

寄件者: Tang Lok San <[REDACTED]>
寄件日期: 2026年08月11日星期二 15:02
收件者: tpbpd/PLAND
副本: Ivan Sze Yuet FUNG/PLAND
主旨: Re: S. 16 Planning Application No. A/YL-KTN/1257 - Departmental Comments
附件: AYL-KTN 1257 20260811.pdf

類別: Internet Email

To whom may concern,

Please see the attachment for the Further Information on the comment from EPD, AMO and DSD. Please contact Mr. Tang on phone [REDACTED] or email to [REDACTED] if you have any question regarding to the proposal.

Your Sincerely,
Mr. Tang

環境保護署及城市規劃委員會：

有關環境保護署對 A/YL-KTN/1257 的查詢

收悉 貴署對 A/YL-KTN/1257 申請的疑問，現以書面回覆。

本申請禁止使用哨子及任何擴音設備進行廣播，以免為附近環境產生不良影響。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

古物古蹟辦事處及城市規劃委員會：

有關對古物古蹟辦事處 A/YL-KTN/1257 的查詢

收悉 貴處對 A/YL-KTN/1257 申請的疑問，本人現書面回覆：

填土及平整方面，本申請之填土及平整的範圍請參考 **Appendix 4**。不會將整個申請範圍填到相同或相約的水平高度，會保留現有的地型。

填土及平整物料方面，申請地點現時已使用混凝土填高及平整約 **0.2** 米。申請人會在申請結束後根據規劃署及地政總署的要求將鋪地的物料打碎並運走，回復原來面貌，不會為該地造成長遠影響。

構築物方面，申請地點內的構築物只會使用改裝貨櫃及組合屋興建，所有構築物會放在以混凝土平整的範圍內，現時現場建築物為臨時構築物，並放在已平整的地面。為免影響地下具考古研究價值及方便移動，現場不會進行「地腳」等挖掘工程，不會影響地下結構。

挖掘方面，現場無需進行大型挖掘工程。而申請地點亦會在申請範圍四周進行小量挖掘工程，以便興建渠道，跟據現時的渠道計畫書，會興建約 **300** 毫米深及闊的渠道來收集表面流水，將水收集並已連接下游渠道（請參考 **Appendix 7**）。此新增渠道只會在因規劃申請所填土及平整的空間內進行，相信不會影響附近及下游的生態，附近的污染達至零污染，亦能保護地下具考古研究價值的範圍，希望 貴處諒解。

希望此附加文件能釋除 貴處的隱憂，並支持本申請。

Existing Condition of the Application Site
Application Site Area: 1,142 m²(About)
Existing Site Levels: +10.5 mPD - +10.6 mPD (About)

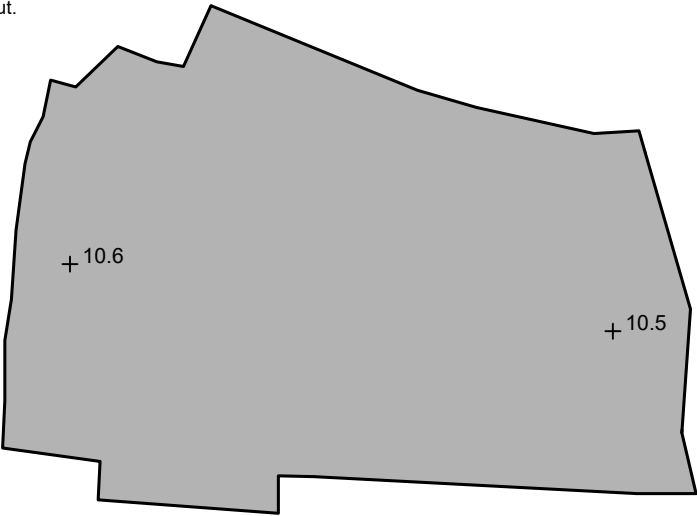


Regularization of Filling of Land

Application Site Area: 1,142 m² (About)
Regularization of Land Filling: 1,142 m² (About)

Original Site Level: +10.4 mPD
Existing Site Levels: +10.5 mPD - +10.6 mPD (About)
Material of Filling: Concrete
Proposed Use: Structures Building, Dog Outdoor Area, Parking Space and Circulation Space

* This Application is to regularized filling of land and no further filling of land will be carried out.



