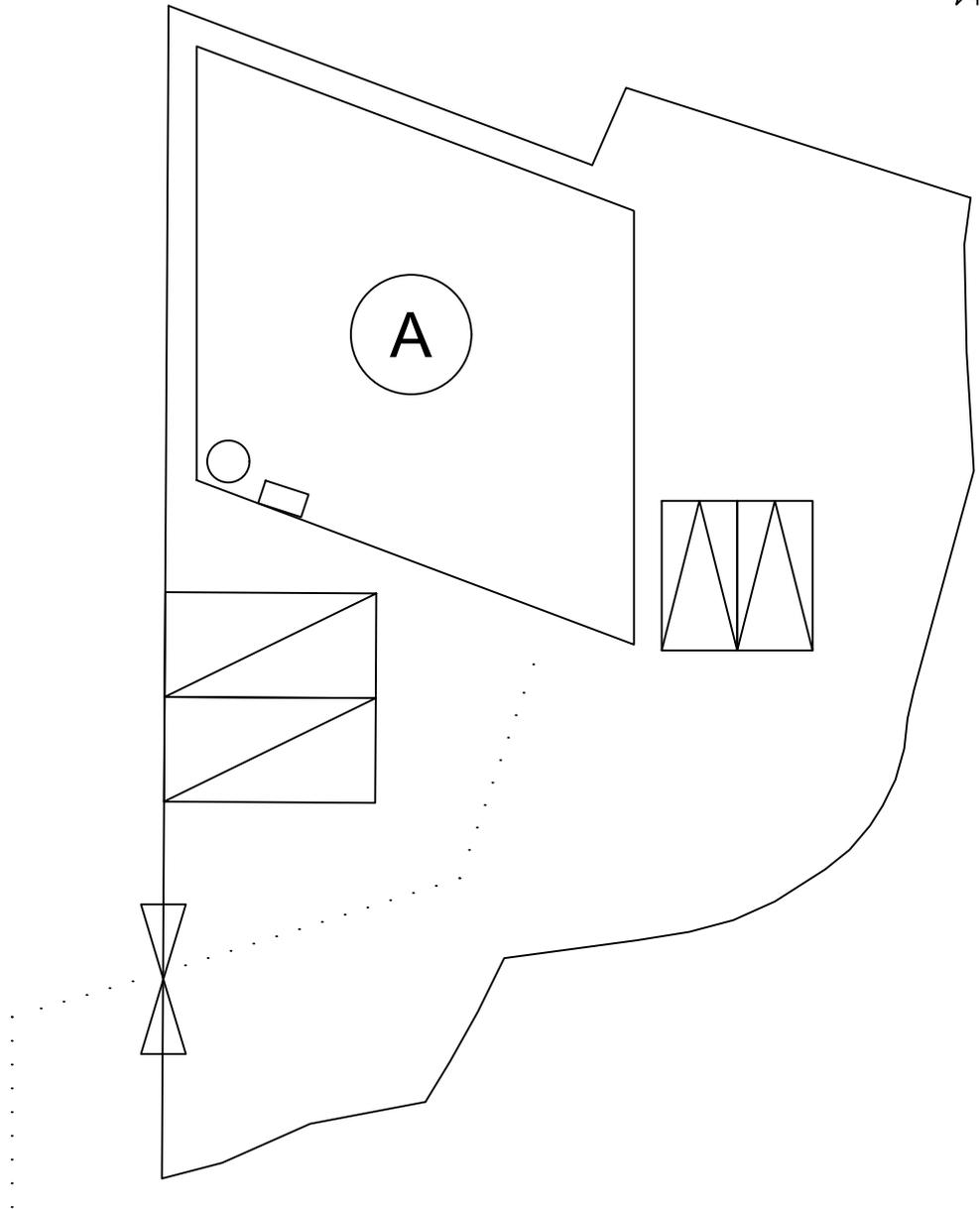
Proposed Structures Detail

Warehouse (Excluding D.G.G.) with Ancillary Office)

Non-Domestic GFA: About 210 m²

Height: Not Exceeding 8m

Storey: 1



*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 6.1

*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

Legend:

- 5 kg Portable Dry Powder Type Fire Extinguisher (1 in Total)
- Emergency Lighting (BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021) (1 in Total)
- Emergency Vehicular Access
- ⊞ Private Car Parking Space
- ⊞ LGV L/UL Space
- Ⓐ Warehouse (Excluding D.G.G.) with Ancillary Office

Appendix 6

Location: DD 107 Lot 1244 (Part)
DD 107 Lot 1245 (Part)
DD 107 Lot 1246 (Part)
DD 107 Lot 1247 (Part)

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

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖
擬議臨時貨倉 (危險品倉庫除外)
連附屬設施(為期3年)及填土工程

Proposed Temporary Warehouse (excluding
Dangerous Goods Godown) with Ancillary
Facilities
for a Period of 3 Years and Filling of Land

SCALE

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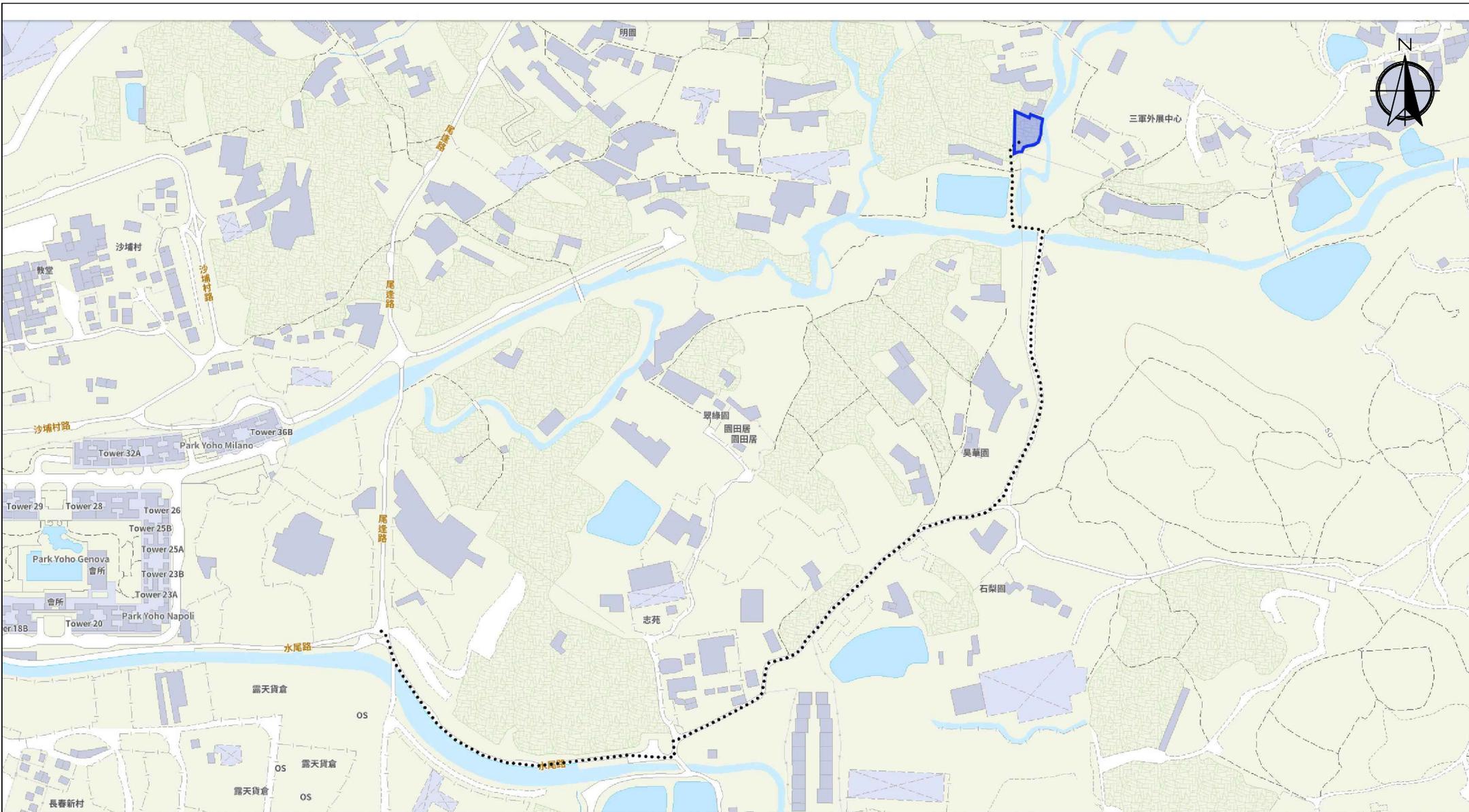
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For Identification Only

Drawing No.:

Date: 22 March 2024

6-01



Scale: Undefined @A4

Captured from map.gov.hk on 24th January 2024

Appendix 6.1
Emergency Vehicular
Access

Location: D.D. 107 Lot 1244 (Part), 1245 (Part),
1246 (Part), and 1247 (Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Proposed Temporary Warehouse (excluding
Dangerous Goods Godown) with Ancillary
Facilities
for a Period of 3 Years and Filling of Land

Width of Shui Mei Road: 3-4m (About)
with Passing Space
Map Legend:
●●●● Road Path
— Site Boundary

Drawing No.:
6.1-1
For Identification Only
Date: 22/03/2024

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTN/992
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post

TANG Lok San



24 September 2024

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (c) - the Submission of a Drainage Proposal

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1244 (Part), 1245 (Part), 1246 (Part) and 1247 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/992)**

I refer to your submission received on 22.8.2024 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

Should you have any queries, please contact Mr. Terence TANG (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,

(Josephine LO)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

c.c.
CE/MN, DSD

(Attn.: Mr. Terence TANG)

Internal
CTP/TPB

JL/AY/on

Appendix

Comment from the Chief Engineer/Mainland North, Drainage Services Department:

- (i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- (ii) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- (iii) The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- (iv) The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).

渠務署及城市規劃委員會：

A/YL-KTN/992 的渠務報告詳細

申請地點範圍有約 764.7 平方米，位於錦田北的鄉郊範圍。目前為露天空間及建有臨時建築物。

申請地點附近有大量的臨時建築物及小徑。現有水平為約+13.6 mPD (此水平已完成填土及平整)。

有一條自然溪流位於申請地點的東面，並計劃將場內水流引導到該溪流。

申請範圍的北面水平比申請地點高，有機會會有水流從這兩面流入。其他方向比申請範圍低，因此沒有流水從其他方向流入申請地點。

申請地點的擬議佈局平面圖請參考 Appendix 2。

申請地點範圍有約 764.7 平方米，全部將以混凝土作表面，在申請地點外有約 5,449.3 平方米，大多為道路及建築物。

擬議發展	
申請地點範圍 (約 m ²)，全部已以混凝土平整	764.7
申請地點外集水區	
申請地點外北面集水區 (約 m ²)，大多為道路及建築物，本報告將以全部為混凝土作評估	5,449.3

根據 STORMWATER DRAINAGE MANUAL (SDM) - Table 10 – Recommended Design Return

Periods based on Flood Levels

Intensively Used Agricultural Land	2-5 years
Village Drainage including Internal Drainage System under a Polder Scheme	10 years
Main Rural Catchment Drainage Channels	50 years
Urban Drainage Trunk Systems	200 years
Urban Drainage Branch Systems	50 years

本報告將使用 Main Rural Catchment Drainage Channels, 1 in 50 years return period 作評估。

本渠道設計將參考由 貴署所編寫的 SDM 作基礎，以下為所採用的數據及計算方法。

1. Intensity-Duration-Frequency Relationship - The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the HKO Headquarters Rainfall Zone. Therefore, for 50 years return period, the following values are adopted.

a	=	451.3
b	=	2.46
c	=	0.337

2. The peak runoff is calculated by the Rational Method.

$$Q_p = 0.278 C i A$$

where V	=	peak runoff in m ³ /s
C	=	runoff coefficient (dimensionless)
i	=	rainfall intensity in mm/hr
A	=	catchment area in km ²

