Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)第16條遞交的許可申請

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

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

****Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area)and Renewal of Permission for such Temporary Use or Development.***
****其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。***

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

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

General Note and Annotation for the Form
填寫表格的一般指引及註解

\# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2400647 8/3 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1004
	Date Received 收到日期	15 MAR 2024

1. 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。

2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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。

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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)

Able Power Development Limited 巨能發展有限公司

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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）	Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑Site area 地盤面積 6,968 sq.m 平方米 ☑About 約 ☑Gross floor area 總樓面面積 2,407 sq.m 平方米 ☑About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	NA sq.m 平方米 ☐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	"Agriculture" zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☐ is the sole "current land owner"#& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」#& (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"#& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」#& (請夾附業權證明文件)。

☑ is not a "current land owner"#.
並不是「現行土地擁有人」#。

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

5. Statement on Owner's Consent/Notification
就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

☐ has notified ..... "current land owner(s)"#
已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

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

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

☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____(日/月/年)在指定報章就申請刊登一次通知&

☑ posted notice in a prominent position on or near application site/premises on 2/1/2024 - 16/1/2024 (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 15/1/2024 (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）

_____

_____

_____

_____

Note: May insert more than one「✔」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✔」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))
(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (Excuding Danagerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☑ year(s) 年 ..... 3 ..... ☐ month(s) 個月 .....

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	4,561 sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	2,407 sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	11
Proposed domestic floor area 擬議住用樓面面積	N/A sq.m ☑About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2,407 sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	2,407 sq.m ☑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 **Plan 4**.

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	3
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	1
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
Mondays to Saturdays from 09:00 to 18:00, no operation on Sunday and public holiday

(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	☑ 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)) Accessible from Fung Kat Heung Road via Mei Fung Road and a local access ☐ 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）
		No 否	☐

(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	☐ Please provide details 請提供詳情
		No 否	☑
(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	☑ (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) ☐ Diversion of stream 河道改道 ☑ Filling of pond 填塘 Area of filling 填塘面積 92 sq.m 平方米 ☑About 約 Depth of filling 填塘深度 0.5 m 米 ☑About 約 ☑ Filling of land 填土 Area of filling 填土面積 6,968 sq.m 平方米 ☑About 約 Depth of filling 填土厚度 not more than 1 m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
		No 否	☐
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐ No 不會 ☑
		On traffic 對交通	Yes 會 ☐ No 不會 ☑
		On water supply 對供水	Yes 會 ☐ No 不會 ☑
		On drainage 對排水	Yes 會 ☐ No 不會 ☑
		On slopes 對斜坡	Yes 會 ☐ No 不會 ☑
		Affected by slopes 受斜坡影響	Yes 會 ☐ No 不會 ☑
		Landscape Impact 構成景觀影響	Yes 會 ☐ No 不會 ☑
		Tree Felling 砍伐樹木	Yes 會 ☐ No 不會 ☑
		Visual Impact 構成視覺影響	Yes 會 ☐ No 不會 ☑
		Others (Please Specify) 其他 (請列明)	Yes 會 ☐ No 不會 ☑

	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) ....

(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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ 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	☐ year(s) 年 ..... ☐ month(s) 個月 .....

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to the supplementary statement.

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

Michael WONG
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 R-riches Property Consultants Limited 盈卓物業顧問有限公司

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

Date 日期 5/3/2024 (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	Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	6,968 sq. m 平方米 ☑ About 約 (includes Government land of包括政府土地 NA sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	"Agriculture" zone
Type of Application 申請類別	☑ 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 ☑ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excuding Danagerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond

(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	/ ☐ About 約 ☐ Not more than 不多於	/ ☐About 約 ☐Not more than 不多於
		Non-domestic 非住用	2,407 ☑ About 約 ☐ Not more than 不多於	0.35 ☑About 約 ☐Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	/	
		Non-domestic 非住用	11	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 ☐ (Not more than 不多於)	
			/ Storeys(s) 層 ☐ (Not more than 不多於)	
		Non-domestic 非住用	6 (about) m 米 ☐ (Not more than 不多於)	
			1 Storeys(s) 層 ☐ (Not more than 不多於)	
(iv)	Site coverage 上蓋面積		35 % ☑ 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) _____ _____	3 3 (PC)	
		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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	2 1 (LGV) 1 (MGV)	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Location Plan, Plan showing the zoning/land status of the application site,		
Swept path analysis, Plan showing the land/pond filling area of the application site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐

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。

Supplementary Statement

1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond**' (proposed development) (**Plan 1** to **3**).

1.2 Due to the increasing demand for warehouse floorspace in recent years, the applicant would like to use the Site for warehouse in order to support the local warehousing and storage industry.

2) Planning Context

2.1 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 uses are not a column one nor two uses within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).

2.2 Although the Site falls within area zoned as "AGR", there is no active agricultural use within the Site. The 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 area. 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.

2.3 Furthermore, similar S.16 planning applications for the same use (i.e. *warehouse*) within the same "AGR" zone were previously approved by the Board in 2023. The latest application (No. A/YL-KTN/957) for the same use (i.e. warehouse) was approved by the Board on a temporary basis of 3 years on 27/10/2023. 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

3.1 The area of the Site is 6,968 m^2 (about) (**Plan 3**). The operation hours of Site are Monday to

Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. A total of 11 one-storey structures are proposed at the Site for warehouses (excluding dangerous goods godown) and office with total GFA of 2,407 m^2 (about) (**Plan 4**). The ancillary facilities, i.e. site office is to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 6 staff. As the Site is proposed for 'warehouse' and 'open storage' uses with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	6,968 m^2 (about)
Covered Area	2,407 m^2 (about)
Uncovered Area	4,561 m^2 (about)
Plot Ratio	0.35 (about)
Site Coverage	35 % (about)
Number of Structure	11
Total GFA - *Domestic GFA* - *Non-Domestic GFA*	2,407 m^2 (about) Not applicable 2,407 m^2 (about)
Building Height	6 m (about)
No. of Storey	1

3.2 The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.

3.3 The Site is proposed to be filled wholly with concrete of not more than 1 m (about) in depth for site formation of structures and circulation area (**Plan 6**). Furthermore, an existing dried pond within the Site is also proposed to be filled to the surrounding site levels, in order to facilitate a flat ground surface for the applied uses (**Plan 6**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.

3.4 The Site is accessible from Fung Kat Heung Road via Mei Fung Road and a local access (**Plan 1**). A total of 5 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and Loading/Unloading Provisions

Type of Space	**No. of Space**
Private Car (PC) Parking Space for Staff - *2.5 m (W) x 5 m (L)*	3
L/UL Space for Light Goods Vehicle (LGV) - *3.5 m (W) x 7 m (L)*	1
L/UL Space for Medium Goods Vehicle (MGV) - *3.5 m (W) x 11 m (L)*	1

3.5 Private car parking spaces are provided for staff to commute to the Site. LGVs and MGVs are deployed for transportation of goods 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 manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff is also deployed at the ingress/ egress of the Site to direct vehicle entering/exiting the Site to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the nearby road network should not be anticipated.

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

Time Period	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	3	0	1	0	1	0	5
Trips at PM peak per hour (17:00 – 18:00)	0	3	0	1	0	1	5
Traffic trip per hour (average) (10:00 – 17:00)	0	0	0.5	0.5	0.5	0.5	2

3.6 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 Site.

4) Conclusion

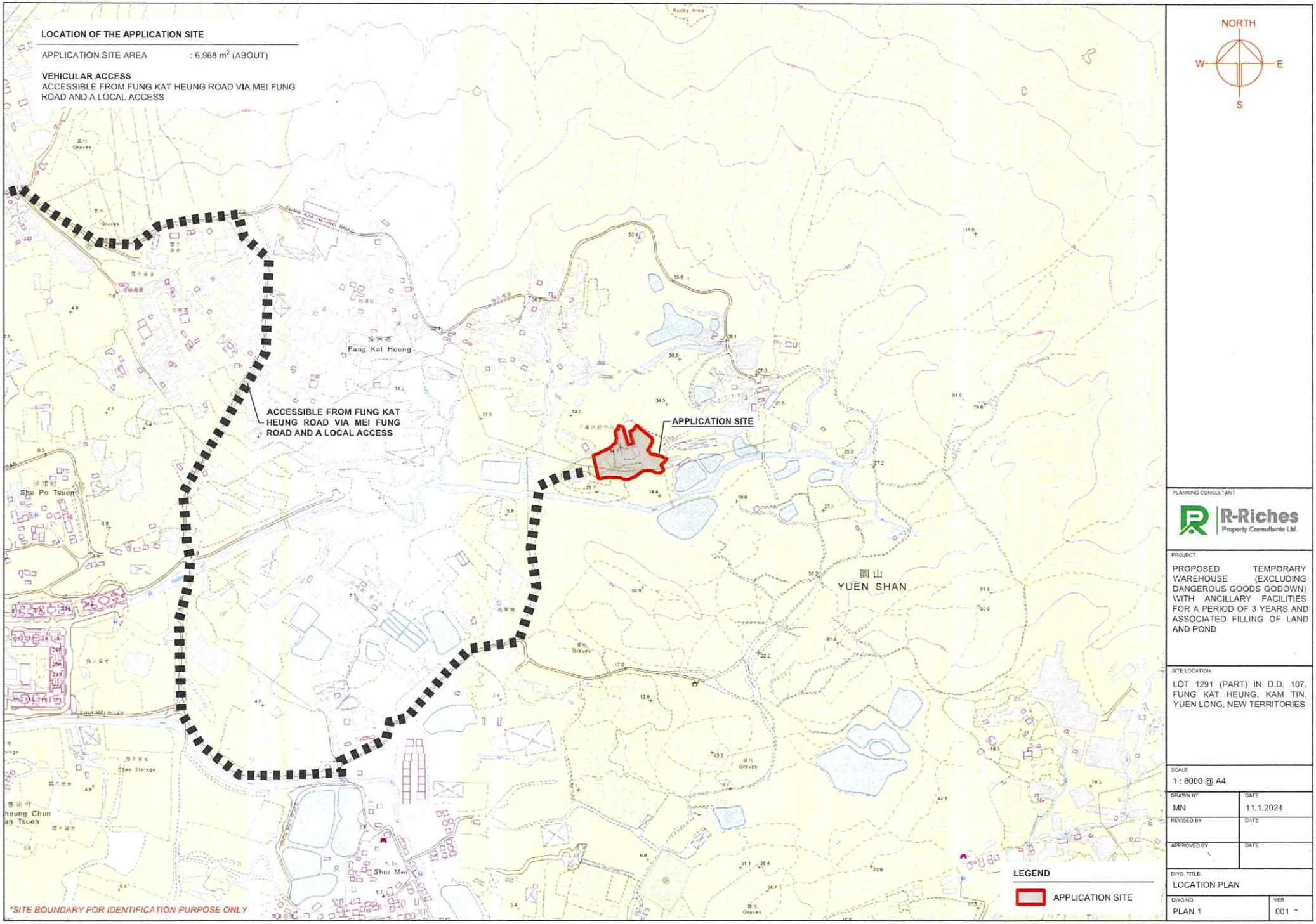
4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

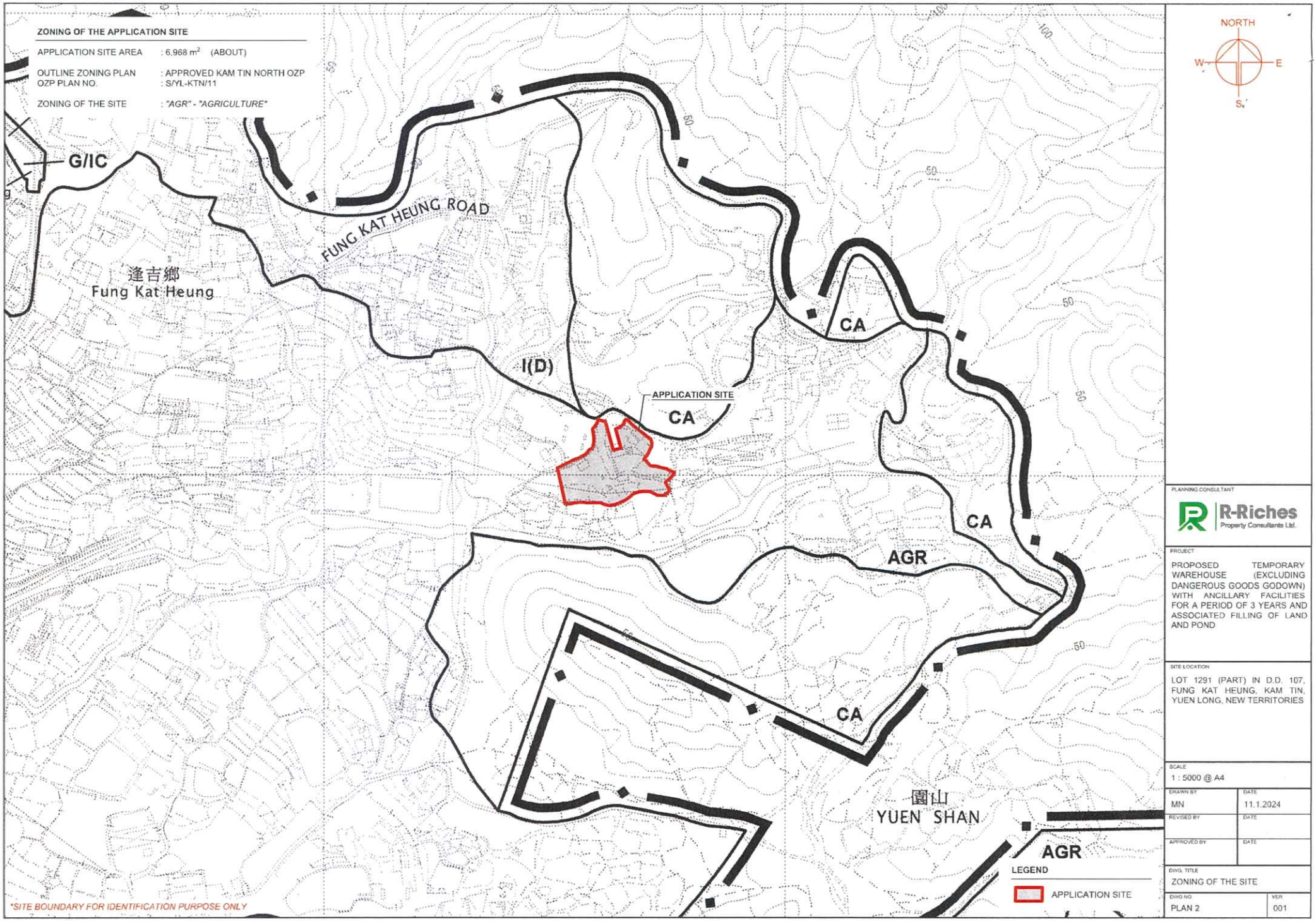
4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond**'.

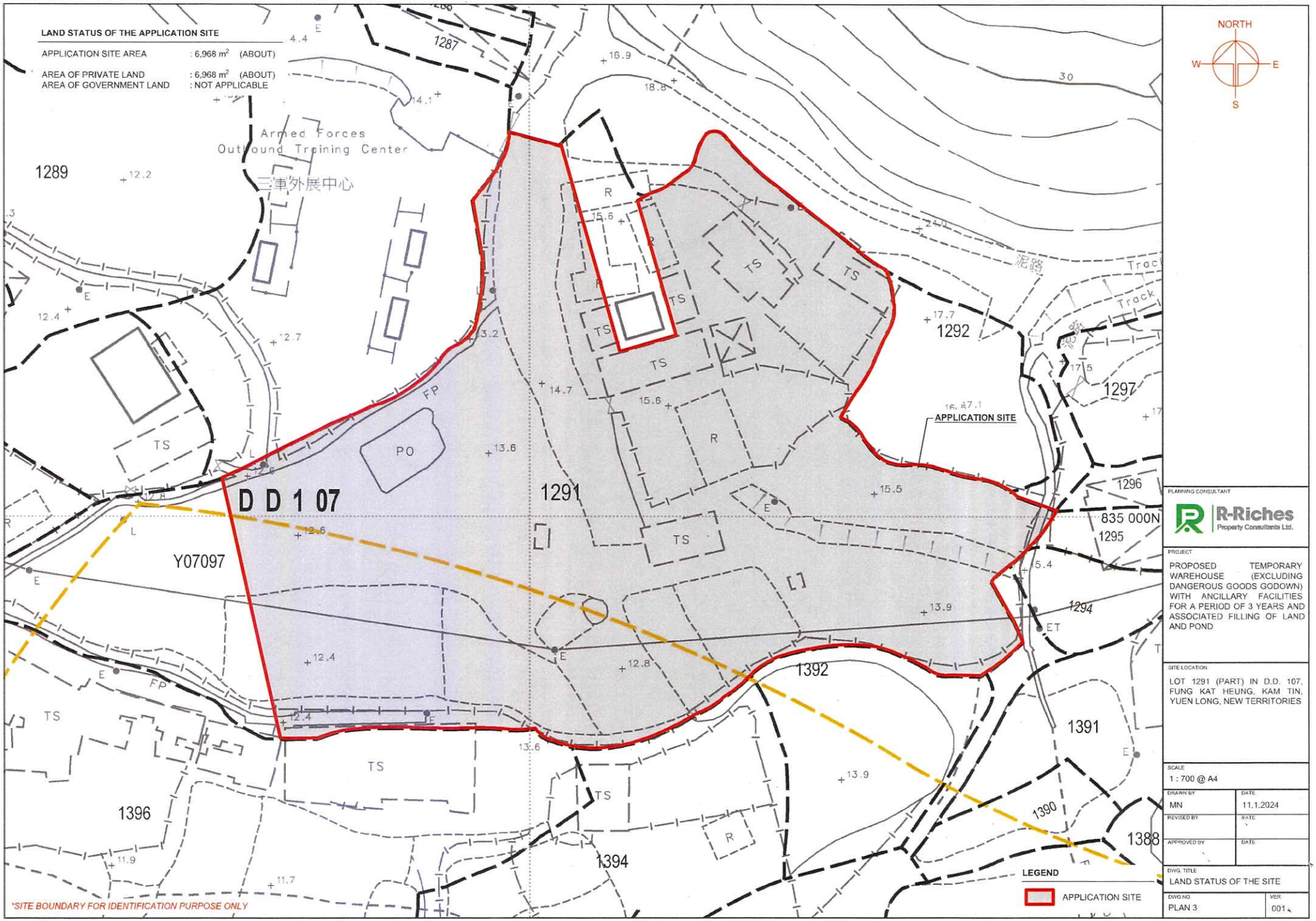
R-riches Property Consultants Limited

March 2024

LIST OF PLANS


LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 6,968 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM FUNG KAT HEUNG ROAD VIA MEI FUNG ROAD AND A LOCAL ACCESS
ACCESSIBLE FROM FUNG KAT HEUNG ROAD VIA MEI FUNG ROAD AND A LOCAL ACCESS
APPLICATION SITE
Fung Kat Heung
Sha Po Tsuen
Shui Mei Road
Shui Mei
圓山
YUEN SHAN
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
NORTH
W
E
S
LEGEND
APPLICATION SITE
PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.
PROJECT
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND
SITE LOCATION
LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES
SCALE
1 : 8000 @ A4
DRAWN BY
MN
DATE
11.1.2024
REVISED BY
DATE
APPROVED BY
DATE
DWG. TITLE
LOCATION PLAN
DWG NO.
PLAN 1
VER.
001


ZONING OF THE APPLICATION SITE
APPLICATION SITE AREA : 6,968 m² (ABOUT)
OUTLINE ZONING PLAN / OZP PLAN NO. : APPROVED KAM TIN NORTH OZP : S/YL-KTN/11
ZONING OF THE SITE : "AGR" - "AGRICULTURE"
NORTH
W
E
S
G/IC
FUNG KAT HEUNG ROAD
逢吉鄉
Fung Kat Heung
I(D)
APPLICATION SITE
CA
CA
CA
AGR
CA
AGR
園山
YUEN SHAN
LEGEND
APPLICATION SITE
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.
PROJECT
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND
SITE LOCATION
LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES
SCALE
1 : 5000 @ A4
DRAWN BY
MN
DATE
11.1.2024
REVISED BY
DATE
APPROVED BY
DATE
DWG. TITLE
ZONING OF THE SITE
DWG NO.
PLAN 2
VER
001

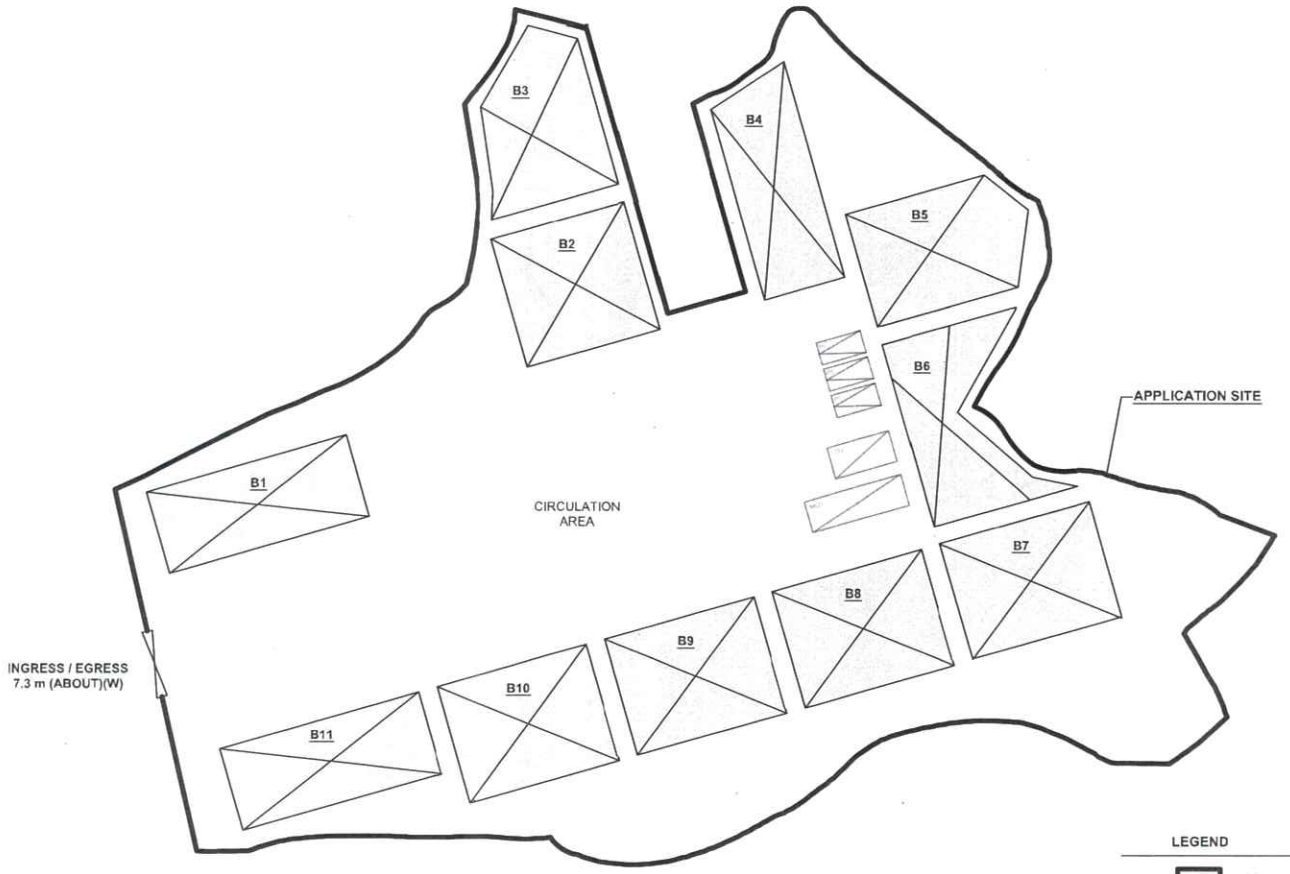

LAND STATUS OF THE APPLICATION SITE
APPLICATION SITE AREA : 6,968 m² (ABOUT)
AREA OF PRIVATE LAND : 6,968 m² (ABOUT)
AREA OF GOVERNMENT LAND : NOT APPLICABLE
Armed Forces Outbound Training Center
三軍外展中心
DD 107
Y07097
APPLICATION SITE
1289
1291
1292
1296
1297
1295
1294
1392
1391
1396
1394
1390
1388
835 000N
NORTH
W
E
S
LEGEND
APPLICATION SITE
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.
PROJECT
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND
SITE LOCATION
LOT 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
LAND STATUS OF THE SITE
DWG NO.
PLAN 3
VER.
001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,968 m^2	(ABOUT)
COVERED AREA	: 2,407 m^2	(ABOUT)
UNCOVERED AREA	: 4,561 m^2	(ABOUT)
PLOT RATIO	: 0.35	(ABOUT)
SITE COVERAGE	: 35 %	(ABOUT)
NO. OF STRUCTURE	: 11	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,407 m^2	(ABOUT)
TOTAL GFA	: 2,407 m^2	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	211 m^2 (ABOUT)	211 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	221 m^2 (ABOUT)	221 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m^2 (ABOUT)	216 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	212 m^2 (ABOUT)	212 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.)	228 m^2 (ABOUT)	228 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.)	212 m^2 (ABOUT)	212 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B7	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B8	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B9	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B10	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B11	WAREHOUSE (EXCLUDING D.G.G.) AND OFFICE	211 m^2 (ABOUT)	211 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
	TOTAL	2,407 m^2 (ABOUT)	2,407 m^2 (ABOUT)	