SITE LEVELS ARE FOR REFERENCE ONLY.

 Scale: 1:500 @A4

Appendix 4 Paved Area	Location: D.D. 109 Lot 1065 RP (Part), 1079 (Part), 1080 RP (Part) and 1082 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years	Map Legend: Application Site Paved Area +10.5 Site Level	Drawing No.: 4
				For Identification Only Date: 18/06/2026

Responses on DSD's Requirements / Reminders

Planning Application No.: A/YL-KTN/1257

Location: Lot No. 1065 RP (Part), 1079 (Part), 1080 RP (Part) and 1082 (Part)

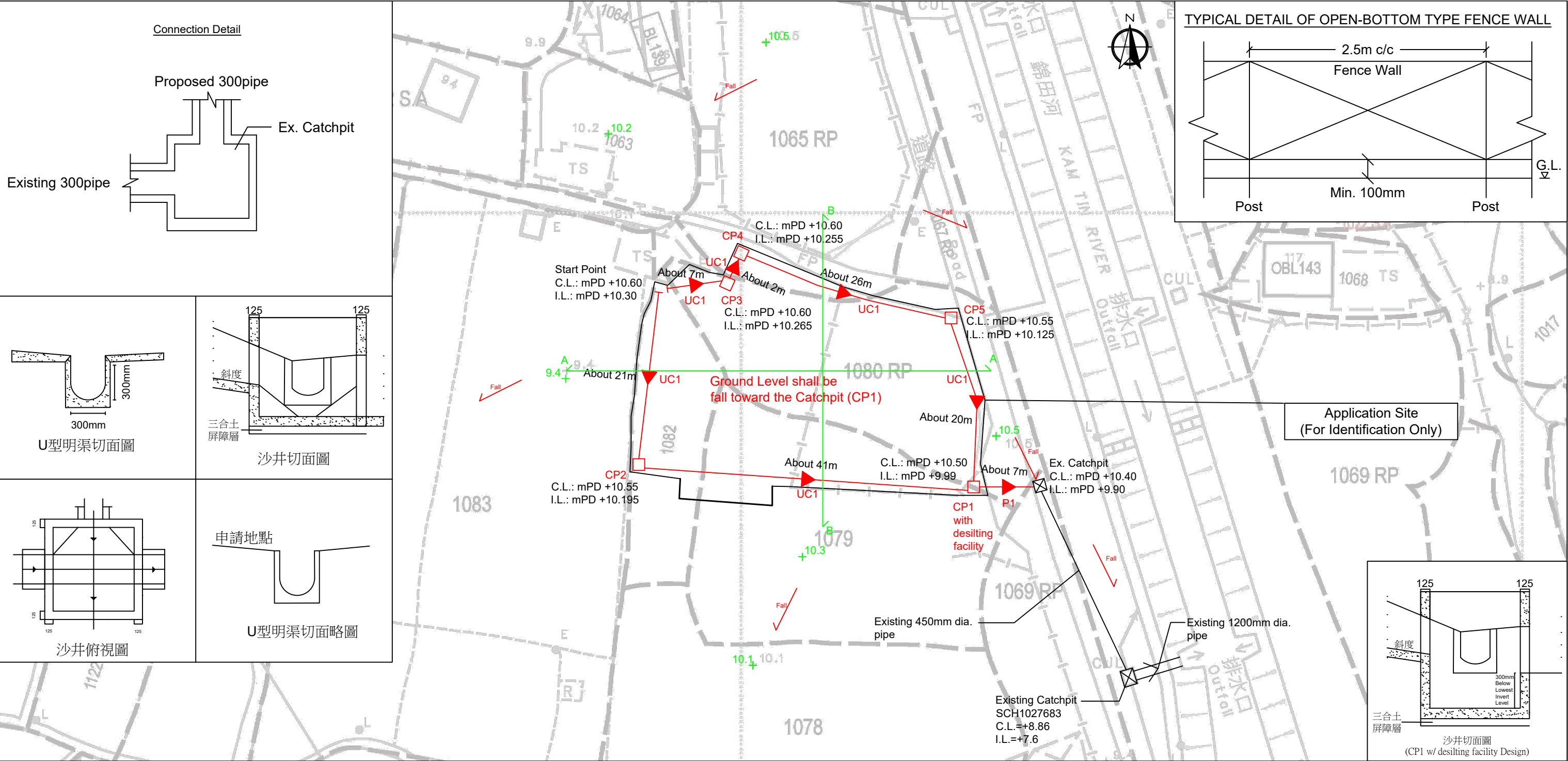
in D.D. 109

Site Area:	1142	m ²
Land filling works involved?	Yes / No	
Maximum increase in formation level:	0.2	m
Maximum level difference with adjoining lot:	1.1	m
Filling of pond(s) involved?	Yes / No	
Estimated size of pond to be filled:	N/A	m ³