3. According to Section 7.5.2(b) of the Stormwater Drainage Manual (SDM), Fifth Edition January 2018

<u>Surface Characteristics</u>	<u>Runoff coefficient, C</u>
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Grassland (heavy soil)	
Flat	0.13-0.25
Steep	0.25-0.35
Grassland (sandy soil)	
Flat	0.05-0.15
Steep	0.15-0.20

The run-off coefficient (C) of surface runoff area taken as follows:

- Concrete Area C = 0.95
- Grassland (Heavy soil) with steep surface C = 0.35

4. Manning's Equation is used for calculation of velocity of flow inside the channels. It can be expressed by the following algebraic equation.

$$V = \frac{R^{1/6}}{n} \sqrt{RS_f}$$

- where V = Velocity of the pipe flow (m/s)
 S_f = Hydraulic gradient
 n = manning's coefficient
 R = Hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes. It can be expressed by the following algebraic equation.

$$\bar{V} = -\sqrt{32gRS} \log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

- where V = Velocity of the pipe flow (m/s)
 S_f = Hydraulic gradient
 k_f = roughness value (m)
 v = kinematics viscosity of fluid
 D = pipe diameter (m)
 R = Hydraulic radius (m)

申請範圍主要平坦，並緩緩斜向東面，渠道設計請參考 Appendix 5。

渠道容量計算請參考 Appendix – Calculation。

根據本報告，本臨時發展不會對附近的渠道有重大影響。

R to C:

	渠務署意見	申請人回覆
(1)	<i>The rainfall intensity is not correct. Please review the calculations.</i>	請參考 Appendix – Calculation，已修正該錯誤。
(2)	<i>Please provide all drainage facilities and hoarding/ fencing with adequate opening, if any, in the section drawings.</i>	請參考 Appendix 5.1。
(3)	<i>Please justify the proposed catchment areas. The catchment areas should be determined according to existing topographic levels.</i>	請參考 Appendix 5.2 及 Appendix 5.3。
(4)	<i>Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.</i>	請參考 Appendix 4，填土及平整不會影響附近流水。
(5)	<i>Surface channels at the peripheral of the site should be constructed to intercept all such rain water falling onto the site.</i>	已依照 貴署的意見更改，請參考 Appendix 5。
(6)	<i>Please indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).</i>	請參考 Appendix 5 及 5.4。
(7)	<i>Please review the all invert levels as it should be determined based on corresponding gradient proposed.</i>	已依照 貴署的意見更改，請參考 Appendix 5。
(8)	<i>The capacity checking of existing natural stream does not include the downstream flow.</i>	已依照 貴署的意見更改，請參考 Appendix – Calculation。

S.16 Planning Application No. A/YL-KTN/992

(9)	<i>The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel.</i>	已依照 貴署的意見更改，請參考 Appendix 5。
(10)	<i>The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented.</i>	本人了解現有的渠道設施不是由貴署所興建及保護。如興建及接駁到其他私人或其他有關政府部門的渠道，會向有關持分者或部分了解及取得同意後才會進行相關工程。
(11)	<i>The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please provide site photos to show existing condition of the existing drainage facilities which receives the discharge from the application site.</i>	請參考 Appendix – Calculation 及 5.5。
(12)	<i>Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.</i>	申請範圍將會以實心金屬板圍起，並會留有不少過 10cm 的空間讓水流通過，請參考 Appendix 5.1。
(13)	<i>The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.</i>	本申請不會影響水流。

S.16 Planning Application No. A/YL-KTN/992

<p>(1 4)</p>	<p><i>The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).</i></p>	<p>如興建及接駁到其他私人或其他有關政府部門的渠道，會向有關持分者或部分了解及取得同意後才會進行相關工程。</p>
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Appendix – Calculation

Capacity Flows Estimation for Propose Catchments and Drainage System with 50 Year Return Period

A1. Calculation of On-Site Runoff (After Development)

Surface Type	Catchment Area (A), m ²	Catchment Area (A), km ²	Average slope (H), m/100m	Flow path length (L), m	Time of Concentration (t _c), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q _p), m ³ /s
100% Concrete	6,214	0.006214	3.95	147	6.74	451.3	2.46	0.337	214	0.95	0.005903	0.351
Total											0.351	

A2. Calculation of the Capacity of Proposed Drainage (After Development)

Channel Type	Width, m	Depth, m	Slope	Length, m	Manning's Roughness Coefficient	Cross Section Area, m ²	Wetted Perimeter, m	Hydraulic radius, m	Mean Velocity, m/s	Capacity flow, m ³ /s	Catchment Served, km ²	Runoff, m ³ /s	% of capacity flow	Sufficient Capacity (Y/N)
Concrete Channel	0.525	0.525	0.005	103	0.015	0.276	1.575	0.175	1.47	0.407	0.006214	0.351	86%	Y

*Allowed 10% for siltation

Note:

Runoff is calculated in accordance with DSD's "Stormwater Drainage Manual – Planning, Design and Management" (SDM), fifth edition, January 2018.

Equation used: $t_0 = \frac{0.14465L}{H^{0.2}A^{0.1}}$ $t_c = t_0 + t_f$ $i = \frac{a}{(t_d+b)^c}$ $Q_p = 0.278 C i A$ $V = \frac{R^{1/6}}{n} \sqrt{RS_f}$

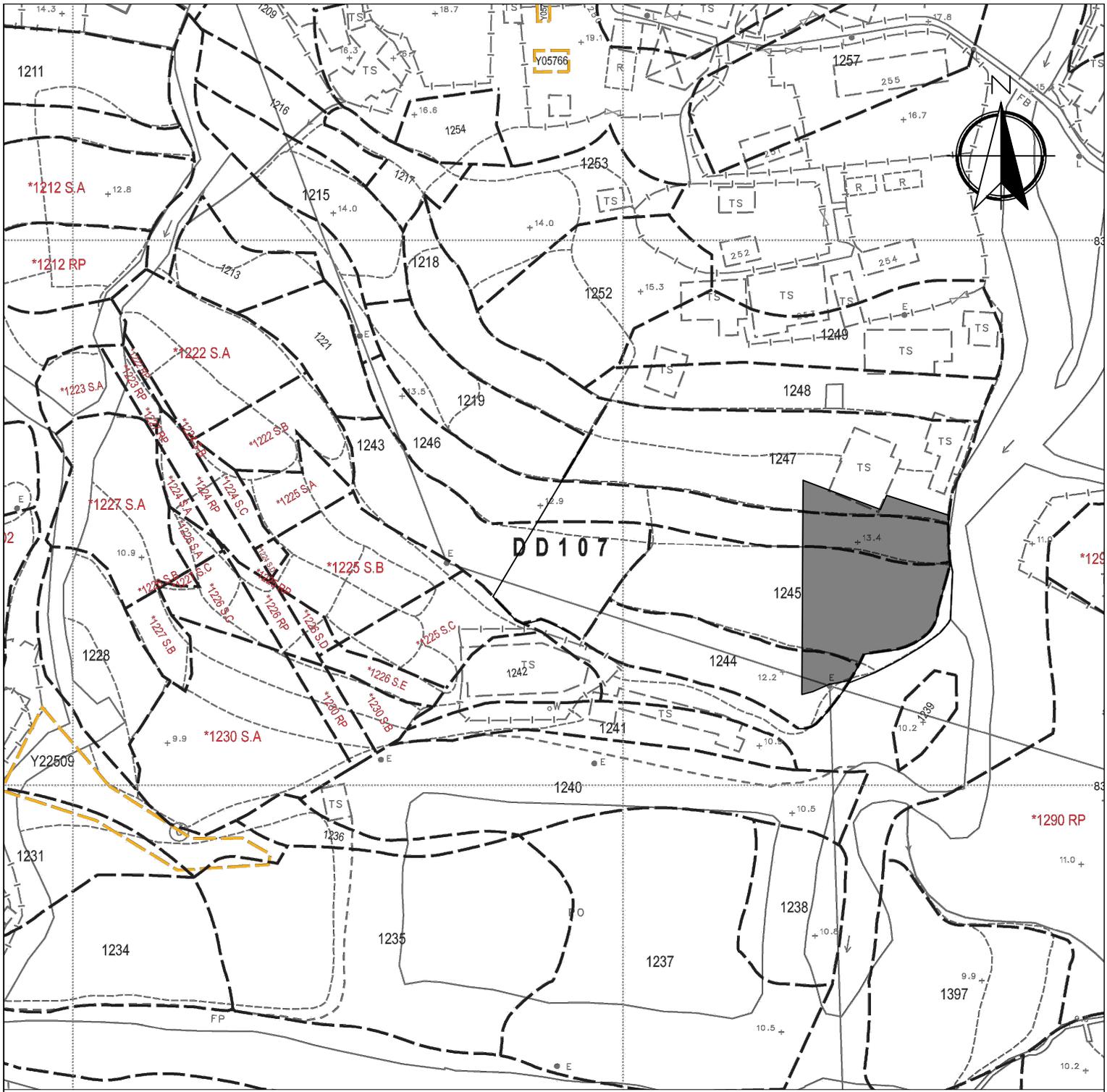
B1. Calculation of the runoff of Existing Drainage System

Surface Type	Catchment Area (A), m ²	Catchment Area (A), km ²	Average slope (H), m/100m	Flow path length (L), m	Time of Concentration (t _c), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q _p), m ³ /s
11% Concrete + 89% Grassland (Heavy soil) with steep surface	530,231	0.530231	24.5	1,470	30.02	451.3	2.46	0.337	140	0.42	0.222697	8.67
Total											8.67	

B2. Adequacy Check for Existing Drainage System

Channel Type	Width, m	Depth, m	Slope	Length, m	Manning's Roughness Coefficient	Cross Section Area, m ²	Wetted Perimeter, m	Hydraulic radius, m	Mean Velocity, m/s	Capacity flow, m ³ /s	Catchment Served, km ²	Runoff, m ³ /s	% of capacity flow	Sufficient Capacity (Y/N)
Natural-Stream (7)	2	2	0.245	1,470	0.05	4	6	0.667	7.55	30.2	0.530231	8.67	16%	Y

*Allowed 10% for siltation. For assessment purpose, assume width and depth of the channel is 2m.



Legend:

 Application Site 申請範圍

Appendix 1

Location: DD 107 Lot 1244 (Part)
 DD 107 Lot 1245 (Part)
 DD 107 Lot 1246 (Part)
 DD 107 Lot 1247 (Part)

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

Location

位置圖

擬議臨時貨倉（危險品倉庫除外）
 連附屬設施（為期3年）及填土工程

Proposed Temporary Warehouse (excluding
 Dangerous Goods Godown) with Ancillary
 Facilities
 for a Period of 3 Years and Filling of Land

SCALE

1:1000

@A4

For Identification Only

Date: 24 January 2024

Drawing No.:

1-01

Proposed Structures Detail

Warehouse (Excluding D.G.G.) with Ancillary Office)

