

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 2026-03-30.  
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](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](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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / Y L - K I N / 1224
	Date Received 收到日期	2026-03-30

- 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 KA WAI 鄧嘉維

**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 鄧樂燊

**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 1290 RP (Part) and 1291 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T.
(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 ..... 3,796 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... NA 不適用 ..... sq.m 平方米 <input 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	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	露天存放 Open Storage  (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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- 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)”<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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  
24/02/2026-10/03/2026 (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 09/03/2026 (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/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）

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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	Temporary Open Storage of Construction Materials, Machineries and Vehicles and associated Filling of Land for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 <input type="checkbox"/> month(s) 個月 .....
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(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	3,796 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	NA 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	NA 不適用
Proposed domestic floor area 擬議住用樓面面積	NA 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	NA 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	NA 不適用 .....sq.m <input 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	.....
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	.....
Medium Goods Vehicle Spaces 中型貨車車位	1
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 6:00p.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六時，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？	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)) Fung Kat Heung Road, turn to Mei Fung Road and turn to local track. 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) <input type="checkbox"/>																														
(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？	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... No 否 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	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) <input type="checkbox"/> Diversion of stream 河道改道 <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 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 3,796 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2-0.9 m 米 <input checked="" type="checkbox"/> About 約 <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 No 否 <input type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件  <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件  <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： _____ _____ _____  Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____  (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....



**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

 Applicant 申請人 /  Authorised Agent 獲授權代理人

.....  
鄧樂燊

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

11/03/2026

..... (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 1290 RP (Part) and 1291 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T.
Site area 地盤面積	3,796 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	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	Temporary Open Storage of Construction Materials, Machineries and Vehicles and associated Filling of Land for a Period of 3 Years

(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	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
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	NA 不適用	
(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	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
(iv) Site coverage 上蓋面積	NA 不適用	%	<input 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  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) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  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) _____ _____		1   MGV: 1

**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
<b>Plans and Drawings 圖則及繪圖</b>		
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"/>
<hr/> Application Site Location, Existing Vehicular Access, Paved Area, Statutory Zoning		
<hr/> Plan that shows TPB Guidelines No. 13G, Swept Path Analysis		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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/>		
<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。

## **Planning Statement**

### **1. Background**

The applicant seeks planning permission from the Town Planning Board (the Board) to use **Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Kam Tin North, Yuen Long, New Territories** (the application site) for ‘Temporary Open Storage of Construction Materials, Machineries and Vehicles and Associated Filling of Land for a Period of 3 Years’ (the proposed development).

Due to the increasing demand for open storage of construction materials, machineries and cars in recent years, the applicant would like to use the Application Site for open storage to support these industries.

The Site is currently used as open storage of construction materials, machineries and cars.

### **2. Planning Context**

The Site currently falls within an area zoned as “Agriculture” (“AGR”) on the Approved Kam Tin Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, the applied use is not a column one nor two uses within the “AGR” zone, which requires planning permission from the Board (Appendix 6).

Although the Application Site falls within area zoned as “AGR”, there is no active agricultural use within the Application Site. The Application Site is also surrounded by sites occupied by open storage and some low-rise temporary structures, the proposed development is considered not incompatible with the surrounding areas. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long-term planning intention of the “AGR” zone.

The Application Site currently falls entirely within Category 2 area according to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) (Appendix 7), which the Application Site is considered suitable for open storage and port back-up uses. Moreover, the same application site area has been approved before by the Board in 2024 for the same proposed use. The planning application (No. A/YL-KTN/994) for the same use (i.e. open storage) was approved by the Board on a temporary basis of 3 years on 7/6/2024. Therefore, approval of the current application is in line with the Board’s previous decisions and would not set undesirable precedent within the “AGR” zone.

### **3. Development Proposal**

The site occupies an area of 3,796 m<sup>2</sup> (about) (Appendix 2). No structure is proposed at the Application Site (Appendix 2). As the Application is proposed for ‘open storage’ use with no shopfront, no visitor is anticipated at the Application Site. The operation hours of the Application Site are Mondays to Saturdays

Temporary Open Storage of Construction Materials, Machineries and Vehicles and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Kam Tin North, Yuen Long, New Territories

from 09:00 to 18:00 daily. No operation on Sunday and public holidays. Details of development parameters are shown at Table 1 below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	3,796 m <sup>2</sup> (About)
<b>Covered Area</b>	Not Applicable
<b>Uncovered Area</b>	3,796 m <sup>2</sup> (About)

The Application Site is currently hard-paving with concrete, the existing levels is +11.2 mPD to +11.9 mPD. (Appendix 4). The filling of land is to facilitate a flat surface for site formation, as heavy loading of vehicles would compact the existing soiled ground and weaken the ground surface, circulation space and vehicle Loading and Unloading spaces uses. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme during the planning approval period and will reinstate the Application Site to an amenity area after the planning approval period.

The Application Site is accessible from Fung Kat Heung Road via Mei Fung Road and a local track. 1 Loading and Unloading space for medium-goods vehicle (MGV) is provided at the Application Site for transportation of goods use. Sufficient space is provided for vehicles to smoothly maneuver within the Site to ensure that no vehicle will turn back onto the local access (Appendix 3). Details of parking provision are shown at Table 2 below:

**Table 2 – Parking Provision**

Type of Space(s)	No. of Space(s)
Loading and Unloading space for Medium-goods vehicle (MGV) - 3.5m (W) x 11 m (L)	1

MGVs are deployed for transportation of construction materials to be stored at the Site, hence, L/UL spaces for the aforesaid vehicles are provided. Sufficient space is also provided for vehicle to smoothly maneuver within the Site to ensure that no vehicle will turn back onto the local access (Appendix 8). As the Application Site will be used for 'open storage' use only, infrequent trips will be anticipated, hence, traffic generated and attracted by the proposed development is minimal. The trip generation and attraction rates are as shown at Table 3 below.

**Table 3 – Trip Generation and Attraction of the Proposed Development**

Time Period	MGV		2-Way Total
	In	Out	
Trips at AM peak (09:00-10:00) per hour	1	0	1
Trips at PM peak (17:00-18:00) per hour	0	1	1
Traffic Trips per hour (10:00-17:00)	0.5	0.5	1

Temporary Open Storage of Construction Materials, Machineries and Vehicles and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Kam Tin North, Yuen Long, New Territories

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All the work (i.e. site formation and hard-paving) has been finished under planning application no. A/YL-KTN/994. No work will be carried out during this planning application period. All the work is carried out at least 3 m away from the top bank of the existing natural stream that is located at the west of the Application Site. No adverse impact on planning application period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection/ pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at any time during the planning approval period. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Application Site.

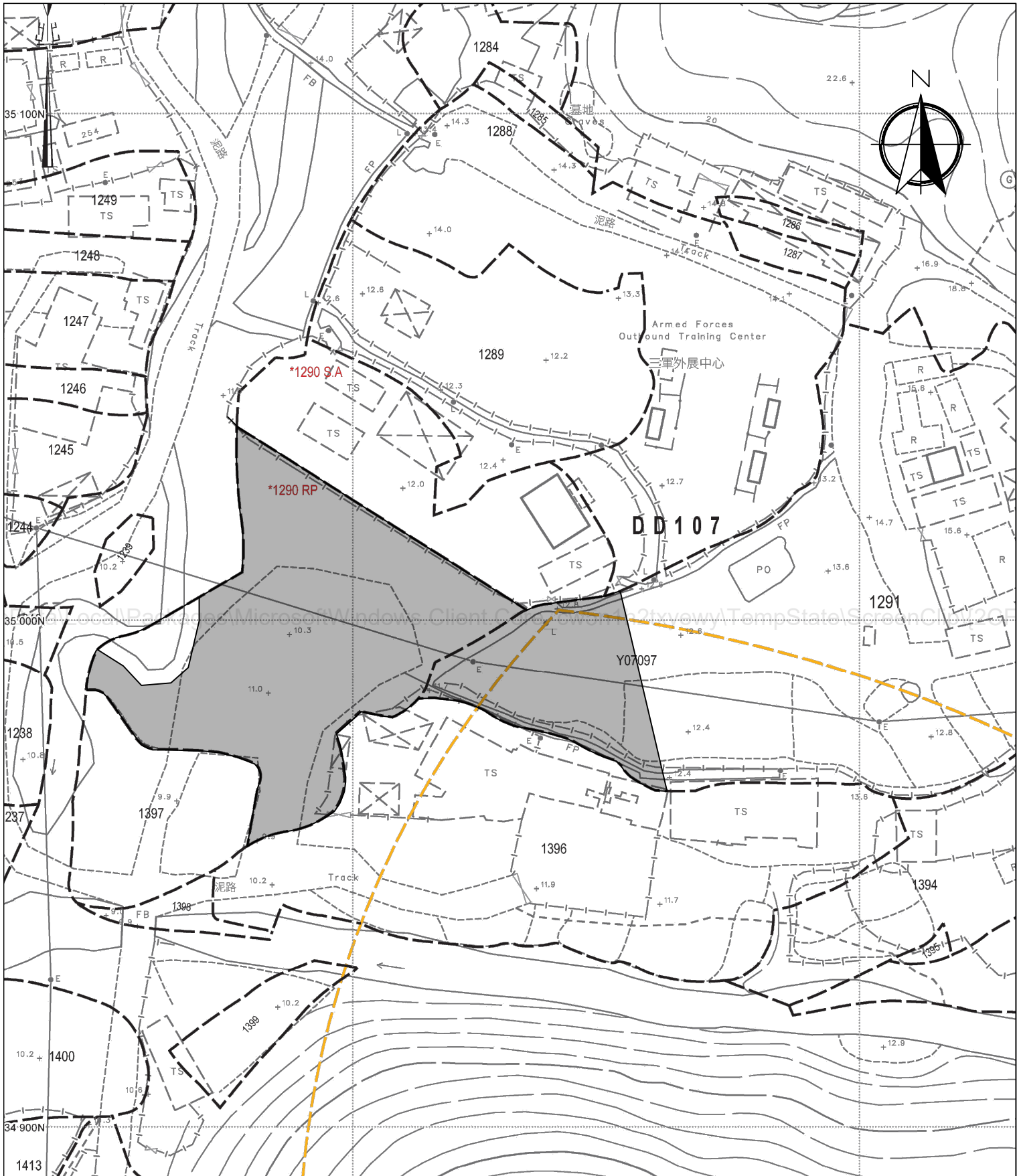
#### **4. Conclusion**

The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. the submission of FSIs proposal and the drainage proposal for the Planning Application to mitigate any adverse impact arising from the proposed development.


In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Temporary Open Storage of Construction Materials, Machineries and Vehicles and Associated Filling of Land for a Period of 3 Years'.

**LIST OF APPENDIXES**

- Appendix 1 - Application Site Location
- Appendix 2 - Proposed Layout Plan
- Appendix 3 - Existing Vehicular Access
- Appendix 4 - Filling of Land of the Application Site
- Appendix 6 - Statutory Zoning of the Application Site
- Appendix 7 - Location of the Application Site – Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses
- Appendix 8 - Swept Path Analysis



**Legend:**

 Application Site 申請範圍

Location: DD 107 Lot 1290 RP (Part)  
DD 107 Lot 1291 (Part)

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

Date: 20 March 2026

**Application Site Location**

Temporary Open Storage of Construction  
Materials, Machineries and Vehicles and  
Associated Filling of Land  
For a Period of 3 Years

**Appendix 1**

**SCALE**  
1:1000 @ A4

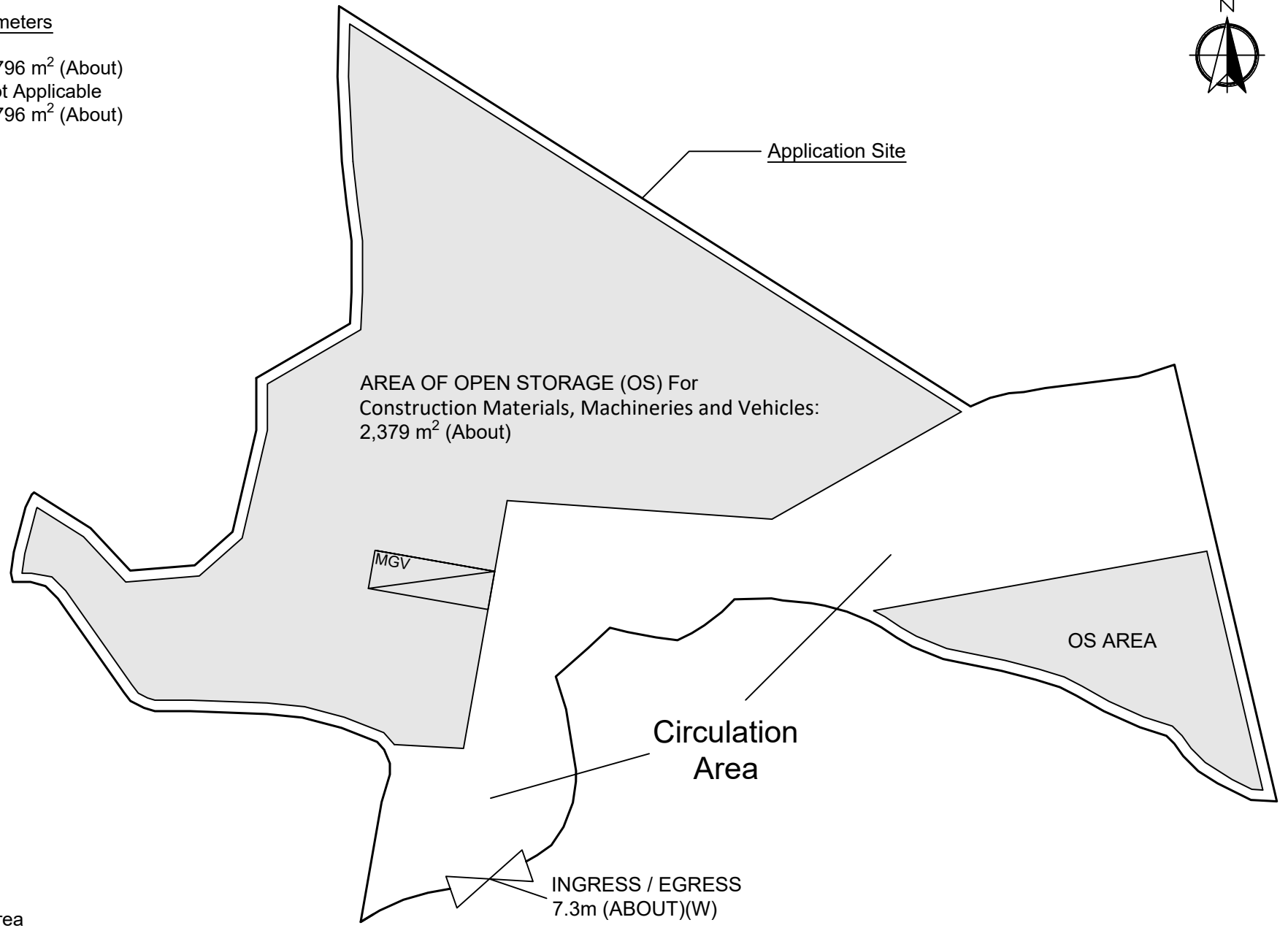
For Identification Only

Drawing No.:

1-1

Proposed Development Parameters

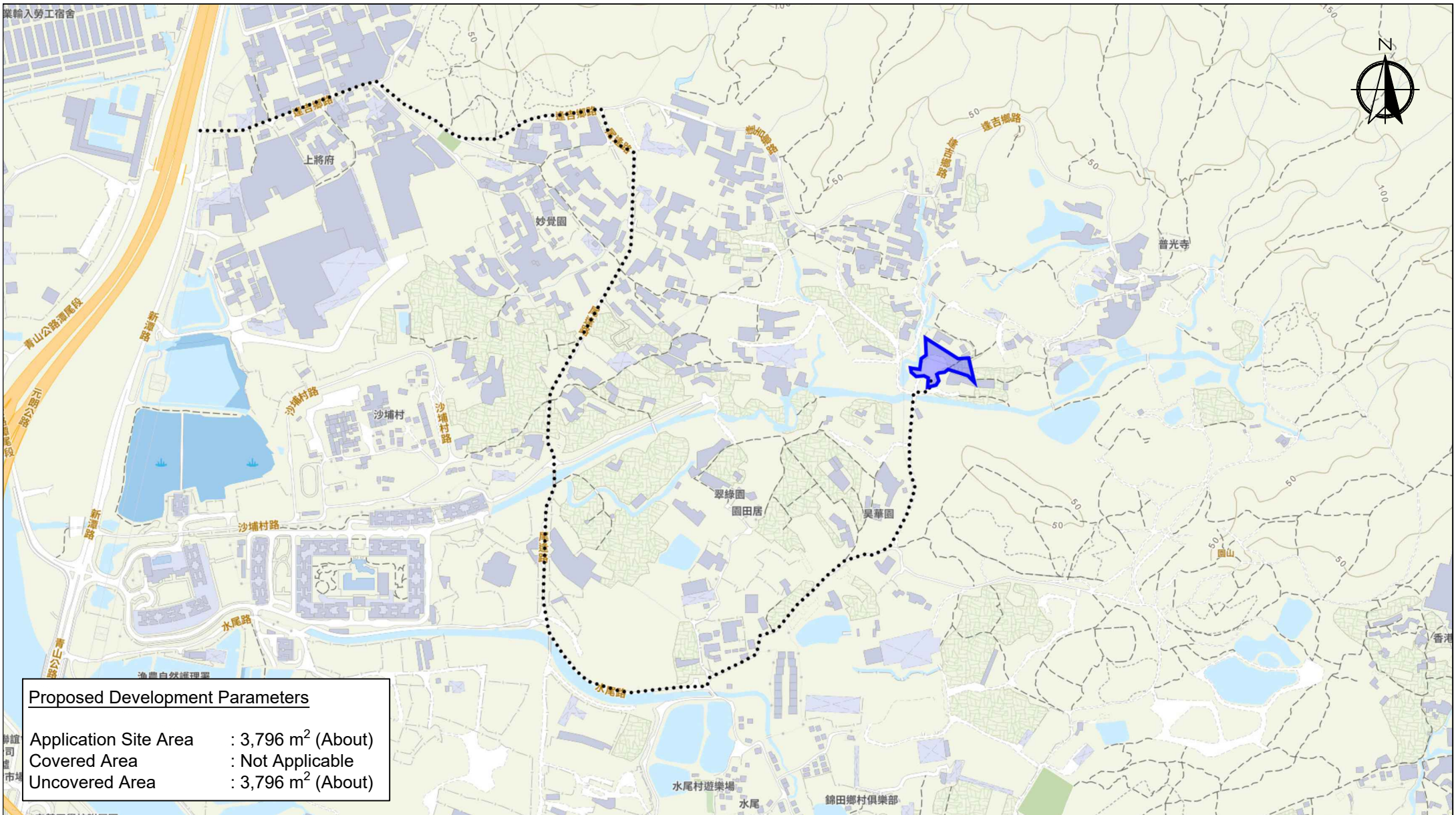
Application Site Area : 3,796 m<sup>2</sup> (About)  
 Covered Area : Not Applicable  
 Uncovered Area : 3,796 m<sup>2</sup> (About)



Legend:

- Ingress / egress
- MGV L/UL Space
- Open Storage (OS) Area

<p><u>Appendix 2</u></p> <p>Proposed Layout Plan</p>	<p>Location:                  D.D. 107 Lot 1290 RP(Part), 1291 (Part)                  OZP: S/YL-KTN/11                  District: Kam Tin North                  Zoning: Agriculture</p>	<p>Temporary Open Storage of Construction Materials,                  Machineries and Vehicles and Associated Filling of Land                  For a Period of 3 Years</p>	<p> Scale: 1:500 @A4</p> <p>For Identification Only</p>	<p>Drawing No.: 2</p> <hr/> <p>Date: 20/03/2026</p>
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Proposed Development Parameters	
Application Site Area	: 3,796 m <sup>2</sup> (About)
Covered Area	: Not Applicable
Uncovered Area	: 3,796 m <sup>2</sup> (About)

Scale: Undefined @A4

Captured from map.gov.hk on 9<sup>th</sup> March 2026

<p><b>Appendix 3</b></p> <p>Existing Vehicular Access</p>	<p>Location: D.D. 107 Lot 1290 RP (Part), D.D. 107 Lot 1291 (Part)          OZP: S/YL-KTN/11          District: Kam Tin North          Zoning: Agriculture</p>	<p>Temporary Open Storage of Construction Materials, Machineries and Vehicles and Associated Filling of Land For a Period of 3 Years</p>	<p>Map Legend:</p> <ul style="list-style-type: none"> <li>●●●●● Road Path</li> <li>— Application Site Boundary</li> </ul>	<p>Drawing No.: 3</p> <p>For Identification Only</p> <p>Date: 20/03/2026</p>
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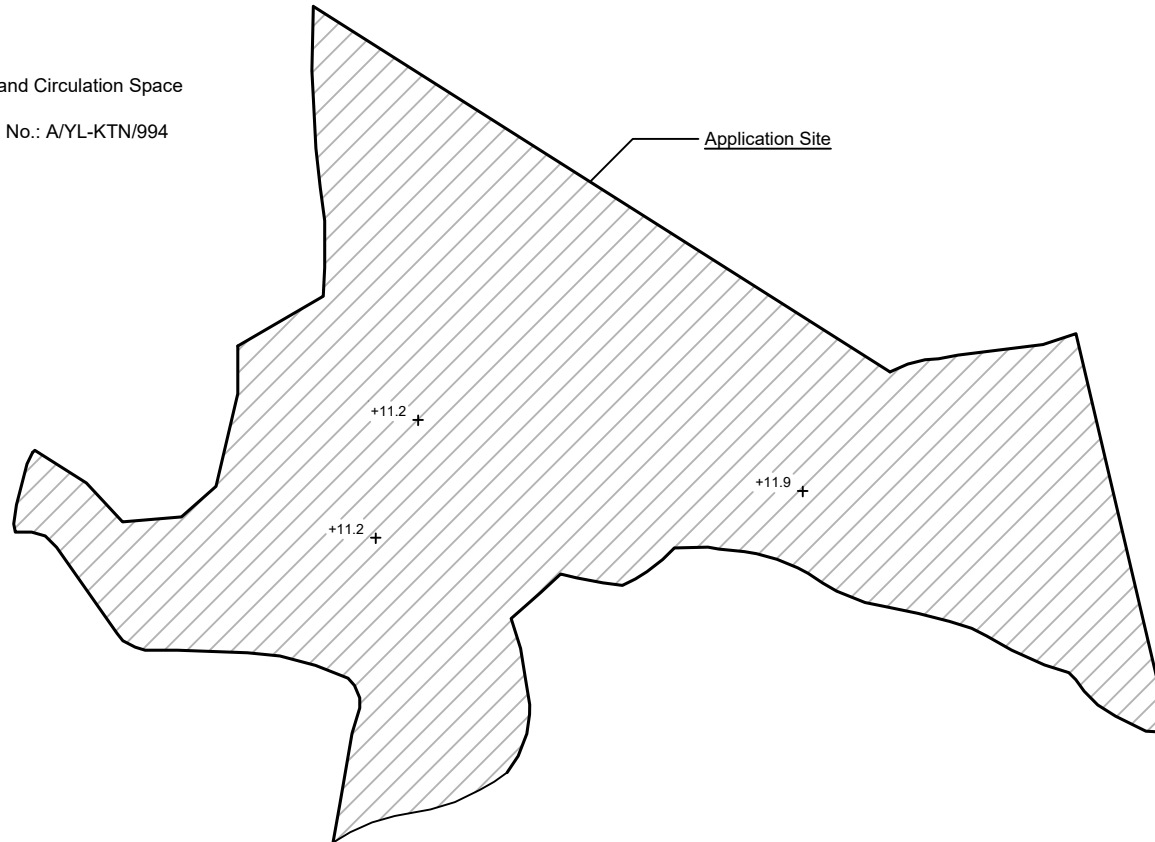
Original Condition of the Application Site

Application Site Area: 3,796 m<sup>2</sup> (About)  
Original Site Levels: +10.3 mPD - +11.7 mPD (About)

Existing Condition of the Application Site




Application Site Area : 3,796 m<sup>2</sup> (About)  
 Existing Land Filling : 3,796 m<sup>2</sup> (About)  
 Depth of Land Filling : 0.2-0.9 m (About)  
 Existing Site Levels : +11.2 mPD - +11.9 mPD (About)  
 Material of Filling : Concrete  
 Proposed Use : Open Storage Area, Loading / Unloading Area and Circulation Space

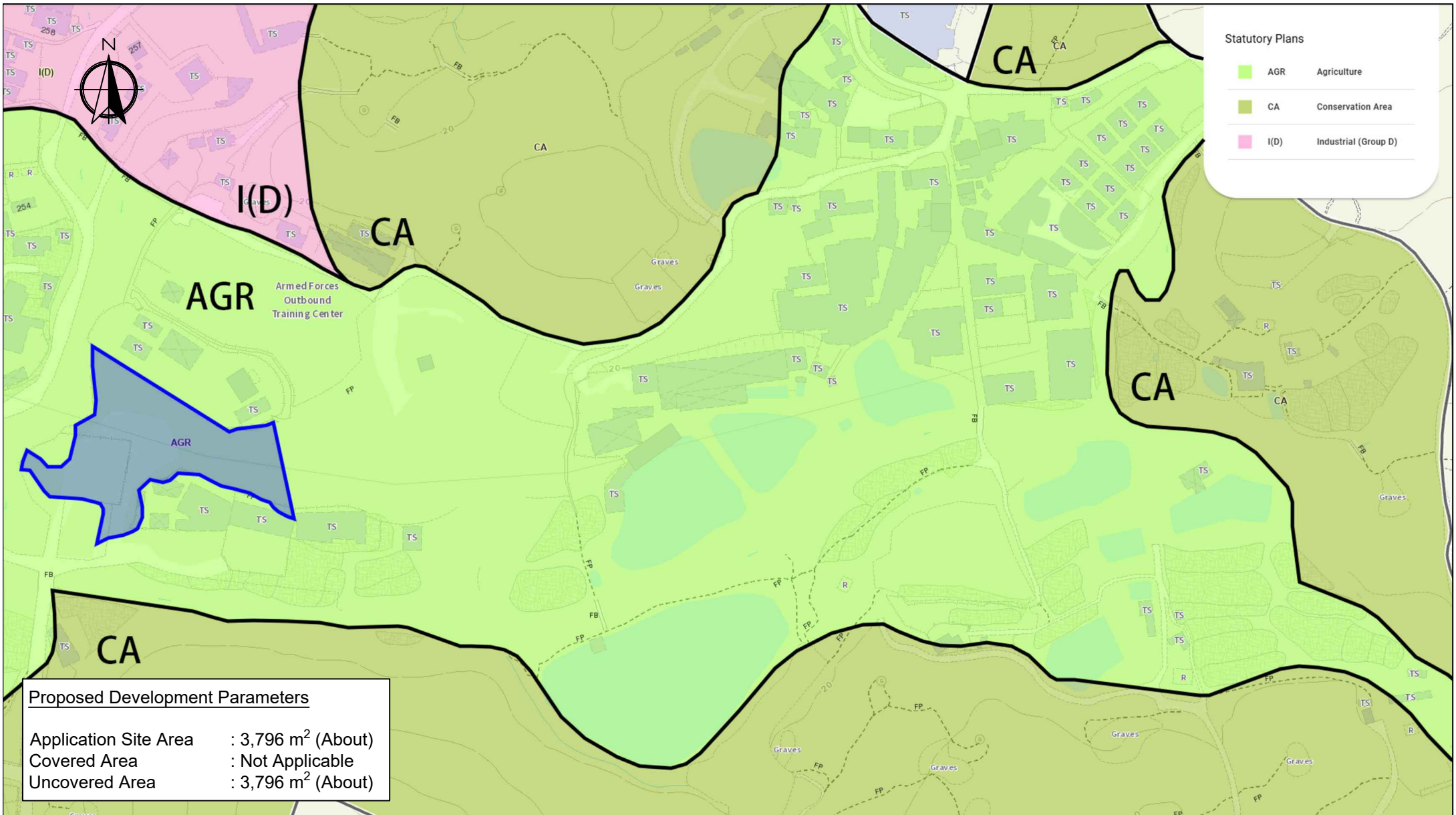
\* To regularised the filling of land finished during Planning Application No.: A/YL-KTN/994



Scale: 1:750 @A4

SITE LEVELS ARE FOR REFERENCE ONLY.