(A) DSD's Requirements	Fulfilled in the submission? (Yes / No)
(1) The proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas, etc., unless there is proper diversion.	Yes
(2) Adequate surface channels shall be provided to collect and convey the surface runoff accrued on the application site.	Yes
(3) For site formation level higher than the adjoining lots, peripheral surface channels, set at a level lower than the adjoining lots, should be constructed to collect runoff flowing from adjoining lots toward the application site.	Yes
(4) Where the site formation level is lower than the adjoining lots and boundary walls or hoarding are erected, adequate openings must be provided to allow existing overland flow from those lots to pass through. Otherwise, peripheral surface channels set at a lower level must be constructed to intercept the runoff.	Yes
(5) The applicant shall be required to place all the proposed works 3m away from the top of the bank of any existing watercourses. All the proposed works in the vicinity of the watercourses should not create any adverse drainage impacts, both during and after construction. Adequate measures should be provided at the resources of the applicant to our satisfaction in order to avoid the subject site from being eroded and flooded and to ensure capacity of watercourses and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development.	Yes
(6) The applicant should indicate the proposed and existing ground levels of the application site and ground levels of adjacent areas on the drainage plan.	Yes
(7) Cross sections showing the proposed drainage facilities and existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Yes
(8) The proposal should indicate how the runoff (the flow direction) within the site and from the adjacent areas would be discharged to the proposed drainage system.	Yes
(9) Sand trap or provision alike should be clearly indicated on the proposed drainage plan and provided before the collected runoff is discharged to the existing drainage facilities.	Yes
(10) The applicant should clearly indicate 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).	Yes
(11) The applicant should clearly indicate the existing drainage facilities on the proposed drainage plan. Site photos of existing drainage facilities including the discharge point (e.g. existing local village drain and its downstream drainage facilities) should be provided in order to demonstrate the presence and reflect condition of the existing drainage system. Also, the applicant should provide site photo(s) to demonstrate size of the existing drainage facilities.	Yes

(12) Cover levels and invert levels of the proposed and existing drainage facilities should be shown on the drainage plan. Invert levels of drainage facilities at the upstream should be higher than that at the downstream. Also, gradients and sizes of the proposed and existing drainage facilities should be shown on the drainage plan.	Yes
(13) The applicant should demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.	Yes
(14) The applicant should demonstrate with hydraulic calculation that the existing facilities to be discharged to have sufficient capacity to cater for any additional flow generated due to the subject application.	Yes
(15) When the ground adjacent to the application site is generally/significantly higher, the overland flow from the adjacent lands shall be probably intercepted. External catchment shall be considered in the hydraulic calculation. Also, the catchment area shall not be less than area of the application site. The applicant should demonstrate catchment area considered in the proposal is adequate.	Yes
(16) Stormwater Drainage Manual (SDM) and the newly promulgated SDM - Corrigendum published by DSD shall be considered in the hydraulic calculation. Also, storm constants of HKO Headquarters shall be adopted in the hydraulic calculation.	Yes
(17) The applicant should provide evidence to support the adoption of any design assumptions (e.g. time of concentration, catchment area, rainfall intensity, runoff coefficient, information of the existing stream and etc.) in the hydraulic calculation.	Yes
(18) Deposition of sediment in stormwater drainage system should be considered in the hydraulic calculation as per the requirement in Stormwater Drainage Manual (Section 9.3).	Yes
(19) The applicant should check flow velocity of the proposed drainage facilities. The flow velocity is suggested to be within a range, i.e. 0.75 m/s to 3.0 m/s.	Yes
(20) Catchpit should be provided at where a proposed surface channel changes direction / gradient.	Yes
(21) The applicant should provide construction details of the proposed drainage facilities.	Yes
(22) The applicant should provide details for connection of the proposed and existing drainage facilities.	Yes
(B) DSD's Reminders	Fulfilled in the submission? (Yes / No)
(1) Any existing drainage facilities within/outside the application site should not be disturbed or interfered with until any necessary diversion works, which have been accepted by the owner of the existing drainage facilities, have been satisfactorily completed. Such diversion works should be carried out by the applicant at his/her own cost. Moreover, sufficient allowance for future maintenance of the existing drainage facilities should be provided.	Yes
(2) The applicant should be reminded to minimize the possible adverse environmental impacts on any existing watercourses in his design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the proposed development which is in the vicinity of any existing watercourses.	Yes
(3) The applicant is required to rectify/modify 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.	Yes