Non-Domestic GFA: About 210 m²

Height: Not Exceeding 8m

Storey: 1



Private Car Parking Space

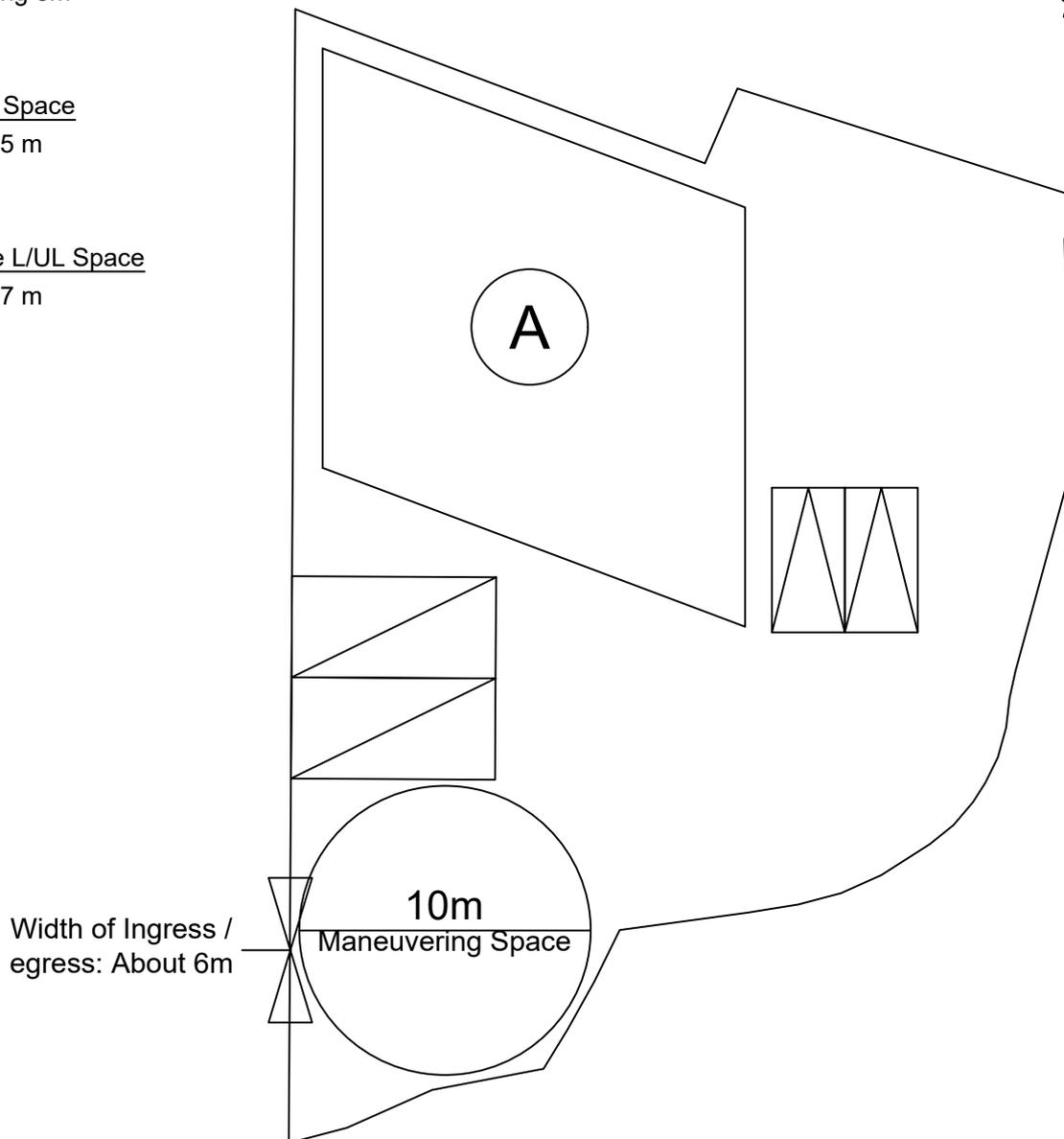
Dimension: 2.5 m x 5 m

Unit(s): 2

Light-Goods Vehicle L/UL Space

Dimension: 3.5 m x 7 m

Unit(s): 2



Legend:

-  Ingress/egress (Width: About 6m)
-  Proposed Structures
-  Private Car Parking Space
-  LGV L/UL Space
-  Warehouse

Total Area: 764.7 m² (About)

Covered Area: 210 m² (About)

Uncovered Area: 554.7 m² (About)

Non-Domestic GFA: 210 m² (About)

Nos. of Proposed Structures: 1

Appendix 2

Location: DD 107 Lot 1244 (Part)
DD 107 Lot 1245 (Part)
DD 107 Lot 1246 (Part)
DD 107 Lot 1247 (Part)

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

Proposed Layout Plan

擬議佈局平面圖

擬議臨時貨倉 (危險品倉庫除外)
連附屬設施(為期3年)及填土工程

Proposed Temporary Warehouse (excluding
Dangerous Goods Godown) with Ancillary
Facilities
for a Period of 3 Years and Filling of Land

SCALE

1:250

@A4

For Identification Only

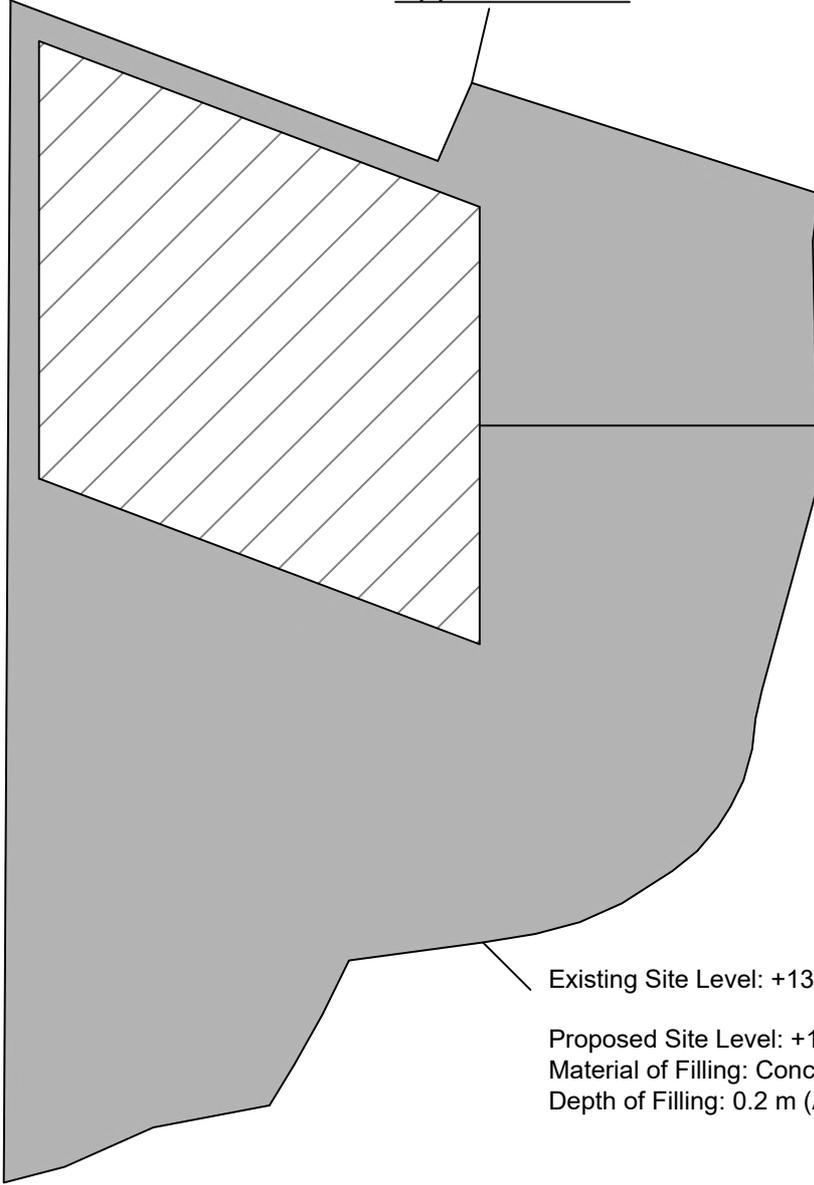
Drawing No.:

Date: 19 March 2024

2-01



Application Site



Existing Site Level: +13.4 mPD (About)
 Proposed Site Level: +13.7 mPD (About)
 Material of Filling: Concrete
 Depth of Filling: 0.3 m (About)

Existing Site Level: +13.4 mPD (About)
 Proposed Site Level: +13.6 mPD (About)
 Material of Filling: Concrete
 Depth of Filling: 0.2 m (About)

Paved Area: About 764.7 m²

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 107 Lot 1244 (Part)
 DD 107 Lot 1245 (Part)
 DD 107 Lot 1246 (Part)
 DD 107 Lot 1247 (Part)

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

Paved Area

平整位置圖

擬議臨時貨倉（危險品倉庫除外）
 連附屬設施（為期3年）及填土工程

Proposed Temporary Warehouse (excluding
 Dangerous Goods Godown) with Ancillary
 Facilities
 for a Period of 3 Years and Filling of Land

SCALE

1:250

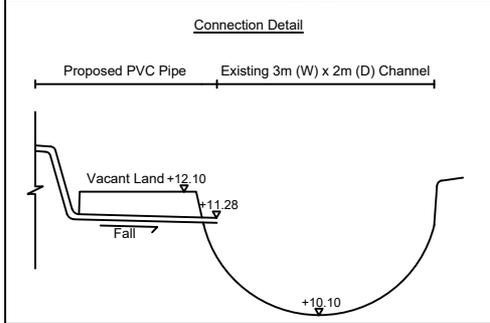
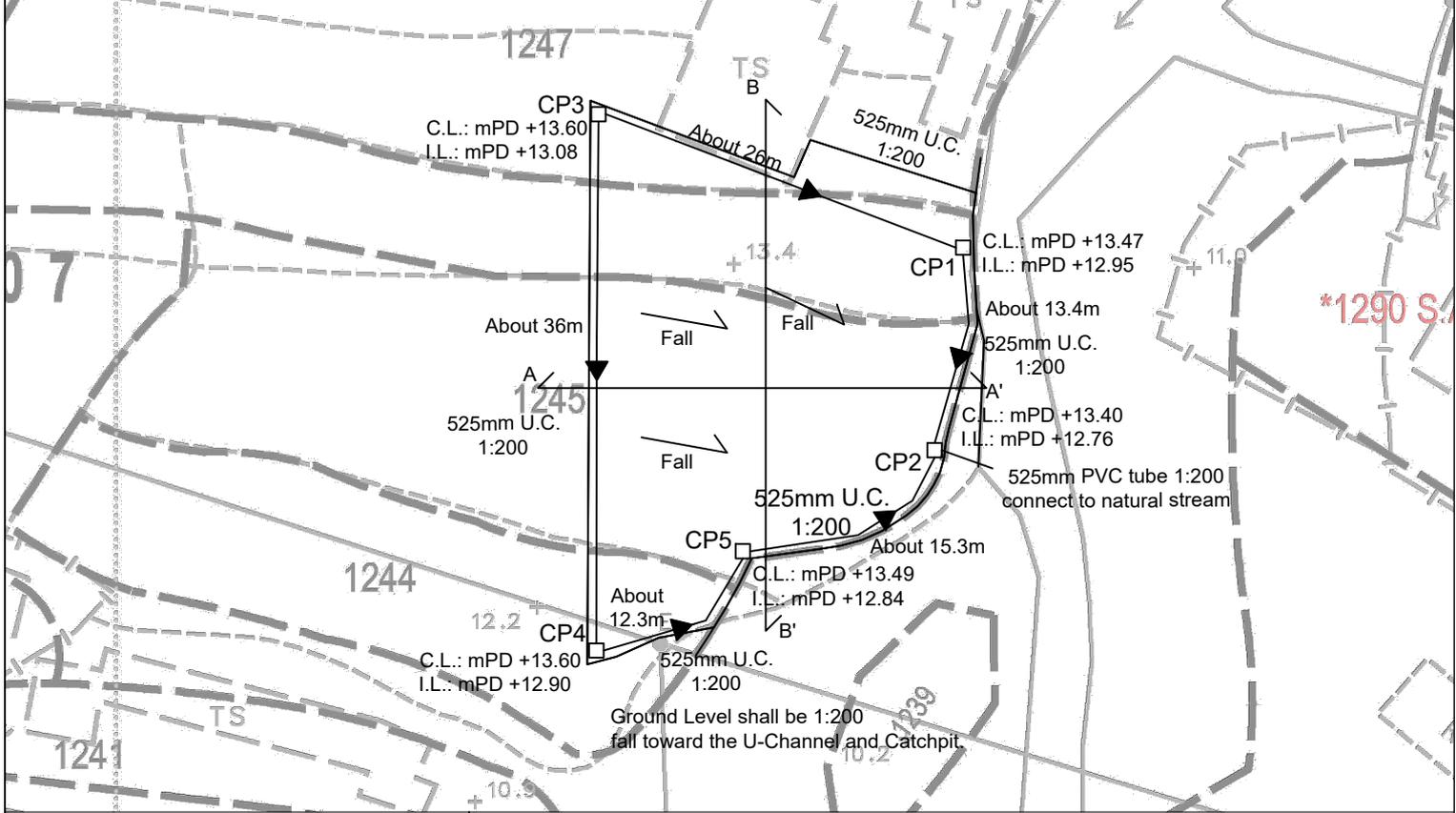
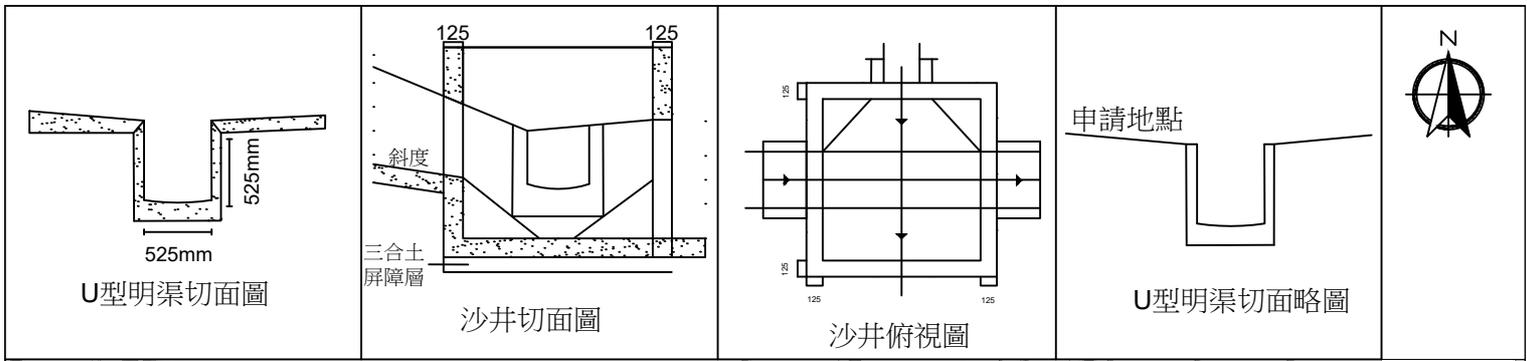
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For Identification Only