**D.G.G. - DANGEROUS GOODS GODOWN*



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
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
- PRIVATE CAR PARKING SPACE
- LOADING / UNLOADING SPACE FOR LGV
- LOADING / UNLOADING SPACE FOR MGV
- INGRESS / EGRESS

NORTH

W E

S

PLANNING CONSULTANT

R-Riches Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

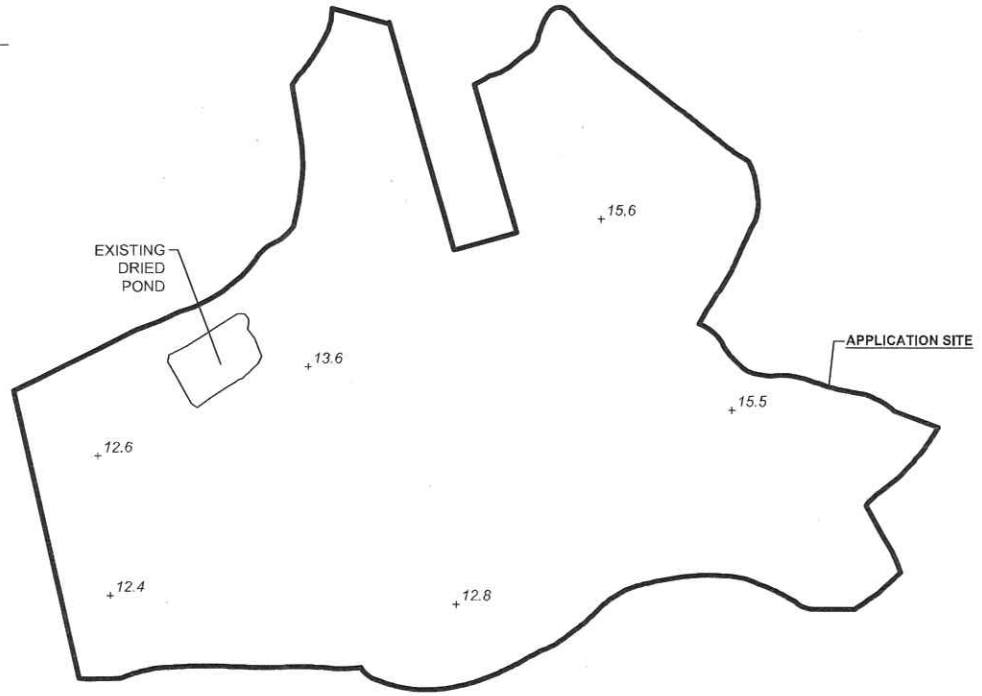
SITE LOCATION

LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	1 : 800 @ A4
DRAWN BY	MN
DATE	11.1.2024
REVISED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	LAYOUT PLAN
DWG NO	PLAN 4
VER.	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,968 m^2	(ABOUT)
EXISTING SITE LEVELS	: +12.4 mPD - +15.6 mPD	(ABOUT)
EXISTING POND AT THE APPLICATION SITE		
AREA OF DRIED POND	: 92 m^2	(ABOUT)
DEPTH OF POND	: 0.5 m	(ABOUT)

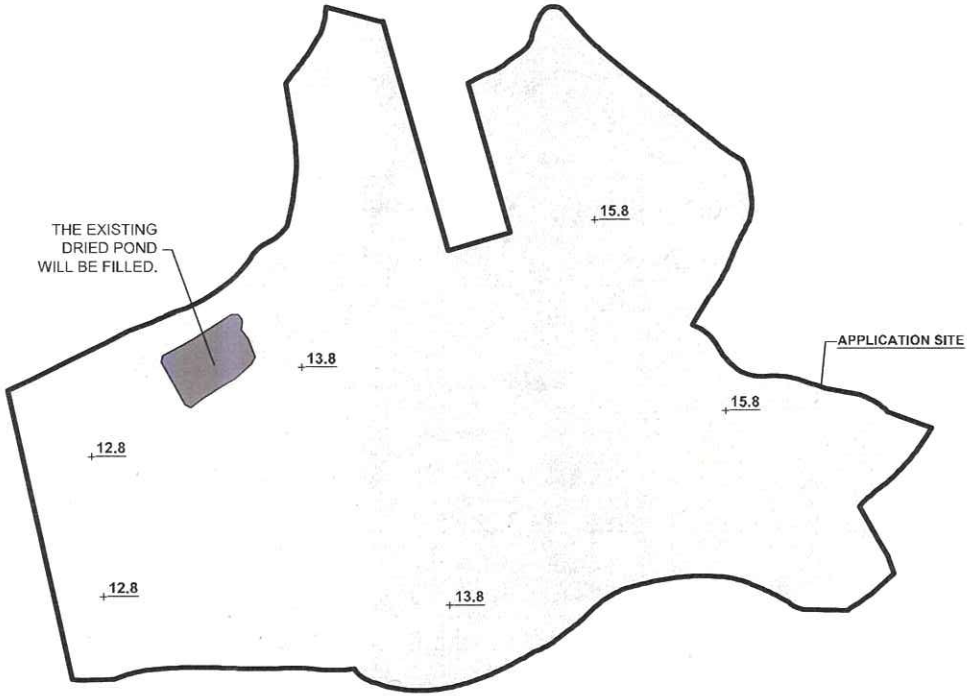


LEGEND

- APPLICATION SITE
- +3.4 EXISTING SITE LEVEL

PROPOSED FILLING OF LAND AND POND

APPLICATION SITE AREA	: 6,968 m^2	(ABOUT)
PROPOSED FILLED AREA	: 6,968 m^2	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 1 m	
PROPOSED SITE LEVELS	: +12.8 mPD - +15.8 mPD	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION AND CIRCULATION AREA	



LEGEND

- APPLICATION SITE
- FILLING OF LAND AREA
- FILLING OF POND AREA
- +3.4 PROPOSED SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

NORTH

W E

S

PLANNING CONSULTANT

R-Riches Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

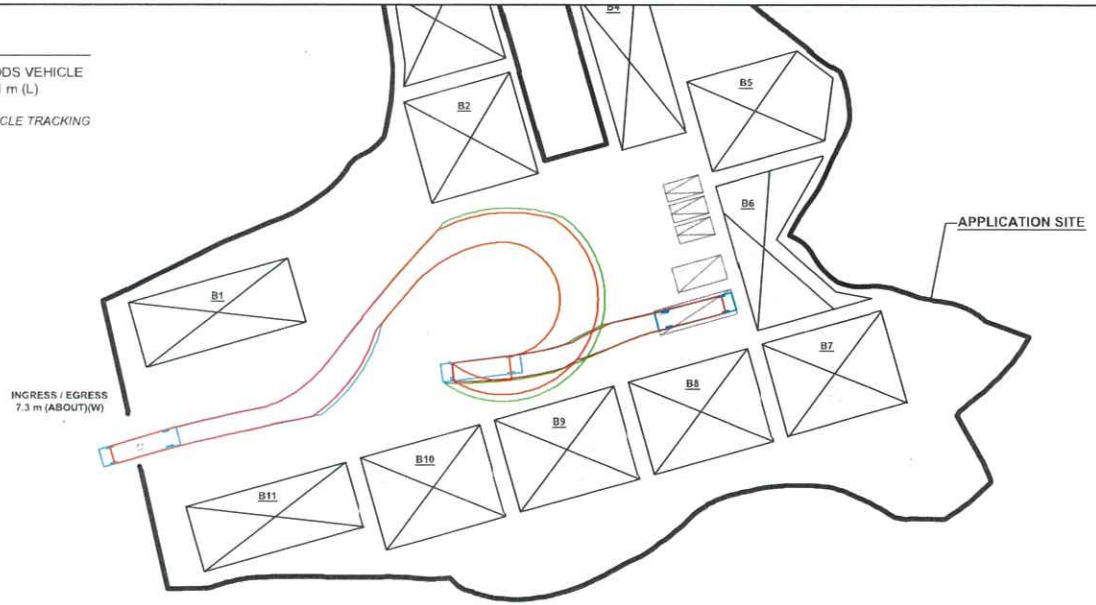
LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	1 : 1000 @ A4
DRAWN BY	MN
DATE	11.1.2024
REVISED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	FILLING OF LAND
DWG NO.	PLAN 5
VER	001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

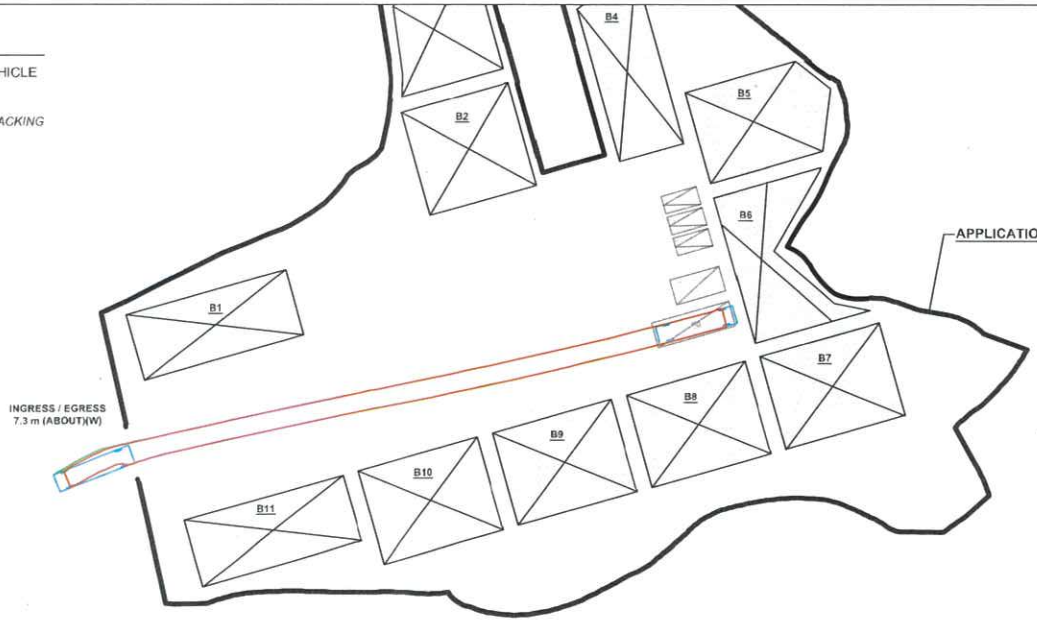


FROM THE LOCAL ACCESS TO THE APPLICATION SITE

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE APPLICATION SITE TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PRIVATE CAR PARKING SPACE
- LOADING / UNLOADING SPACE FOR LGV
- LOADING / UNLOADING SPACE FOR MGV
- INGRESS / EGRESS
- MEDIUM GOODS VEHICLE
- SWEPT PATH OF VEHICLE

NORTH
W E
S

PLANNING CONSULTANT
R-Riches Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION
LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	1 : 1000 @ A4
DRAWN BY	MN
DATE	11.1.2024
REVISED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	SWEPT PATH ANALYSIS
DWG NO.	PLAN 6
VER	001

R-Riches
Property Consultants Ltd.

睿卓物業有限公司

Our Ref. : DD107 Lot 1291
Your Ref. : TPB/A/YL-KTN/1004

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong

By Email

16 May 2024

Dear Sir,

1st Further Information

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1004)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). The current submission is intended to facilitate an earlier meeting for the Town Planning Board's consideration.

Should you require more information regarding the application, please contact our Ms. Ron LEUNG at or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD (Attn.: Ms. Andrea YAN email:)
(Attn.: Ms. Olivia NG email:)

Responses-to-Comments

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1004)

(i) The applicant has submitted a drainage proposal to mitigate the potential drainage impact caused by the proposed development, in order to support the application (**Annex I**).

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin, Y.L., N.T.

Drainage Appraisal

April 2024

Table of Content

List of Table

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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 Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond' (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 at Kam Tin North has an area of about 6,968 m^2. The site is currently an unused grassland with temporary structures and a small dried pond. The site location plan is shown in **Figure 1**.

1.2.2 The existing ground level of the site is approx. +12.4 mPD to 15.6 mPD and it is intended to fill to +12.8 mPD to +15.8 mPD. The ground level is gently falling from east to west.

1.2.3 There is an existing approx.. 7m width channel about 50m at the south of the site. Existing Drainage Plan and Site Photo of existing 7m width channel are shown in **Figure 2** for reference.

1.2.4 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 6,968 m^2. The indicative development schedule is summarized in **Table 1** below for technical assessment purpose. Catchment plan with external catchment is shown in **Figure 4**.

Proposed Development	
Total Site Area (m^2)	6,968
Paved Area (m^2) Assume all proposed site area as paved area after development for assessment purpose	6,968

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 upper catchment to discharge to existing approx. 7m width channel at the south of the site. 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:

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_f = hydraulic gradient
n = manning's coefficient
R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

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

where,

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

4. Proposed Drainage System

4.1.1 Proposed drainage system are designed for collection of runoff from the application site and external catchment at the north-east. It is proposed to discharge to existing approx.. 7m channel at south of the development. The alignment, size and gradient of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.

4.1.2 The design calculations of proposed drains are shown in **Appendix A**.

4.1.3 The reference standard drawings of drains are shown in **Appendix C**.

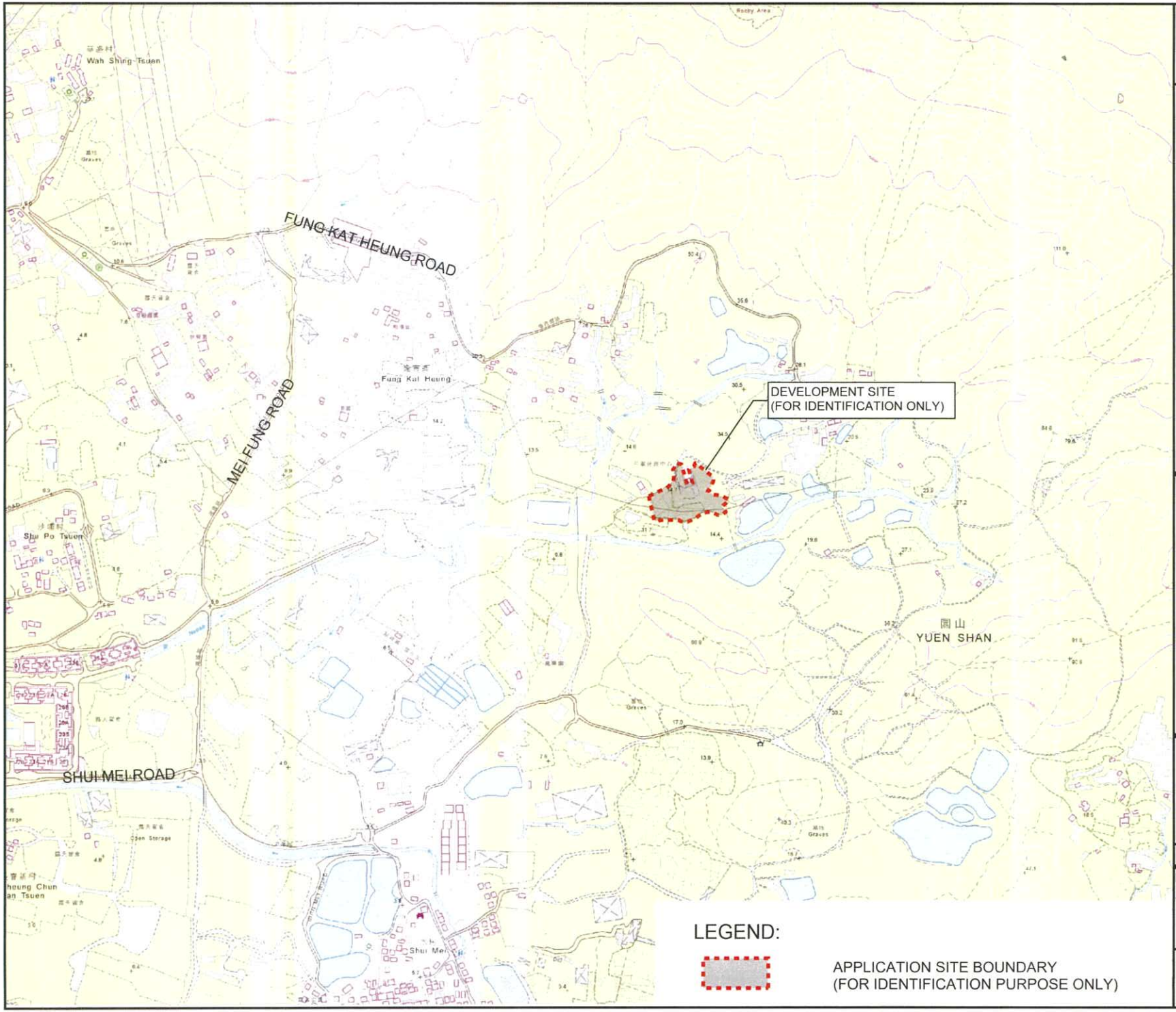
5. Conclusion

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 drains and discharged to the existing channel at south.

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

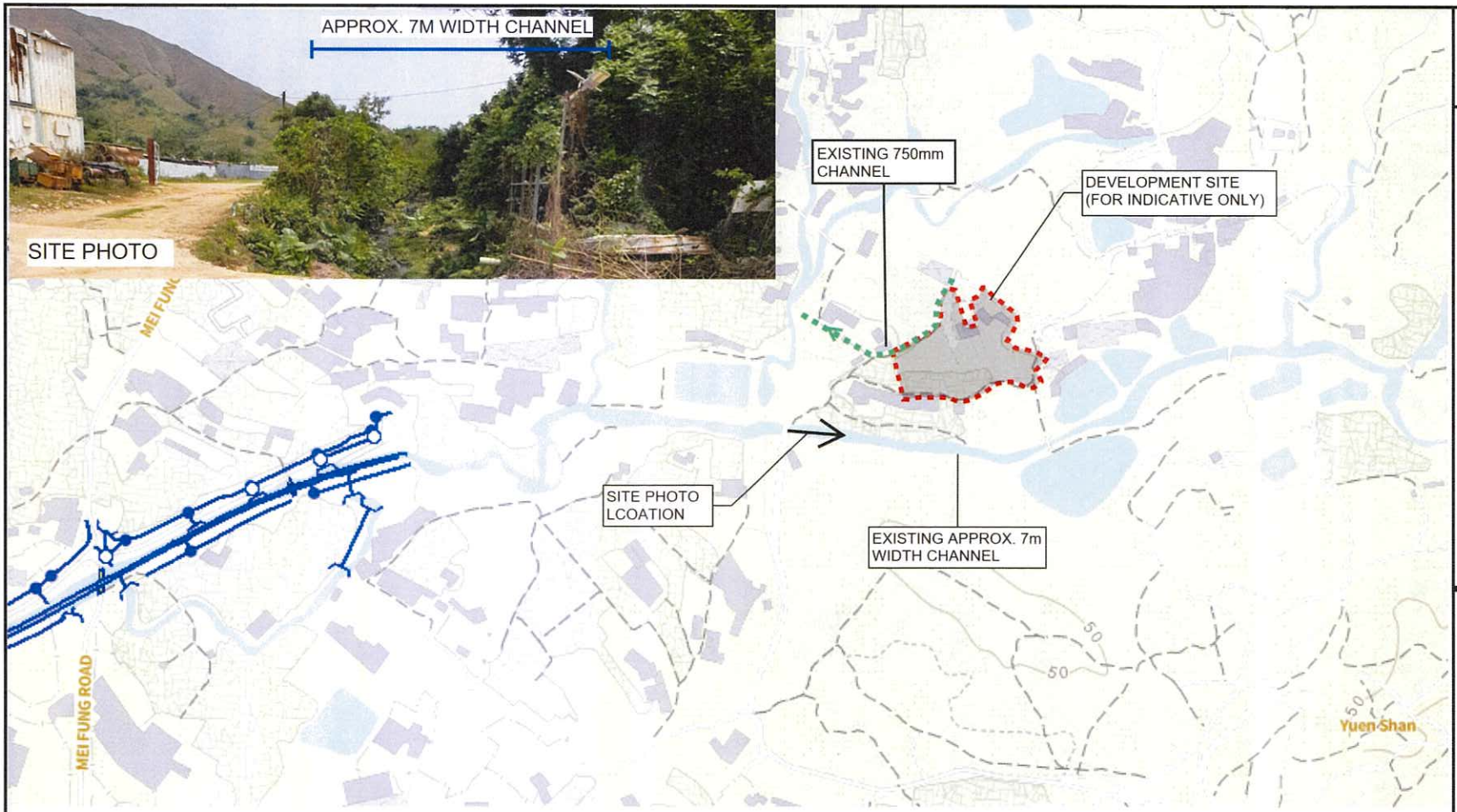


PROJECT:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
SITE LOCATION PLAN

DRAWING NUMBER
FIGURE 1



LEGEND:

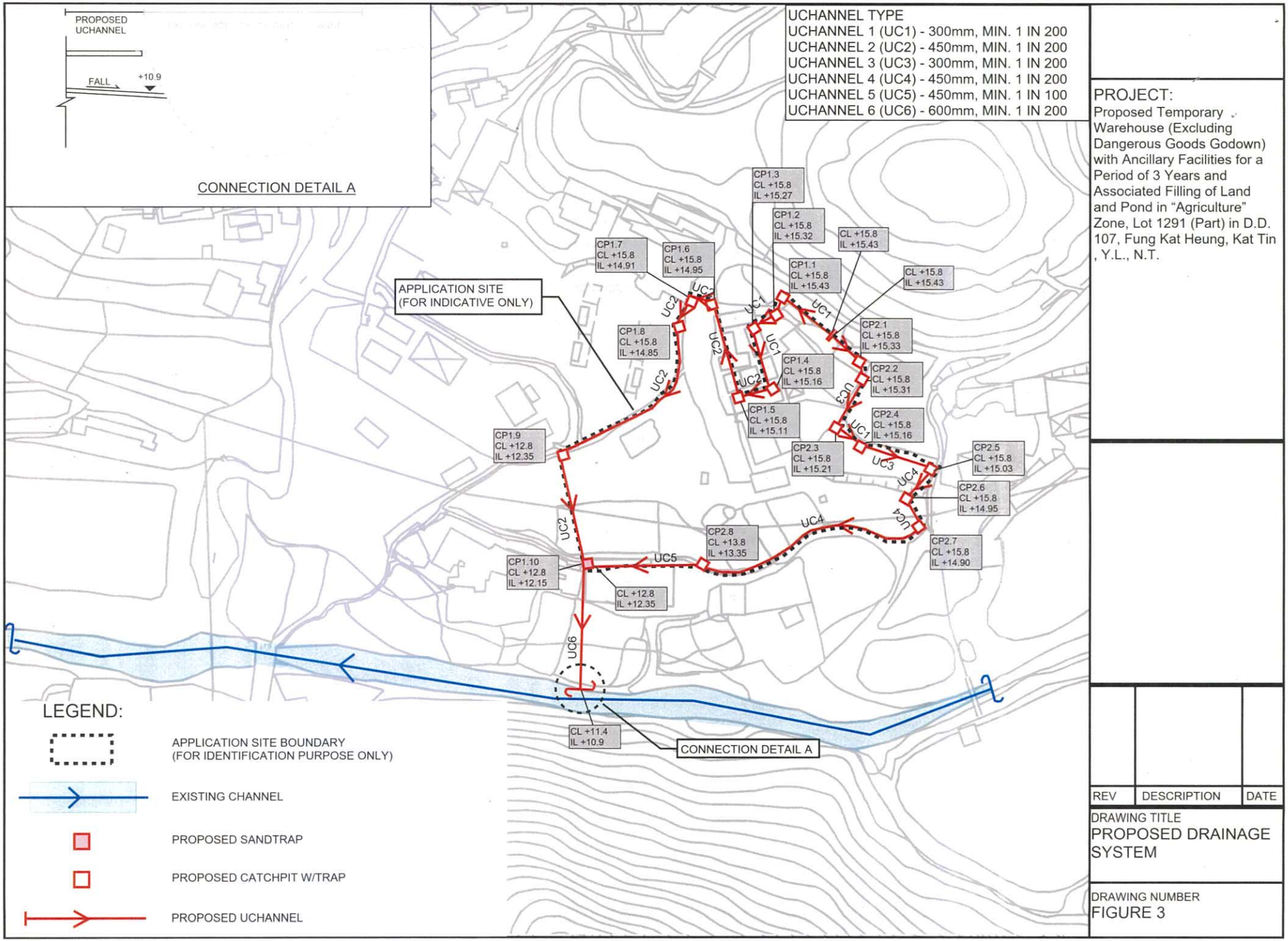
Combined Manhole	Tapping Point (Sewer)	Tapping Point (Storm)
Overflow (Combined)	Sewer Terminal Manhole	Storm Water Terminal Manhole
Pipe (Combined)	Catchpit	Tunnel Protection Zone (100m / 200m)
Interface Valve Chamber	Inlet	Tunnel Protection Zone (General Range)
Sewer Manhole	Storm Water Manhole	Tunnel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

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
EXISTING DRAINAGE PLAN

DRAWING NUMBER
FIGURE 2

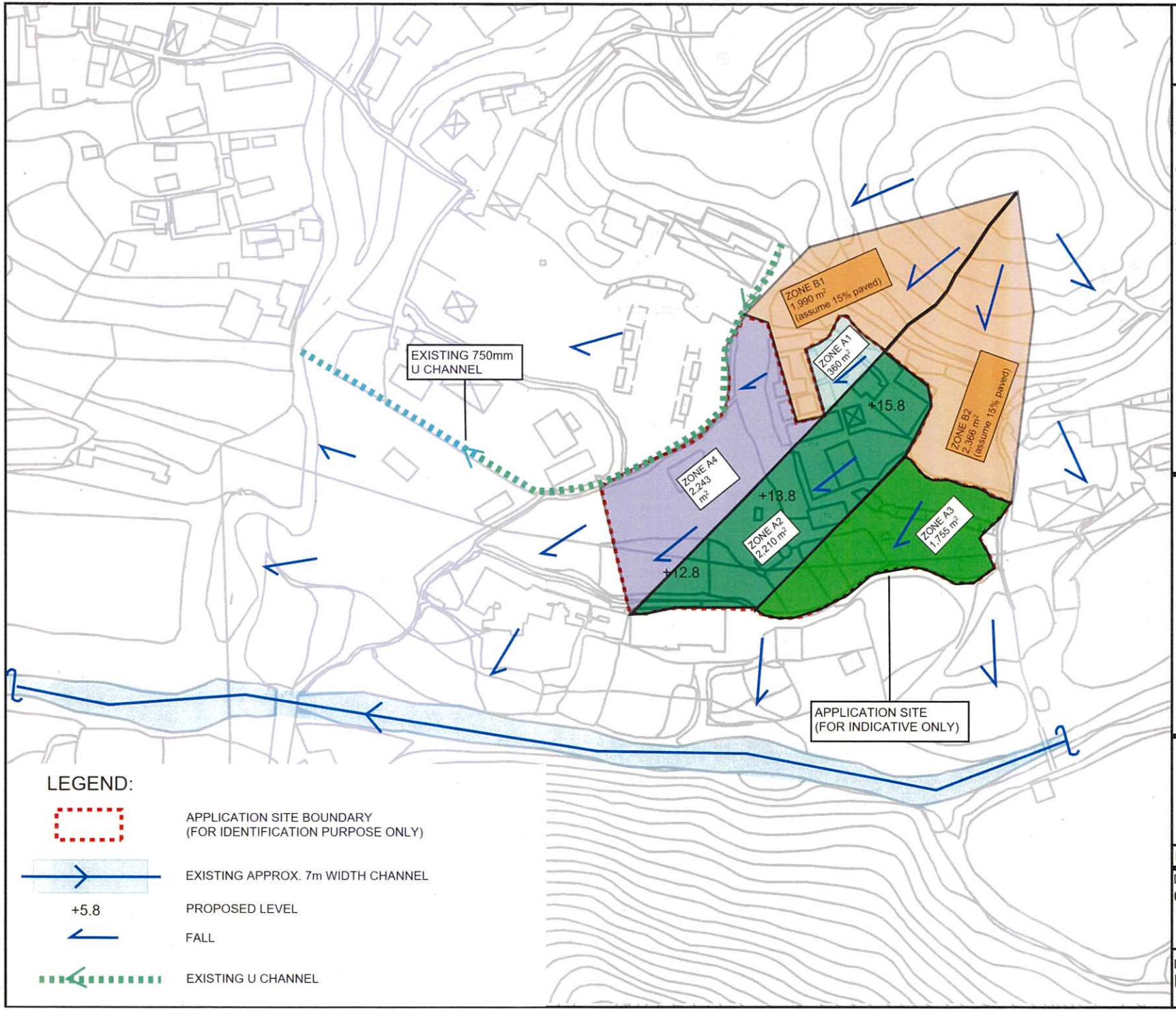


PROJECT:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
PROPOSED DRAINAGE SYSTEM

DRAWING NUMBER
FIGURE 3



LEGEND:

- APPLICATION SITE BOUNDARY (FOR IDENTIFICATION PURPOSE ONLY)
- EXISTING APPROX. 7m WIDTH CHANNEL
- +5.8 PROPOSED LEVEL
- FALL
- EXISTING U CHANNEL

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
CATCHMENT PLAN

DRAWING NUMBER
FIGURE 4

Appendix

Appendix A - Design Calculation

U Channel 1 (Zone A1 + B1)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	360 + 1990 x 0.15 =		659	(m2)
Unpaved Area	1990 x 0.85 =		1692	(m2)
Total Equivalent Area	659 x 0.95 + 1692 x 0.35 =		1218	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1218 x 206 / 1000000 =		0.070	m3/s

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

U Channel				
Channel Size			300	(mm)
Gradient		1 in	200	
Velocity			1.12	m/s
Capacity			0.090	m3/s

Utilization	0.07 / 0.09	=	**77.80**	%	OK	(less than 90%, for 10% siltation allowance)

U Channel 2 (Zone [A1 + B1] +A4)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	659 + 2243 x 1 =		2902	(m2)
Unpaved Area	1692 =		1692	(m2)
Total Equivalent Area	2902 x 0.95 + 1692 x 0.35 =		3348	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1692 x 206 / 1000000 =		0.192	m3/s

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

U Channel				
Channel Size			450	(mm)
Gradient		1 in	200	
Velocity			1.47	m/s
Capacity			0.265	m3/s

Utilization	0.192 / 0.265	=	**72.57**	%	OK	(less than 90%, for 10% siltation allowance)

U Channel 3 (Zone B2)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	2366 x 0.15 =		355	(m2)
Unpaved Area	2366 x 0.85 =		2011	(m2)
Total Equivalent Area	355 x 0.95 + 2011 x 0.35 =		1041	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1041 x 206 / 1000000 =		0.060	m3/s

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

U Channel (Half round to U)				
Channel Size			300	(mm)
Gradient		1 in	200	
Velocity			1.12	m/s
Capacity			0.090	m3/s

Utilization	0.06 / 0.09	=	**66.52**	%	OK	(less than 90%, for 10% siltation allowance)

U Channel 4 (Zone A3 + B2)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	355 + 1755 =		2110	(m2)
Unpaved Area	2011 =		2011	(m2)
Total Equivalent Area	2110 x 0.95 + 2011 x 0.35 =		2708	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 2708 x 206 / 1000000 =		0.155	m3/s

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

U Channel				
Channel Size			450	(mm)
Gradient		1 in	200	
Velocity			1.47	m/s
Capacity			0.265	m3/s

Utilization	0.155 / 0.265	=	**58.69**	%	OK	(less than 90%, for 10% siltation allowance)

U Channel 5 (Zone A2 + [A3 + B2])

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	2110 + 2210 x 1 =		4320	(m2)
Unpaved Area	2011 =		2011	(m2)
Total Equivalent Area	4320 x 0.95 + 2011 x 0.35 =		4808	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 4808 x 206 / 1000000 =		0.276	mm/hr

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

U Channel				
Channel Size			450	(mm)
Gradient		1 in	100	
Velocity			2.07	m/s
Capacity			0.375	m3/s

Utilization	0.276 / 0.375	=	**73.67**	%	OK	(less than 90%, for 10% siltation allowance)

U Channel 6 (Combined: Zone [A1 + A4 + B1] +[A2 + A3 + B2])

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	4320 + 2902 =		7221	(m2)
Unpaved Area	2011 + 1692 =		3703	(m2)
Total Equivalent Area	7221 x 0.95 + 3703 x 0.35 =		8156	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 8156 x 206 / 1000000 =		0.570	mm/hr

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

U Channel				
Channel Size			600	(mm)
Gradient		1 in	200	
Velocity			1.78	m/s
Capacity			0.468	m3/s

Utilization	0.57 / 0.468	=	**82.07**	%	OK	(less than 90%, for 10% siltation allowance)

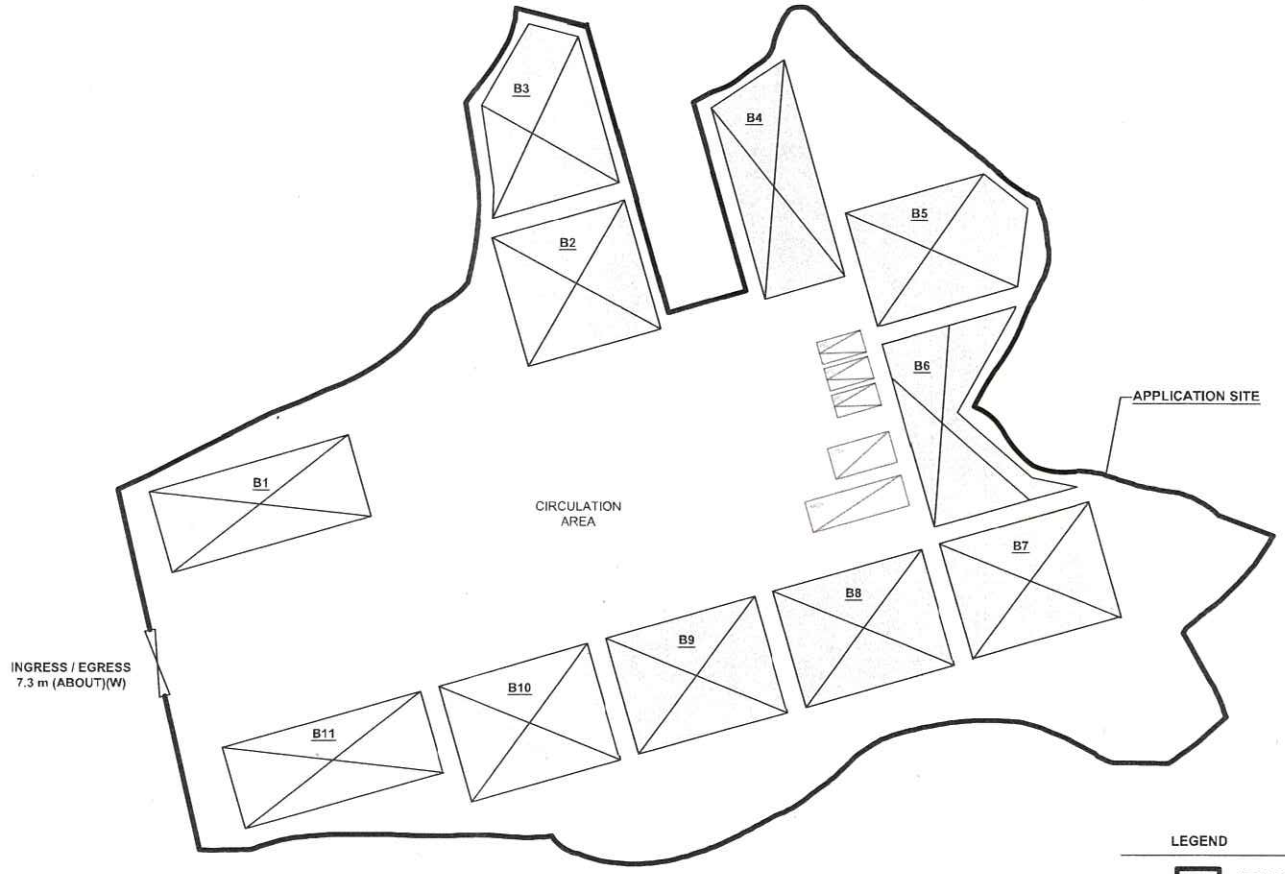
Appendix B - Proposed Development Layout Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,968 m^2	(ABOUT)
COVERED AREA	: 2,407 m^2	(ABOUT)
UNCOVERED AREA	: 4,561 m^2	(ABOUT)
PLOT RATIO	: 0.35	(ABOUT)
SITE COVERAGE	: 35 %	(ABOUT)
NO. OF STRUCTURE	: 11	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,407 m^2	(ABOUT)
TOTAL GFA	: 2,407 m^2	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE		AREA		HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	211 m^2 (ABOUT)	211 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	221 m^2 (ABOUT)	221 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m^2 (ABOUT)	216 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	212 m^2 (ABOUT)	212 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.)	228 m^2 (ABOUT)	228 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.)	212 m^2 (ABOUT)	212 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B7	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B8	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B9	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B10	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B11	WAREHOUSE (EXCLUDING D.G.G.) AND OFFICE	211 m^2 (ABOUT)	211 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
	TOTAL	2,407 m^2 (ABOUT)	2,407 m^2 (ABOUT)	

**D.G.G. - DANGEROUS GOODS GODOWN*

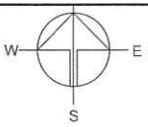


PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
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
- PRIVATE CAR PARKING SPACE
- LOADING / UNLOADING SPACE FOR LGV
- LOADING / UNLOADING SPACE FOR MGV
- INGRESS / EGRESS



PLANNING CONSULTANT

R-Riches Property Consultants Ltd.

PROJECT

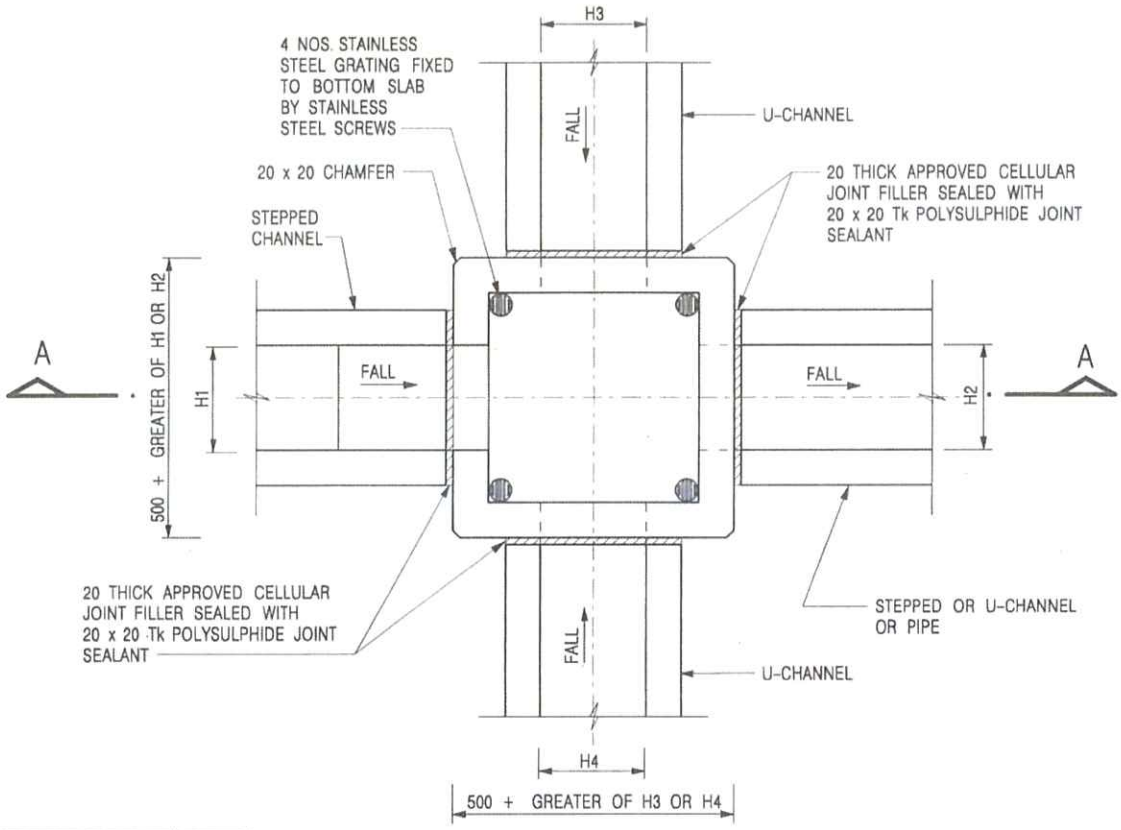
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

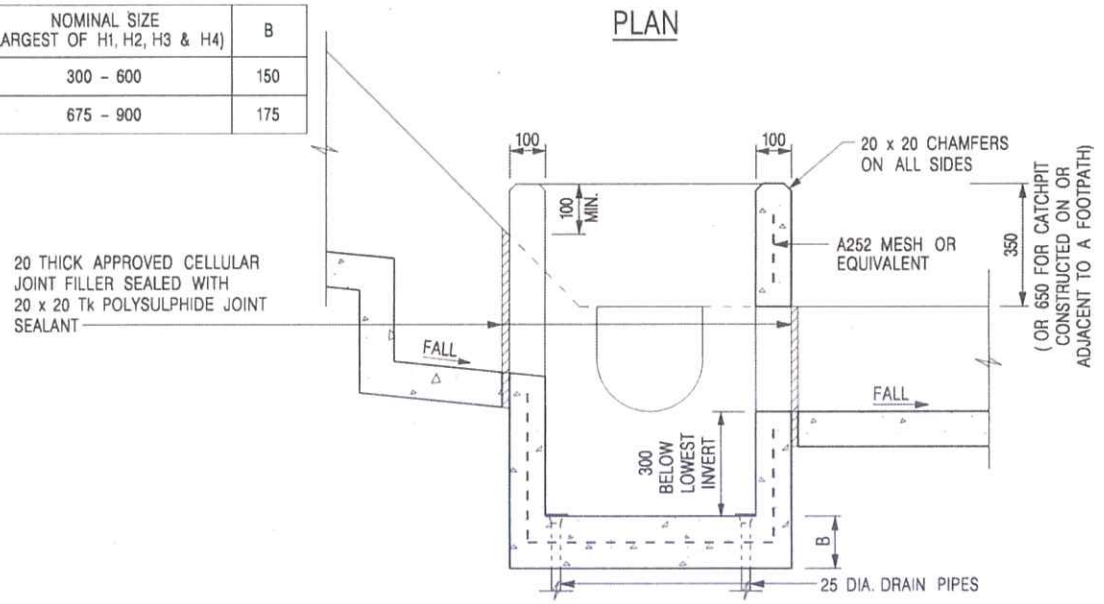
SCALE	1 : 800 @ A4
DRAWN BY	MN
DATE	11.1.2024
REVISED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	LAYOUT PLAN
DWG NO.	PLAN 4
VER.	001

Appendix C - Reference Drawings



PLAN

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



SECTION A - A

NOTES:

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

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

CATCHPIT WITH TRAP

(SHEET 1 OF 2)

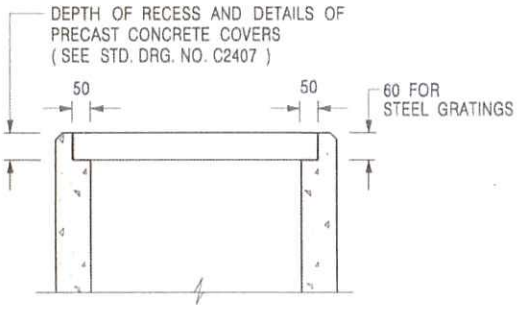
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1

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



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.