(4) For the construction details of the proposed drainage facilities, reference should be made to current CEDD's standard drawings.	Yes
(5) Precast concrete pipe should generally be used for stormwater connection.	Yes
(6) Consideration should be given to provide grating for the surface channels.	Yes
(7) For any proposed connection to DSD's drainage facilities, the applicant should submit form HBP1 to this Division for application of technical audit. Upon our acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD's Standard Drawings at the resources of the applicant.	Yes
(8) If the existing drainage facilities, to which the applicant proposed to discharge the stormwater from the application site was not maintained by this office, the applicant should identify the owner of the existing drainage facilities and seek agreement from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted.	Yes
(9) Connection to existing drainage facilities should be designed and constructed to prevent back flows at the drainage outlet when water level at the existing drainage facilities is high.	Yes
(10) Connection of the proposed and existing drainage facilities shall be designed and constructed such that there is no water leakage at the proposed connection.	Yes
(11) The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Yes
(12) Comments from HyD, TD and RMO shall be sought if drainage works are proposed to be carried out within highway polygon or on carriageway.	Yes



Catchment Area = 1,142.0 m² (About) C: 0.95 (Covered with Concrete)

Calculation of Design Runoff of the Proposed Development,
For the design of drains inside the site, For Catchment (Concrete)

$$Q_p = 0.278 C I A$$

$$\begin{aligned} A &= 1,142.0 && \text{m}^2 \\ &= 1,142.0 && \text{m}^2 \\ &= 0.0011420 && \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 * 50 / 0.2^{0.2} * 1142^{0.1} \\ &= 3.989 && \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.16 * a / (t + b)^c && \text{(50 years return period, Table 3a,} \\ &= 1.16 * 505.5 / (3.989 + 3.29)^{0.355} && \text{Corrigendum 2024, SDM) and} \\ &= 289.83384 && \text{(16\% increase due to climate change)} \end{aligned}$$

$$\begin{aligned} Q &= 0.278 * 0.95 * 290 * 1142 / 1000000 \\ &= 0.0874145 && \text{m}^3/\text{sec} \\ &= 5245 && \text{lit/min} \end{aligned}$$

Check 300mm Uchannel by Colebrook-White Equation

By Colebrook White Equation

$$V = -\sqrt{(8gDs)} \log \left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}} \right)$$

where:

- | | | | |
|----------------|---|--|--|
| V | = | mean velocity (m/s) | |
| g | = | gravitational acceleration (m/s ²) | |
| D | = | internal pipe diameter (m) | |
| k _s | = | hydraulic pipeline roughness (m) | (Table 14, from DSD SDM 2018, concrete pipe) |
| v | = | kinematic viscosity of fluid (m ² /s) | (Transitional flow and water at 15 degree celcius) |
| s | = | hydraulic gradient (energy loss per unit length due to friction) | |
| | | | |
| g | = | 9.81 | m/s ² |
| D | = | 0.3 | m |
| k _s | = | 0.00015 | m |
| v | = | 1.14E-06 | m/s ² |
| s | = | 0.007 | |