Drawing No.:

Date: 24 January 2024

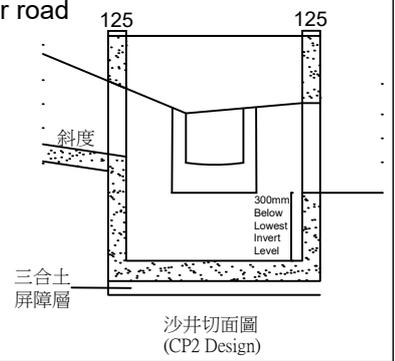
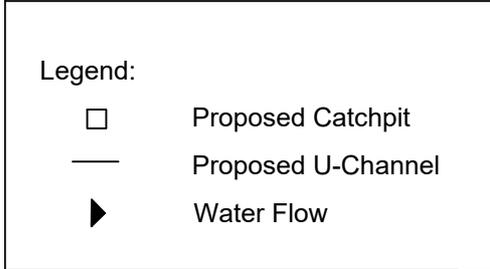
4-01



Note:

- At least 10cm opening will be provided around the application site.
- Catchpit design shall follow CEDD standard drawing No. C2406I.
- All proposed U-channel and Catchpit must maintain in good shape (i.e. Inspection and maintenance regularly).
- Grating Cover is provided to reduce the irregular road surface from entering the site.

*Invert Level of Connection Point Should Be Verified On Site Before Construction.
*Cover Level Are Indicative Only Which Should Be Verified On Site.



Appendix 5

Location: DD 107 Lot 1244 (Part)
DD 107 Lot 1245 (Part)
DD 107 Lot 1246 (Part)
DD 107 Lot 1247 (Part)

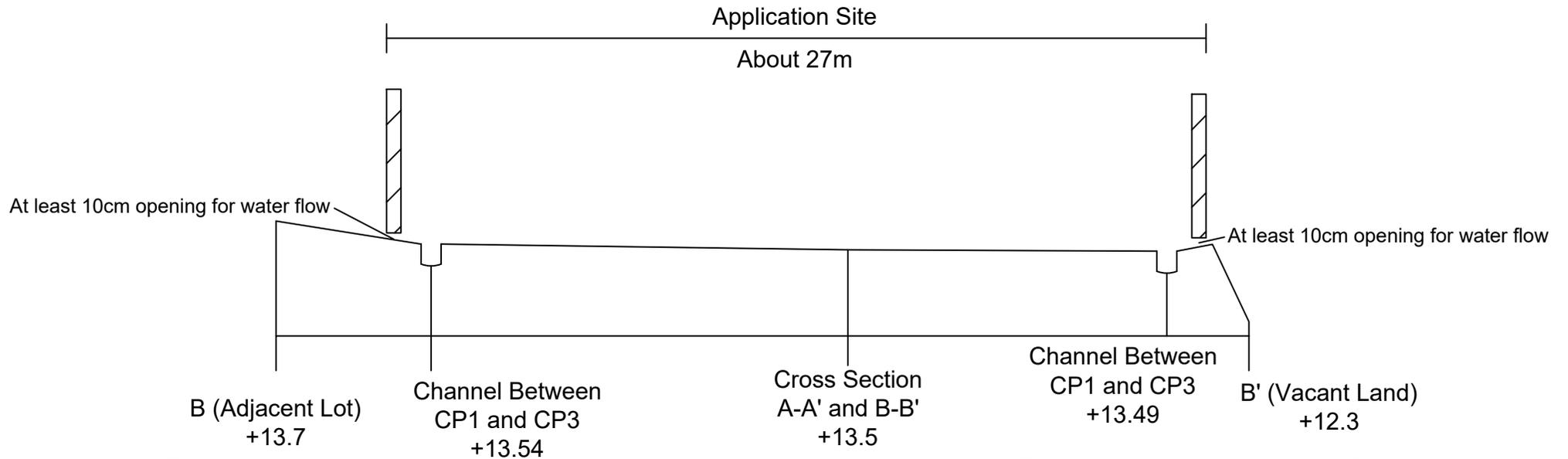
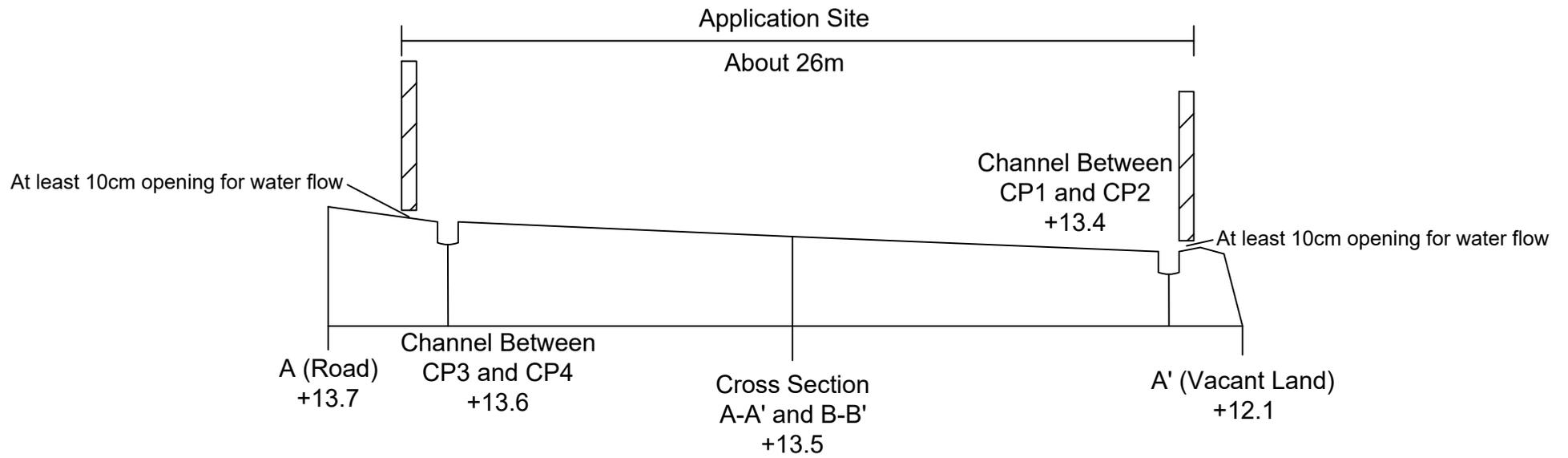
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Proposed Drainage Plan
擬議渠道建議