<b>Appendix 4</b>  <b>Paved Area</b>	Location: D.D. 107 Lot 1290 RP (Part), 1291(Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	<b>Temporary Open Storage of Construction                  Materials, Machineries and Vehicles and                  Associated Filling of Land                  For a Period of 3 Years</b>	<b>Map Legend:</b>  Application Site  Paved Area +11.2  Site Level	<b>Drawing No.:</b> 4-1
				For Identification Only  Date: 20/03/2026



**Statutory Plans**

- AGR    Agriculture
- CA    Conservation Area
- I(D)    Industrial (Group D)

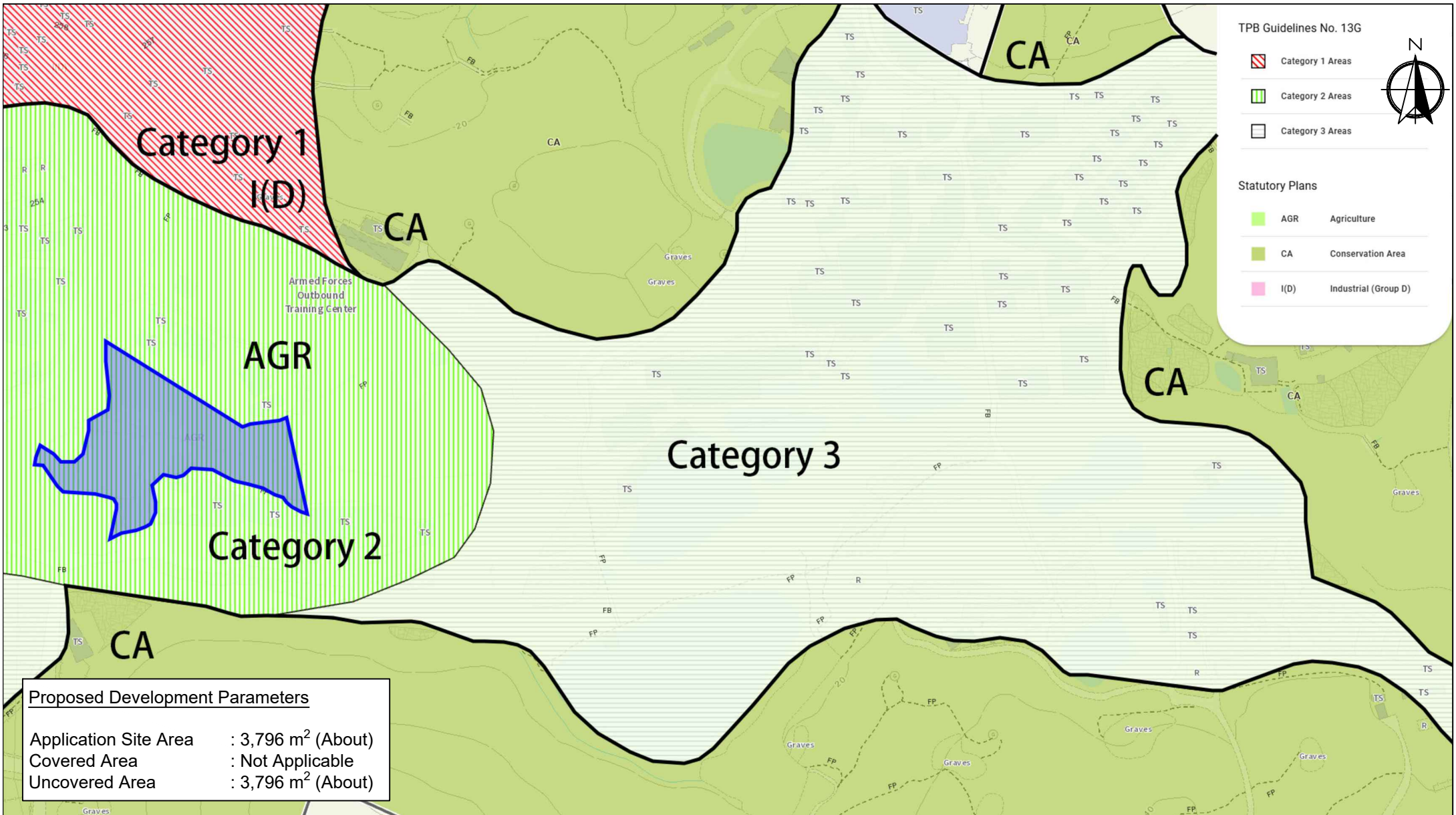
**Proposed Development Parameters**

Application Site Area : 3,796 m<sup>2</sup> (About)  
 Covered Area : Not Applicable  
 Uncovered Area : 3,796 m<sup>2</sup> (About)

Scale: Undefined @A4

Captured from ozp.tpb.gov.hk on 10<sup>th</sup> March 2026

<p><b>Appendix 6</b></p> <p>Statutory Zoning</p>	<p>Location: D.D. 107 Lot 1290 RP (Part), D.D. 107 Lot 1291 (Part)          OZP: S/YL-KTN/11          District: Kam Tin North          Zoning: Agriculture</p>	<p>Temporary Open Storage of Construction Materials, Machineries and Vehicles and Associated Filling of Land For a Period of 3 Years</p>	<p>Map Legend:</p> <p><span style="display: inline-block; width: 20px; border-bottom: 2px solid blue; margin-right: 5px;"></span> Application Site Boundary</p>	<p>Drawing No.: 6</p> <p>For Identification Only</p> <p>Date: 20/03/2026</p>
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TPB Guidelines No. 13G

- Category 1 Areas
- Category 2 Areas
- Category 3 Areas



Statutory Plans

- AGR Agriculture
- CA Conservation Area
- I(D) Industrial (Group D)

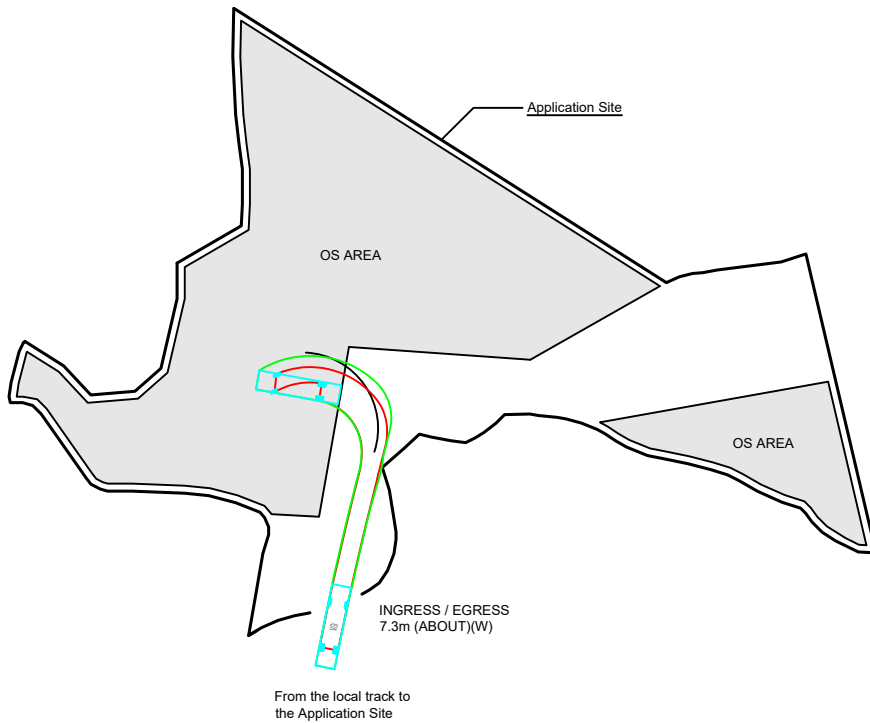
Proposed Development Parameters	
Application Site Area	: 3,796 m <sup>2</sup> (About)
Covered Area	: Not Applicable
Uncovered Area	: 3,796 m <sup>2</sup> (About)

Scale: Undefined @A4

Captured from ozp.tpb.gov.hk on 10<sup>th</sup> March 2026

<p><u>Appendix 7</u></p> <p>TPB Guidelines No. 13G</p>	<p>Location: D.D. 107 Lot 1290 RP (Part), D.D. 107 Lot 1291 (Part)          OZP: S/YL-KTN/11          District: Kam Tin North          Zoning: Agriculture</p>	<p>Temporary Open Storage of Construction Materials, Machineries and Vehicles and Associated Filling of Land For a Period of 3 Years</p>	<p>Map Legend:</p> <p><span style="display: inline-block; width: 20px; border-bottom: 2px solid blue;"></span> Application Site Boundary</p>	<p>Drawing No.: 7</p> <p>For Identification Only</p> <p>Date: 20/03/2026</p>
--	--	--	--	--

**Vehicle In**

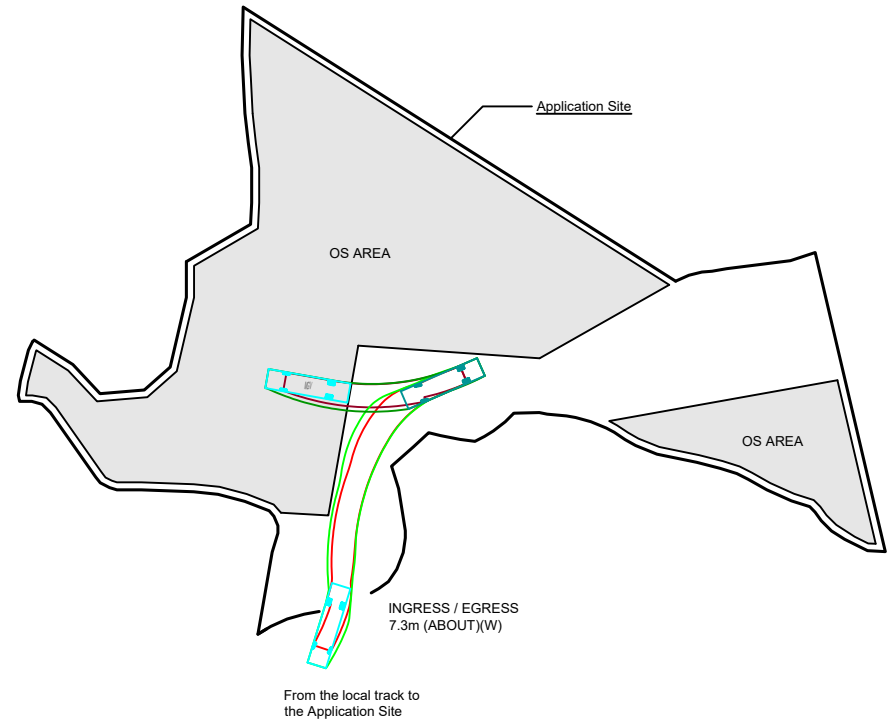


**Swept Path Analysis**

Type of Vehicle : Medium Goods Vehicle  
 Dimension of Vehicle : 3.5 m (W) x 11 m (L)

Swept Paths Generated by Autodesk Vehicle Tracking

**Vehicle Out**



**Swept Path Analysis**

Type of Vehicle : Medium Goods Vehicle  
 Dimension of Vehicle : 3.5 m (W) x 11 m (L)

Swept Paths Generated by Autodesk Vehicle Tracking



Scale: Undefined @A4

<p><b>Appendix 8</b> Swept Path Analysis</p>	<p>Location: D.D. 107 Lot 1290 RP (Part), D.D. 107 Lot 1291 (Part)                  OZP: S/YL-KTN/11                  District: Kam Tin North                  Zoning: Agriculture</p>	<p>Temporary Open Storage of Construction Materials, Machineries and Vehicles and Associated Filling of Land For a Period of 3 Years</p>	<p>Legend:                  [White Box] MGVL/UL Space                  [Grey Box] Open Storage (OS) Area</p>	<p>Drawing No.: 8</p>
				<p>For Identification Only                  Date: 20/03/2026</p>

寄件者: Tang Lok San <[REDACTED]>  
寄件日期: 2026年04月01日星期三 15:34  
收件者: tpbpd/PLAND  
副本: Athena Pui Yin LAI/PLAND  
主旨: S16 Planning Application No. A/YL-KTN/1224 Supplementary Document  
附件: AYL-KTN 1224 20260401.pdf  
類別: Internet Email

Town Planning Board,

Please see the attachment for the supplementary document of S16 Application A/YL-KTN/1224.  
Please contact Mr. Tang via email [REDACTED] if you have any question regarding to  
the captioned application.

Yours faithfully,  
Mr. Tang

**A/YL-KTN/1224 申請詳細**

本次申請的申請人與之前的申請人不是同一位（申請編號：A/YL-KTN/994），與 A/YL-KTN/994 無關。

在上一個規劃申請 A/YL-KTN/994，相關申請人已履行多個附加條件。

Approval Conditions of Application No. A/YL-KTN/994		Date of Compliance
(f)	the provision of fire extinguisher(s) with a valid fire certificate	2.8.2024
(g)	the submission of a fire service installations proposal	2.8.2024

申請人希望透過新的規劃申請，繼續進行在申請 A/YL-KTN/994 中獲渠務署接受的擬議渠道設計。雖然本規劃申請的佈局及出入口有改變，用途及地面用料沒有實質改變，將會沿用已接受的渠道設計。渠道設計請參考下方。

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

場內只存放私家車，數量不會超過 15 輛。

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

申請地點計畫使用約 3 米高的金屬實心板將整個申請範圍圍起。

申請範圍內堆疊存放不超過 3 米高。

本申請內露天存放的空間不會儲放任何危險品，申請地點只會用在存放用途，不會進行任何有關回收、清潔、修理、拆解或其他工場作業。

Proposed Temporary Open Storage of  
Construction Materials for a Period of 3 Years and  
Associated Filling of Land in “Agriculture” Zone,  
Lots 1290 RP (Part) and 1291 (Part) in D.D. 107,  
Fung Kat Heung, Kam Tin, Yuen Long, New  
Territories

Drainage Appraisal

April 2024

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# 1. Introduction

## 1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 1290 RP (Part) and 1291 (Part), Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land' (proposed development).
- 1.1.2 This Drainage Proposal is to support the planning application for the proposed use.

## 1.2 The Site

- 1.2.1 The Application Site area is about 3,796m<sup>2</sup>, and it is at rural area of Kam Tin North. The site is currently an open area with existing temporary structures. The site location plan is shown in **Figure 1**.
- 1.2.2 The Application Site is surrounded by temporary structures and local track. The existing ground level varies from approx. +10.3 mPD to +11.7 mPD. The site is intended to be filled and paved to ground level from +11.2 mPD to +11.9 mPD.
- 1.2.3 There is an existing channel adjacent to the site at the west and south. Existing Drainage Plan is shown in **Figure 2** for reference.
- 1.2.4 The site at the east is slightly higher than the Application Site. The eastern area is mostly grassland. It is assumed that the unpaved area is 75% for assessment purposes. Catchment Plan is shown in **Figure 4**.
- 1.2.5 Proposed Development Layout plan is shown in **Appendix B** for reference.

## 2. Development Proposal

### 2.1 The Proposed Development

2.1.1 The total site area is approximately 3,796m<sup>2</sup>. The indicative development schedule is summarized in Table 1 below for technical assessment purpose. The proposed catchment plan is shown in Figure 4.

Proposed Development	
Total Site Area (m <sup>2</sup> )	3,796
Assume all proposed site area as paved area after development for assessment purpose	
Zone A (m <sup>2</sup> )	1,700
Zone B (m <sup>2</sup> )	2,096
External Catchment	
Eastern External Catchment (m <sup>2</sup> )	4,246
The Area is mostly grassland It is assumed that paved to unpaved ratio is 20:80 for assessment purposes.	

**Table 1 - Key Development Parameters**

## 3. Assessment Criteria

3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this DIA. The recommendation is summarized in Table 2 below.