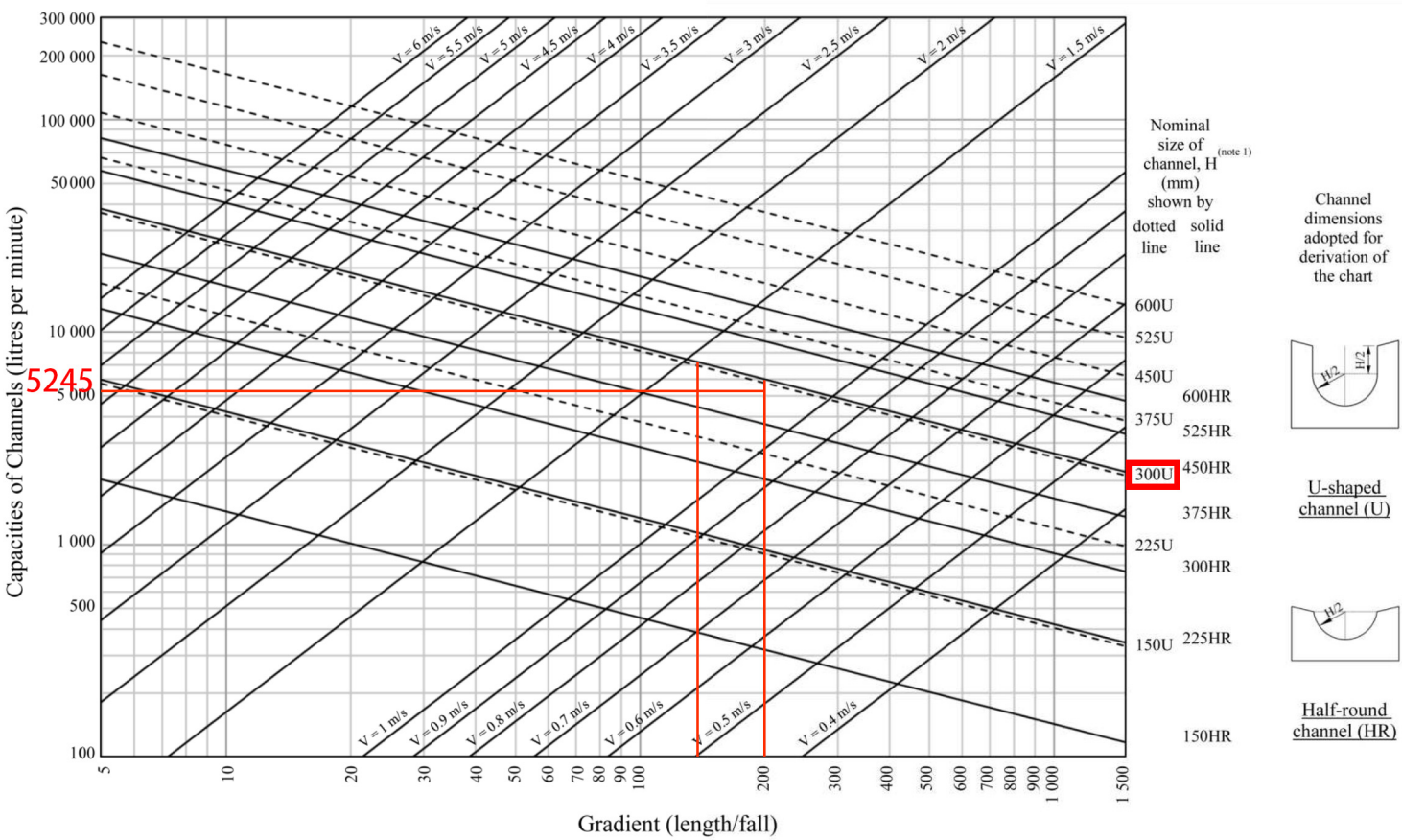
Therefore, design V of pipe capacit = 1.518162 m/s

$$\begin{aligned} Q &= 0.9VA && (0.9 \text{ factor for sedimentation}) \\ &= 0.109776 \text{ m}^3/\text{s} \\ &= 6586.571 \text{ lit/min} \\ &> 5245 \text{ lit/min} \end{aligned}$$