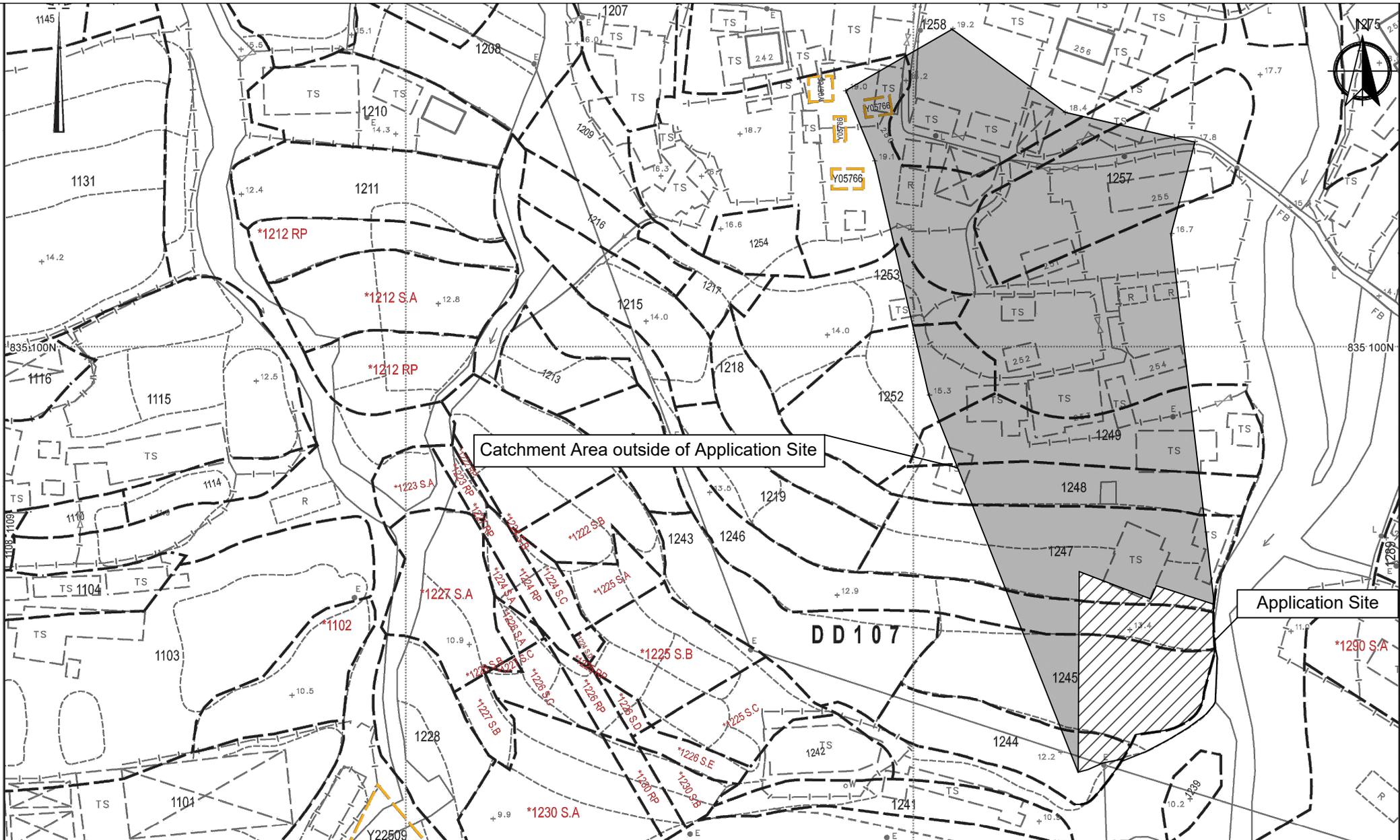
擬議臨時貨倉 (危險品倉庫除外)
連附屬設施 (為期3年) 及填土工程

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Filling of Land

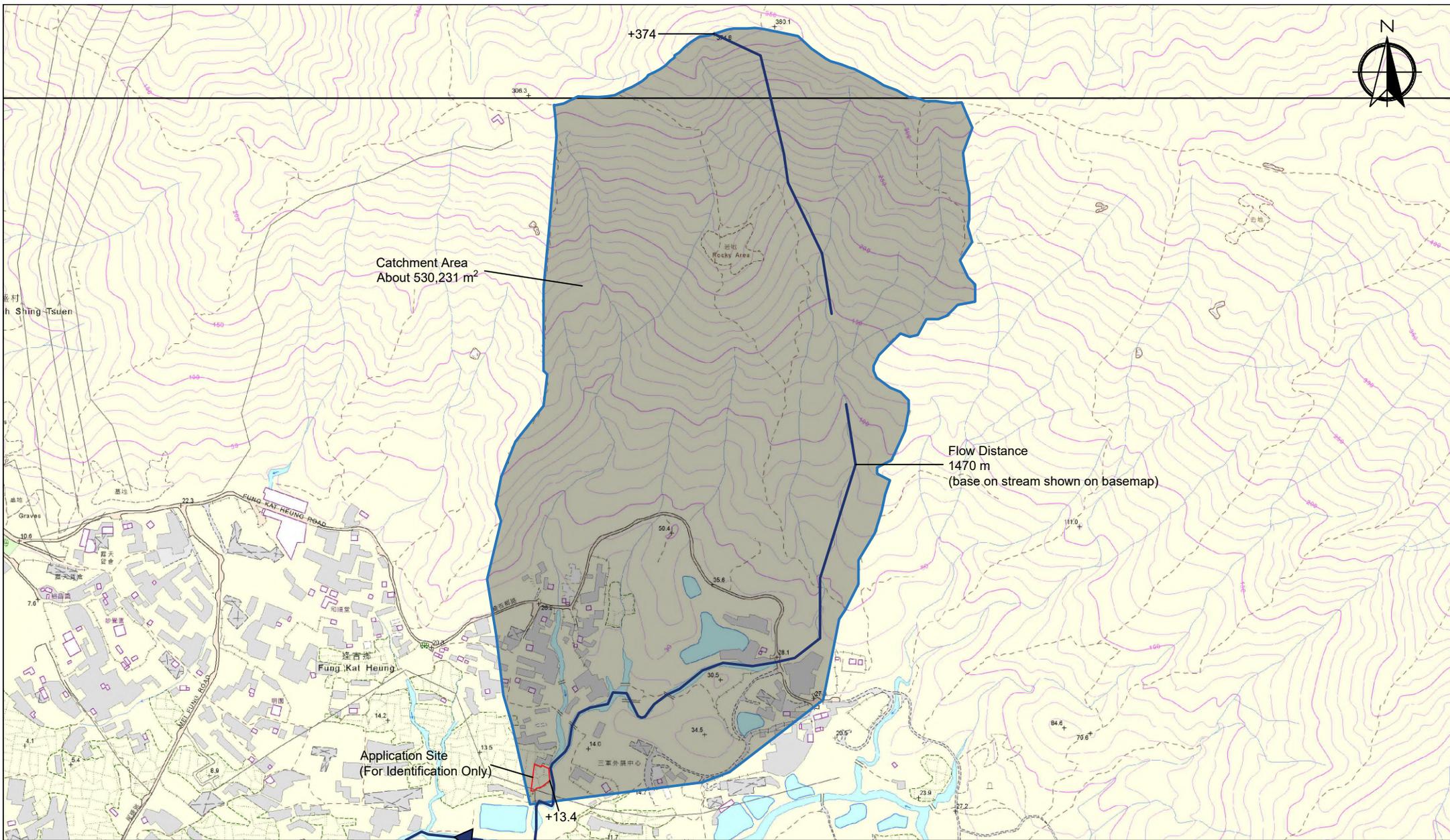
SCALE	
1:500	
@A4	
For Identification Only	Drawing No.:
Date: 7 July 2024	5-01



<p><u>Appendix 5.1</u></p> <p>Cross Section</p> <p>A-A'</p> <p>B-B'</p>	<p>Location: D.D. 107 Lot 1244 (Part), 1245 (Part), 1246 (Part), and 1247 (Part)</p>	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities</p> <p>for a Period of 3 Years and Filling of Land</p>	<p>Drawing No.:</p> <p>5.1-1</p>
	<p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>		<p>For Identification Only</p> <p>Date: 07/07/2024</p>



<p><u>Appendix 5.2</u></p> <p>Catchment Area (Site Drainage)</p>	<p>Location: D.D. 107 Lot 1244 (Part), 1245 (Part), 1246 (Part), and 1247 (Part)</p> <p>OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land</p>	<p>Around 6,214 m²</p> <p>Scale: 1:1000 @A4</p>	<p>Drawing No.: 5.2-1</p> <p>For Identification Only</p> <p>Date: 06/07/2024</p>
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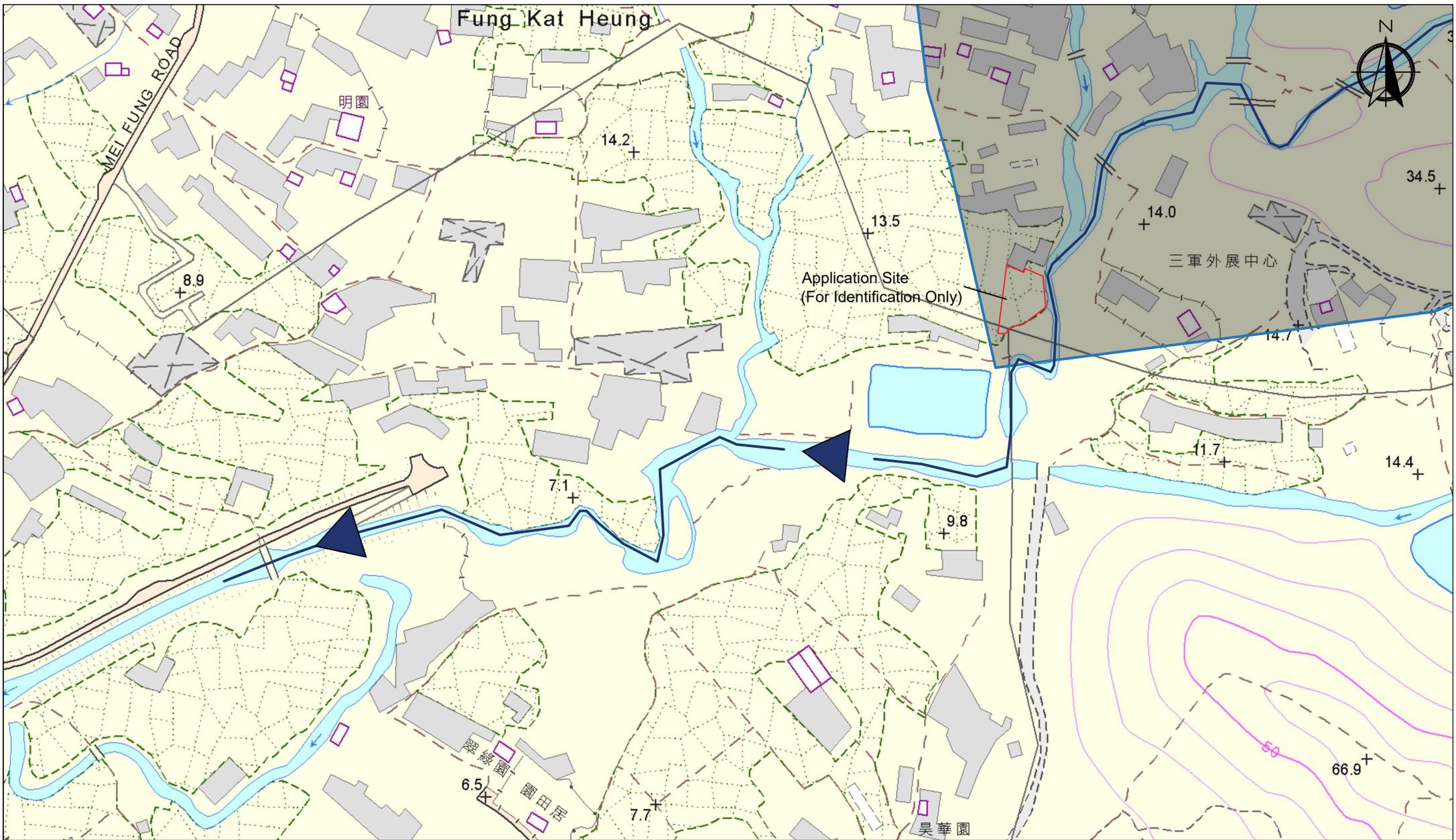
Catchment Area
About 530,231 m²

Flow Distance
1470 m
(base on stream shown on basemap)

Application Site
(For Identification Only)