Description	Design Return Periods
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 System	200 Years
Urban Drainage Branch System	50 Years

**Table 2– Design Return Periods under SDM**

3.1.2 The proposed village drainage system intended to collect runoff from the internal site and discharge to existing nearby existing stream. 1 in 10 years return period is adopted for the drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

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 10 years return period, the following values are adopted.

a	=	471.9
b	=	3.02
c	=	0.397

2. The peak runoff is calculated by the Rational Method  
i.e.  $Q_p = 0.278CiA$

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

3. The run-off coefficient (C) of surface runoff are taken as follows:

- Paved Area: C = 0.95
- Unpaved Area: C = 0.35

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S<sub>f</sub> = 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:

$$\text{Colebrook-White Equation: } \frac{v}{R} = -\sqrt{32gRS} \log \log \left( \frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS}} \right)$$

where,

V = velocity of the pipe flow (m/s)

S<sub>f</sub> = hydraulic gradient

k<sub>f</sub> = roughness value (m)

v = kinematics viscosity of fluid

D = pipe diameter (m)

R = hydraulic radius (m)

## 4. Proposed Drainage System

- 4.1.1 The Application Site and the surrounding areas are generally flat with gentle gradient toward the west. Drainage system is proposed to collect the runoff from the application site and external catchment at the east. It is proposed to discharge to **existing 3m (W) x 2m (D) channel at the west.** The alignment, size and gradient of the proposed drains are shown in **Figure 3.**
- 4.1.2 The design calculations of proposed channels are shown in **Appendix A.**
- 4.1.3 **The design checking of existing 3m (W) x 2m (D) channel at the west for drainage discharge is shown in Appendix F.**
- 4.1.4 The reference drawings of proposed drains are shown in **Appendix C.**

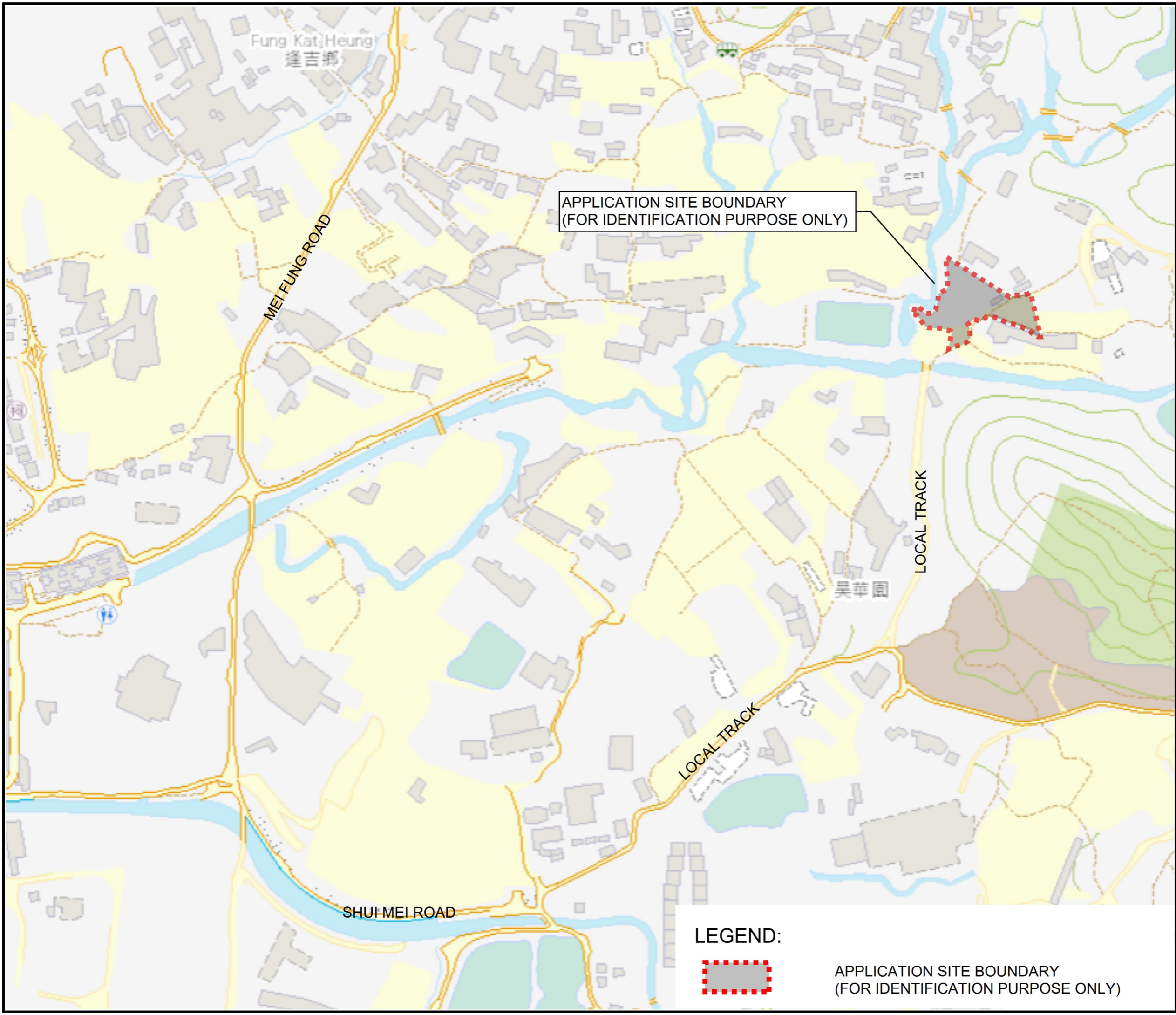
## 5. Conclusion

- 5.1.1 A drainage appraisal has been conducted for the Proposed Development. The surface runoff from the Application Site will be collected by the proposed perimeter Uchannel/drains and discharged to the existing stream at the west.
- 5.1.2 With the proposed drainage system, it is anticipated that there will be no significant drainage impact to the area after the implementation of the development.

- End of Text -

# FIGURES

---



**PROJECT:**  
 Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

APPLICATION SITE BOUNDARY  
 (FOR IDENTIFICATION PURPOSE ONLY)

**LEGEND:**

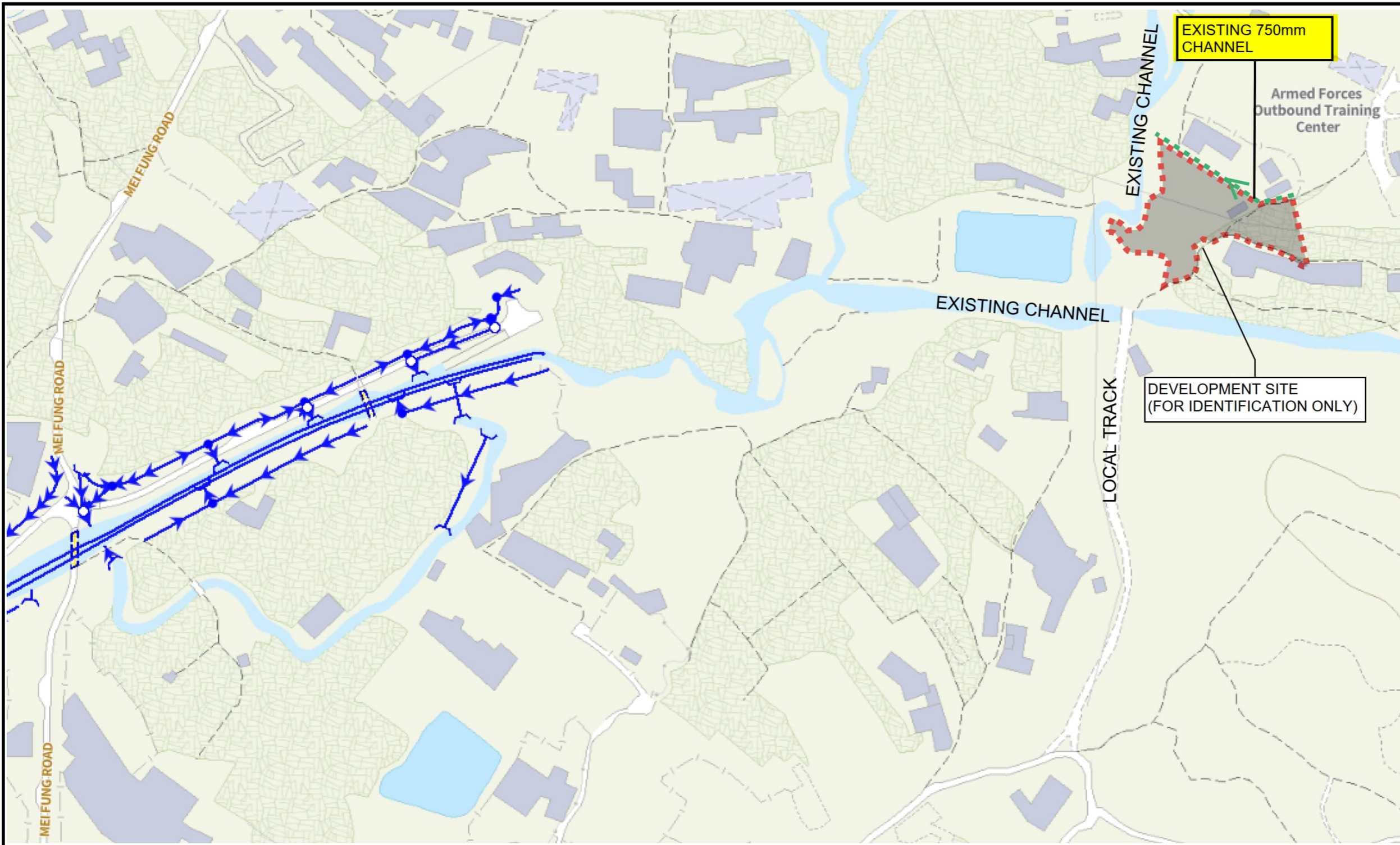


APPLICATION SITE BOUNDARY  
 (FOR IDENTIFICATION PURPOSE ONLY)

REV	DESCRIPTION	DATE

DRAWING TITLE  
 SITE LOCATION PLAN

DRAWING NUMBER  
 FIGURE 1



**PROJECT:**  
 Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

**LEGEND:**

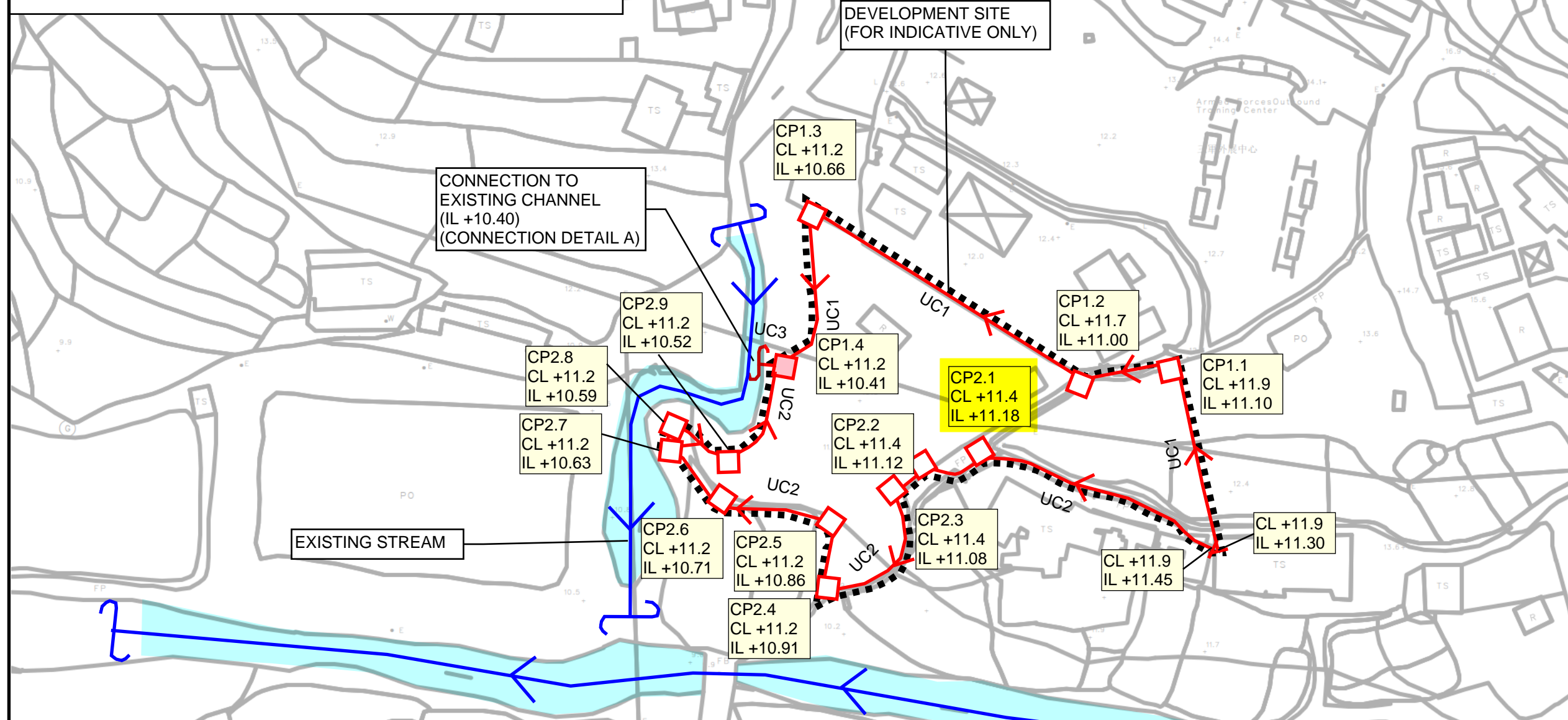
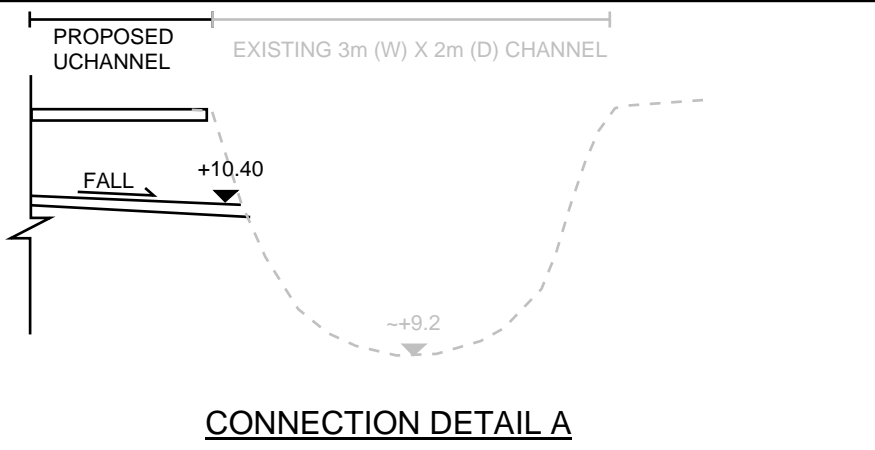
- |  |                          |  |                        |  |  |
|--|--------------------------|--|------------------------|--|--|
|  | Combined Manhole         |  | Tapping Point (Sewer)  |  | Tapping Point (Storm)                  |
|  | Overflow (Combined)      |  | Sewer Terminal Manhole |  | Storm Water Terminal Manhole           |
|  | Pipe (Combined)          |  | Catchpit               |  | Tunnel Protection Zone (100m / 200m)   |
|  | Interface Valve Chamber  |  | Inlet                  |  | Tunnel Protection Zone (General Range) |
|  | Sewer Manhole            |  | Storm Water Manhole    |  | Tunnel / Box Culvert (Sewer)           |
|  | Oil / Petrol Interceptor |  | Outlet                 |  | Tunnel / Box Culvert (Storm)           |
|  | Overflow (Sewer)         |  | Pipe (Storm)           |  |  |
|  | Pipe (Sewer)             |  | Sand Trap              |  |  |