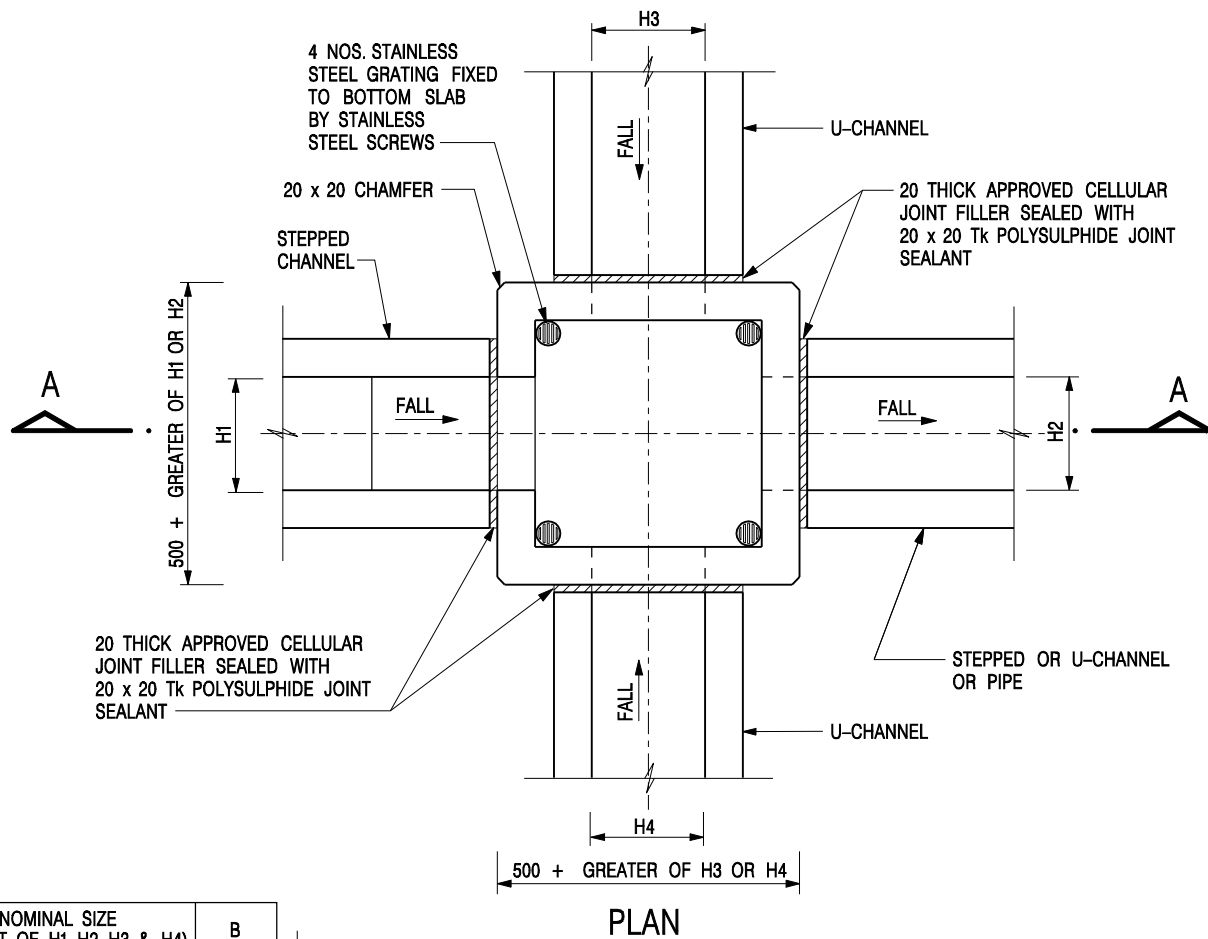
Provide 300mm uchannel (1:150) has enough capacity to accomend the runoff of the Catchment.

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

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

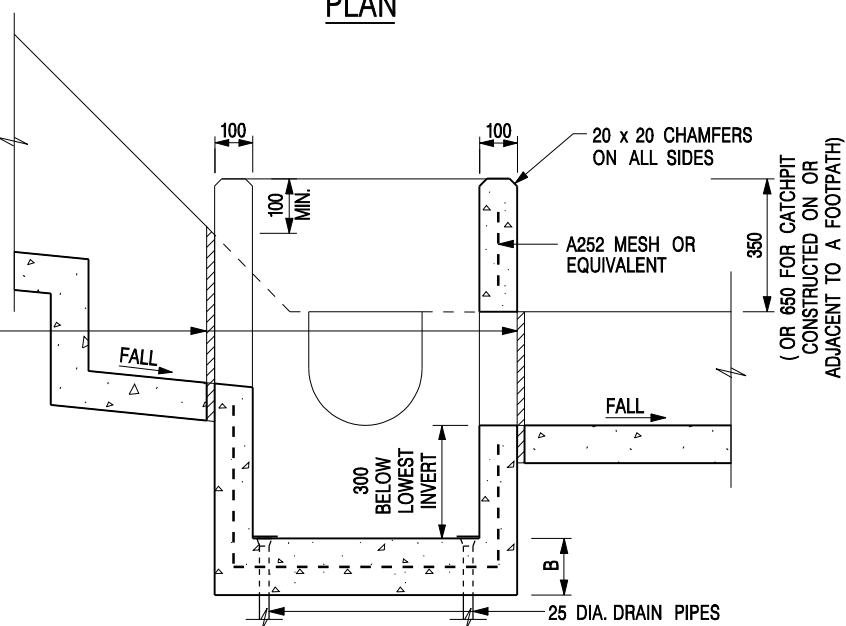


Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.