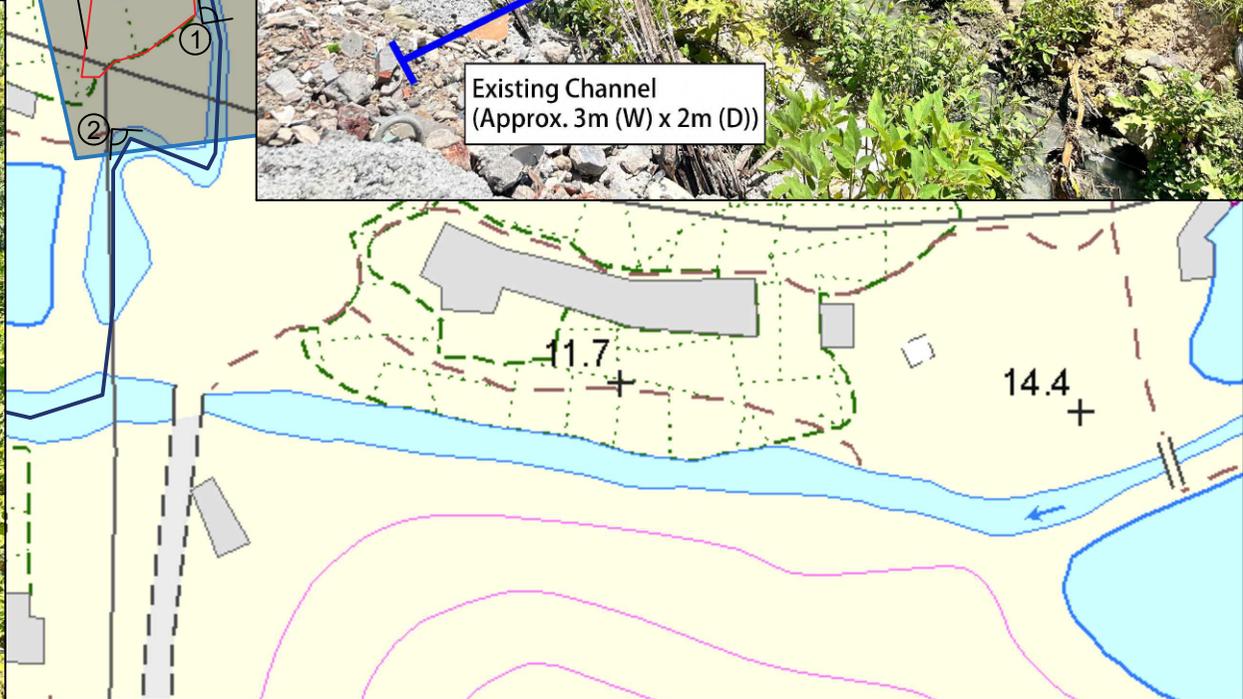
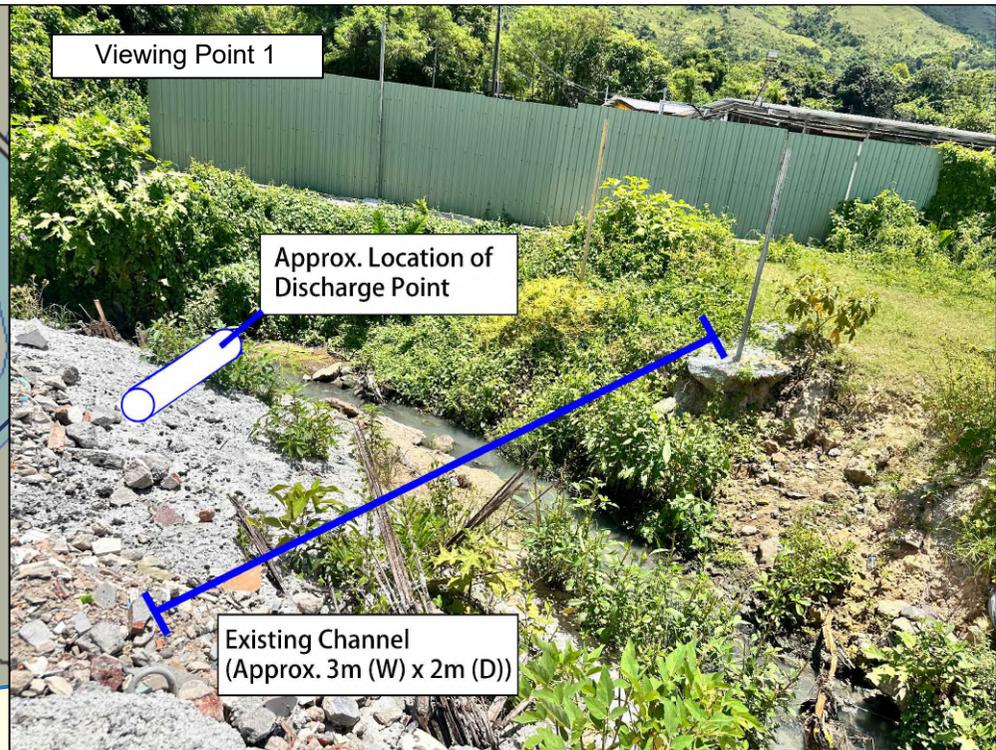
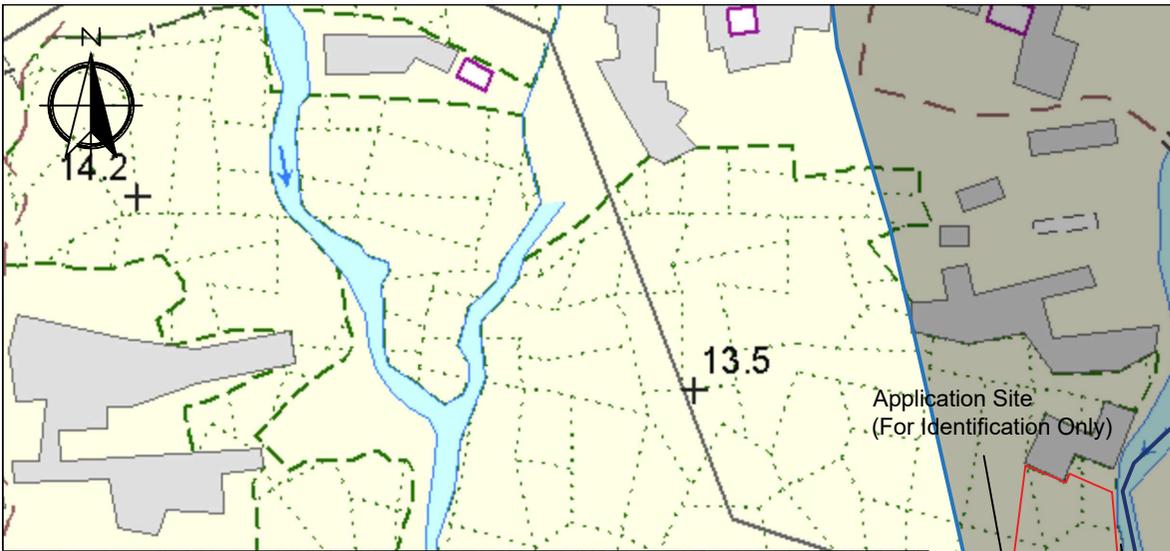
Captured from hkmappointments iB5000 2-SE-C and iB5000 6-NE-A on 6th July 2024

<p><u>Appendix 5.3</u></p> <p>Catchment Area (Existing Natural Stream)</p>	<p>Location: D.D. 107 Lot 1244 (Part), 1245 (Part), 1246 (Part), and 1247 (Part)</p>	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land</p>	<p>Catchment Area: Around 530,231 m²</p>	<p>Drawing No.: 5.3-1</p>
	<p>OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>			<p>For Identification Only</p>
			<p>Scale: Undined @A4</p>	<p>Date: 07/07/2024</p>



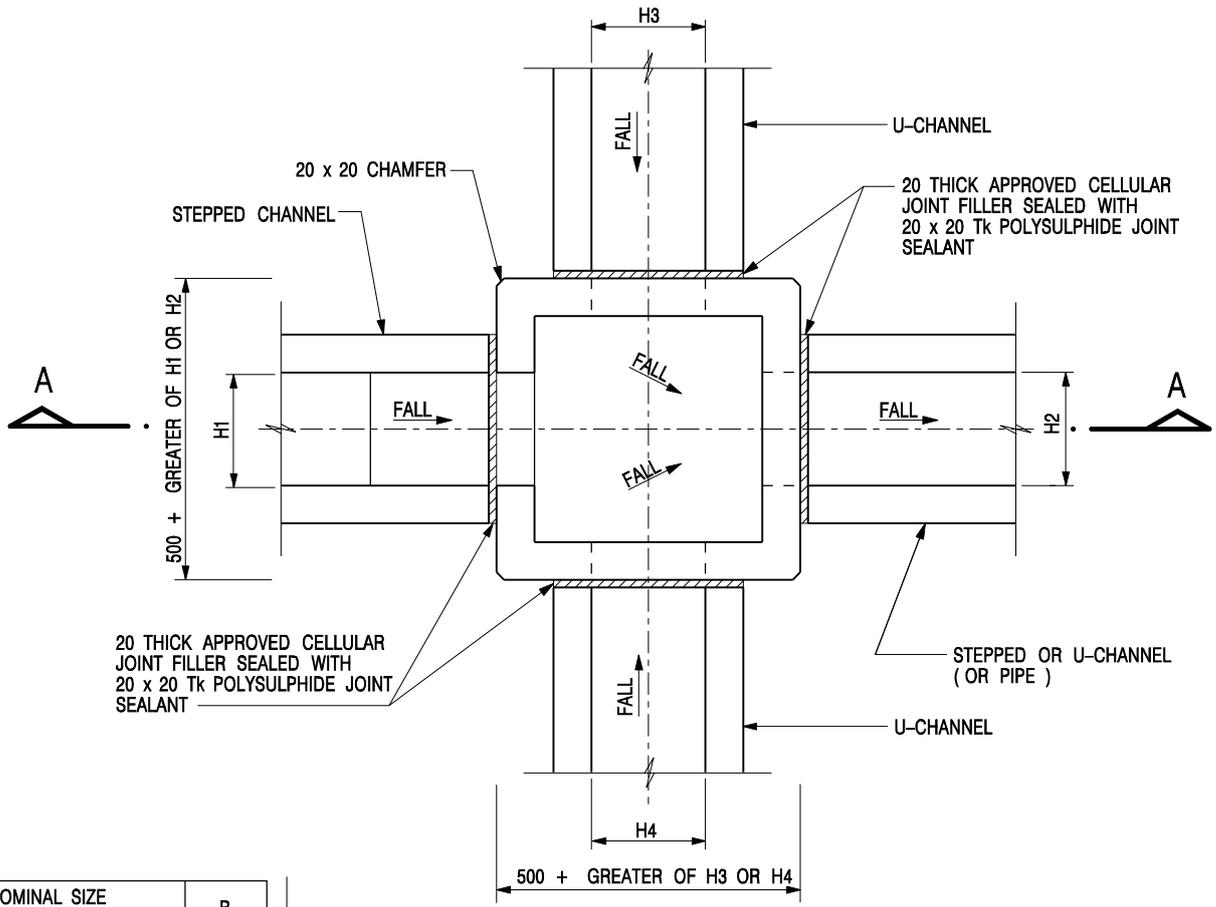
Captured from hkmappointments iB5000 2-SE-C and iB5000 6-NE-A on 6th July 2024

<p>Appendix 5.4 Ultimate Discharge Point (From Application Site to Nullah)</p>	<p>Location: D.D. 107 Lot 1244 (Part), 1245 (Part), 1246 (Part), and 1247 (Part)</p>	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land</p>	<p>Map Legend:  Application Site  Existing Channel  Water Flow  Scale: Undined @A4</p>	<p>Drawing No.: 5.3-1</p>
	<p>OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>			<p>For Identification Only Date: 07/07/2024</p>



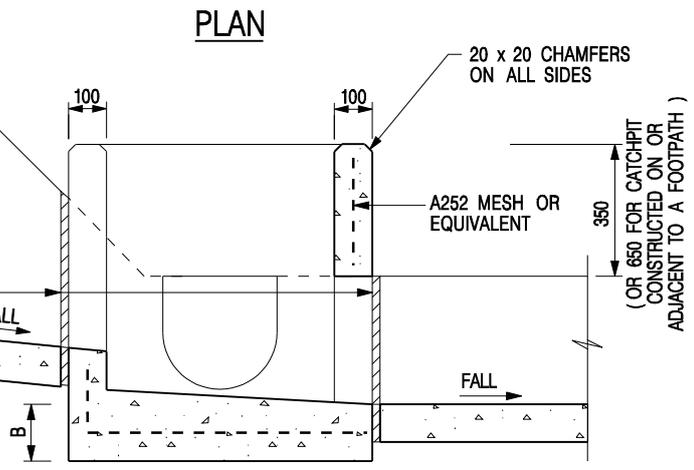
Captured from hkmapservices iB5000 2-SE-C and iB5000 6-NE-A on 6th July 2024

<p><u>Appendix 5.5</u></p> <p>Photos Record of Surroundings and Viewing Point</p>	<p>Location: D.D. 107 Lot 1244 (Part), 1245 (Part), 1246 (Part), and 1247 (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities</p> <p>for a Period of 3 Years and Filling of Land</p>	<p>Map Legend:</p> <p> Site Boundary</p> <p> Viewing Point</p>	<p>Drawing No.:</p> <p>5.3-1</p>
				<p> Scale: Undined @A4</p>