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

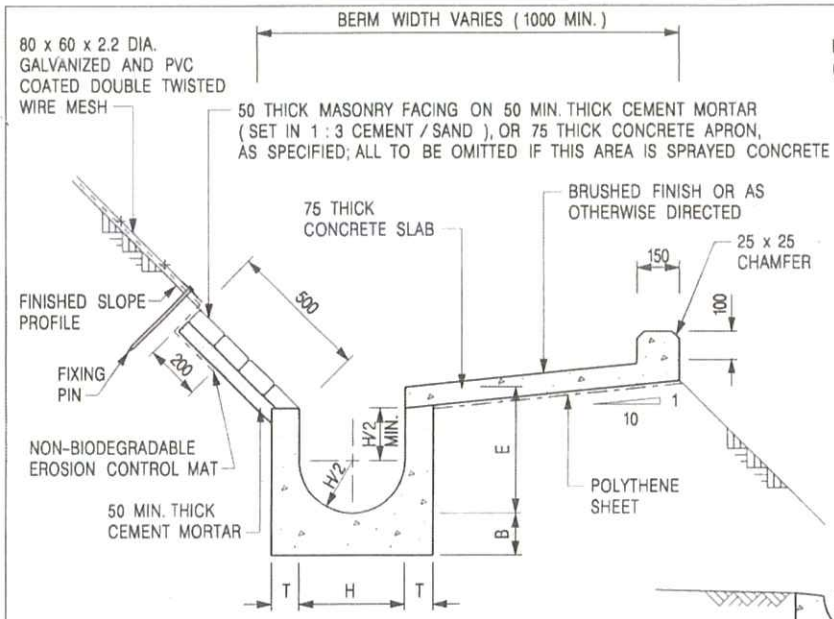
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

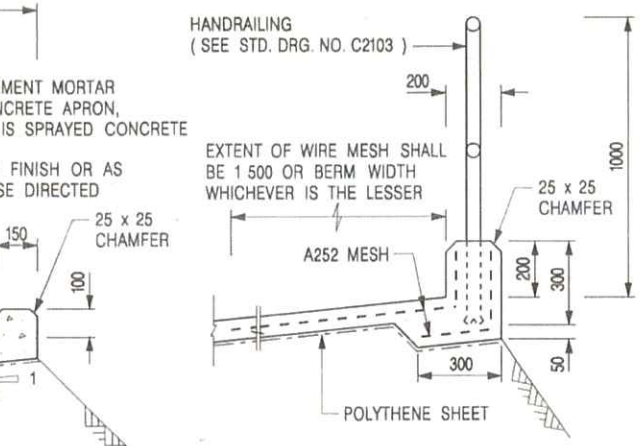
SCALE 1 : 20

DATE JAN 1991

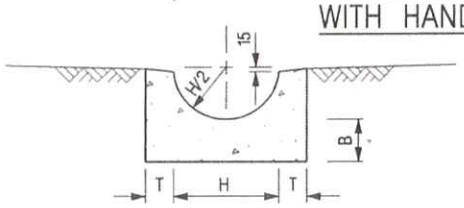
DRAWING NO. C2406 /2A



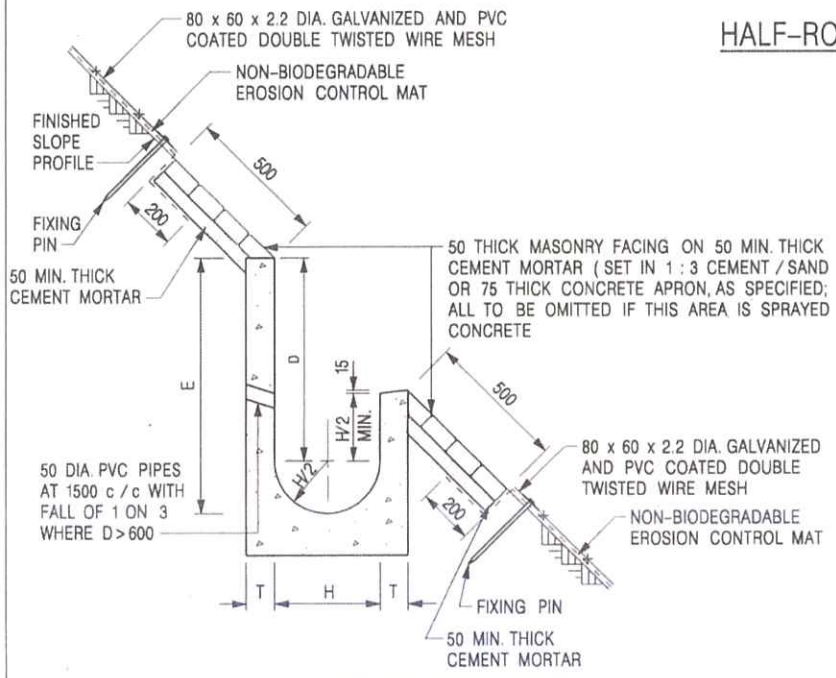
U-CHANNELS CONSTRUCTED ON BERM



DETAILS OF BERM WITH HANDRAILING



HALF-ROUND CHANNEL



U-CHANNELS NOT CONSTRUCTED ON BERM

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. C2511/1E.
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. C2511/1E)

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

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

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

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

DATE JAN 1991

DRAWING NO. C2409I

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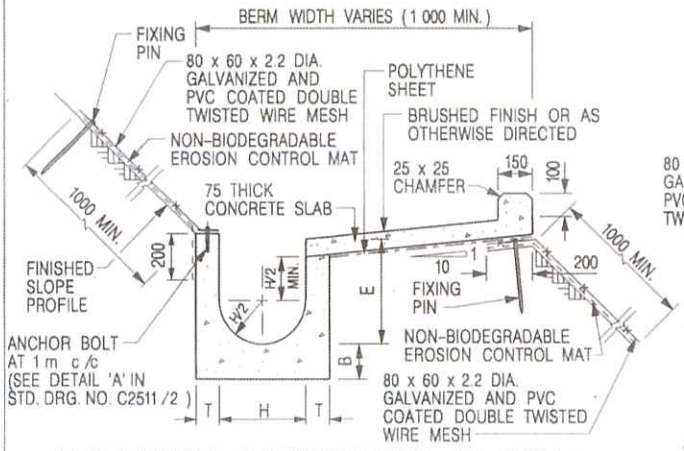
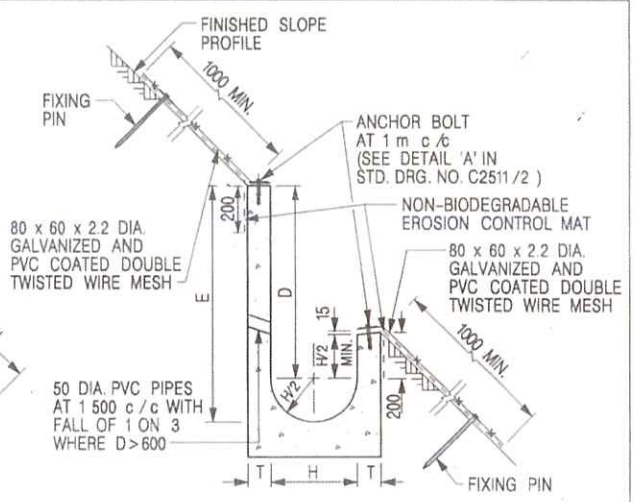
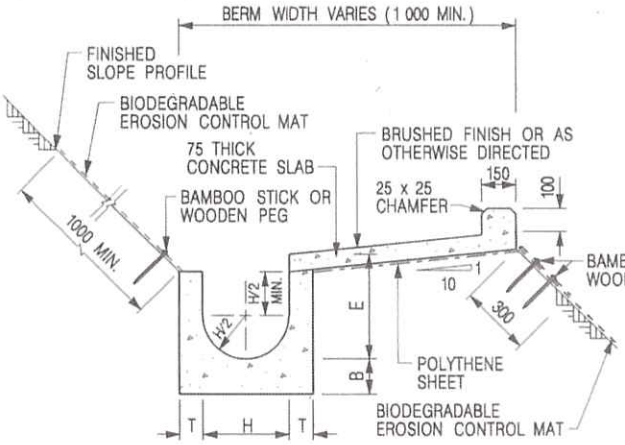


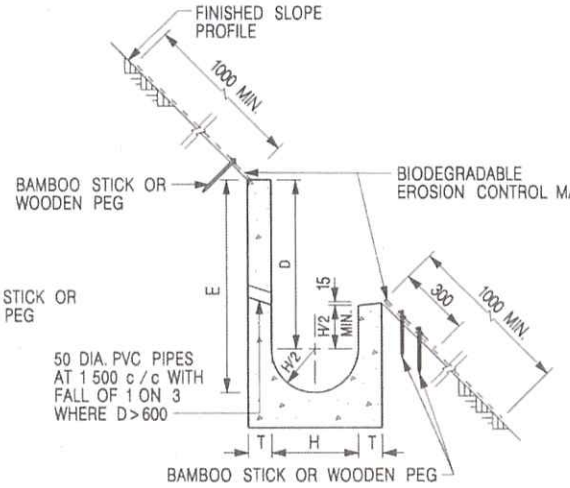
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



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:

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. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
10. 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)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE DIAGRAMMATIC

DATE JAN 1991

DRAWING NO. C2410I

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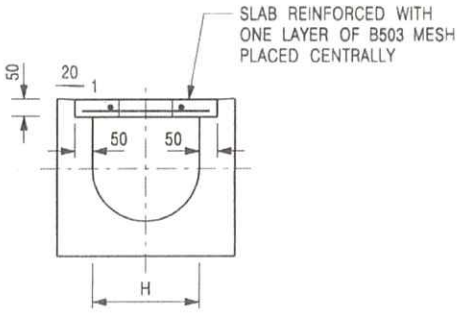
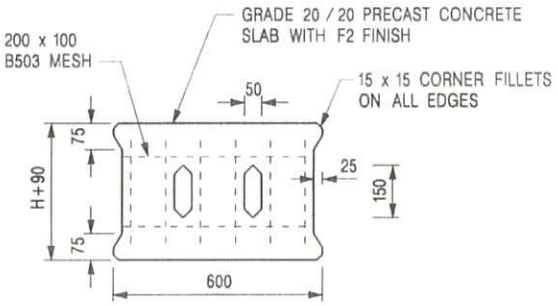


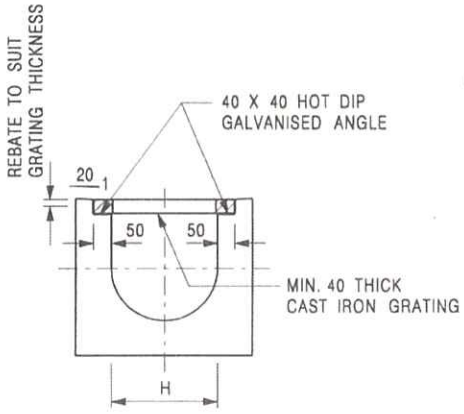
TYPICAL SECTION



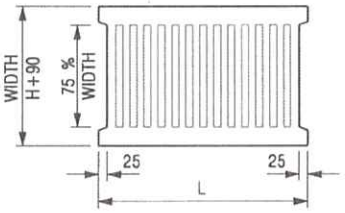
PLAN OF SLAB

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.

REF.	REVISION	SIGNATURE	DATE
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

COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2412E

卓越工程 建設香港

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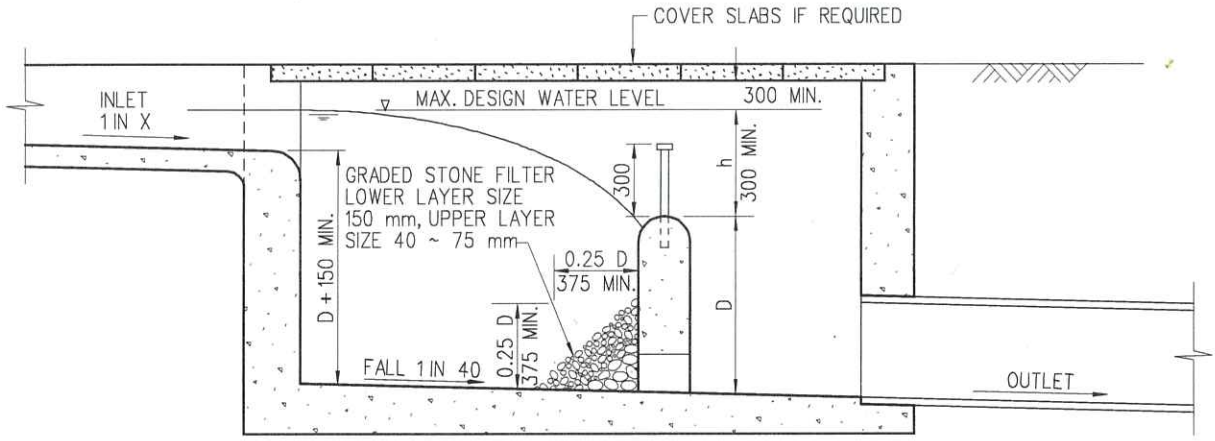
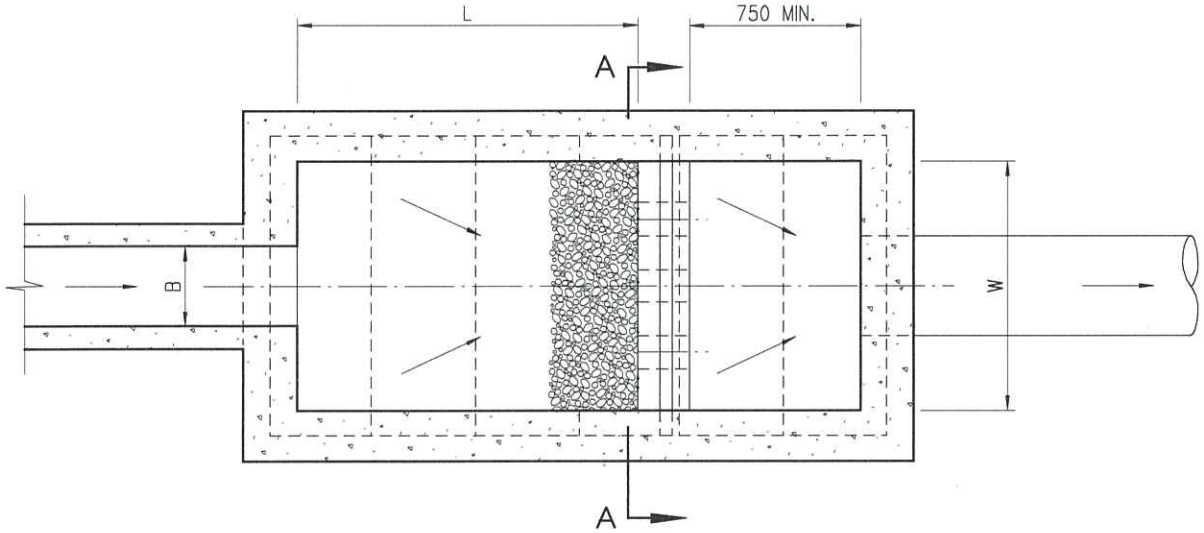
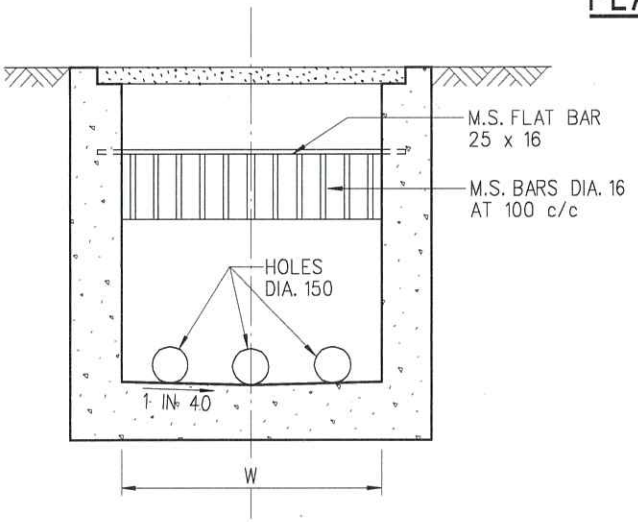


LONGITUDINAL SECTION



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 : $D \leqslant 750$
   WIDTH : $W \geqslant 3B$
   LENGTH : $4.8D^{0.67}\ h^{0.5}\ X^{-0.5} \geqslant 4B$
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.

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

SAND TRAP

DRAINAGE SERVICES DEPARTMENT

REFERENCE

SCALE
DIAGRAMMATIC

DRAWING No.
DS 1025B

Appendix Ib of RNTPC
Paper No. A/YL-KTN/1004B

R-Riches
Property Consultants Ltd.

卓物業
問有限公司

Our Ref. : DD107 Lot 1291
Your Ref. : TPB/A/YL-KTN/1004

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

18 June 2024

Dear Sir,

2nd Further Information

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1004)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Christian CHIM at or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD (Attn.: Ms. Andrea YAN email:)
(Attn.: Ms. Olivia NG email:)

Responses-to-Comments

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1004)

(i) The applicant would like to provide clarifications to address the concerns of the general public, details are as follows:

Right of Way

Regarding the right of way concerns as mentioned in the public comments, the applicant will liaise with respective lot owners/occupants of nearby land lots to minimise nuisance to the surrounding area after planning approval has been obtained from the Town Planning Board (the Board).

Planning Intention

Although the application site (the Site) falls within area zoned as "Agriculture" ("AGR"), there is no active agricultural use within the Site. The 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 area. 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.

Filling of Land

The Site is proposed to be filled wholly with concrete of not more than 1 m (about) in depth for circulation area. As heavy loading of vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)		
(a)	Please clarify why there are two last catchpits provided.	A revised drainage appraisal is provided by the applicant (**Annex I**). Please find the updated **Figure 3A**, the last catchpit is CP1.10. The CL and IL on the right indicate the levels of the uchannel connecting from the right.

(b)	Please review if u-channel connecting CP2.3 and CP2.4 should read UC3 for consistency.	Noted. Please find the updated **Figure 3A**.
(c)	Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.	Please note the site formation level would be slightly filled up to pave area for warehouse purpose. The levels at boundary would match with existing levels and the overland flow from the adjacent lands should not be affected.
(d)	Appendix A: The assumption of 15% paved in Zone B1 and B2 is considered underestimated. Please review and revise.	Noted. The paved ratio is updated to 30% for design purpose. Please note the proposed channels have sufficient after update of the pave ratio. Please refer to updated **Appendix A**.
(e)	Please submit calculation demonstrating the downstream drainage system receiving the discharge from the development has adequate spare capacity to accommodate the runoff.	Noted. Please refer to **Appendix E** showing the calculation of downstream drainage.
(f)	The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s), The applicant shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented.	Noted.
(g)	The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please	Noted. Please refer to **Figure 2** for condition photo for existing approx. 7m width channel. The proposed conditions details are also shown in detail A in **Figure 3**.

	provide site photos to show existing condition of the existing drainage facilities which receives the discharge from the application site. Relevant connection details should be provided for reference.	
(h)	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted.
(i)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Noted. Please refer to **Appendix D**.
(j)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(k)	The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).	Noted.

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin, Y.L., N.T.

Drainage Appraisal

May 2024

Table of Content

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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 Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond' (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 at Kam Tin North has an area of about 6,968 m^2. The site is currently an unused grassland with temporary structures and a small dried pond. The site location plan is shown in **Figure 1**.

1.2.2 The existing ground level of the site is approx. +12.4 mPD to 15.6 mPD and it is intended to fill to +12.8 mPD to +15.8 mPD. The ground level is gently falling from east to west.

1.2.3 There is an existing approx.. 7m width channel about 50m at the south of the site. Existing Drainage Plan and Site Photo of existing 7m width channel are shown in **Figure 2** for reference.

1.2.4 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 6,968 m^2. The indicative development schedule is summarized in **Table 1** below for technical assessment purpose. Catchment plan with external catchment is shown in **Figure 4**.

Proposed Development	
Total Site Area (m^2)	6,968
Paved Area (m^2) Assume all proposed site area as paved area after development for assessment purpose	6,968

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 upper catchment to discharge to existing approx. 7m width channel at the south of the site. 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:

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_f = hydraulic gradient
n = manning's coefficient
R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

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

where,

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

4. Proposed Drainage System

4.1.1 Proposed drainage system are designed for collection of runoff from the application site and external catchment at the north-east. It is proposed to discharge to existing approx.. 7m channel at south of the development. The alignment, size and gradient of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.

4.1.2 The design calculations of proposed drains are shown in **Appendix A**.

4.1.3 The reference standard drawings of drains are shown in **Appendix C**.

4.1.4 Design checking of existing downstream approx. 7m channel is shown in **Appendix E**.

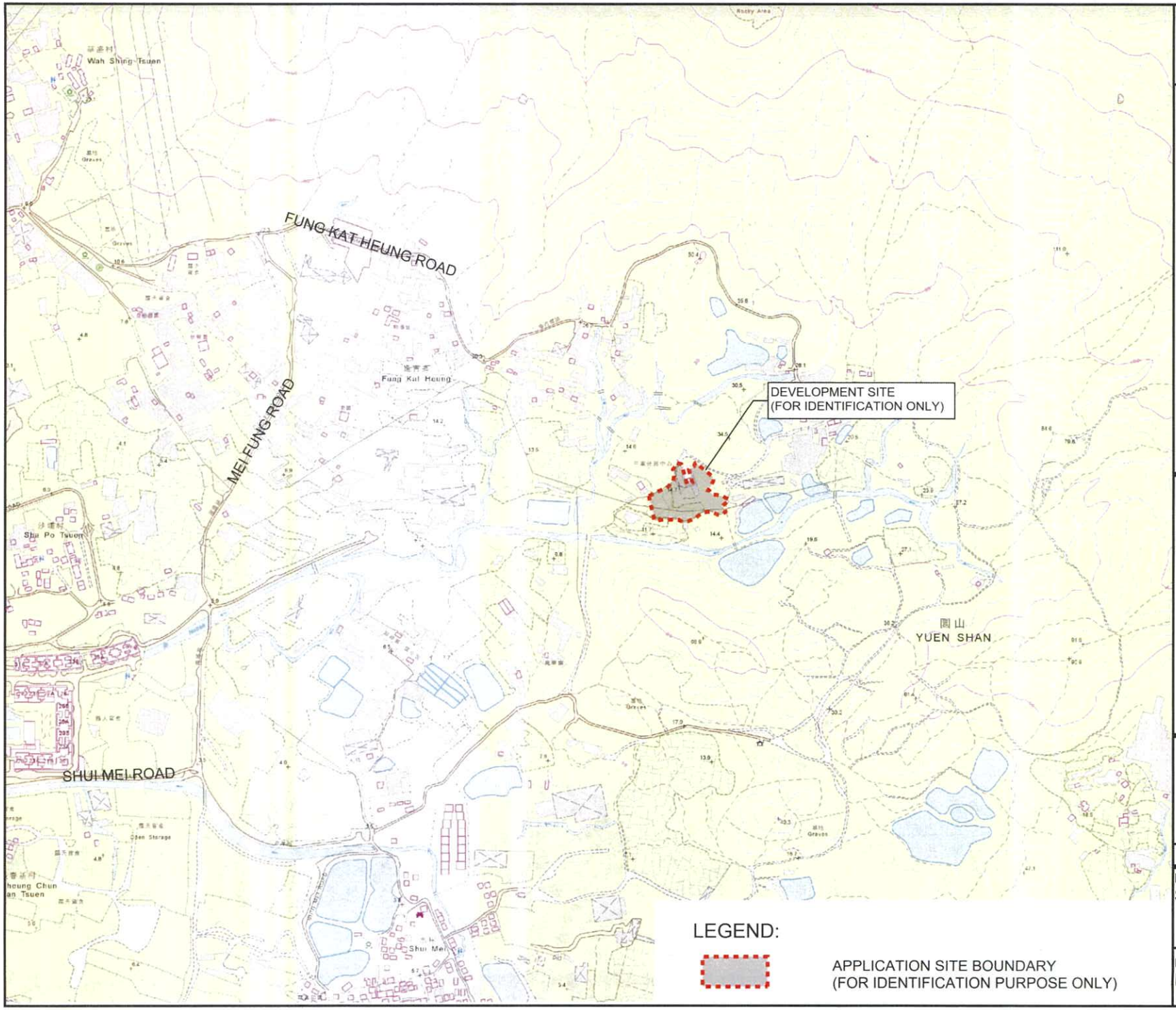
5. Conclusion

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 drains and discharged to the existing channel at south.