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

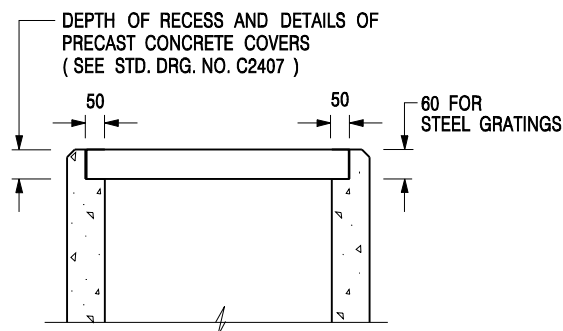


NOTES:

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
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20 DATE JAN 1991	
		DRAWING NO. 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) 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 'G' ON STD. DRG. NO. C2405; 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 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	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

DATE JAN 1991

DRAWING NO.

C2406 /2

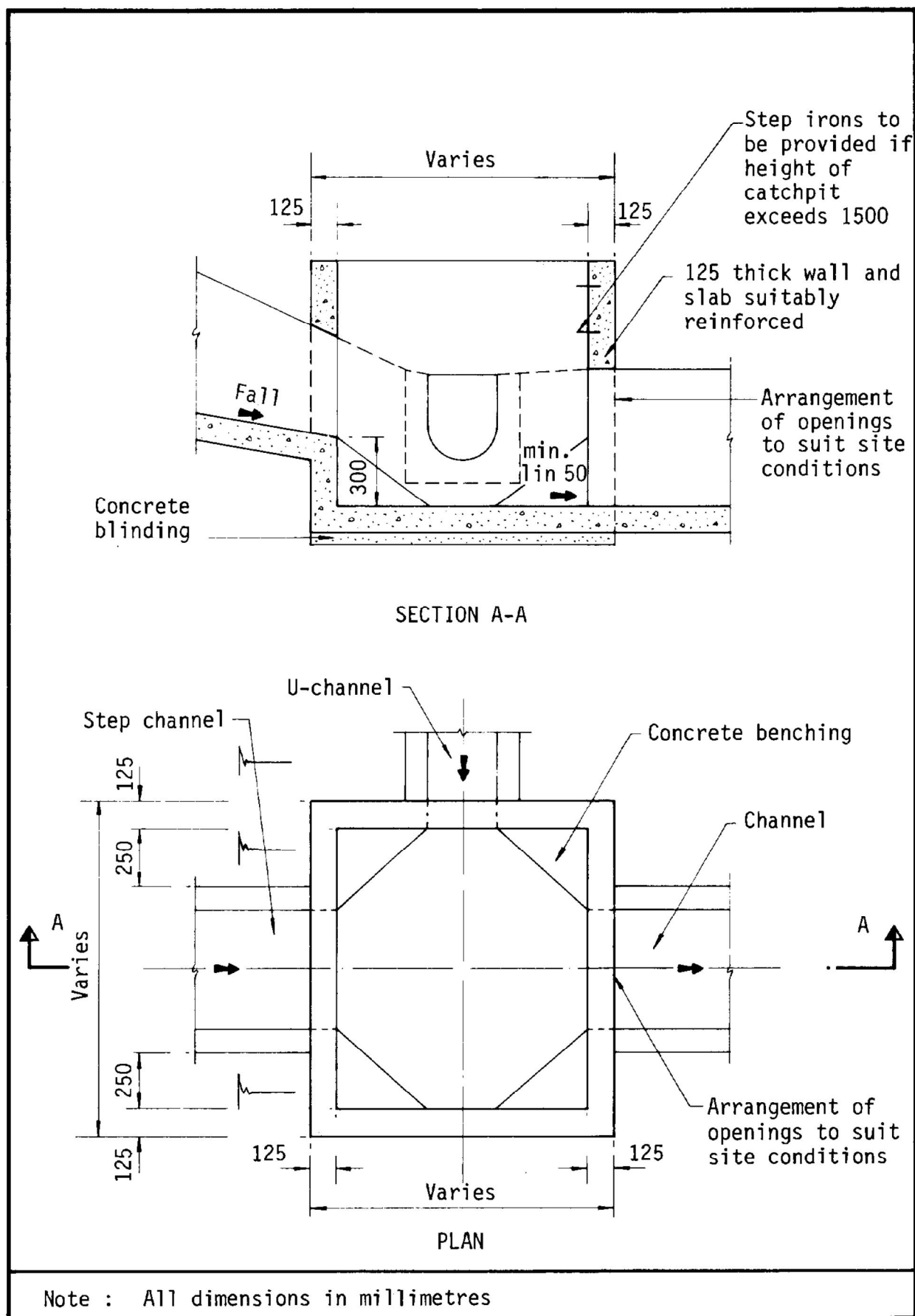