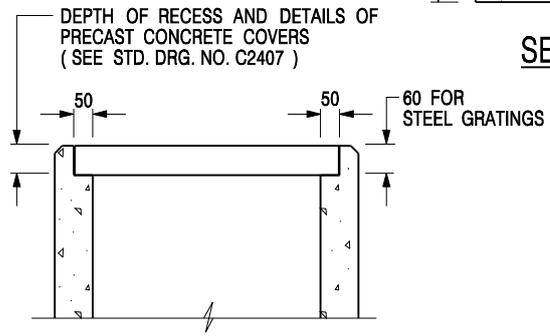


NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

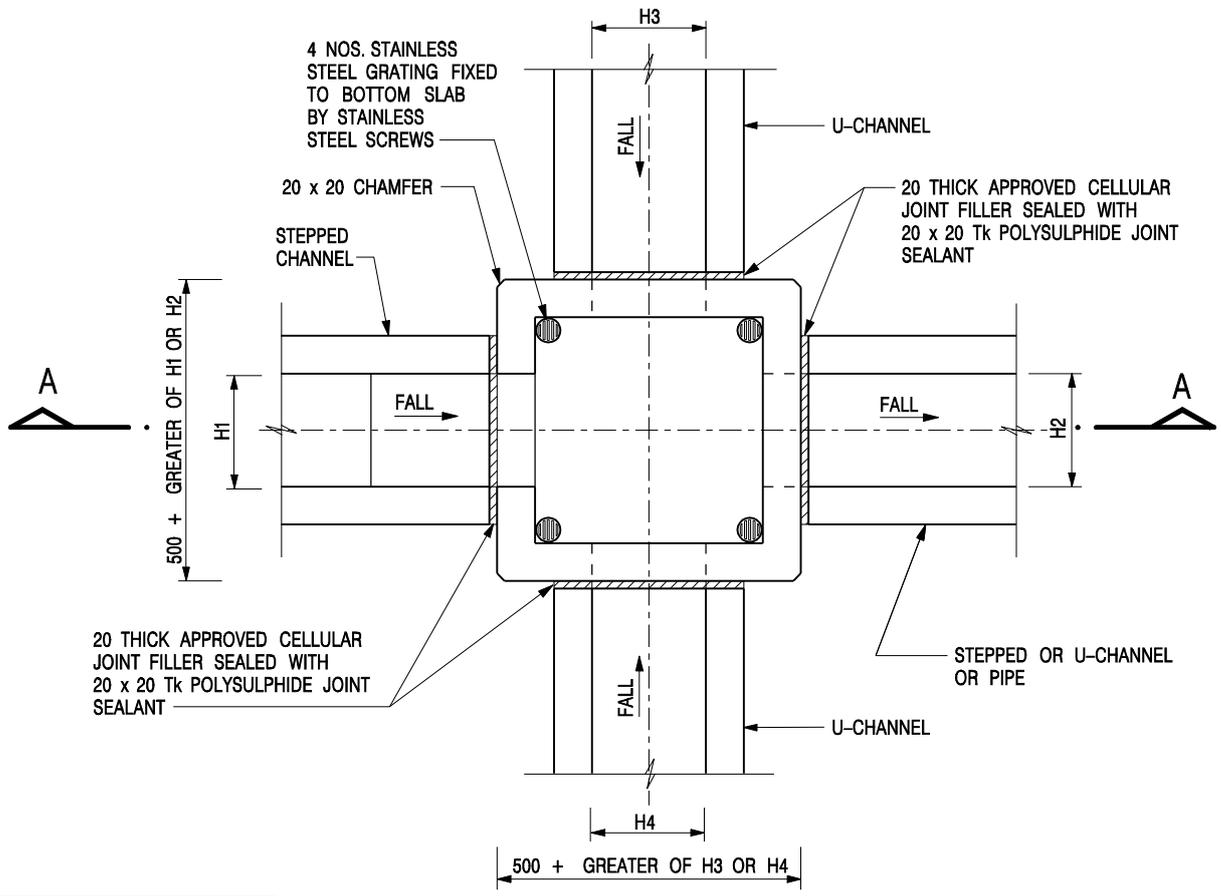


- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 5 FOR OTHER NOTES.

ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

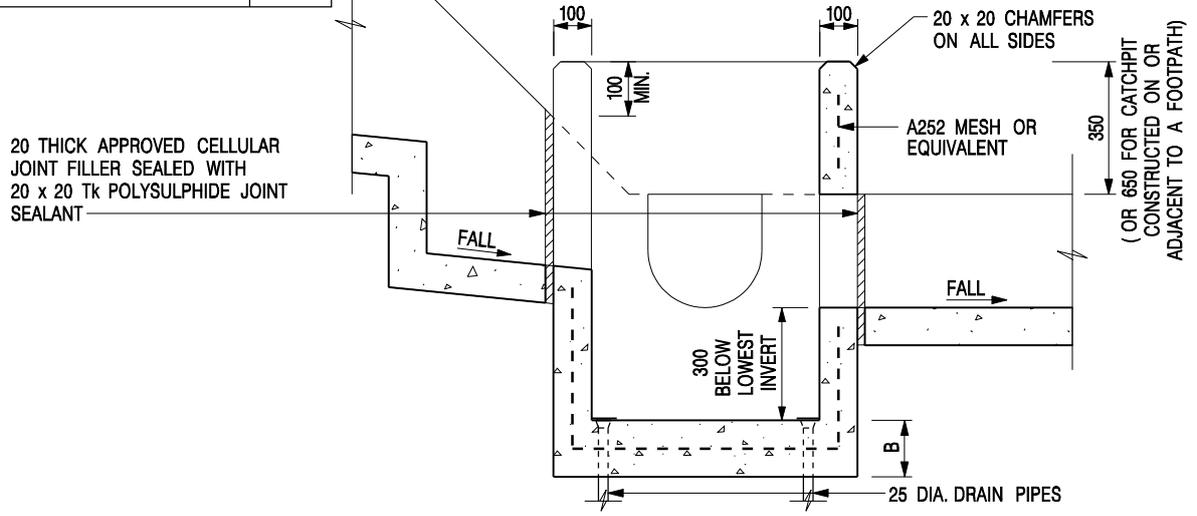
**STANDARD CATCHPIT DETAILS
(SHEET 1 OF 5)**

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20	
		DRAWING NO. C2405 / 1	
DATE JAN 1991			



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



SECTION A - A

NOTES:

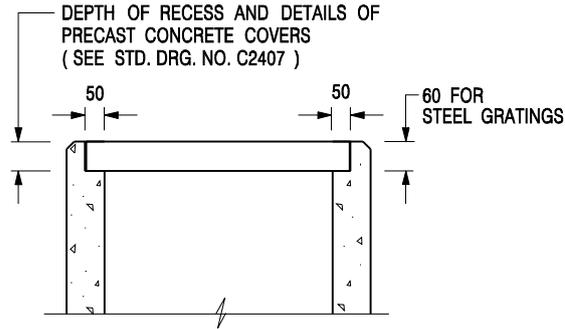
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20 DRAWING NO. C2406 /1
DATE JAN 1991



**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

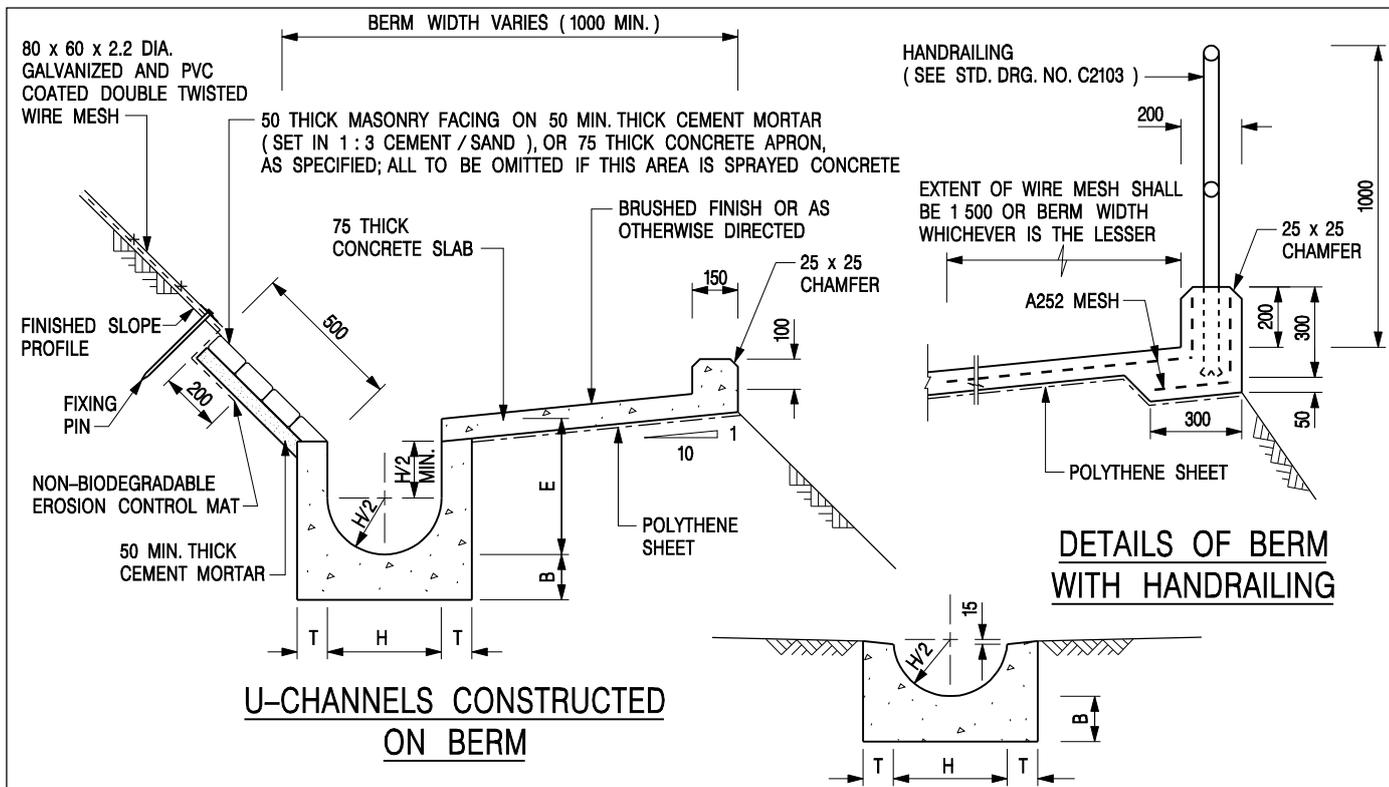
NOTES:

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.

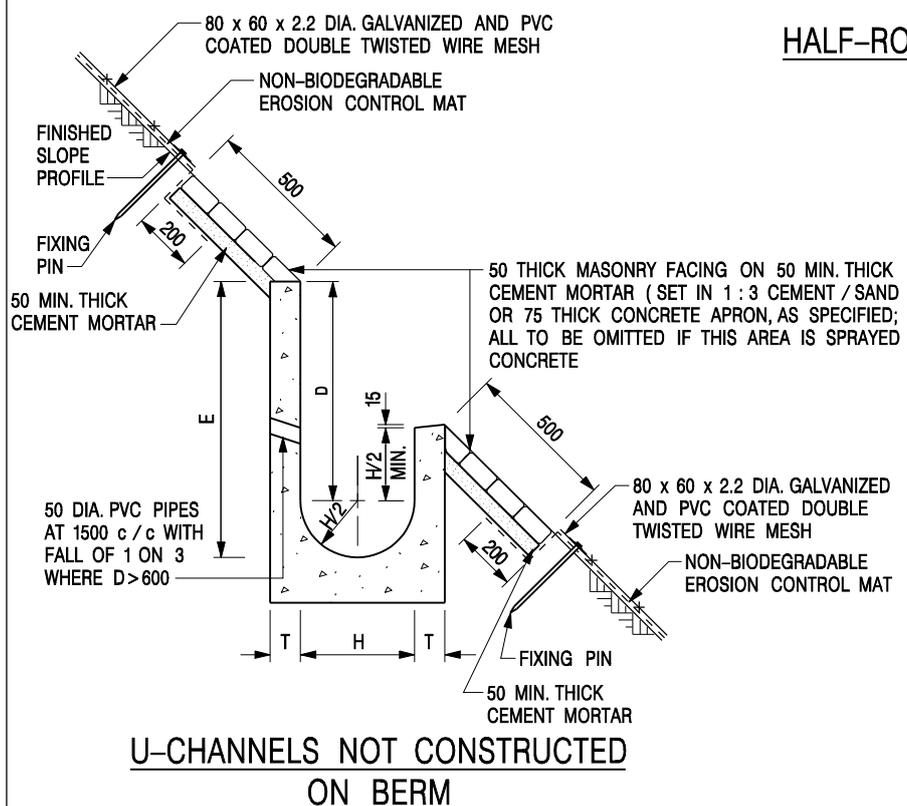
A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**

 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	
SCALE 1 : 20	DRAWING NO.
DATE JAN 1991	C2406 /2A