EXTRACT FROM GEOINFO MAP ON MAR 2024


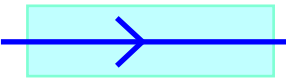



REV	DESCRIPTION	DATE
DRAWING TITLE EXISTING DRAINAGE PLAN		
DRAWING NUMBER FIGURE 2A		

**UCHANNEL TYPE**  
 UCHANNEL 1 (UC1) - 525mm, 1 IN 200  
 UCHANNEL 2 (UC2) - 375mm, 1 IN 200  
 UCHANNEL 3 (UC3) - 600mm, 1 IN 200

**PROJECT:**  
 Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories



**LEGEND:**

-  APPLICATION SITE BOUNDARY (FOR IDENTIFICATION PURPOSE ONLY)
-  EXISTING STREAM
-  PROPOSED SANDTRAP
-  PROPOSED CATCHPIT W/TRAP
-  PROPOSED UCHANNEL

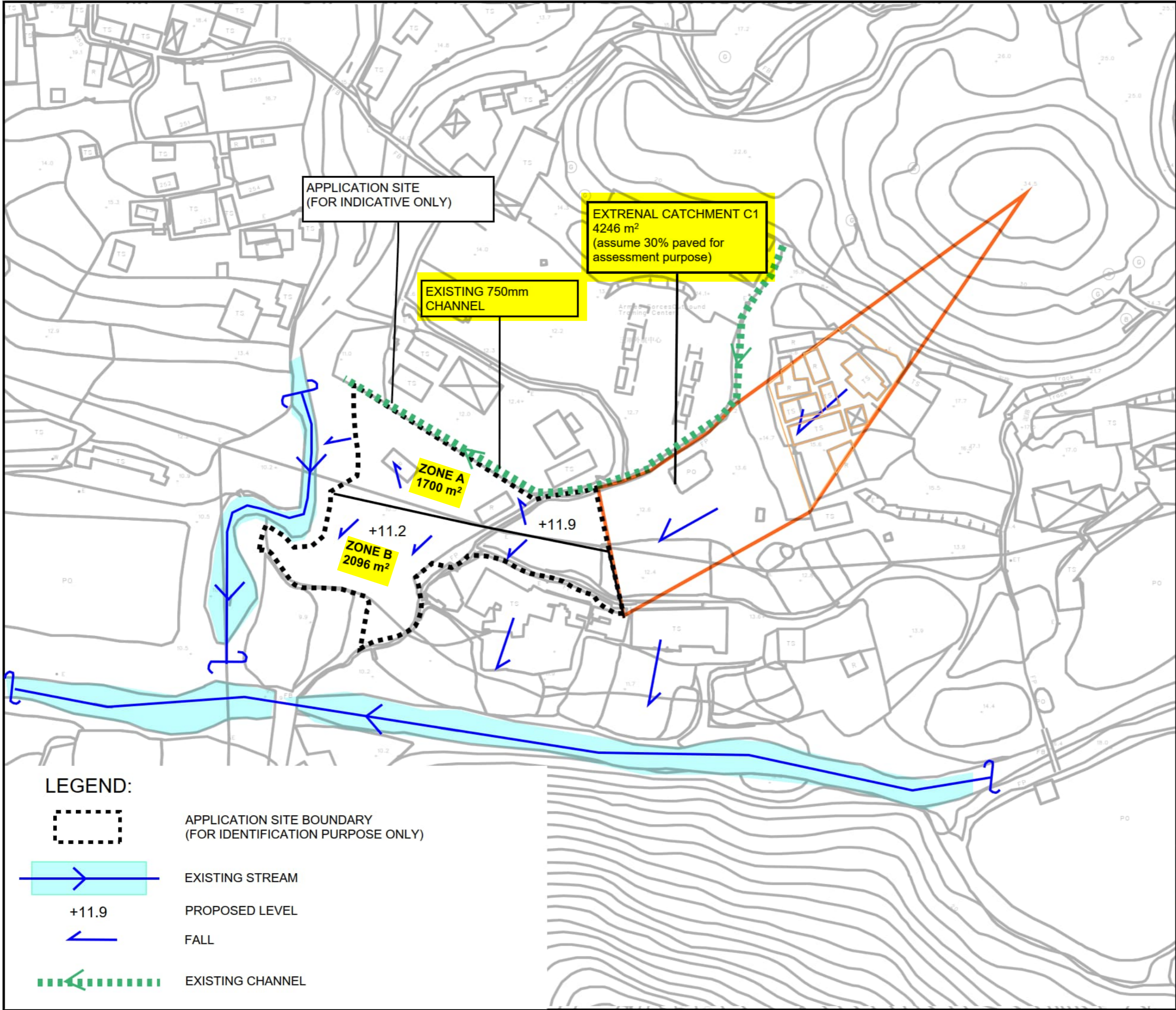
**NOTES:**

1. INVERT LEVEL OF CONNECTION POINT SHOULD BE VERIFIED ON SITE BEFORE CONSTRUCTION.
2. GROUND LEVEL ARE INDICATIVE ONLY WHICH SHOULD BE VERIFIED ON SITE.

REV	DESCRIPTION	DATE


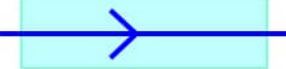



DRAWING TITLE  
**PROPOSED DRAINAGE SYSTEM**

DRAWING NUMBER  
**FIGURE 3B**



**PROJECT:**  
 Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

**LEGEND:**

-  APPLICATION SITE BOUNDARY (FOR IDENTIFICATION PURPOSE ONLY)
-  EXISTING STREAM
-  +11.9 PROPOSED LEVEL
-  FALL
-  EXISTING CHANNEL

REV	DESCRIPTION	DATE

DRAWING TITLE  
**CATCHMENT PLAN**

DRAWING NUMBER  
**FIGURE 4A**

# Appendix

---

# Appendix A - Design Calculation

## U Channel 1 - Zone A with External Catchment C1

### Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	1700 + 4246 x 0.3 =		2974	(m <sup>2</sup> )
Unpaved Area	4246 x 0.7 =		2972	(m <sup>2</sup> )
Total Equivalent Area	2974 x 0.95 + 2972 x 0.35 =		3865	(m <sup>2</sup> )
Time of Concentration *			6.20	min
Rainfall Intensity, I **			195	mm/hr
Design Discharge Rate, Q	0.278 x 3865 x 195 / 1000000 =		0.210	m <sup>3</sup> /s

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

### U Channel

Channel Size		1 in	525	(mm)
Gradient			200	
Velocity			1.62	m/s
Capacity			0.400	m <sup>3</sup> /s

Utilization  $0.21 / 0.4 = 52.54$  % OK (Allowed 10% for siltation)

## U Channel 2 - Zone B

### Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	2096		2096	(m <sup>2</sup> )
Unpaved Area			0	(m <sup>2</sup> )
Total Equivalent Area	2096 x 0.95 + 0 x 0.35 =		1991	(m <sup>2</sup> )
Time of Concentration *			6.20	min
Rainfall Intensity, I **			195	mm/hr
Design Discharge Rate, Q	0.278 x 0 x 195 / 1000000 =		0.108	m <sup>3</sup> /s

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

### U Channel

Channel Size		1 in	375	(mm)
Gradient			200	
Velocity			1.30	m/s
Capacity			0.163	m <sup>3</sup> /s

Utilization  $0.108 / 0.163 = 66.39$  % OK (Allowed 10% for siltation)

## U Channel 3 - Combined (Zone A + B + C1)

### Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	2974 + 2096 =		5070	(m <sup>2</sup> )
Unpaved Area	2972 + 0 =		2972	(m <sup>2</sup> )
Total Equivalent Area	5070 x 0.95 + 2972 x 0.35 =		5857	(m <sup>2</sup> )
Time of Concentration *			6.20	min
Rainfall Intensity, I **			195	mm/hr
Design Discharge Rate, Q	0.278 x 5857 x 195 / 1000000 =		0.318	m <sup>3</sup> /s

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

### U Channel

Channel Size		1 in	600	(mm)
Gradient			200	
Velocity			1.78	m/s
Capacity			0.570	m <sup>3</sup> /s

Utilization  $0.318 / 0.57 = 55.76$  % OK (Allowed 10% for siltation)

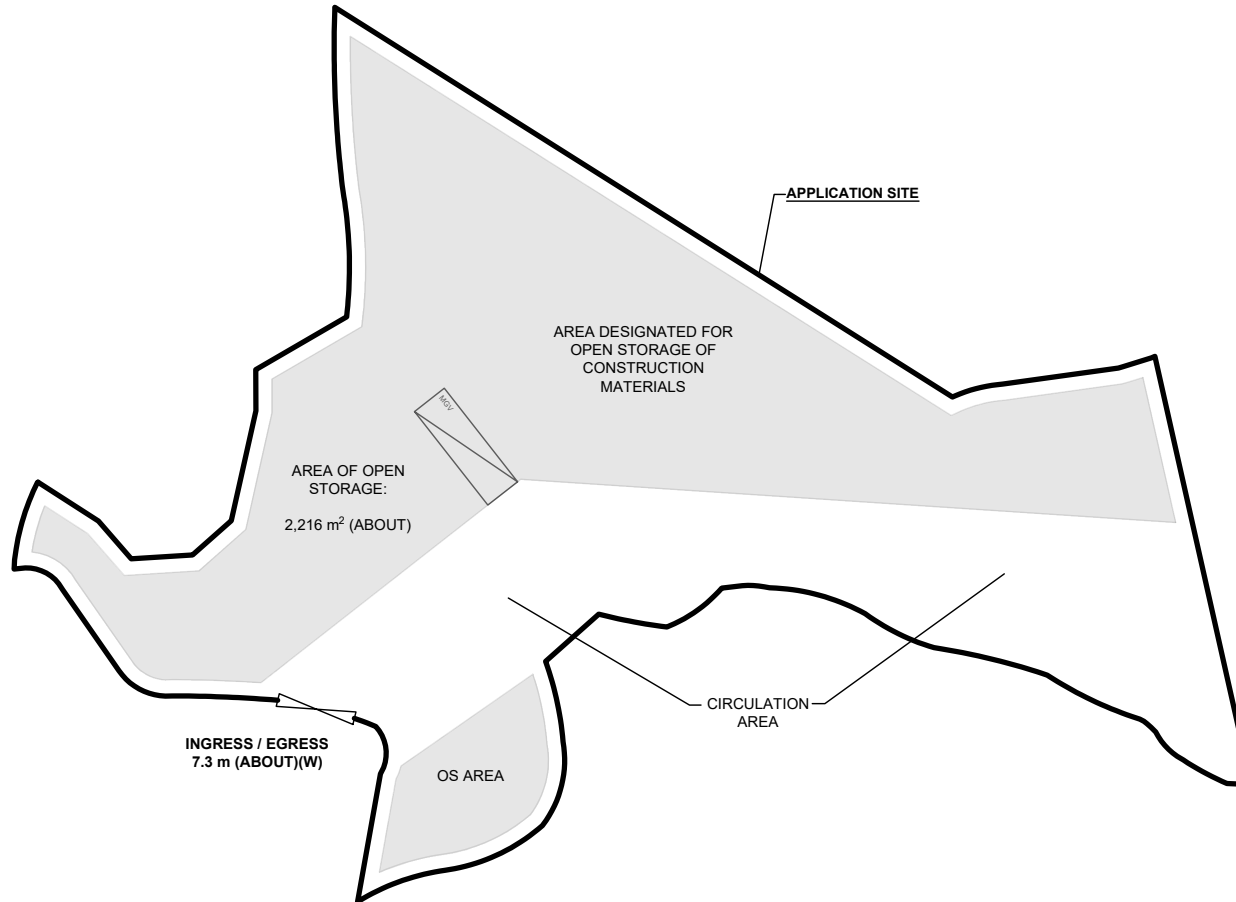
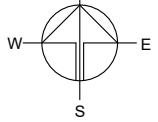
## Time of Concentration for External Catchment C1

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L / (H <sup>0.2</sup> A <sup>0.1</sup> )	tc = to + tf
A	L			H		
(m <sup>2</sup> )	(m)	(mPD)	(mPD)		(min)	(min)
4246	166	34.5	12.5	13.253	6.211	6.211
tc	=	6.211 (min)				

# Appendix B - Proposed Development Layout Plan

## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 3,796 m<sup>2</sup> (ABOUT)  
 COVERED AREA : NOT APPLICABLE  
 UNCOVERED AREA : 3,796 m<sup>2</sup> (ABOUT)



## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE : 1  
 DIMENSION OF L/UL SPACE : 11 m (L) x 3.5 m (W)

## LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- LOADING / UNLOADING SPACE FOR MGW
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOTS 1290 RP (PART) AND 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY: MN DATE: 11.1.2024

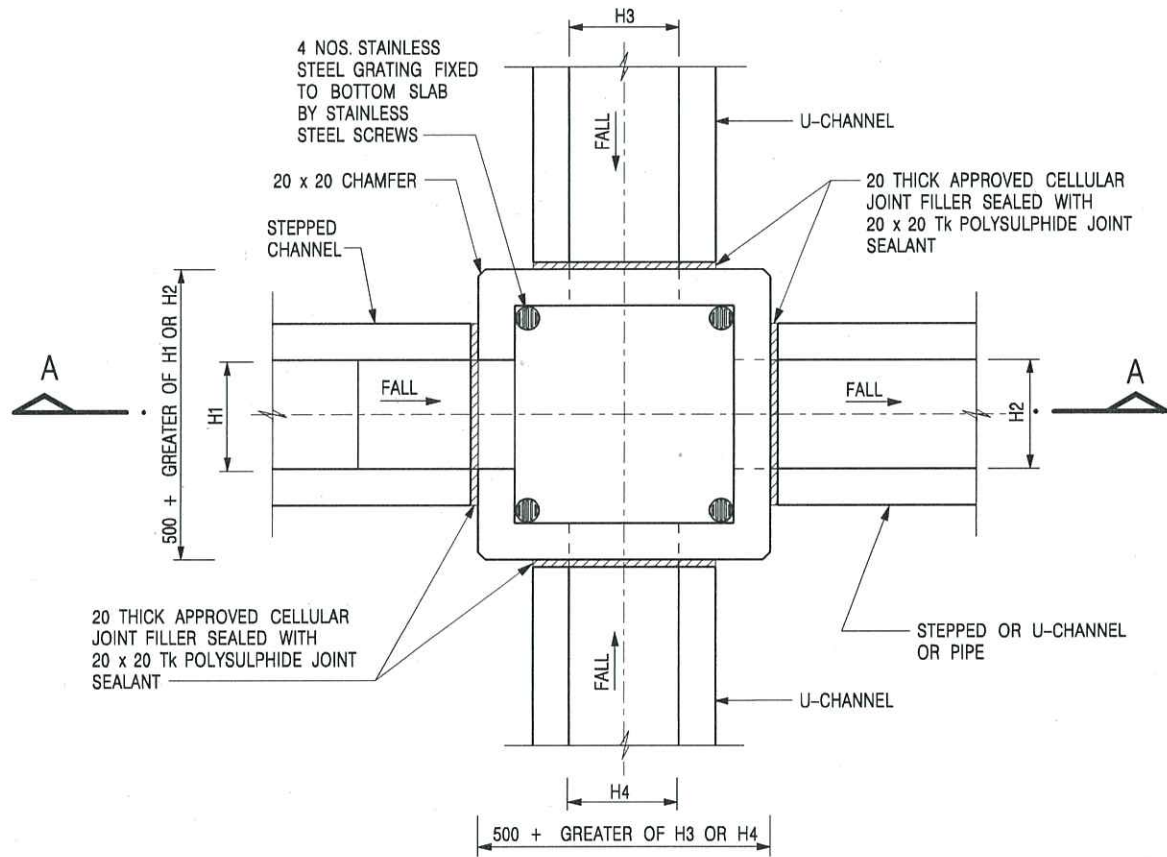
REVISED BY: DATE:

APPROVED BY: DATE:

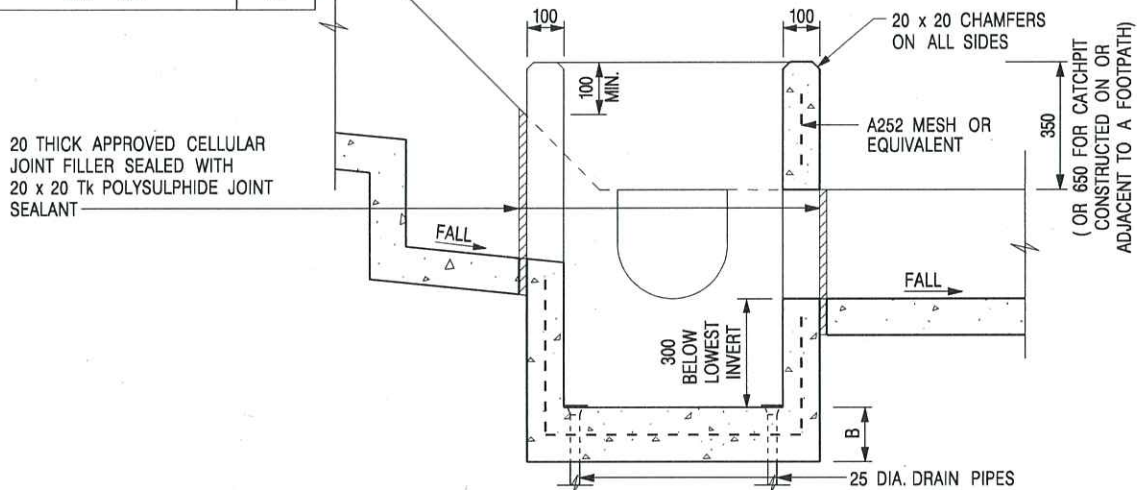
DWG. TITLE  
LAYOUT PLAN

DWG NO.: PLAN 5 VER.: 001

# Appendix C - Reference Drawings



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.

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

CATCHPIT WITH TRAP  
(SHEET 1 OF 2)



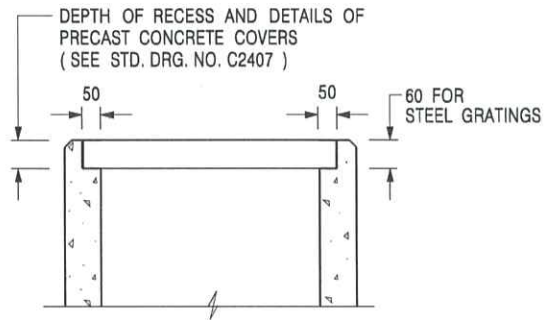
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /1



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
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

CATCHPIT WITH TRAP  
(SHEET 2 OF 2)



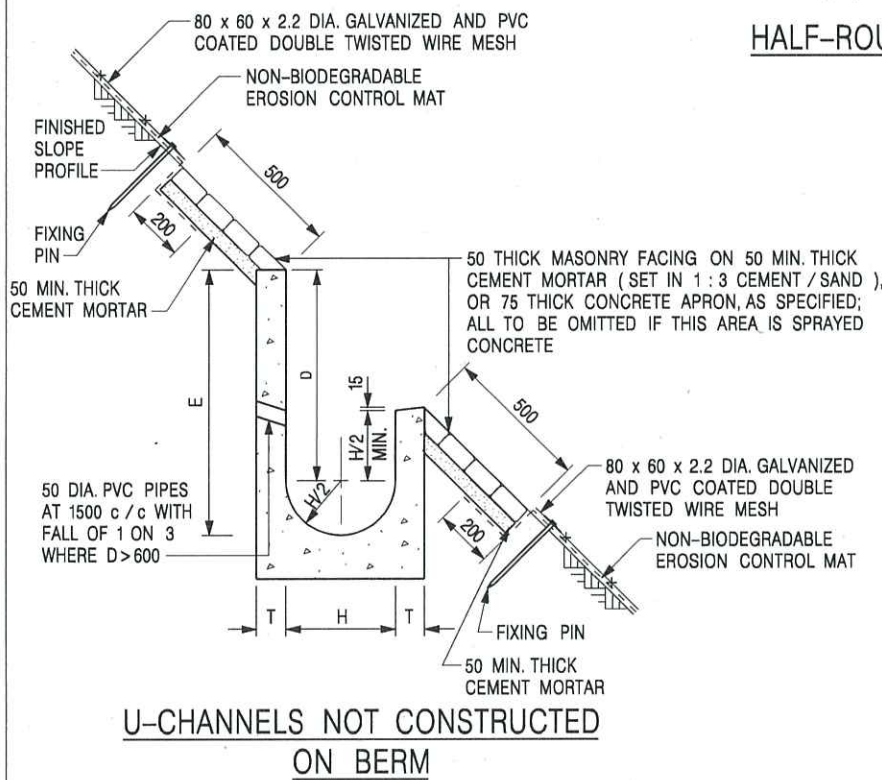
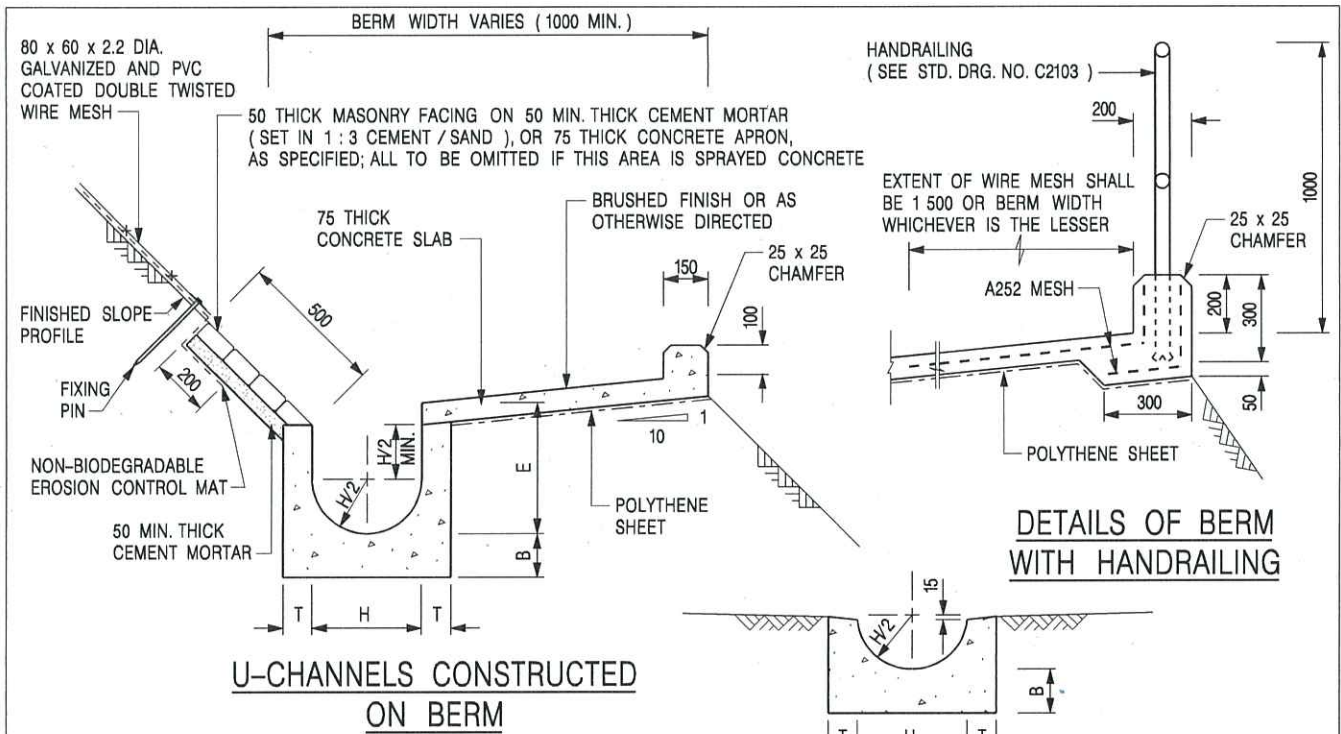
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DRAWING NO.**

**DATE** JAN 1991

**C2406 /2A**



**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

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
REF.	REVISION	SIGNATURE	DATE

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



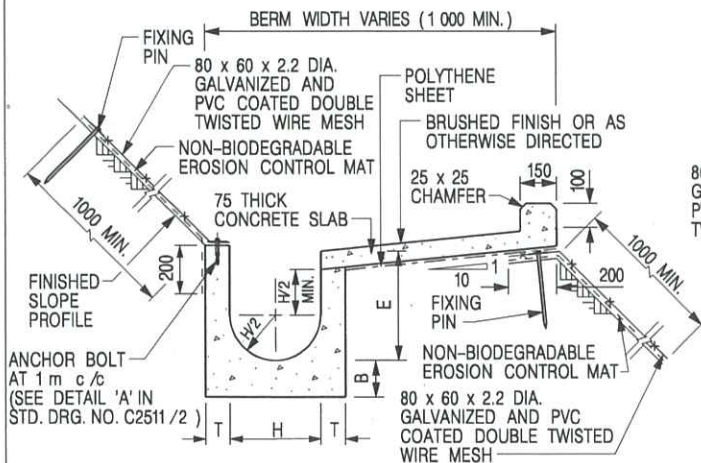
**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 25

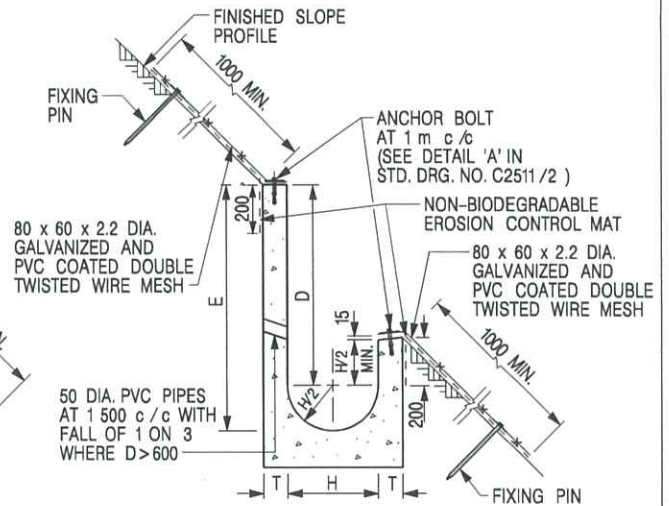
**DRAWING NO.**

**DATE** JAN 1991

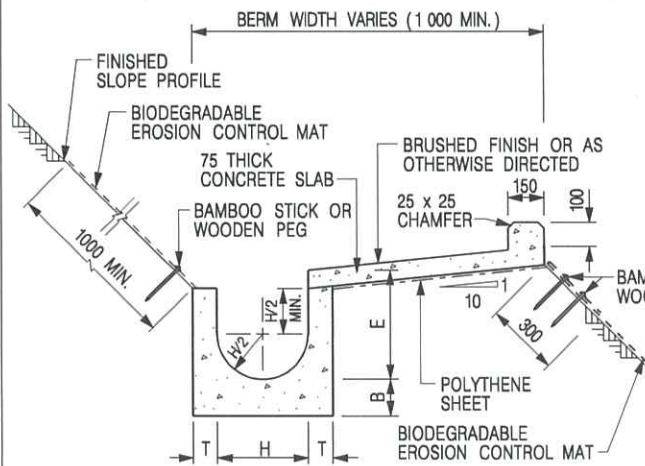
**C24091**



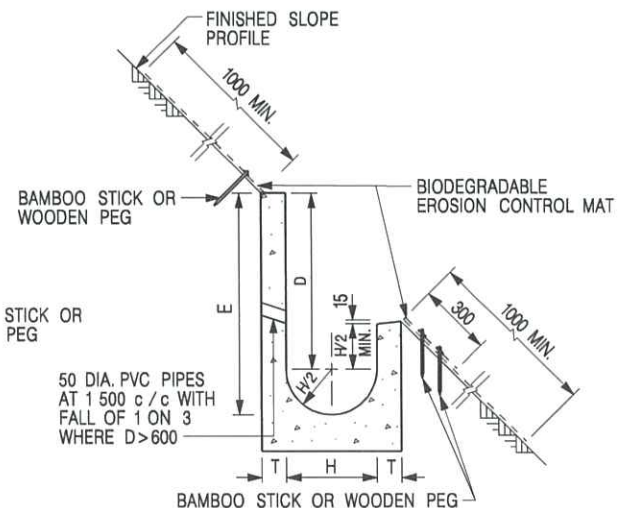
**U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT**



**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	A252 MESH PLACED CENTRALLY

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)**



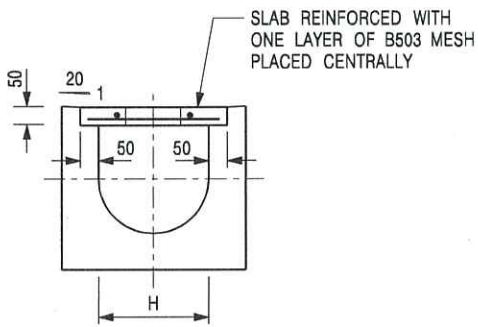
**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE** DIAGRAMMATIC