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 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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
SITE LOCATION PLAN

DRAWING NUMBER
FIGURE 1

SITE PHOTO AND EXISTING CONDITIONS

EXISTING 750mm CHANNEL

DEVELOPMENT SITE (FOR INDICATIVE ONLY)

SITE PHOTO LCOATION

EXISTING APPROX. 7m WIDTH CHANNEL

MEI FUNG ROAD

Yuen Shan

LEGEND:

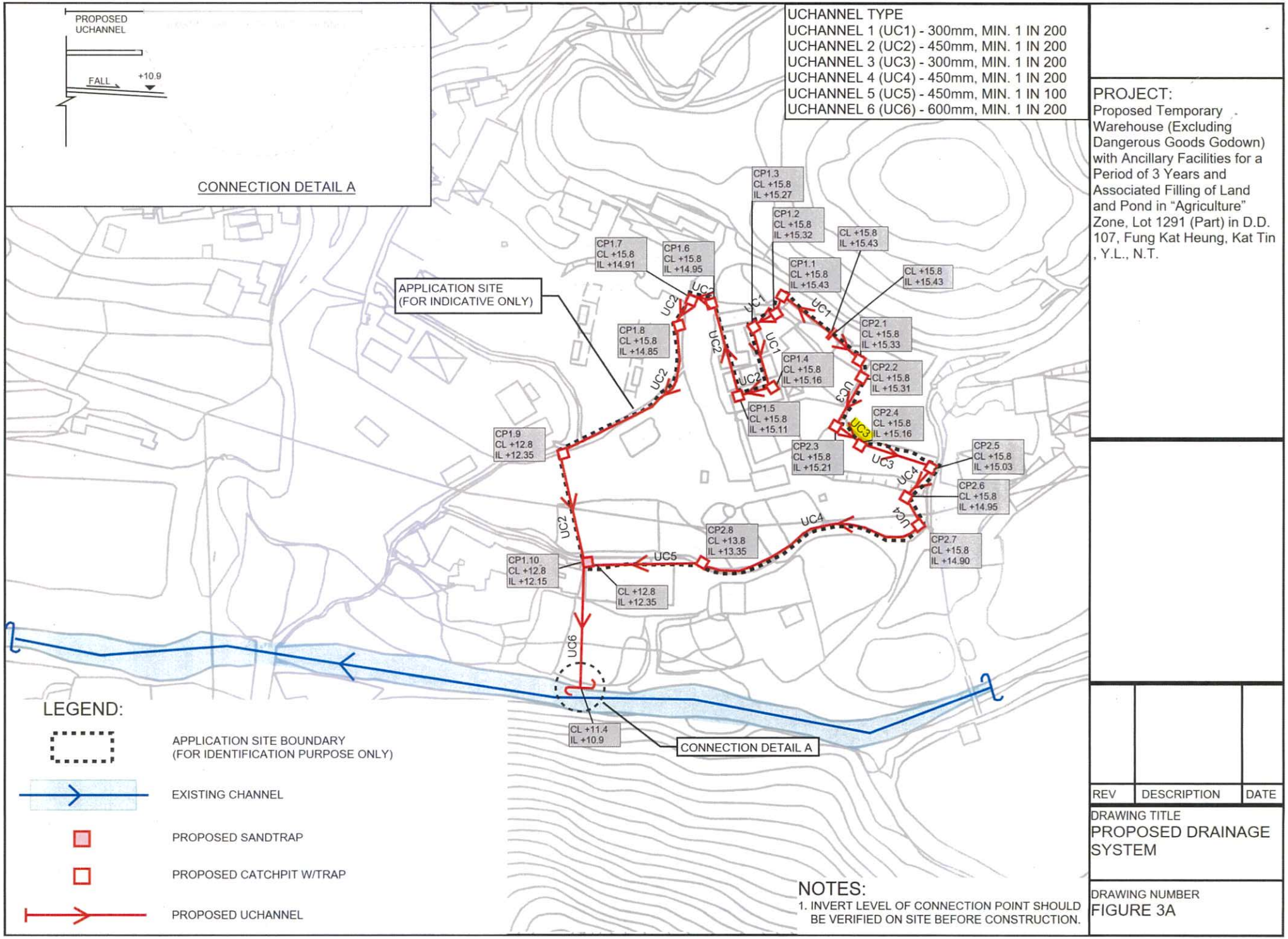
Combined Manhole	Tapping Point (Sewer)	Tapping Point (Storm)
Overflow (Combined)	Sewer Terminal Manhole	Storm Water Terminal Manhole
Pipe (Combined)	Catchpit	Tunnel Protection Zone (100m / 200m)
Interface Valve Chamber	Inlet	Tunnel Protection Zone (General Range)
Sewer Manhole	Storm Water Manhole	Tunnel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

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
EXISTING DRAINAGE PLAN

DRAWING NUMBER
FIGURE 2A

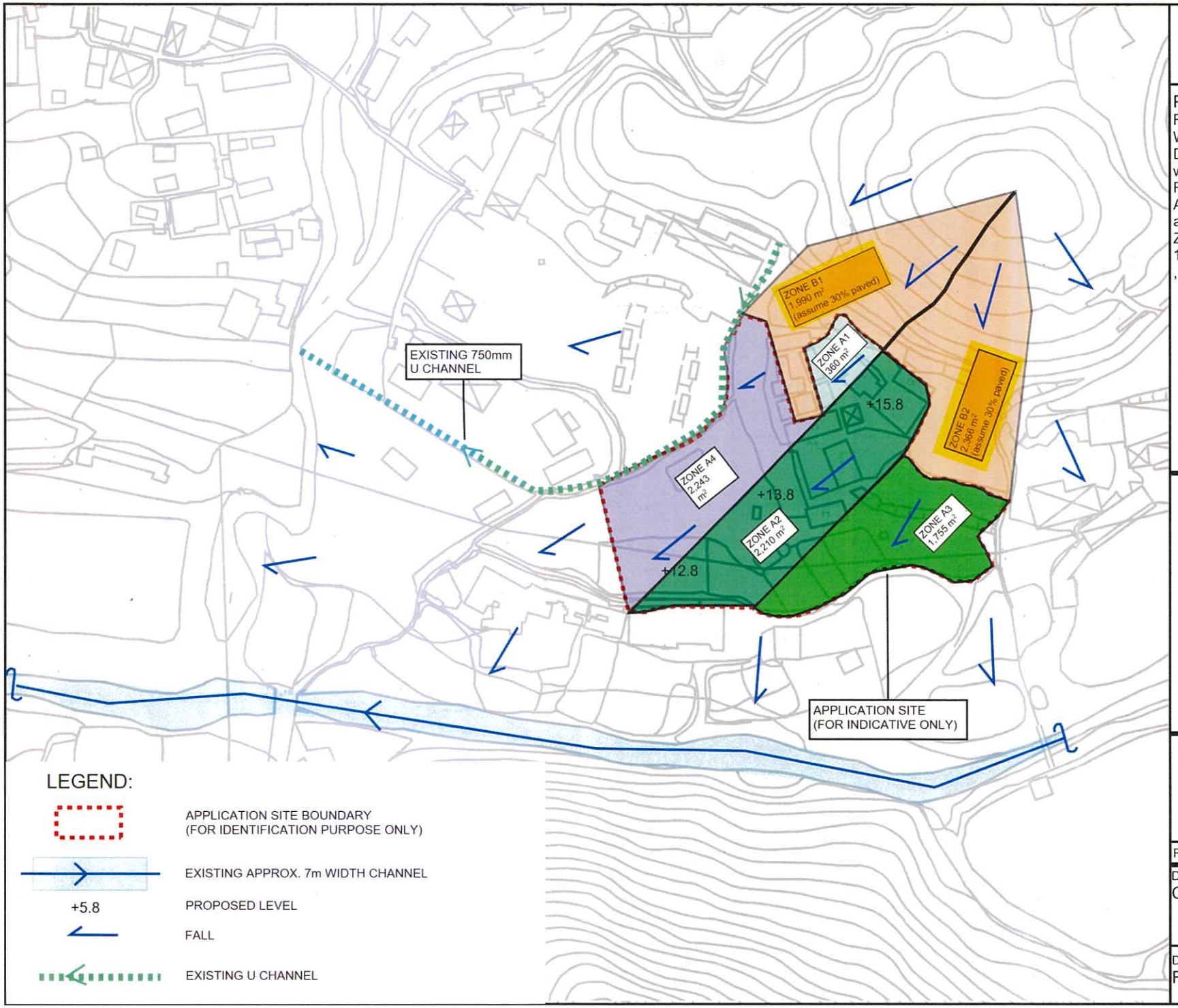


PROJECT:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
PROPOSED DRAINAGE SYSTEM

DRAWING NUMBER
FIGURE 3A



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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
CATCHMENT PLAN

DRAWING NUMBER
FIGURE 4A

Appendix

Appendix A - Design Calculation

U Channel 1 (Zone A1 + B1)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	360 + 1990 x 0.3 =		957	(m2)
Unpaved Area	1990 x 0.7 =		1393	(m2)
Total Equivalent Area	957 x 0.95 + 1393 x 0.35 =		1397	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1397 x 206 / 1000000 =		0.080	m3/s

U Channel				
Channel Size			300	(mm)
Gradient		1 in	200	
Velocity			1.12	m/s
Capacity			0.090	m3/s

Utilization 0.08 / 0.09 = **89.24** % OK (less than 90%, for 10% siltation allowance)

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

U Channel 2 (Zone [A1 + B1] +A4)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	957 + 2243 x 1 =		3200	(m2)
Unpaved Area	1393 =		1393	(m2)
Total Equivalent Area	3200 x 0.95 + 1393 x 0.35 =		3528	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1393 x 206 / 1000000 =		0.202	m3/s

U Channel				
Channel Size			450	(mm)
Gradient		1 in	200	
Velocity			1.47	m/s
Capacity			0.265	m3/s

Utilization 0.202 / 0.265 = **76.45** % OK (less than 90%, for 10% siltation allowance)

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

U Channel 3 (Zone B2)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	2366 x 0.3 =		710	(m2)
Unpaved Area	2366 x 0.7 =		1656	(m2)
Total Equivalent Area	710 x 0.95 + 1656 x 0.35 =		1254	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1254 x 206 / 1000000 =		0.072	m3/s

U Channel (Half round to U)				
Channel Size			300	(mm)
Gradient		1 in	200	
Velocity			1.12	m/s
Capacity			0.090	m3/s

Utilization 0.072 / 0.09 = **80.12** % OK (less than 90%, for 10% siltation allowance)

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

U Channel 4 (Zone A3 + B2)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	710 + 1755 =		2465	(m2)
Unpaved Area	1656 =		1656	(m2)
Total Equivalent Area	2465 x 0.95 + 1656 x 0.35 =		2921	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 2921 x 206 / 1000000 =		0.168	m3/s

U Channel				
Channel Size			450	(mm)
Gradient		1 in	200	
Velocity			1.47	m/s
Capacity			0.265	m3/s

Utilization 0.168 / 0.265 = **63.31** % OK (less than 90%, for 10% siltation allowance)

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

U Channel 5 (Zone A2 + [A3 + B2])

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	2465 + 2210 x 1 =		4675	(m2)
Unpaved Area	1656 =		1656	(m2)
Total Equivalent Area	4675 x 0.95 + 1656 x 0.35 =		5021	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 5021 x 206 / 1000000 =		0.288	mm/hr

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

U Channel				
Channel Size			450	(mm)
Gradient		1 in	100	
Velocity			2.07	m/s
Capacity			0.375	m3/s

Utilization 0.288 / 0.375 = **76.94** % OK (less than 90%, for 10% siltation allowance)

U Channel 6 (Combined: Zone [A1 + A4 + B1] +[A2 + A3 + B2])

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	4675 + 3200 =		7875	(m2)
Unpaved Area	1656 + 1393 =		3049	(m2)
Total Equivalent Area	7875 x 0.95 + 3049 x 0.35 =		8548	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 8548 x 206 / 1000000 =		0.570	mm/hr

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

U Channel				
Channel Size			600	(mm)
Gradient		1 in	200	
Velocity			1.78	m/s
Capacity			0.491	m3/s

Utilization 0.57 / 0.491 = **86.02** % OK (less than 90%, for 10% siltation allowance)

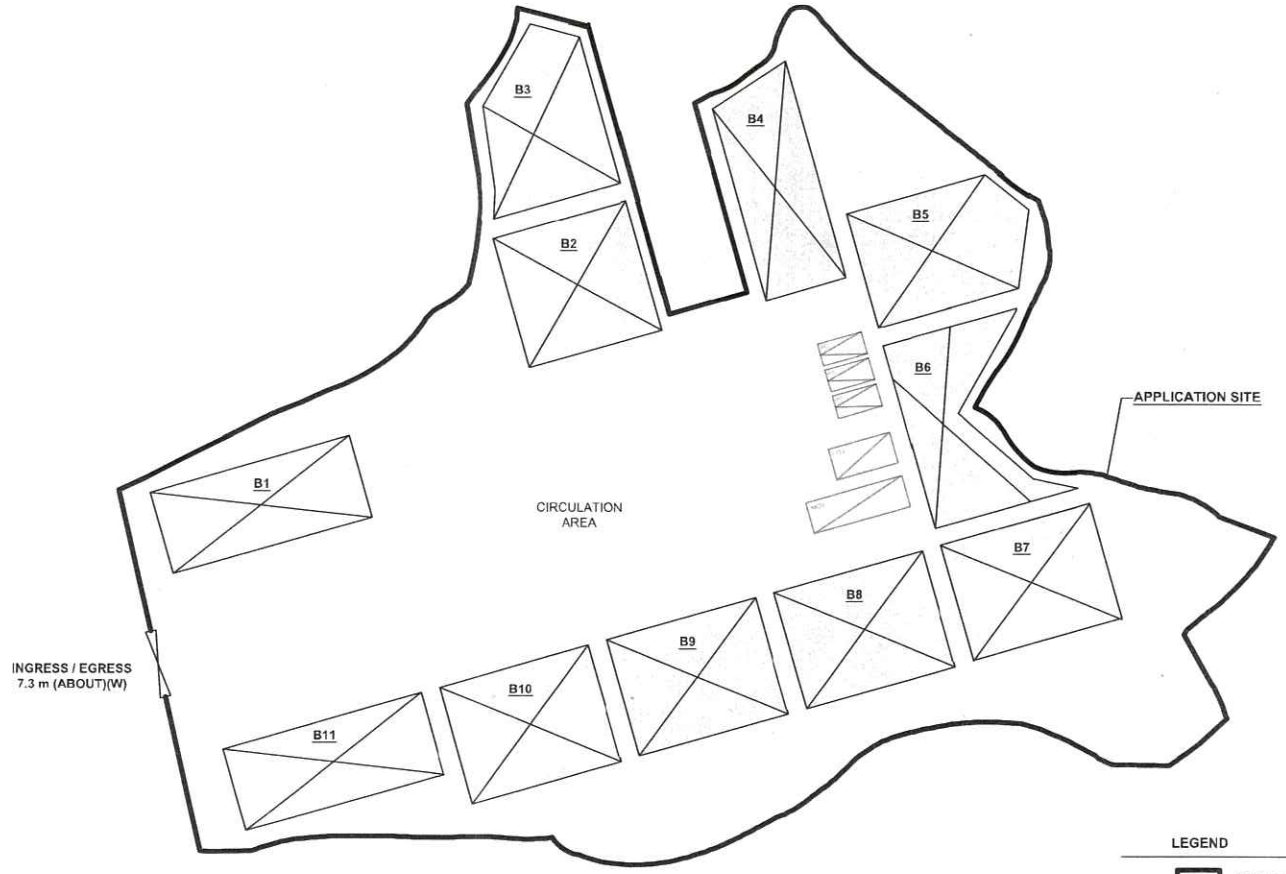
Appendix B - Proposed Development Layout Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,968 m^2	(ABOUT)
COVERED AREA	: 2,407 m^2	(ABOUT)
UNCOVERED AREA	: 4,561 m^2	(ABOUT)
PLOT RATIO	: 0.35	(ABOUT)
SITE COVERAGE	: 35 %	(ABOUT)
NO. OF STRUCTURE	: 11	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,407 m^2	(ABOUT)
TOTAL GFA	: 2,407 m^2	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE		AREA		HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	211 m^2 (ABOUT)	211 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	221 m^2 (ABOUT)	221 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m^2 (ABOUT)	216 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	212 m^2 (ABOUT)	212 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.)	228 m^2 (ABOUT)	228 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.)	212 m^2 (ABOUT)	212 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B7	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B8	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B9	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B10	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B11	WAREHOUSE (EXCLUDING D.G.G.) AND OFFICE	211 m^2 (ABOUT)	211 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
	TOTAL	2,407 m^2 (ABOUT)	2,407 m^2 (ABOUT)	

**D.G.G. - DANGEROUS GOODS GODOWN*



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
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
- PRIVATE CAR PARKING SPACE
- LOADING / UNLOADING SPACE FOR LGV
- LOADING / UNLOADING SPACE FOR MGV
- INGRESS / EGRESS

W — E, S

PLANNING CONSULTANT: R-Riches Property Consultants Ltd.

PROJECT: PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

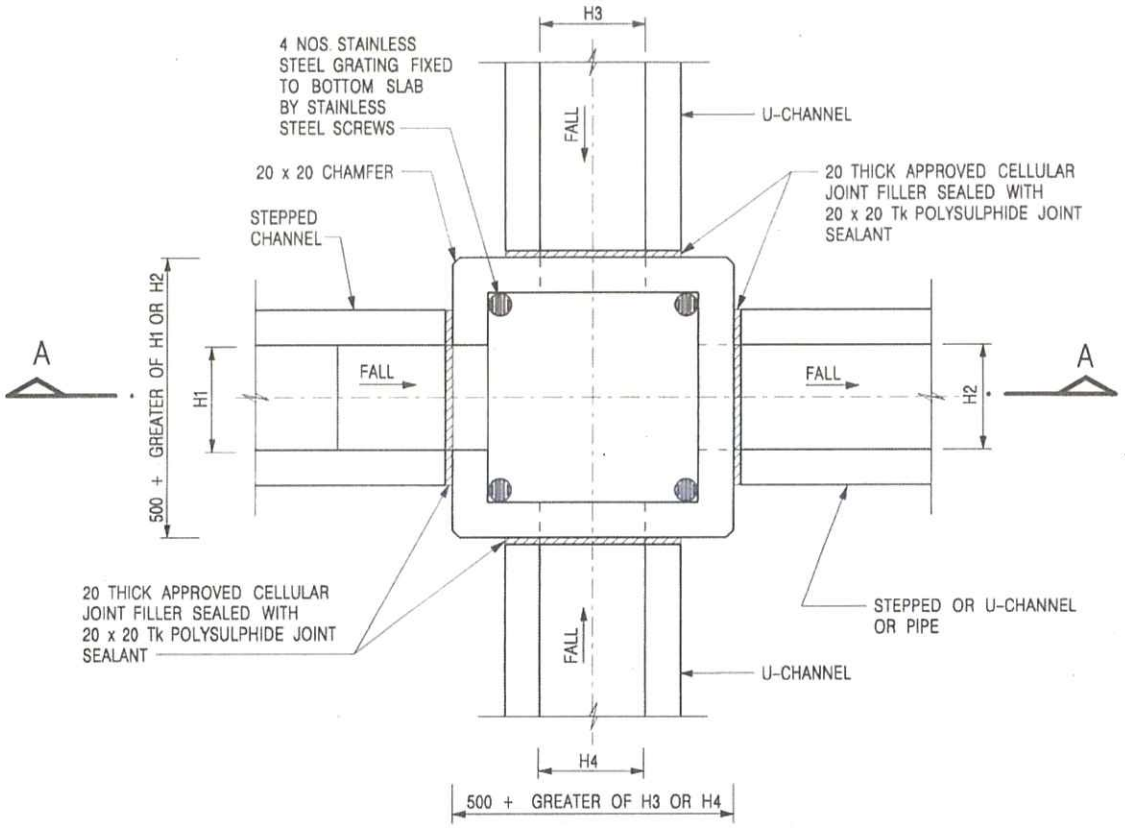
SITE LOCATION: LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE: 1 : 800 @ A4	
DRAWN BY: MN	DATE: 11.1.2024
REVISED BY:	DATE:
APPROVED BY:	DATE:

DWG. TITLE: LAYOUT PLAN

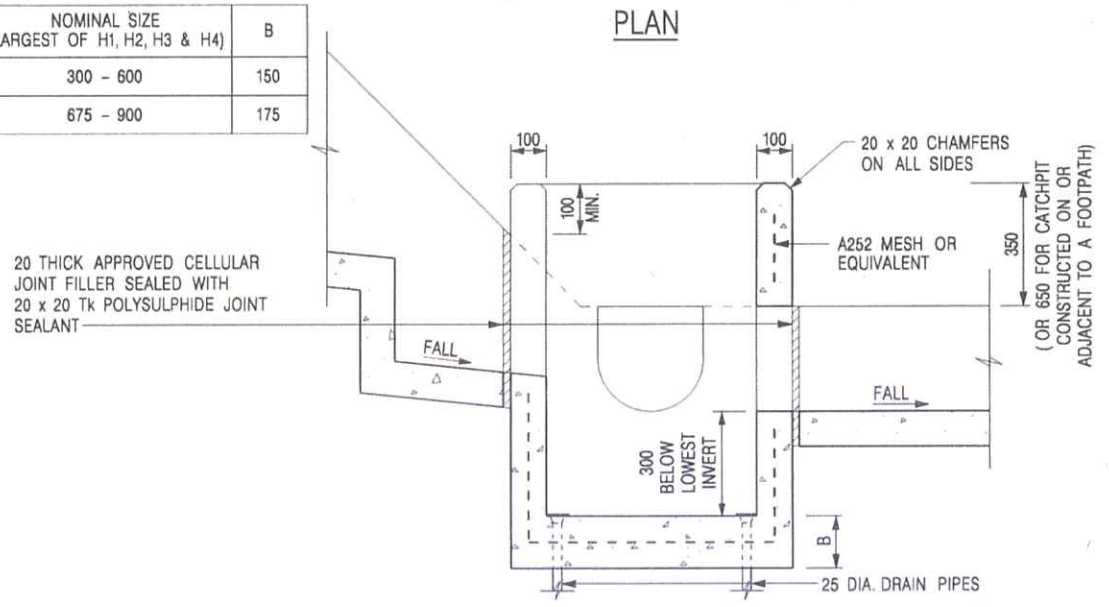
DWG NO.: PLAN 4 | VER.: 001

Appendix C - Reference Drawings



PLAN

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



SECTION A – A

NOTES:

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

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

CATCHPIT WITH TRAP

(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

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

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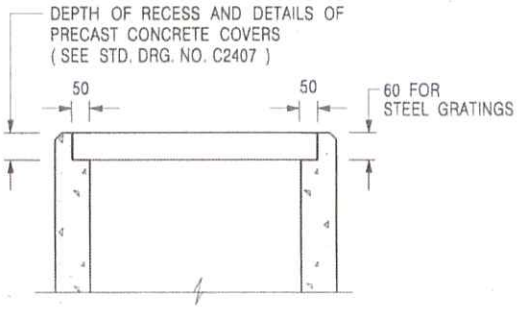


ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

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.