DETAILS OF BERM WITH HANDRAILING



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

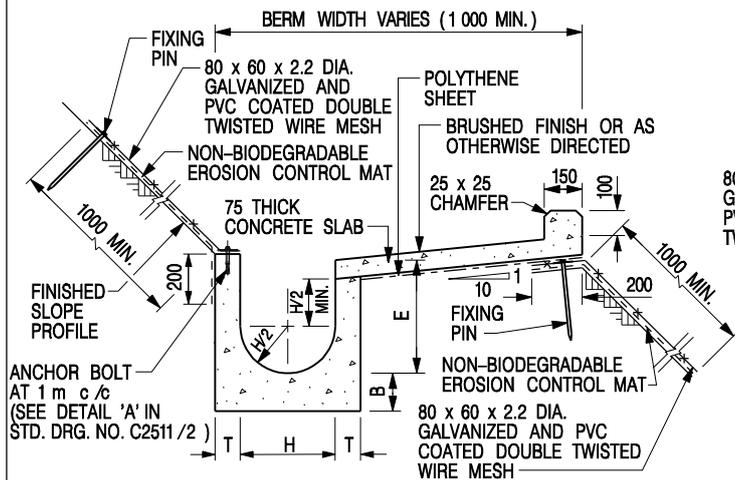
NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94

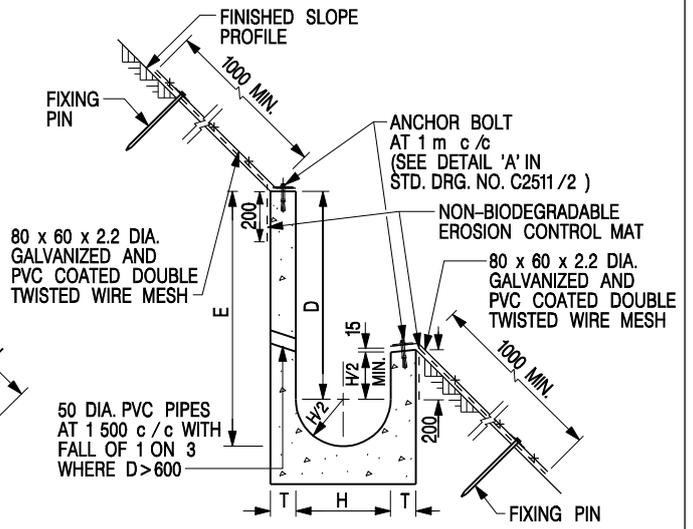
DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

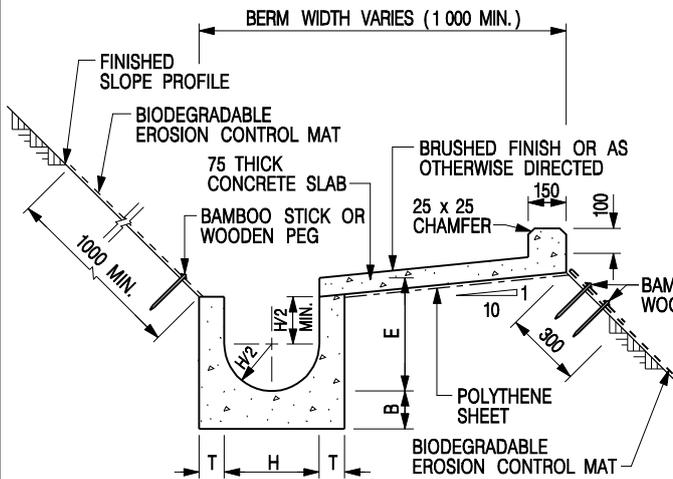
SCALE 1 : 25 **DRAWING NO. C2409I**
DATE JAN 1991



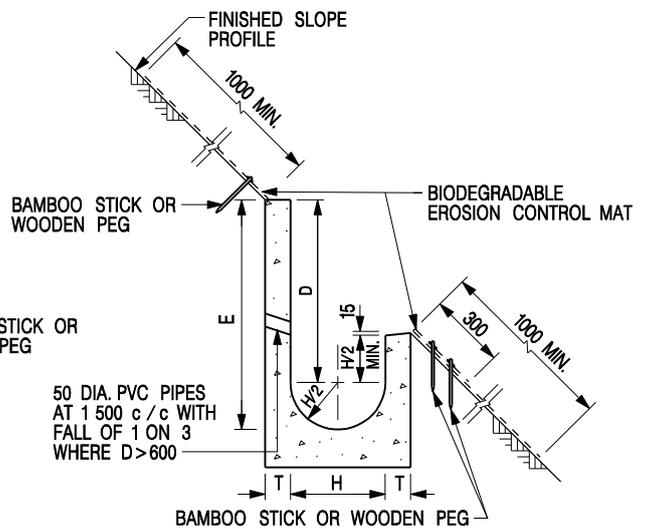
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS NOT CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS NOT CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

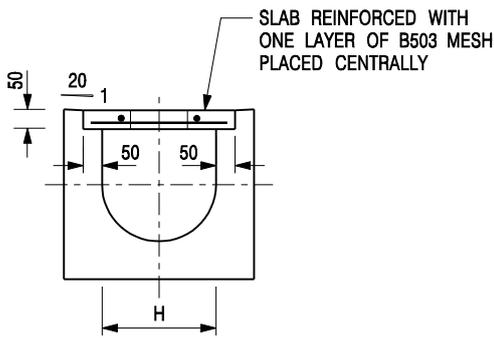
DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE B - WITH EROSION CONTROL MAT APRON)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

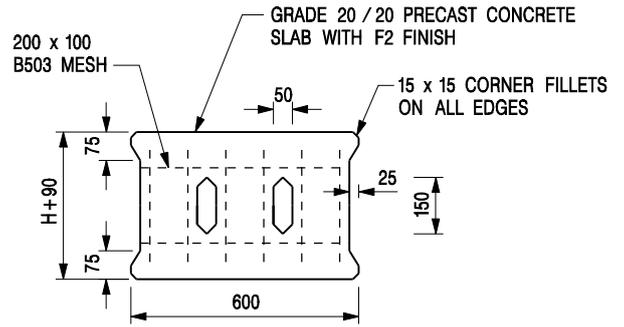
SCALE: DIAGRAMMATIC DRAWING NO. C24101

DATE: JAN 1991

卓越工程 建設香港 We Engineer Hong Kong's Development



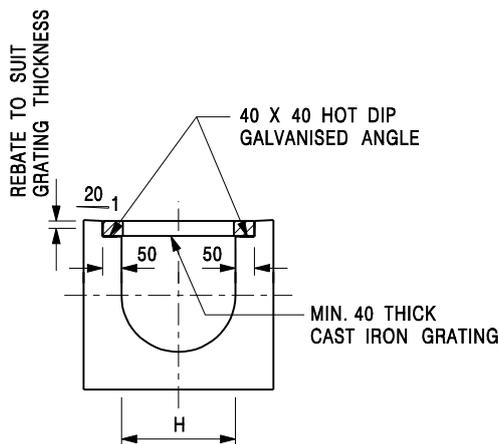
TYPICAL SECTION



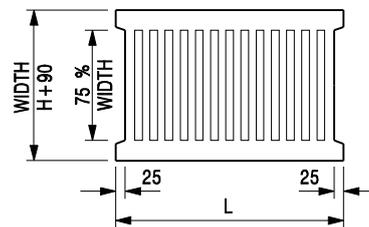
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON GRATING FOR CHANNELS



CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2412E

Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

Return Period T (years)	2	5	10	20	50	100	200	500	1000
a	499.8	480.2	471.9	463.6	451.3	440.8	429.5	414.0	402.1
b	4.26	3.36	3.02	2.76	2.46	2.26	2.05	1.77	1.55
c	0.494	0.429	0.397	0.369	0.337	0.316	0.295	0.269	0.251

Table 3b – Storm Constants for Different Return Periods of Tai Mo Shan Area

Return Period T (years)	2	5	10	20	50	100	200
a	1743.9	2183.2	2251.3	2159.2	1740.1	1307.3	1005.0
b	22.12	27.12	27.46	25.79	19.78	12.85	7.01
c	0.694	0.682	0.661	0.633	0.570	0.501	0.434

Table 3c – Storm Constants for Different Return Periods of West Lantau Area

Return Period T (years)	2	5	10	20	50	100	200
a	2047.9	1994.1	1735.2	1445.6	1107.2	909.1	761.8
b	24.27	24.23	21.82	18.36	13.01	8.98	5.40
c	0.733	0.673	0.619	0.561	0.484	0.428	0.377

Table 3d – Storm Constants for Different Return Periods of North District Area

Return Period T (years)	2	5	10	20	50	100	200
a	1004.5	1112.2	1157.7	1178.6	1167.6	1131.2	1074.8
b	17.24	18.86	19.04	18.49	16.76	14.82	12.47
c	0.644	0.614	0.597	0.582	0.561	0.543	0.523

Table 13 - Values of n to be used with the Manning equation

Source: Brater, E.F. & King, H.W. (1976)

Surface	Best	Good	Fair	Bad
Uncoated cast-iron pipe	0.012	0.013	0.014	0.015
Coated cast-iron pipe	0.011	0.012*	0.013*	
Commercial wrought-iron pipe, black	0.012	0.013	0.014	0.015
Commercial wrought-iron pipe, galvanized	0.013	0.014	0.015	0.017
Smooth brass and glass pipe	0.009	0.010	0.011	0.013
Smooth lockbar and welded "OD" pipe	0.010	0.011*	0.013*	
Riveted and spiral steel pipe	0.013	0.015*	0.017*	
Vitrified sewer pipe	0.010	0.013*	0.015	0.017
Common clay drainage tile	0.011	0.012*	0.014*	0.017
Glazed brickwork	0.011	0.012	0.013*	0.015
Brick in cement mortar; brick sewers	0.012	0.013	0.015*	0.017
Neat cement surfaces	0.010	0.011	0.012	0.013
Cement mortar surfaces	0.011	0.012	0.013*	0.015
Concrete pipe	0.012	0.013	0.015*	0.016
Wood stave pipe	0.010	0.011	0.012	0.013
Plank flumes - Planed	0.010	0.012*	0.013	0.014
- Unplaned	0.011	0.013*	0.014	0.015
- With battens	0.012	0.015*	0.016	
Concrete-lined channels	0.012	0.014*	0.016*	0.018
Cement-rubble surface	0.017	0.020	0.025	0.030
Dry-rubble surface	0.025	0.030	0.033	0.035
Dressed-ashlar surface	0.013	0.014	0.015	0.017
Semicircular metal flumes, smooth	0.011	0.012	0.013	0.015
Semicircular metal flumes, corrugated	0.0225	0.025	0.0275	0.030
Canals and ditches				
1. Earth, straight and uniform	0.017	0.020	0.0225*	0.025
2. Rock cuts, smooth and uniform	0.025	0.030	0.033*	0.035
3. Rock cuts, jagged and irregular	0.035	0.040	0.045	
4. Winding sluggish canals	0.0225	0.025*	0.0275	0.030
5. Dredged-earth channels	0.025	0.0275*	0.030	0.033
6. Canals with rough stony beds, weeds on earth banks	0.025	0.030	0.035*	0.040
7. Earth bottom, rubble sides	0.028	0.030*	0.033*	0.035
Natural-stream channels				
1. Clean, straight bank, full stage, no rifts or deep pools	0.025	0.0275	0.030	0.033
2. Same as (1) but some weeds and stones	0.030	0.033	0.035	0.040
3. Winding some pools and shoals, clean	0.033	0.035	0.040	0.045
4. Same as (3), lower stages, more ineffective slope and sections	0.040	0.045	0.050	0.055

Table 13 (Cont'd)

Surface	Best	Good	Fair	Bad
5. Same as (3) some weeds and stones	0.035	0.040	0.045	0.050
6. Same as (4) stony sections	0.045	0.050	0.055	0.060
7. Sluggish river reach, rather weedy or with very deep pools	0.050	0.060	0.070	0.080
8. Very weedy reaches	0.075	0.100	0.125	0.150

Notes: *Values commonly used for design.