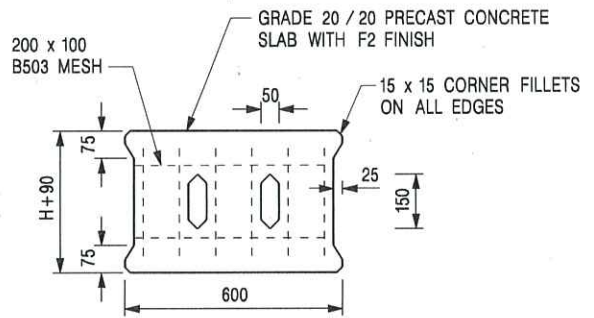
**DRAWING NO.**

**DATE** JAN 1991

**C24101**



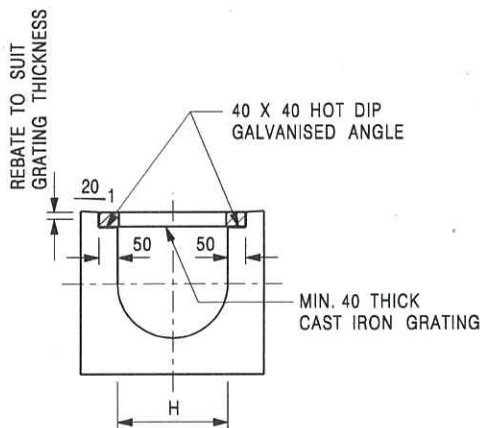
TYPICAL SECTION



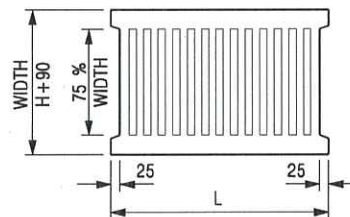
PLAN OF SLAB

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



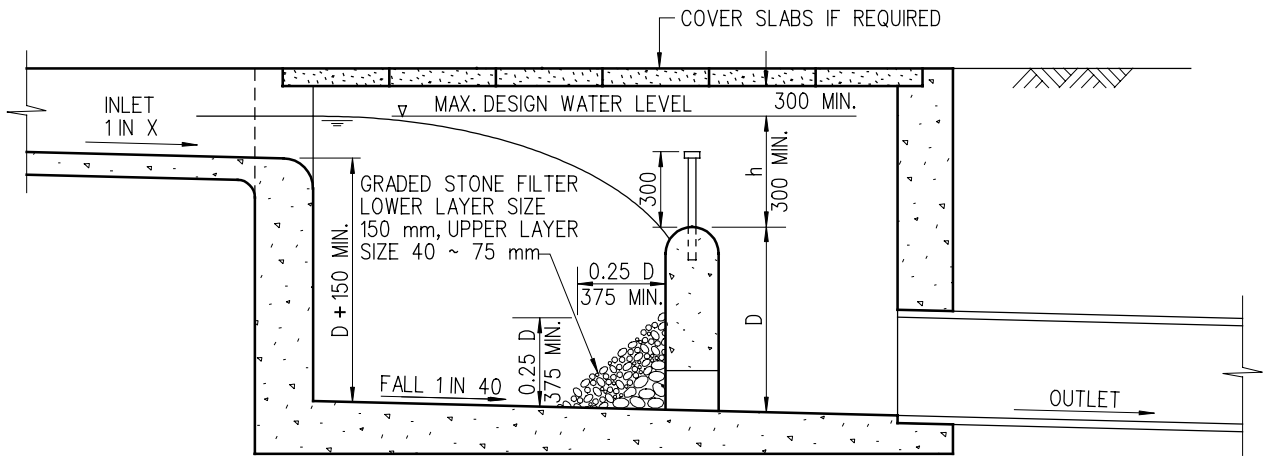
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

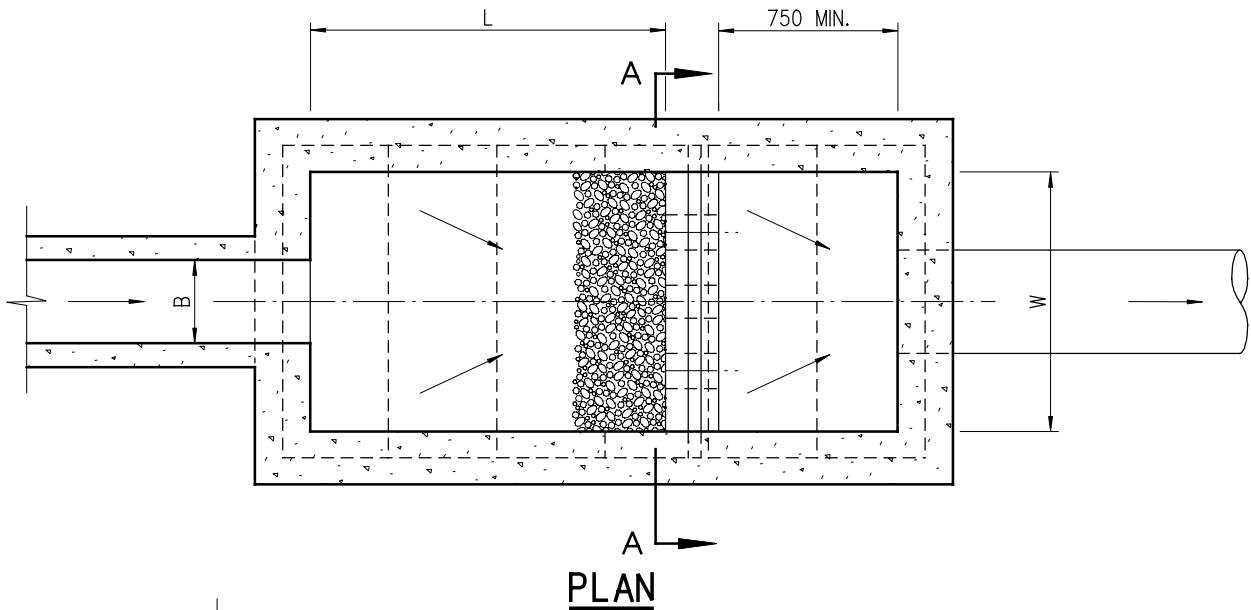
DRAWING NO.

DATE JAN 1991

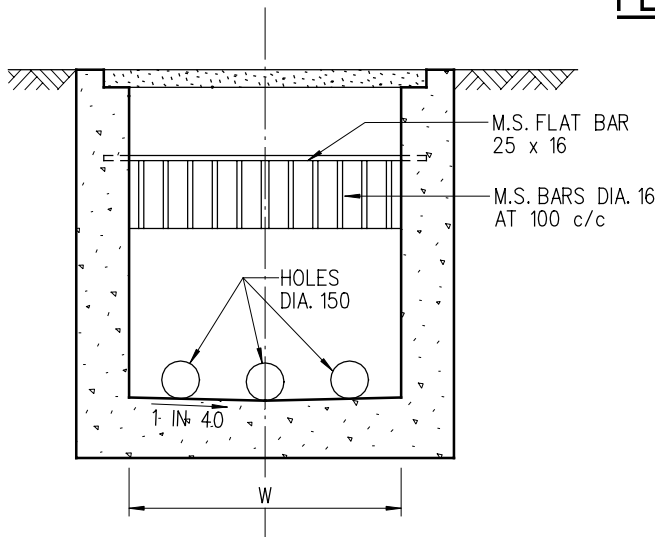
C2412E



**LONGITUDINAL SECTION**



**PLAN**



**SECTION A-A**

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NORMALLY FOR DRAINS OF 900 mm DIA. AND BELOW. FOR BIGGER DRAINS AND STEEP TERRAIN, SAND TRAP SHOULD BE SPECIALLY DESIGNED.
3. SIZE  
 DEPTH :  $D \leq 750$   
 WIDTH :  $W \geq 3B$   
 LENGTH :  $4.8D^{0.67} h^{0.5} X^{0.5} \geq 4B$
4. GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
5. CAPACITY  $D W L$  TO BE ACCORDING TO SIZE AND NATURE OF CATCHMENT, PROVIDING DETENTION TIME NOT LESS THAN 5 MINUTES FOR MAX. DESIGN FLOW OF INLET.

B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001
REV.	DESCRIPTION	SIGNATURE	DATE

**SAND TRAP**

**DRAINAGE SERVICES DEPARTMENT**

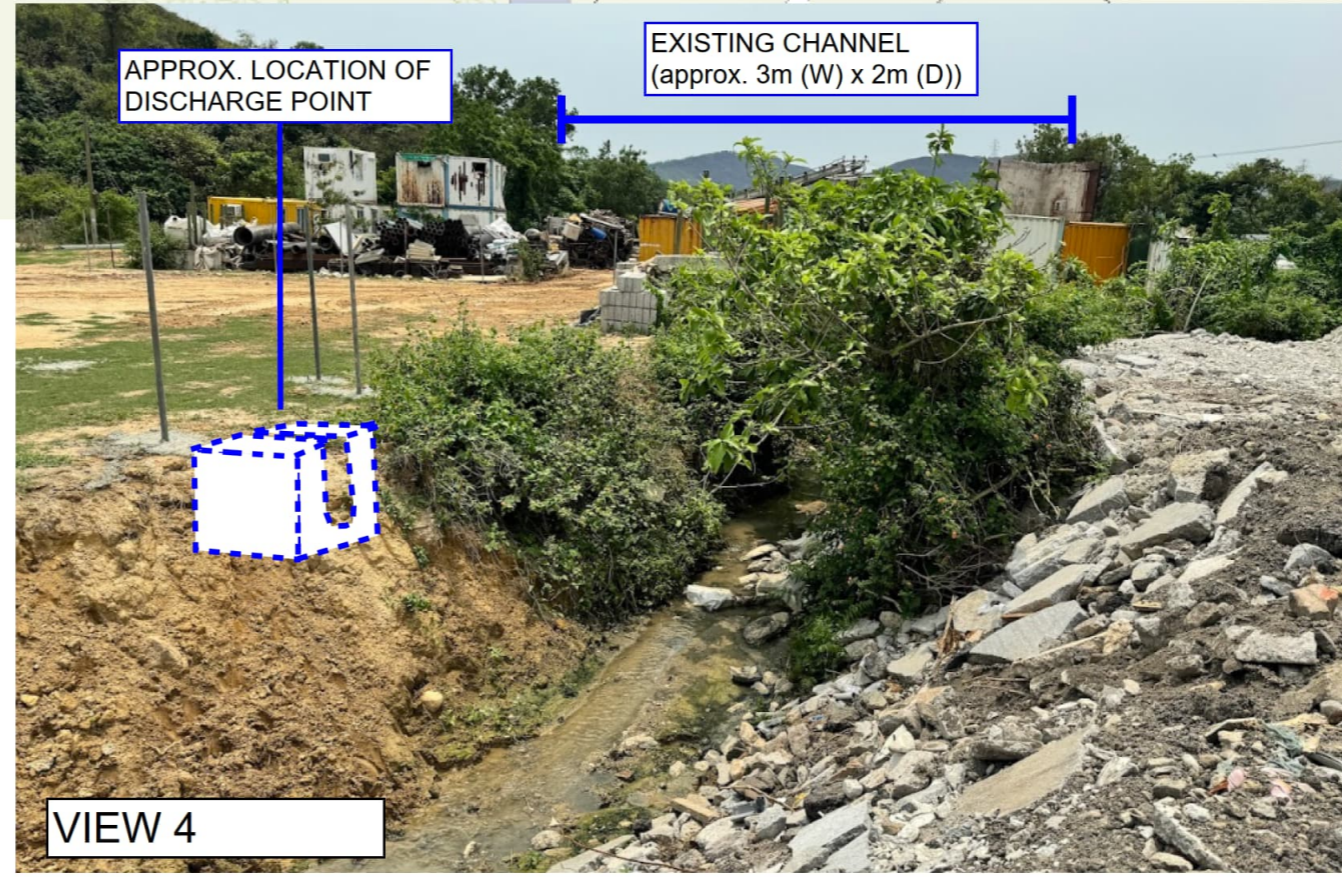
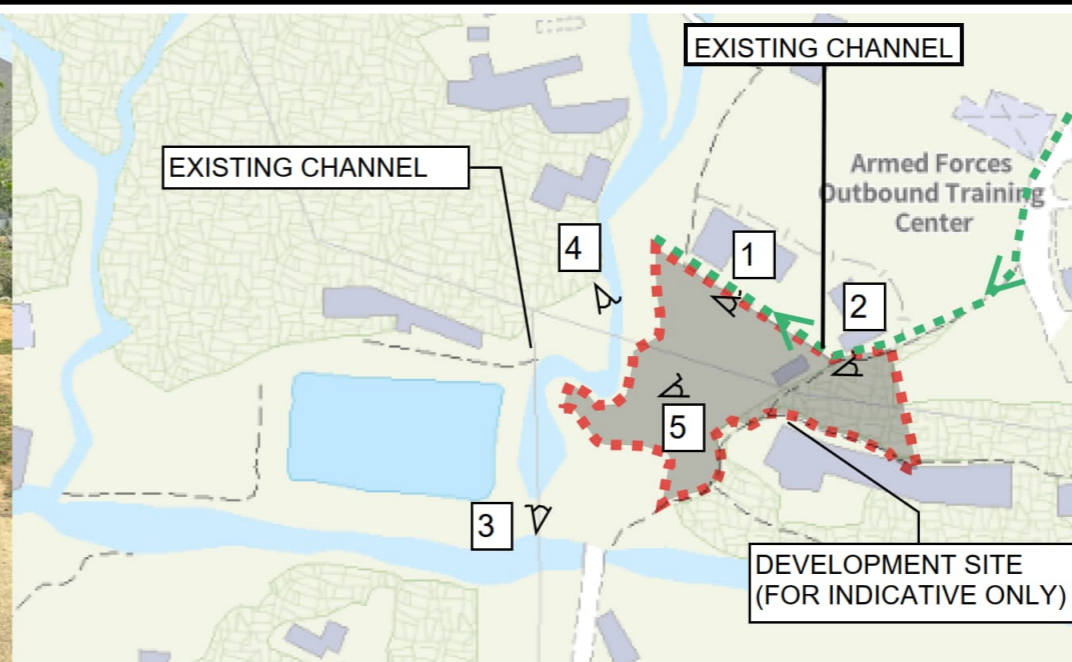
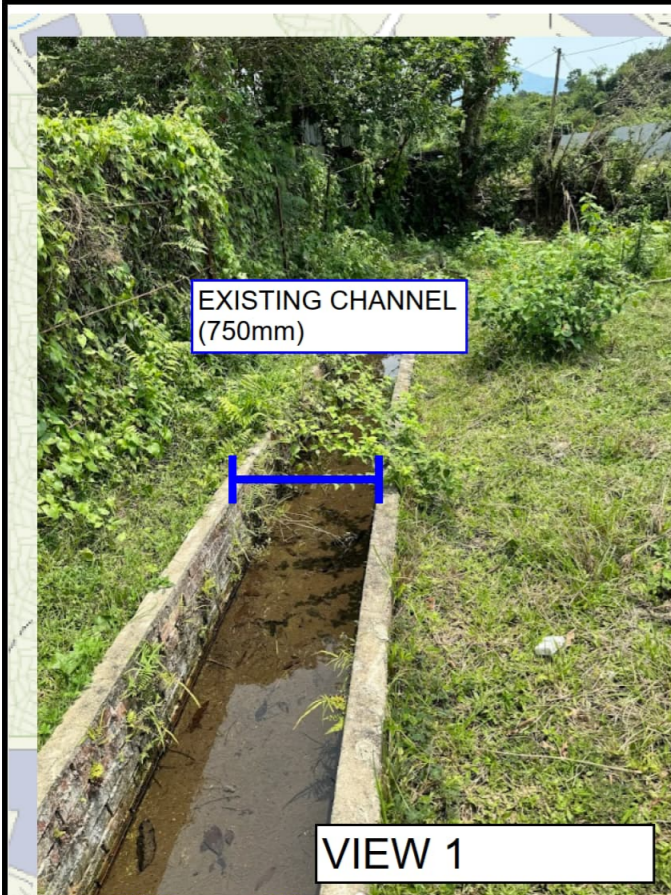
REFERENCE

DRAWING No.