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

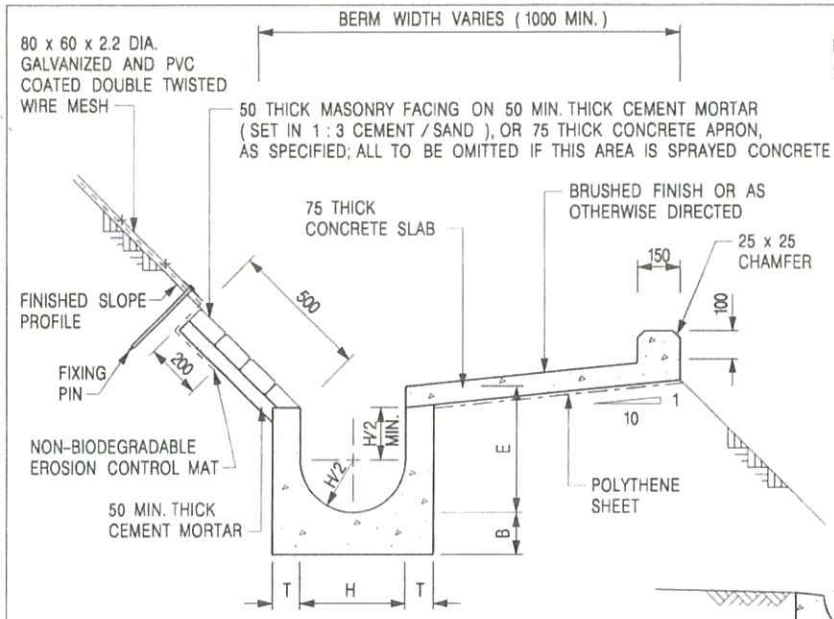
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

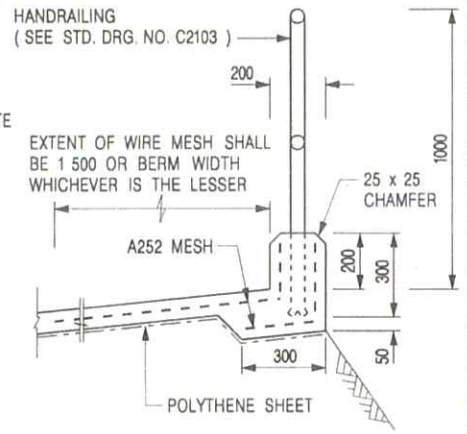
SCALE 1 : 20

DATE JAN 1991

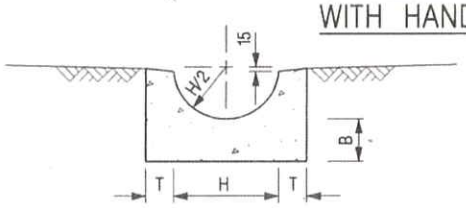
DRAWING NO. C2406 /2A



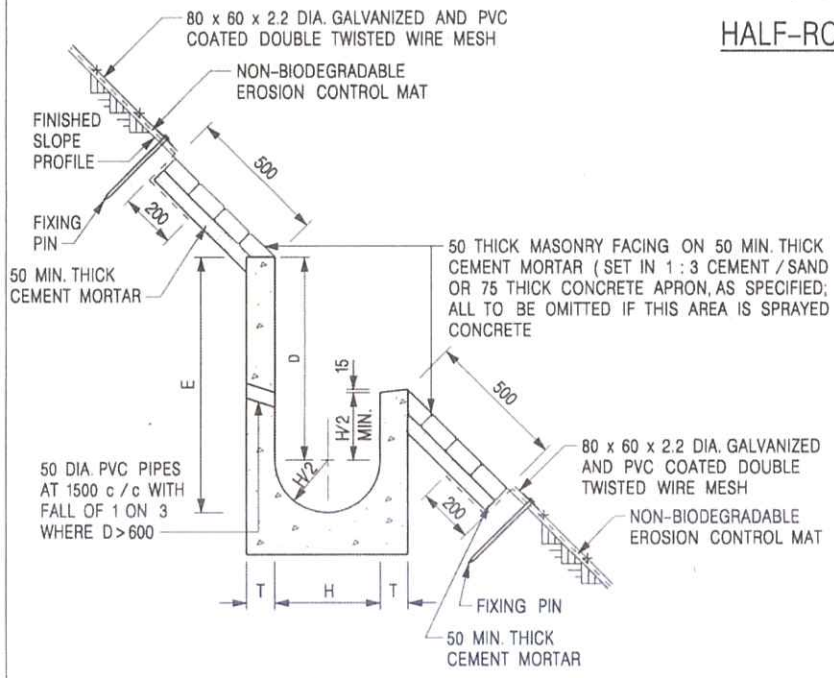
U-CHANNELS CONSTRUCTED ON BERM



DETAILS OF BERM WITH HANDRAILING



HALF-ROUND CHANNEL



U-CHANNELS NOT CONSTRUCTED ON BERM

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. C2511/1E.
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. C2511/1E)

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

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

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

CEDD **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

SCALE 1 : 25

DATE JAN 1991

DRAWING NO. C2409I

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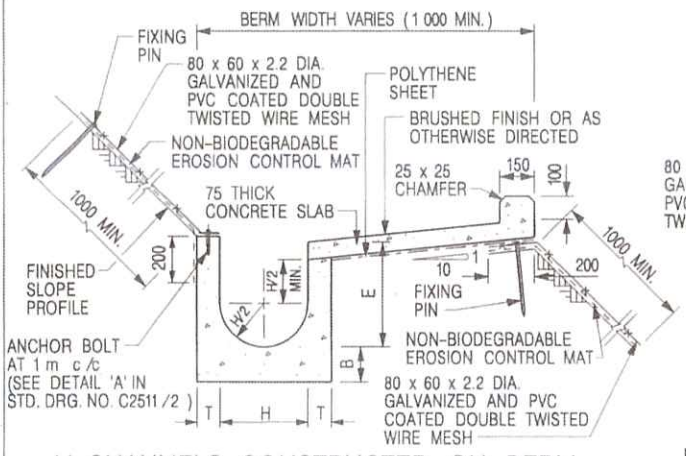
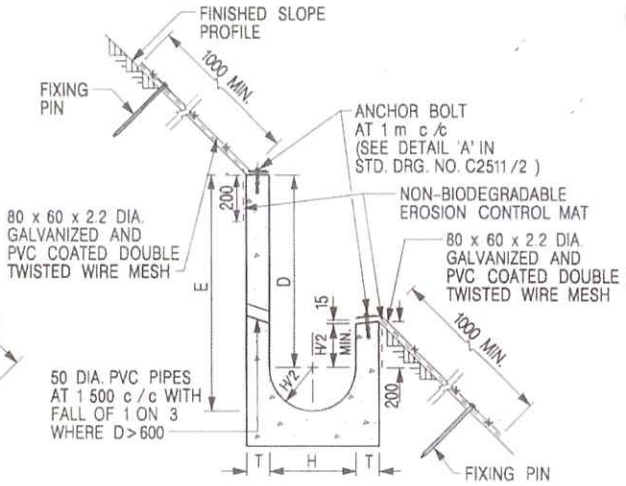
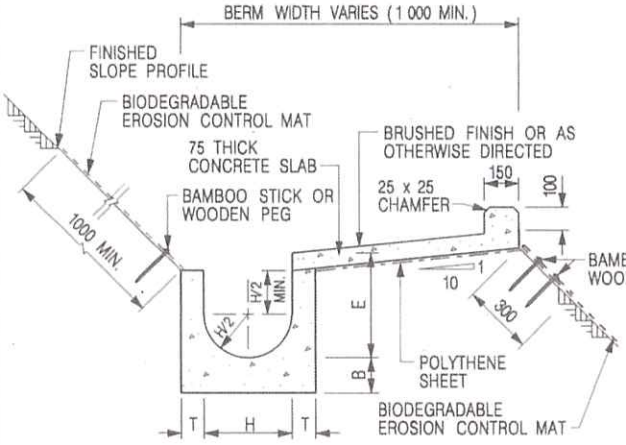


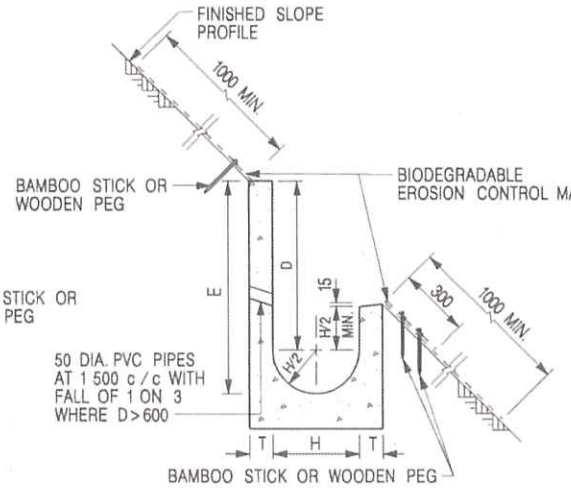
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



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:

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. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
10. 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)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE DIAGRAMMATIC

DATE JAN 1991

DRAWING NO. C2410I

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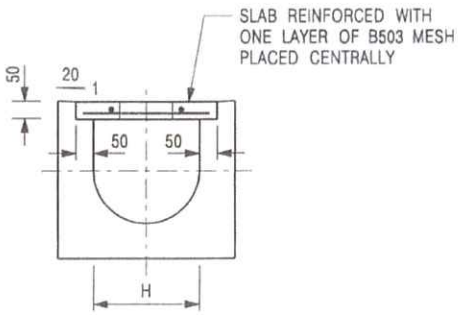

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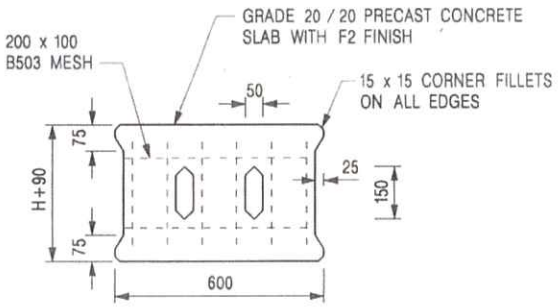
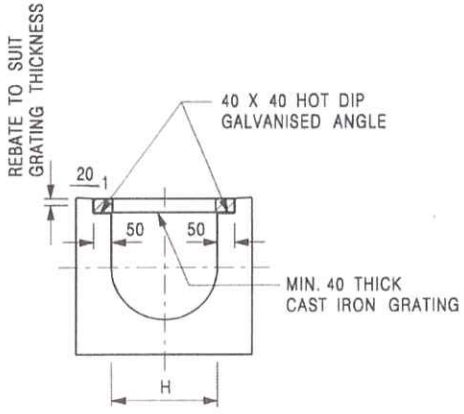


PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



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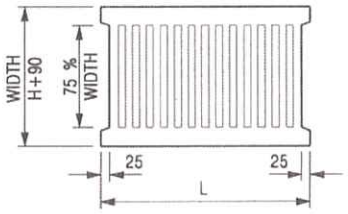


L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

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.

REF.	REVISION	SIGNATURE	DATE
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

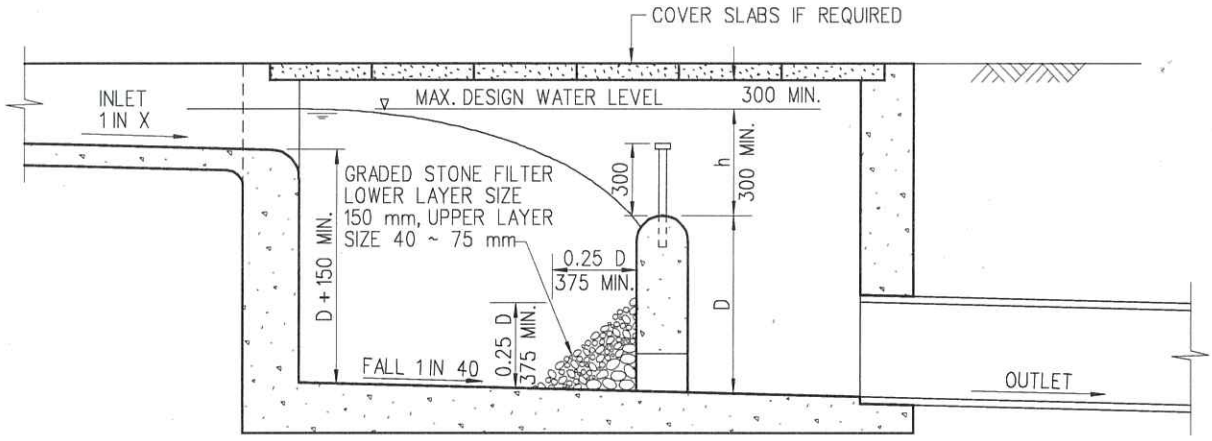
COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

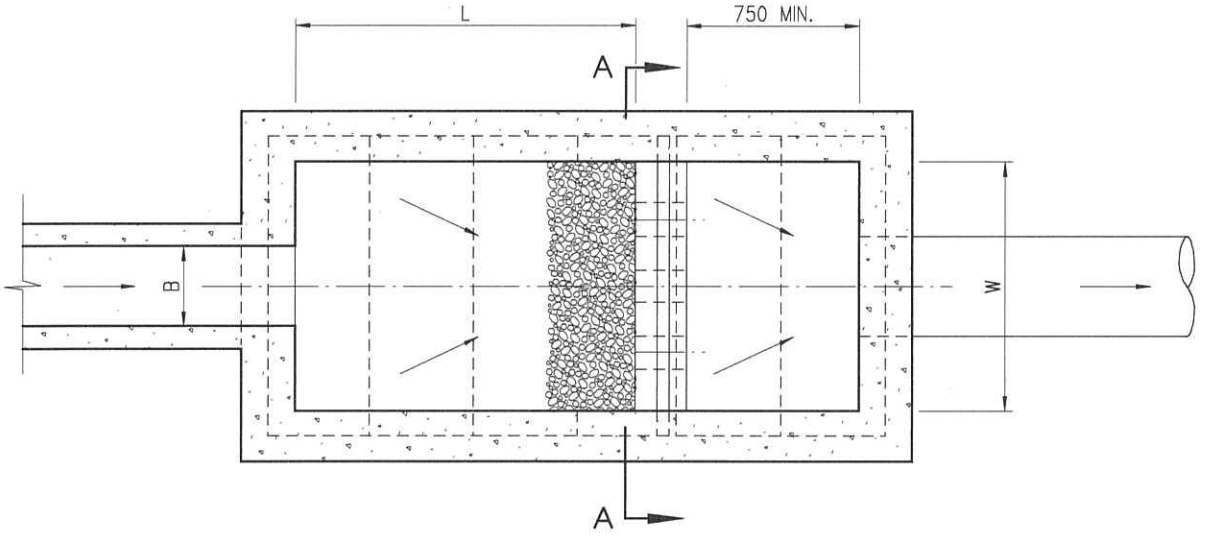
SCALE 1 : 20

DATE JAN 1991

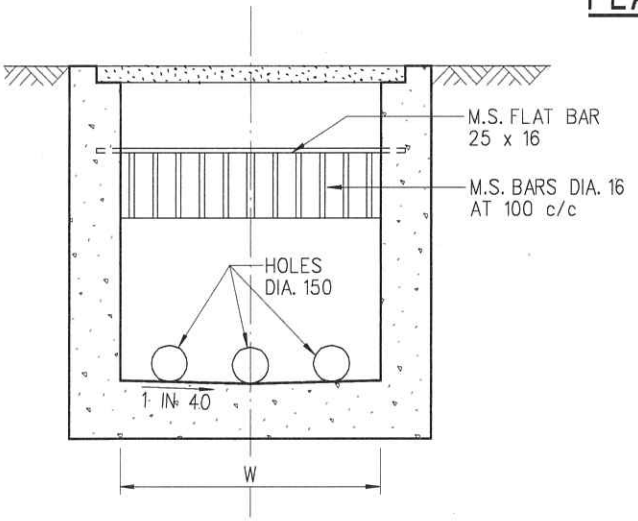
DRAWING NO. C2412E



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.

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

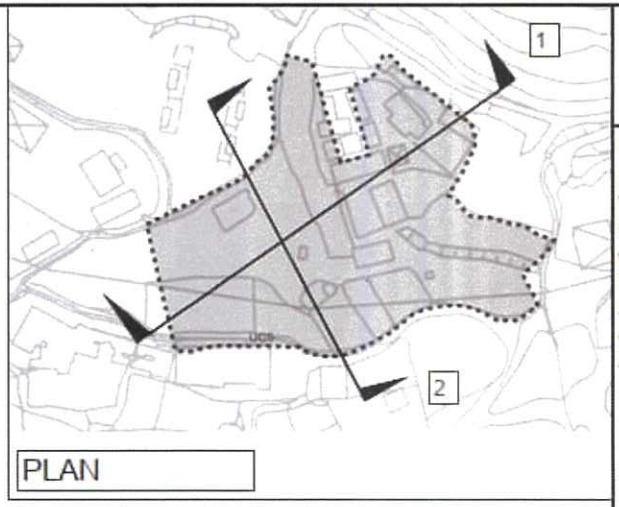
SAND TRAP

DRAINAGE SERVICES DEPARTMENT

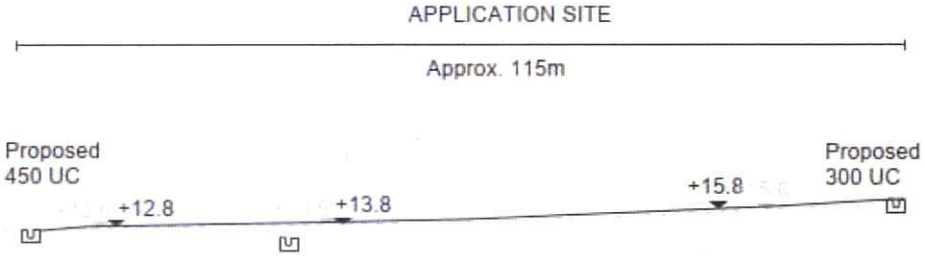
REFERENCE

SCALE
DIAGRAMMATIC

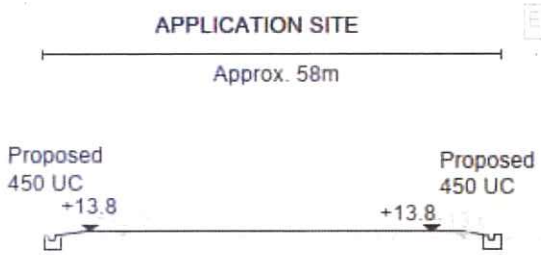
DRAWING No.
DS 1025B



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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.



SECTION 1
NTS



SECTION 2
NTS

SECTIONS

Appendix D

Appendix E

Checking of Existing 7m (W) x 3m (D) Channel
[Assume width of channel is 3m for Assessment Purpose]

Runoff Estimation				
Design Return Period		1 in	50	years
Paved Area	136753 =		136,753	(m2)
Unpaved Area	940087 =		940,087	(m2)
Total Equivalent Area	136753 x 0.95 + 940087 x 0.35 =		458,946	(m2)
Rainfall Intensity, I *			133	mm/hr
Design Discharge Rate, Q	0.278 x 458946 x 133 / 1000000 =		41.701	mm/hr

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

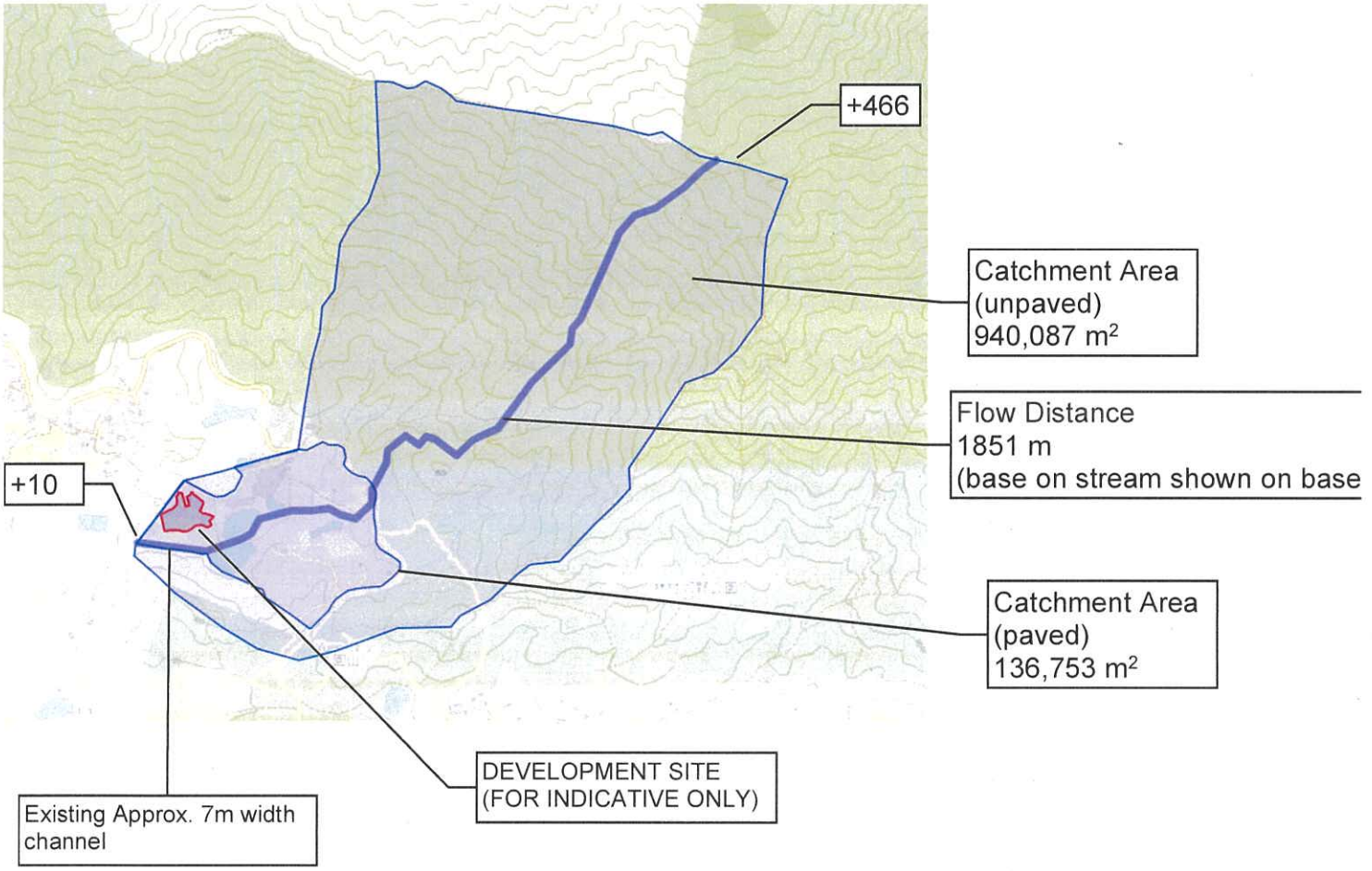
U Channel				
Channel Size			3000	(mm)
Gradient		1 in	200	
Velocity			5.19	m/s
Capacity			16.966	m3/s

Assume the existing channel size is 3m only for Assessment Purpose

Utilization	41.701 / 16.966	=	**40.69**	%	OK	(less than 90%, for 10% siltation allowance)

Time of Concentration for Catchement of Existing

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L/ ($H^{0.2}A^{0.1}$)	tc = to + tf
A	L			H		
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
1076839.86	1851	466	10	24.635	35.172	35.172



R-Riches
Property Consultants Ltd.