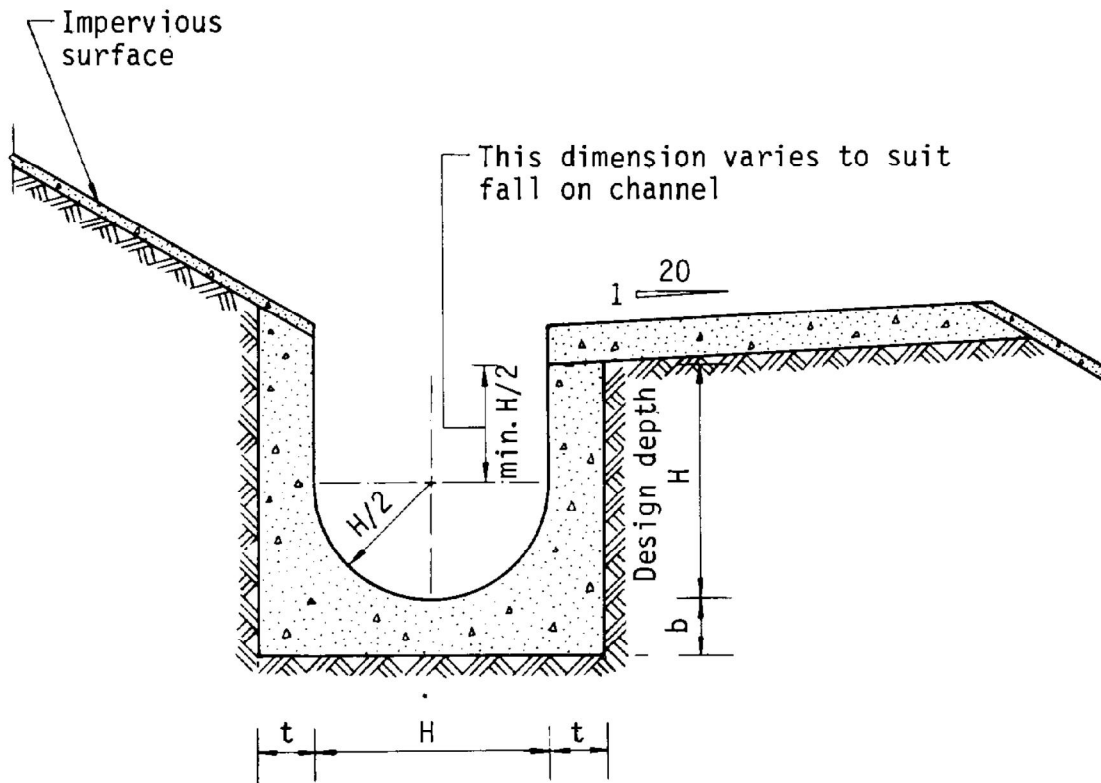


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

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	446.1	470.5	485.0	496.0	505.5	508.6	508.8	504.6	498.7
b	3.38	3.11	3.11	3.17	3.29	3.38	3.46	3.53	3.55
c	0.463	0.419	0.397	0.377	0.355	0.338	0.322	0.302	0.286

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

Return Period T (years)	2	5	10	20	50	100	200
a	439.1	448.1	454.9	462.3	474.6	486.6	501.4
b	4.10	3.67	3.44	3.21	2.90	2.67	2.45
c	0.484	0.437	0.412	0.392	0.371	0.358	0.348

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.