SCALE

DIAGRAMMATIC

**DS 1025B**



**PROJECT:**  
 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

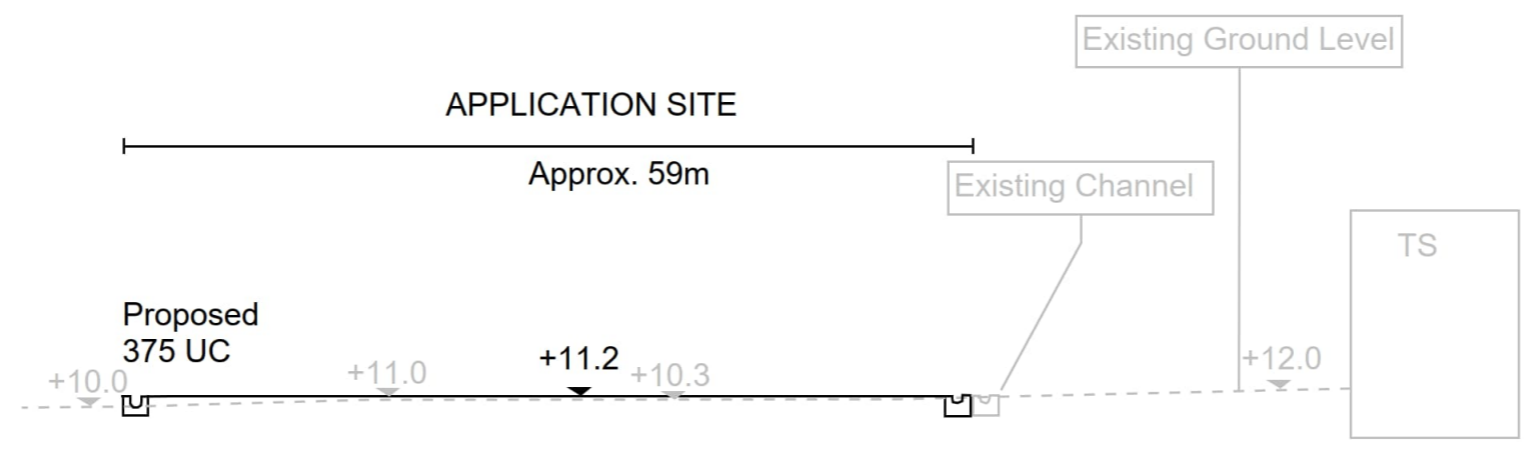
Photos Record of Surroundings

Appendix D

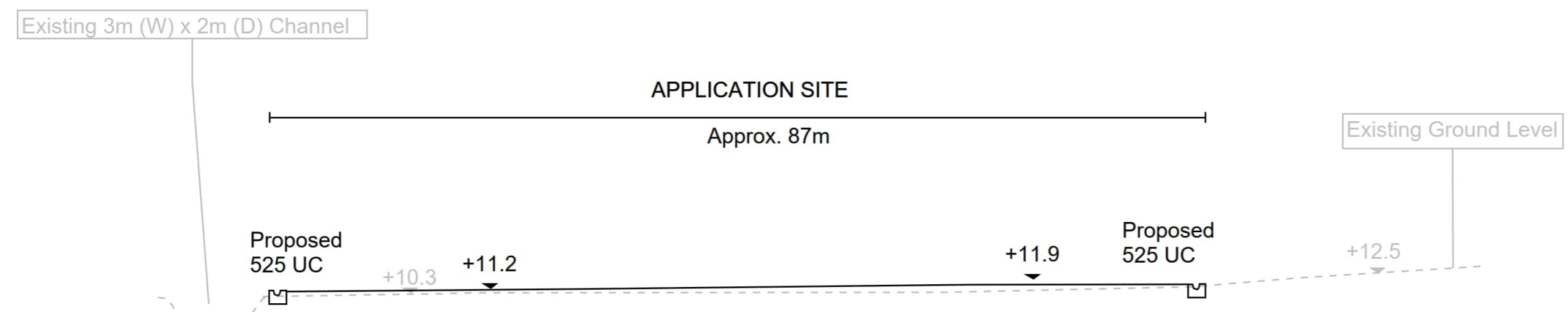


PLAN

**PROJECT:**  
 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories



SECTION 1  
NTS



SECTION 2  
NTS


SECTIONS

Appendix E

## Appendix F Checking of Existing 3m (W) x 2m (D) Channel [Assume width of channel is 2m for Assessment Purpose]

### Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	$5070 + 530101 \times 0.25 =$		137,595	(m <sup>2</sup> )
Unpaved Area	$2972 + 530101 \times 0.75 =$		400,548	(m <sup>2</sup> )
Total Equivalent Area	$137595 \times 0.95 + 400548 \times 0.35 =$		270,907	(m <sup>2</sup> )
Time of Concentration *			29.30	min
Rainfall Intensity, I **			141	mm/hr
Design Discharge Rate, Q	$0.278 \times 270907 \times 141 / 1000000 =$		10.597	m <sup>3</sup> /s

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

### U Channel

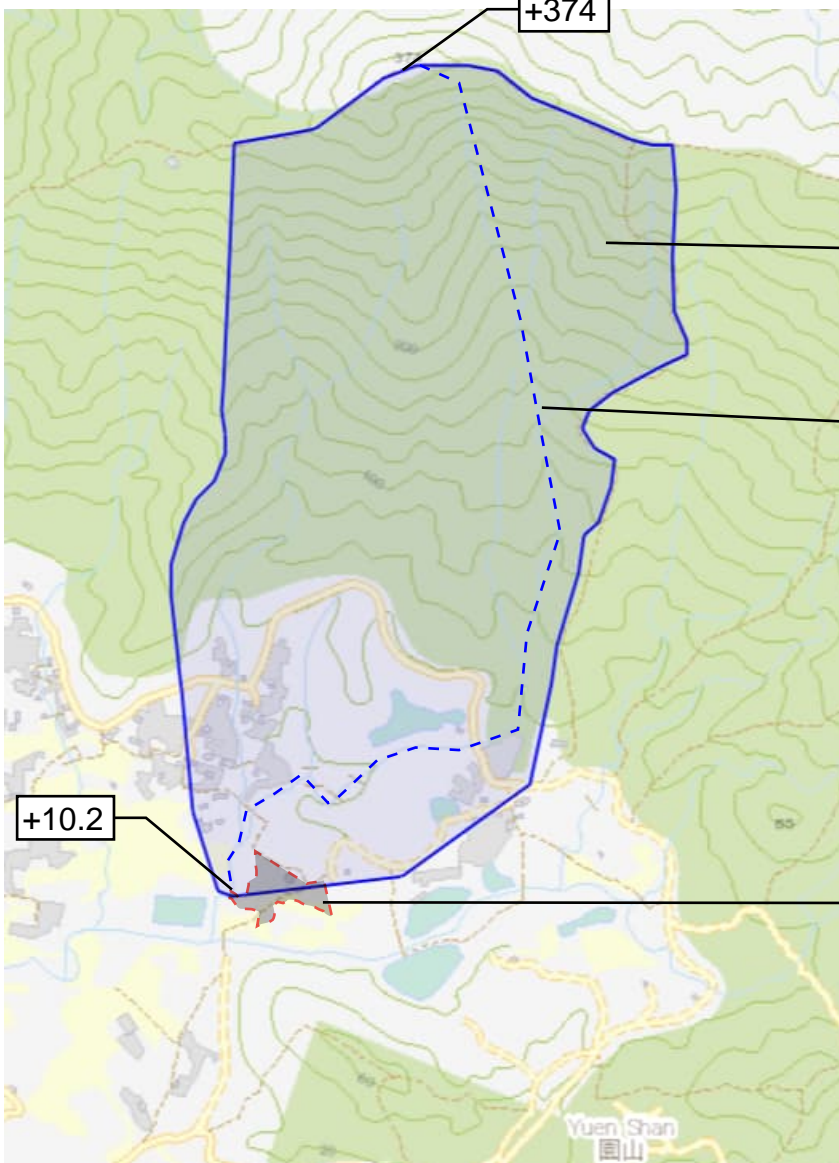
Channel Size		1 in	2000	(mm)
Gradient			130	
Velocity			4.91	m/s
Capacity			17.543	m <sup>3</sup> /s

Utilization  $10.597 / 17.543 = 60.41$  % OK (Allowed 10% for siltation)

## Time of Concentration for Existing 3m (W) x 2m (D) Channel

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m)	to (min) =	tc =
				$= (H1-H2)/L \times 100$	$0.14465L / (H^{0.2} A^{0.1})$	to + tf
A	L			H		
(m <sup>2</sup> )	(m)	(mPD)	(mPD)		(min)	(min)
530101	1446	374	10.2	25.159	29.371	29.371

tc = 29.371 (min)



Catchment Area  
530,101 m<sup>2</sup>

Flow Distance  
1446 m  
(base on stream shown on basemap)

DEVELOPMENT SITE  
(FOR INDICATIVE ONLY)

# 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 : DD107 Lots 1290 RP & 1291  
本署檔號 Our Reference : TPB/A/YL-KTN/994  
電話號碼 Tel. No. : 3168 4049  
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

**By Post & Fax** [REDACTED]

R-riches Property Consultants Ltd.

[REDACTED]  
(Attn: Louis TSE / Danny NG / Christian CHIM)

6 March 2026

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (d) -  
the Implementation of the Accepted Drainage Proposal**


**Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years  
and Associated Filling of Land in "Agriculture" Zone, Lots 1290 RP (Part)  
and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**  
**(Application No. A/YL-KTN/994)**

I refer to your submission dated 27.10.2025 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.
- 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 Miss Jessica KWAN (Tel.: 3965 8924) of the Drainage Services Department directly.

Yours faithfully,

  
( Andrea YAN )  
for District Planning Officer/  
Fanling Sheung Shui & Yuen Long East  
Planning Department

C.C.  
CE/MN of DSD

(Attn.: Miss Jessica KWAN)

Internal  
CTP/TPB

AY/IF

Appendix

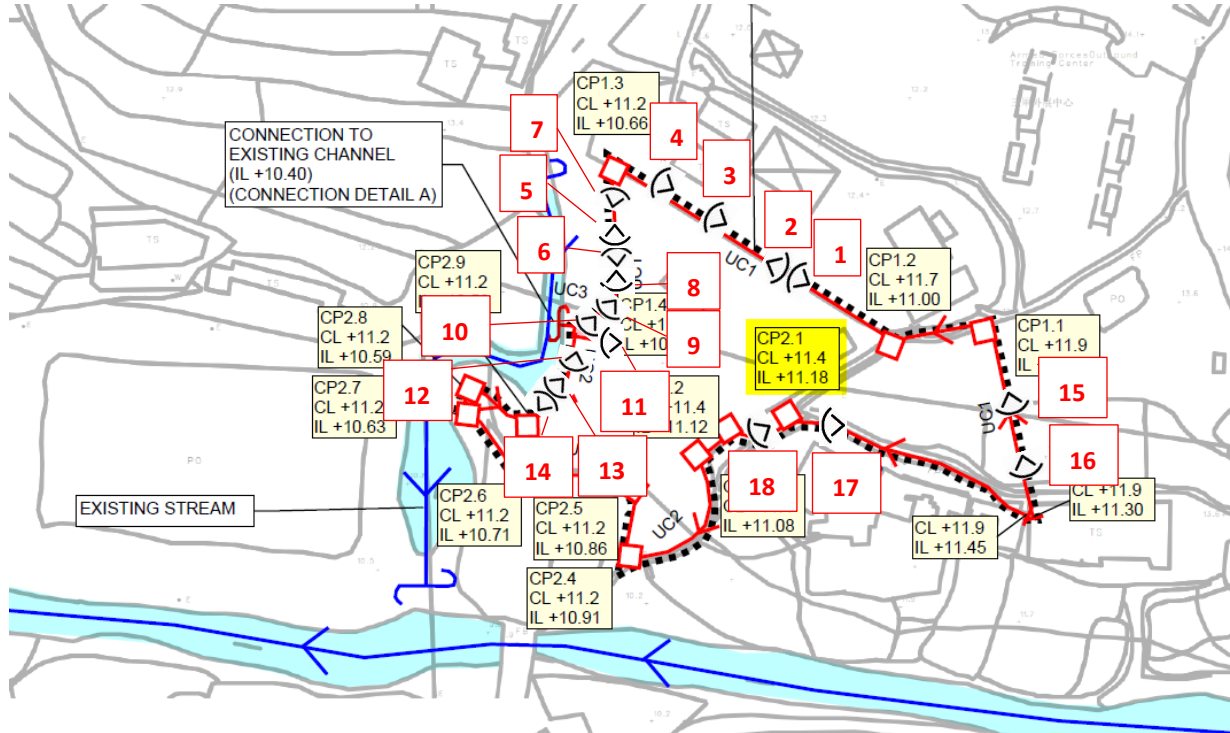
Comments from Chief Engineer/Mainland North of the Drainage Services Department

The as-built drainage system under the captioned planning application is not acceptable due to the following reasons.

1. The as-built drainage system was not constructed as per the accepted drainage proposal.
2. Some proposed drainage facilities shown in the accepted drainage proposal could not be seen in application site. The as-built drainage facilities should not be covered up by plants, machineries and other materials.
3. Debris was found in as-built drainage facilities that water flow would be obstructed.
4. Inadequate openings at the toe of the hoarding which may obstruct the overland flow.
5. An unknown 150 mm dia. pipe, which was not shown in the accepted drainage proposal, was improperly connected to the as-built catchpit CP1.1.

**Appendix I - Photographic Records of the Existing Drainage Facilities**

(a) Photographic records of the existing drainage facilities within the Site are as follows:



1



2



3



4



5



6



7



8



9



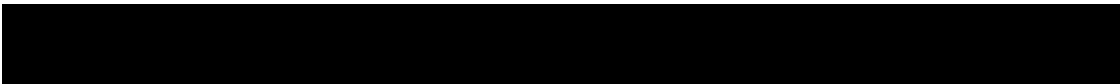
10



11



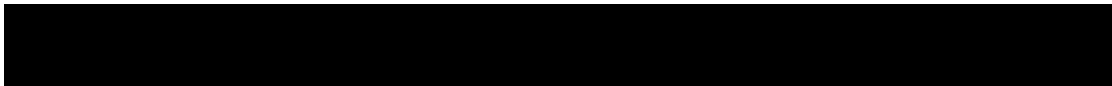
12



13



14



15



16



17



18