睿卓物業有限公司

Our Ref. : DD107 Lot 1291
Your Ref. : TPB/A/YL-KTN/1004

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

26 June 2024

Dear Sir,

3rd Further Information

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1004)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Christian CHIM at or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD (Attn.: Ms. Andrea YAN email:)
(Attn.: Ms. Olivia NG email:)

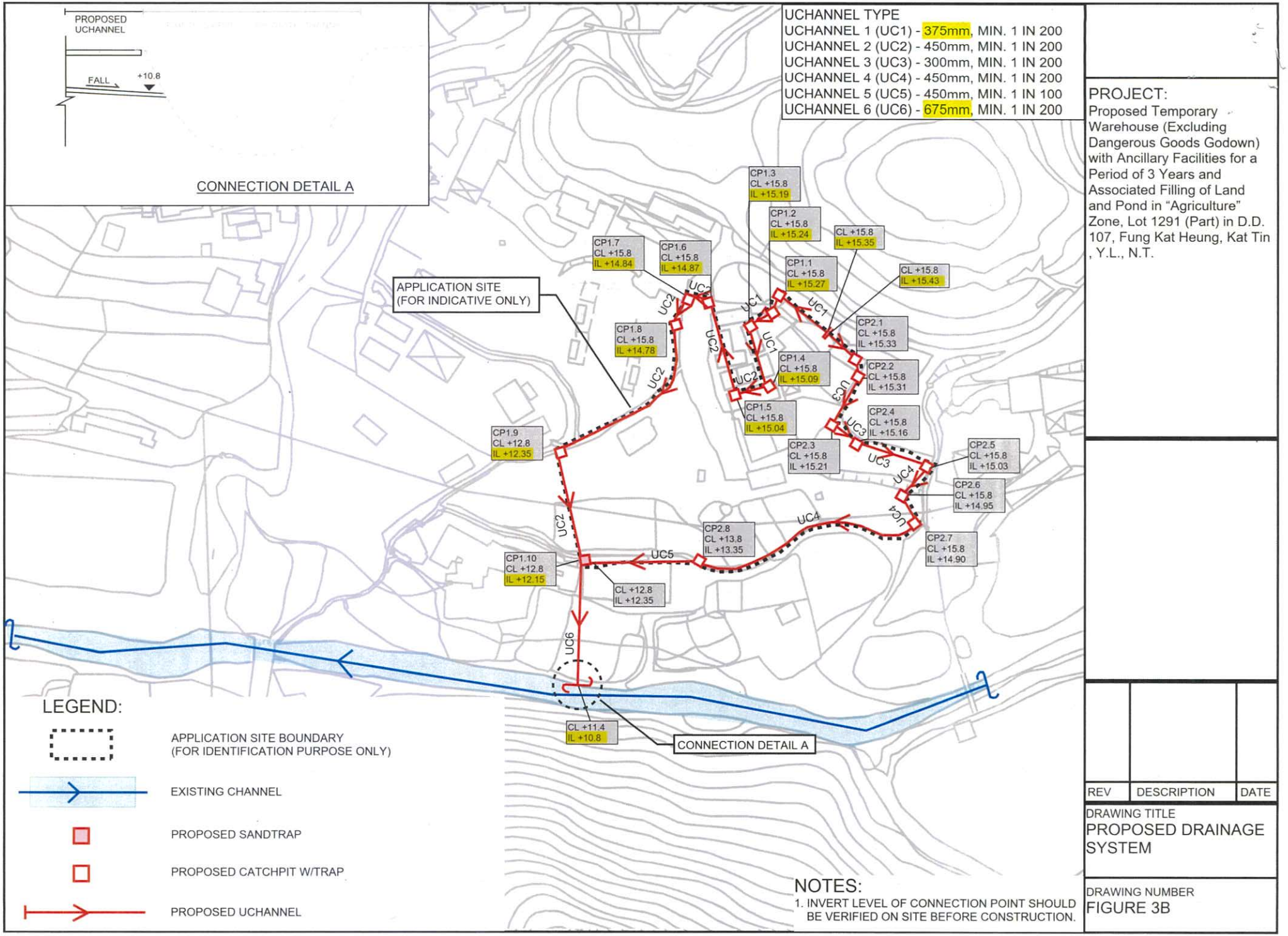
Responses-to-Comments

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1004)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)		
(a)	As the 30% paved area is a rough estimate, so that the u-channel 1 capacity has been checked up to 89.24% which is considered underestimated. Please upgrade the u-channel size as appropriate.	The u-channel 1 size is upgraded from 300mm to 375mm. Please refer to revised **Appendix A** and **Figure 3B**.
(b)	Similar to Comment 1, please also upgrade the size of u-channel 6 for conservative approach.	Noted. The u-channel 6 size is upgraded from 600mm to 675mm. Please refer to revised **Appendix A** and **Figure 3B**.
(c)	Previous comment (h) has not been addressed. Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted. 100mm separation opening from ground level along the hoarding wall where it is to be erected.
(d)	Cross sections: Adjacent ground levels should be shown on drawings. The extent of north area in Section 2 should also be included.	Noted. Please refer to the revised **Appendix D**.
(e)	Design Calculation: Please show the detailed calculation steps of proposed u-channels.	Noted. Please refer to the updated **Appendix A**.



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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
PROPOSED DRAINAGE SYSTEM

DRAWING NUMBER
FIGURE 3B

Appendix A - Design Calculation

U Channel 1 (Zone A1 + B1)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	360 + 1990 x 0.3 =		957	(m2)
Unpaved Area	1990 x 0.7 =		1393	(m2)
Total Equivalent Area	957 x 0.95 + 1393 x 0.35 =		1397	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1397 x 206 / 1000000 =		0.080	m3/s

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

U Channel				
Channel Size			375	(mm)
Gradient		1 in	200	
Area	π x 0.38^2 /8 + 0.38 x 0.38/2 =		0.126	(m2)
Wetted Perimeter	π x 0.38 / 2 + 0.38/2 x 2 =		0.964	(m)
R	0.126 / 0.964 =		0.130	(m)
Velocity			1.30	m/s
Capacity			0.163	m3/s

Utilization 0.08 / 0.163 = **49.22** % OK (less than 90%, for 10% siltation allowance)

U Channel 2 (Zone [A1 + B1] +A4)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	957 + 2243 x 1 =		3200	(m2)
Unpaved Area	1393 =		1393	(m2)
Total Equivalent Area	3200 x 0.95 + 1393 x 0.35 =		3528	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1393 x 206 / 1000000 =		0.202	m3/s

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

U Channel				
Channel Size			450	(mm)
Gradient		1 in	200	
Area	π x 0.45^2 /8 + 0.45 x 0.45/2 =		0.181	(m2)
Wetted Perimeter	π x 0.45 / 2 + 0.45/2 x 2 =		1.157	(m)
R	0.181 / 1.157 =		0.156	(m)
Velocity			1.47	m/s
Capacity			0.265	m3/s

Utilization 0.202 / 0.265 = **76.45** % OK (less than 90%, for 10% siltation allowance)

U Channel 3 (Zone B2)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	2366 x 0.3 =		710	(m2)
Unpaved Area	2366 x 0.7 =		1656	(m2)
Total Equivalent Area	710 x 0.95 + 1656 x 0.35 =		1254	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1254 x 206 / 1000000 =		0.072	m3/s

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

U Channel (Half round to U)				
Channel Size			300	(mm)
Gradient		1 in	200	
Area	π x 0.3^2 /8 + 0.3 x 0.3/2 =		0.080	(m2)
Wetted Perimeter	π x 0.3 / 2 + 0.3/2 x 2 =		0.771	(m)
R	0.08 / 0.771 =		0.104	(m)
Velocity			1.12	m/s
Capacity			0.090	m3/s

Utilization 0.072 / 0.09 = **80.12** % OK (less than 90%, for 10% siltation allowance)

U Channel 4 (Zone A3 + B2)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	710 + 1755 =		2465	(m2)
Unpaved Area	1656 =		1656	(m2)
Total Equivalent Area	2465 x 0.95 + 1656 x 0.35 =		2921	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 2921 x 206 / 1000000 =		0.168	m3/s

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

U Channel				
Channel Size			450	(mm)
Gradient		1 in	200	
Area	π x 0.45^2 /8 + 0.45 x 0.45/2 =		0.181	(m2)
Wetted Perimeter	π x 0.45 / 2 + 0.45/2 x 2 =		1.157	(m)
R	0.181 / 1.157 =		0.156	(m)
Velocity			1.47	m/s
Capacity			0.265	m3/s

Utilization	0.168 / 0.265	=	**63.31**	%	OK	(less than 90%, for 10% siltation allowance)

U Channel 5 (Zone A2 + [A3 + B2])

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	2465 + 2210 x 1 =		4675	(m2)
Unpaved Area	1656 =		1656	(m2)
Total Equivalent Area	4675 x 0.95 + 1656 x 0.35 =		5021	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 5021 x 206 / 1000000 =		0.288	mm/hr

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

U Channel				
Channel Size			450	(mm)
Gradient		1 in	100	
Area	π x 0.45^2 /8 + 0.45 x 0.45/2 =		0.181	(m2)
Wetted Perimeter	π x 0.45 / 2 + 0.45/2 x 2 =		1.157	(m)
R	0.181 / 1.157 =		0.156	(m)
Velocity			2.07	m/s
Capacity			0.375	m3/s

Utilization	0.288 / 0.375	=	**76.94**	%	OK	(less than 90%, for 10% siltation allowance)

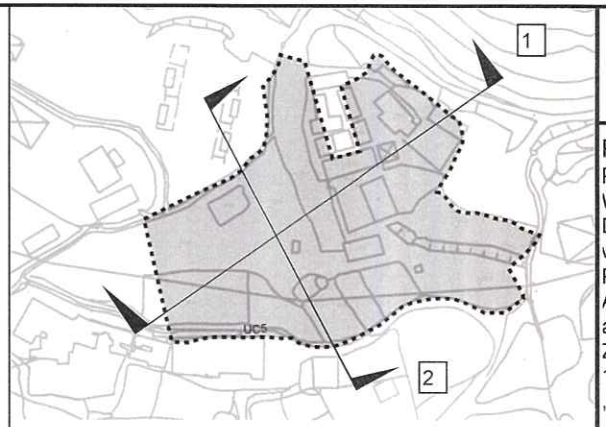
U Channel 6 (Combined: Zone [A1 + A4 + B1] +[A2 + A3 + B2])

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	4675 + 3200 =		7875	(m2)
Unpaved Area	1656 + 1393 =		3049	(m2)
Total Equivalent Area	7875 x 0.95 + 3049 x 0.35 =		8548	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 8548 x 206 / 1000000 =		0.781	mm/hr

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

U Channel				
Channel Size			675	(mm)
Gradient		1 in	200	
Area	π x 0.68^2 /8 + 0.68 x 0.68/2 =		0.407	(m2)
Wetted Perimeter	π x 0.68 / 2 + 0.68/2 x 2 =		1.735	(m)
R	0.407 / 1.735 =		0.234	(m)
Velocity			1.92	m/s
Capacity			0.491	m3/s

Utilization	0.781 / 0.491	=	**62.83**	%	OK	(less than 90%, for 10% siltation allowance)



PROJECT:
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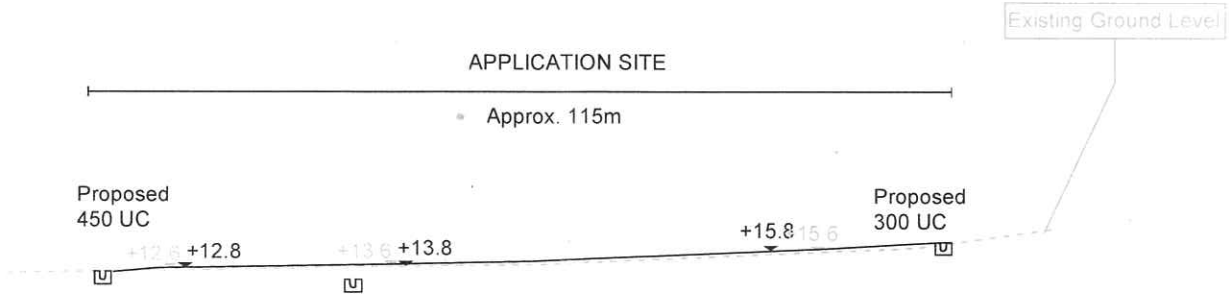
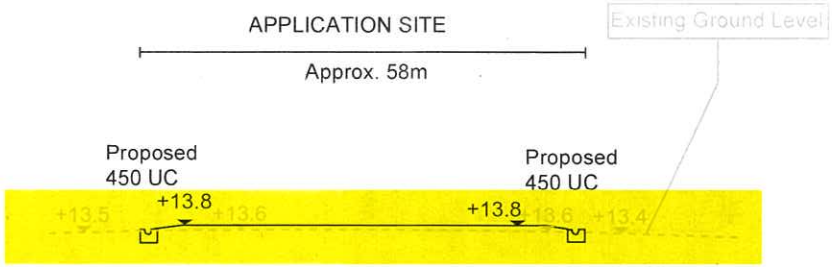


SECTION 1
NTS



SECTION 2
NTS

SECTIONS

Appendix D

R-Riches
Property Consultants Ltd.

益卓物業有限公司

Our Ref. : DD107 Lot 1291
Your Ref. : TPB/A/YL-KTN/1004

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

29 July 2024

Dear Sir,

4th Further Information

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1004)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Christian CHIM at or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD (Attn.: Ms. Andrea YAN email:)
(Attn.: Ms. Olivia NG email:)

Responses-to-Comments

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1004)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)		
(a)	Please add the R-to-C in the report text and also drawing.	Noted. Please refer to Section 4.1.2 in the report and **Figure 3C**.
(b)	Please submit a full report with all R-to-C record included as appendix for reference.	Noted. Please refer to the updated full report (**Annex I**).
2. Comments of the Chief Town Planner/Fanling Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Ms. Olivia NG; Tel.: 3168 4045)		
(a)	Noting that an area neat the application site is covered by another planning permission under application No. A/YL-KTN/994 for open storage use submitted by the same applicant as the current application, please clarify the relationship between the current application and the application No. A/YL-KTN/994.	The applicant would like to use the application site (the Site) and the adjacent site (i.e. the application site of S.16 planning application No. A/YL-KTN/994) to alleviate the pressing demand for open storage and warehousing services, as well as to support the local warehousing and logistics industries. After planning approval has been granted by the Town Planning Board, the applicant will be responsible for the construction and management of the proposed development, the Site and the adjacent site will be rented to two business operators to specialise in services providing for 'open storage' and 'warehouse' uses. Therefore, two separate S.16 planning applications were submitted for better management, to create additional employment opportunities, and to boost the local economy.

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin, Y.L., N.T.

Drainage Appraisal

Jul 2024

Table of Content

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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 Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond' (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 at Kam Tin North has an area of about 6,968 m^2. The site is currently an unused grassland with temporary structures and a small dried pond. The site location plan is shown in **Figure 1**.

1.2.2 The existing ground level of the site is approx. +12.4 mPD to 15.6 mPD and it is intended to fill to +12.8 mPD to +15.8 mPD. The ground level is gently falling from east to west.

1.2.3 There is an existing approx.. 7m width channel about 50m at the south of the site. Existing Drainage Plan and Site Photo of existing 7m width channel are shown in **Figure 2** for reference.

1.2.4 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 6,968 m^2. The indicative development schedule is summarized in **Table 1** below for technical assessment purpose. Catchment plan with external catchment is shown in **Figure 4**.

Proposed Development	
Total Site Area (m^2)	6,968
Paved Area (m^2) Assume all proposed site area as paved area after development for assessment purpose	6,968

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 upper catchment to discharge to existing approx. 7m width channel at the south of the site. 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:

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_f = hydraulic gradient
n = manning's coefficient
R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

Colebrook-White Equation: $\underline{v} = -\sqrt{32gRS}\, log\, log\, (\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}})$

where,

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

4. Proposed Drainage System

4.1.1 Proposed drainage system are designed for collection of runoff from the application site and external catchment at the north-east. It is proposed to discharge to existing approx. 7m channel at south of the development. The alignment, size and gradient of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.

4.1.2 Where any hoarding or wall to be erected, 100mm separation opening from ground level to be provided along the hoarding/wall.

4.1.3 The design calculations of proposed drains are shown in **Appendix A**.

4.1.4 The reference standard drawings of drains are shown in **Appendix C**.

4.1.5 Design checking of existing downstream approx. 7m channel is shown in **Appendix E**.

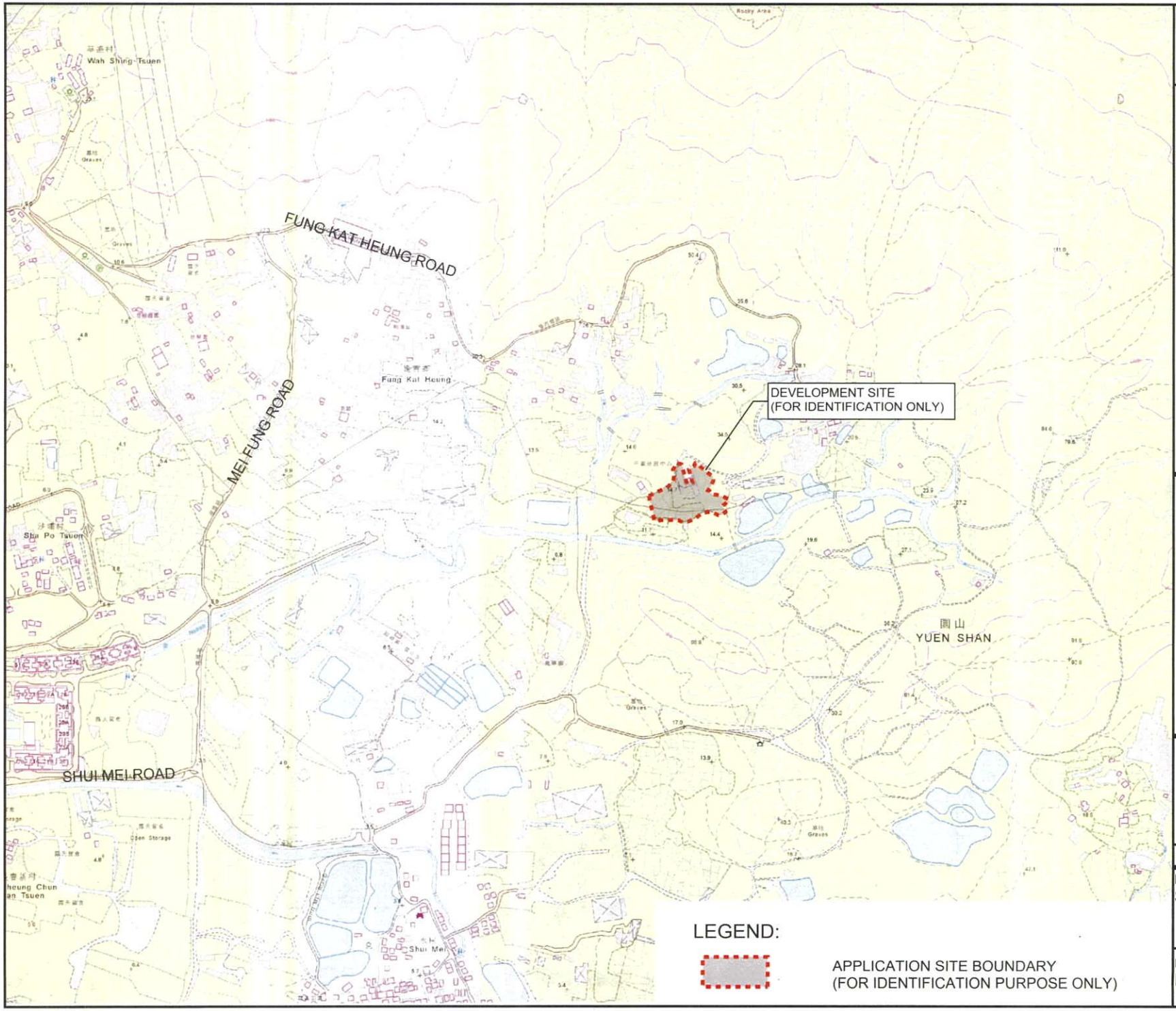
5. Conclusion

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 drains and discharged to the existing channel at south.

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



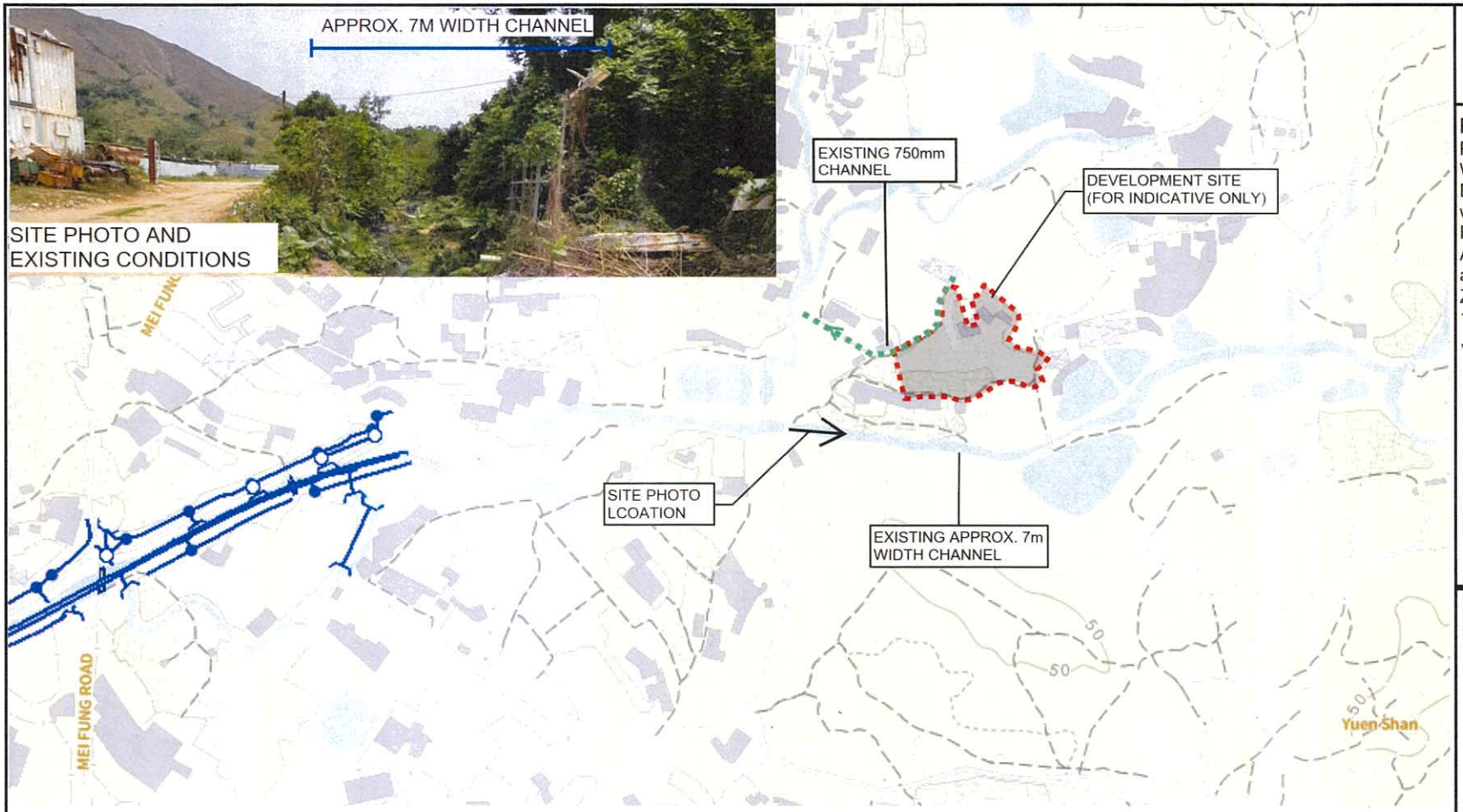
PROJECT:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
SITE LOCATION PLAN

DRAWING NUMBER
FIGURE 1

SITE PHOTO AND EXISTING CONDITIONS



LEGEND:

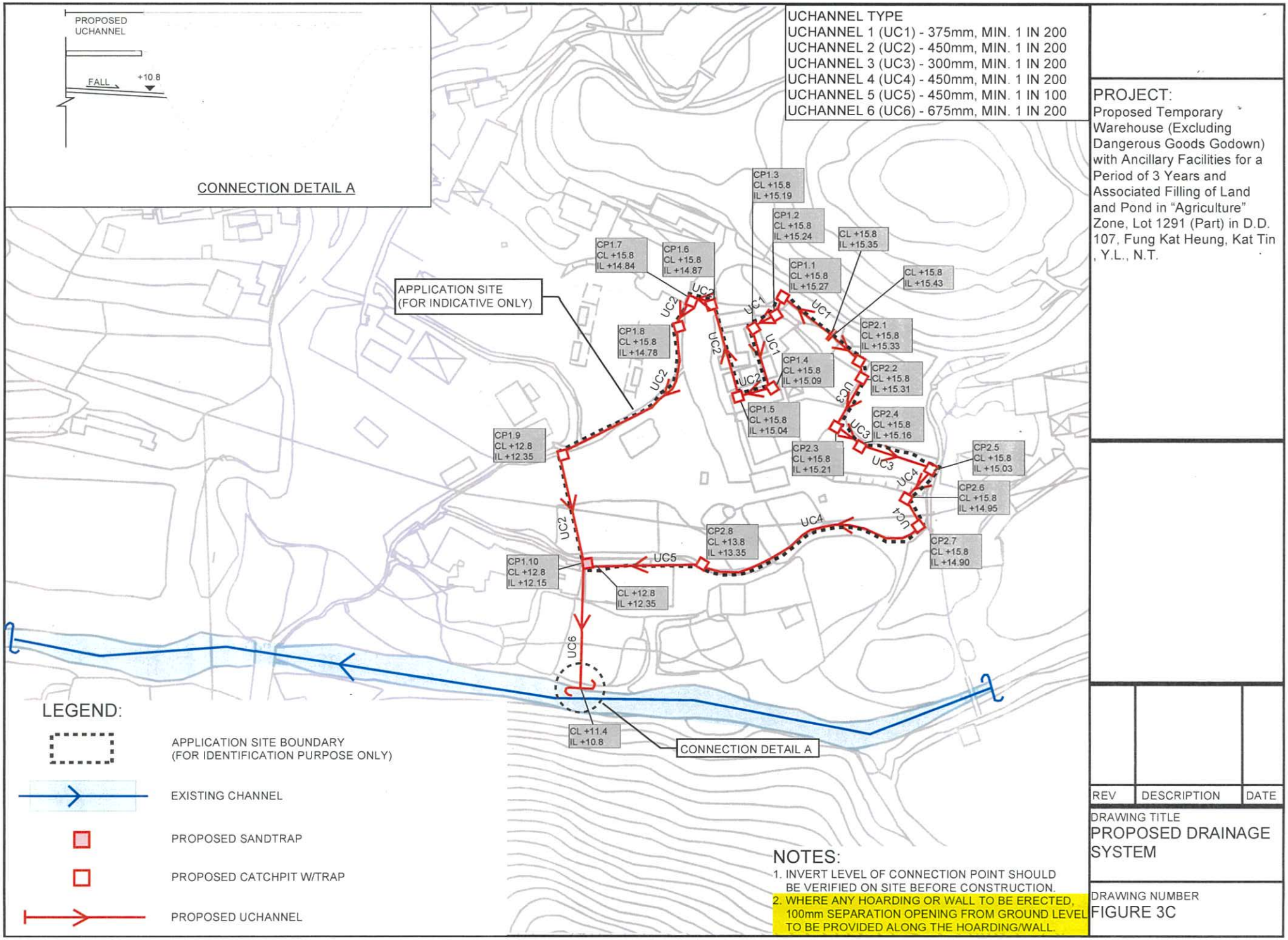
Combined Manhole	Tapping Point (Sewer)	Tapping Point (Storm)
Overflow (Combined)	Sewer Terminal Manhole	Storm Water Terminal Manhole
Pipe (Combined)	Catchpit	Tunnel Protection Zone (100m / 200m)
Interface Valve Chamber	Inlet	Tunnel Protection Zone (General Range)
Sewer Manhole	Storm Water Manhole	Tunnel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

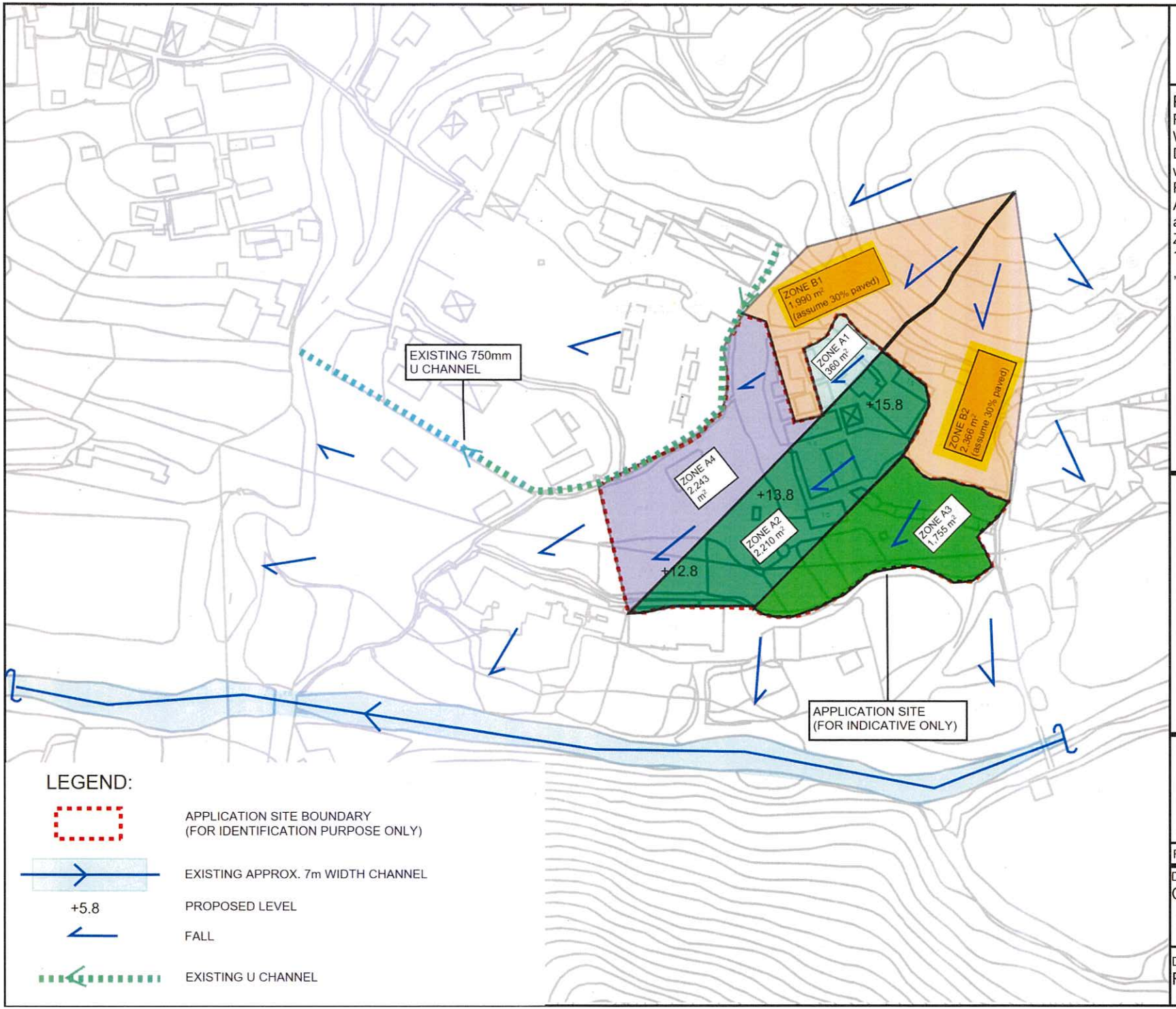
PROJECT:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
EXISTING DRAINAGE PLAN

DRAWING NUMBER
FIGURE 2A


PROPOSED UCHANNEL
FALL
+10.8
CONNECTION DETAIL A
UCHANNEL TYPE
UCHANNEL 1 (UC1) - 375mm, MIN. 1 IN 200
UCHANNEL 2 (UC2) - 450mm, MIN. 1 IN 200
UCHANNEL 3 (UC3) - 300mm, MIN. 1 IN 200
UCHANNEL 4 (UC4) - 450mm, MIN. 1 IN 200
UCHANNEL 5 (UC5) - 450mm, MIN. 1 IN 100
UCHANNEL 6 (UC6) - 675mm, MIN. 1 IN 200
APPLICATION SITE (FOR INDICATIVE ONLY)
CP1.1 CL +15.8 IL +15.27
CP1.2 CL +15.8 IL +15.24
CP1.3 CL +15.8 IL +15.19
CP1.4 CL +15.8 IL +15.09
CP1.5 CL +15.8 IL +15.04
CP1.6 CL +15.8 IL +14.87
CP1.7 CL +15.8 IL +14.84
CP1.8 CL +15.8 IL +14.78
CP1.9 CL +12.8 IL +12.35
CP1.10 CL +12.8 IL +12.15
CL +12.8 IL +12.35
CL +15.8 IL +15.35
CL +15.8 IL +15.43
CP2.1 CL +15.8 IL +15.33
CP2.2 CL +15.8 IL +15.31
CP2.3 CL +15.8 IL +15.21
CP2.4 CL +15.8 IL +15.16
CP2.5 CL +15.8 IL +15.03
CP2.6 CL +15.8 IL +14.95
CP2.7 CL +15.8 IL +14.90
CP2.8 CL +13.8 IL +13.35
CL +11.4 IL +10.8
CONNECTION DETAIL A
UC1
UC2
UC3
UC4
UC5
UC6
LEGEND:
APPLICATION SITE BOUNDARY (FOR IDENTIFICATION PURPOSE ONLY)
EXISTING CHANNEL
PROPOSED SANDTRAP
PROPOSED CATCHPIT W/TRAP
PROPOSED UCHANNEL
NOTES:
1. INVERT LEVEL OF CONNECTION POINT SHOULD BE VERIFIED ON SITE BEFORE CONSTRUCTION.
2. WHERE ANY HOARDING OR WALL TO BE ERECTED, 100mm SEPARATION OPENING FROM GROUND LEVEL TO BE PROVIDED ALONG THE HOARDING/WALL.
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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.
REV
DESCRIPTION
DATE
DRAWING TITLE
PROPOSED DRAINAGE SYSTEM
DRAWING NUMBER
FIGURE 3C



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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
CATCHMENT PLAN

DRAWING NUMBER
FIGURE 4A

Appendix

Appendix A - Design Calculation

U Channel 1 (Zone A1 + B1)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	360 + 1990 x 0.3 =		957	(m2)
Unpaved Area	1990 x 0.7 =		1393	(m2)
Total Equivalent Area	957 x 0.95 + 1393 x 0.35 =		1397	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1397 x 206 / 1000000 =		0.080	m3/s

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

U Channel				
Channel Size			375	(mm)
Gradient		1 in	200	
Area	π x 0.38^2 /8 + 0.38 x 0.38/2 =		0.126	(m2)
Wetted Perimeter	π x 0.38 / 2 + 0.38/2 x 2 =		0.964	(m)
R	0.126 / 0.964 =		0.130	(m)
Velocity			1.30	m/s
Capacity			0.163	m3/s

Utilization	0.08 / 0.163	=	**49.22**	%	OK	(less than 90%, for 10% siltation allowance)

U Channel 2 (Zone [A1 + B1] +A4)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	957 + 2243 x 1 =		3200	(m2)
Unpaved Area	1393 =		1393	(m2)
Total Equivalent Area	3200 x 0.95 + 1393 x 0.35 =		3528	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1393 x 206 / 1000000 =		0.202	m3/s

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

U Channel				
Channel Size			450	(mm)
Gradient		1 in	200	
Area	π x 0.45^2 /8 + 0.45 x 0.45/2 =		0.181	(m2)
Wetted Perimeter	π x 0.45 / 2 + 0.45/2 x 2 =		1.157	(m)
R	0.181 / 1.157 =		0.156	(m)
Velocity			1.47	m/s
Capacity			0.265	m3/s

Utilization	0.202 / 0.265	=	**76.45**	%	OK	(less than 90%, for 10% siltation allowance)

U Channel 3 (Zone B2)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	2366 x 0.3 =		710	(m2)
Unpaved Area	2366 x 0.7 =		1656	(m2)
Total Equivalent Area	710 x 0.95 + 1656 x 0.35 =		1254	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1254 x 206 / 1000000 =		0.072	m3/s

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

U Channel (Half round to U)				
Channel Size			300	(mm)
Gradient		1 in	200	
Area	π x 0.3^2 /8 + 0.3 x 0.3/2 =		0.080	(m2)
Wetted Perimeter	π x 0.3 / 2 + 0.3/2 x 2 =		0.771	(m)
R	0.08 / 0.771 =		0.104	(m)
Velocity			1.12	m/s
Capacity			0.090	m3/s

Utilization	0.072 / 0.09	=	**80.12**	%	OK	(less than 90%, for 10% siltation allowance)

U Channel 4 (Zone A3 + B2)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	710 + 1755 =		2465	(m2)
Unpaved Area	1656 =		1656	(m2)
Total Equivalent Area	2465 x 0.95 + 1656 x 0.35 =		2921	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 2921 x 206 / 1000000 =		0.168	m3/s

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

U Channel				
Channel Size			450	(mm)
Gradient		1 in	200	
Area	π x 0.45^2 /8 + 0.45 x 0.45/2 =		0.181	(m2)
Wetted Perimeter	π x 0.45 / 2 + 0.45/2 x 2 =		1.157	(m)
R	0.181 / 1.157 =		0.156	(m)
Velocity			1.47	m/s
Capacity			0.265	m3/s

Utilization	0.168 / 0.265	=	**63.31**	%	OK	(less than 90%, for 10% siltation allowance)

U Channel 5 (Zone A2 + [A3 + B2])

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	2465 + 2210 x 1 =		4675	(m2)
Unpaved Area	1656 =		1656	(m2)
Total Equivalent Area	4675 x 0.95 + 1656 x 0.35 =		5021	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 5021 x 206 / 1000000 =		0.288	mm/hr

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

U Channel				
Channel Size			450	(mm)
Gradient		1 in	100	
Area	π x 0.45^2 /8 + 0.45 x 0.45/2 =		0.181	(m2)
Wetted Perimeter	π x 0.45 / 2 + 0.45/2 x 2 =		1.157	(m)
R	0.181 / 1.157 =		0.156	(m)
Velocity			2.07	m/s
Capacity			0.375	m3/s

Utilization	0.288 / 0.375	=	**76.94**	%	OK	(less than 90%, for 10% siltation allowance)

U Channel 6 (Combined: Zone [A1 + A4 + B1] +[A2 + A3 + B2])

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	4675 + 3200 =		7875	(m2)
Unpaved Area	1656 + 1393 =		3049	(m2)
Total Equivalent Area	7875 x 0.95 + 3049 x 0.35 =		8548	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 8548 x 206 / 1000000 =		0.781	mm/hr

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

U Channel				
Channel Size			675	(mm)
Gradient		1 in	200	
Area	π x 0.68^2 /8 + 0.68 x 0.68/2 =		0.407	(m2)
Wetted Perimeter	π x 0.68 / 2 + 0.68/2 x 2 =		1.735	(m)
R	0.407 / 1.735 =		0.234	(m)
Velocity			1.92	m/s
Capacity			0.491	m3/s

Utilization	0.781 / 0.491	=	**62.83**	%	OK	(less than 90%, for 10% siltation allowance)

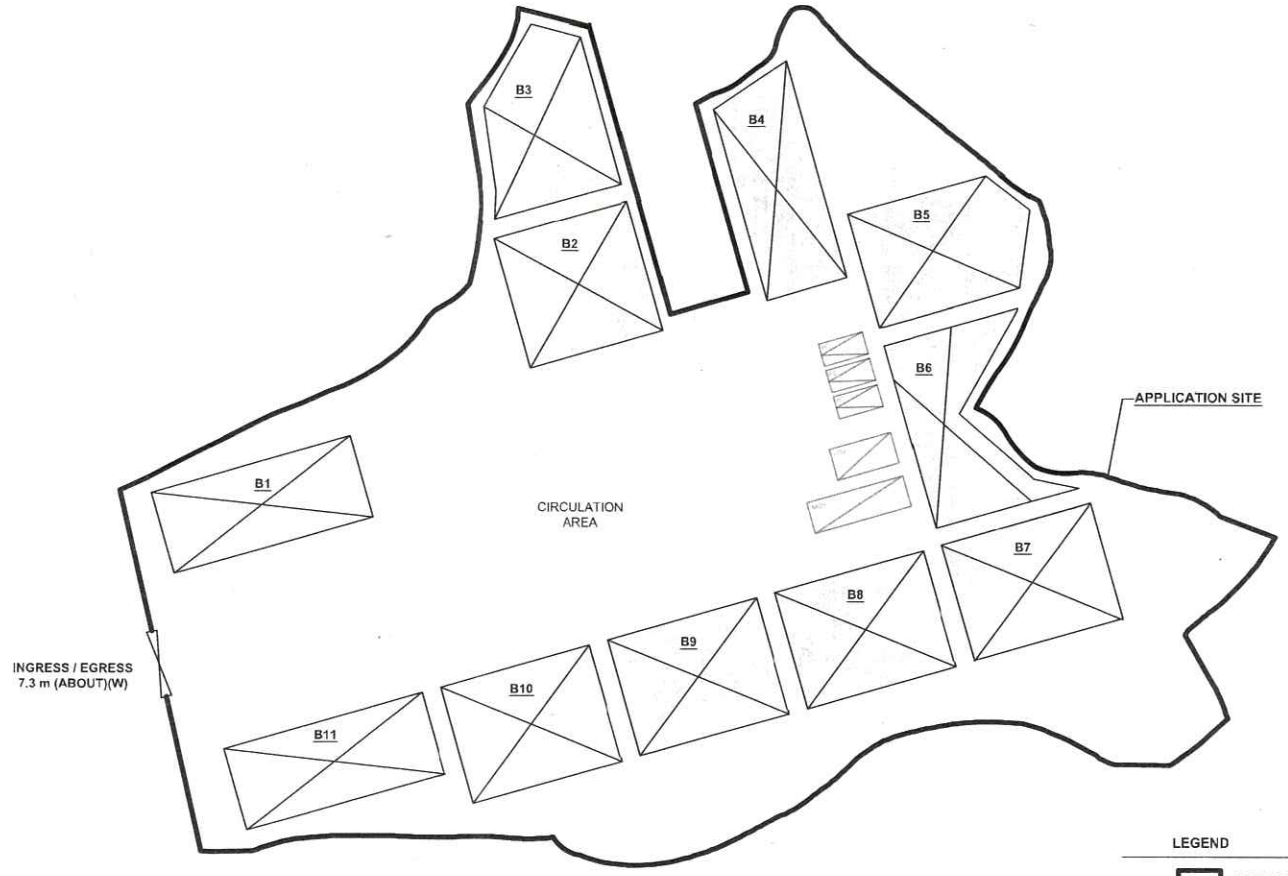
Appendix B - Proposed Development Layout Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,968 m^2	(ABOUT)
COVERED AREA	: 2,407 m^2	(ABOUT)
UNCOVERED AREA	: 4,561 m^2	(ABOUT)
PLOT RATIO	: 0.35	(ABOUT)
SITE COVERAGE	: 35 %	(ABOUT)
NO. OF STRUCTURE	: 11	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,407 m^2	(ABOUT)
TOTAL GFA	: 2,407 m^2	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE		AREA		HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	211 m^2 (ABOUT)	211 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	221 m^2 (ABOUT)	221 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m^2 (ABOUT)	216 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	212 m^2 (ABOUT)	212 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.)	228 m^2 (ABOUT)	228 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.)	212 m^2 (ABOUT)	212 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B7	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B8	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B9	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B10	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B11	WAREHOUSE (EXCLUDING D.G.G.) AND OFFICE	211 m^2 (ABOUT)	211 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
	TOTAL	2,407 m^2 (ABOUT)	2,407 m^2 (ABOUT)	

**D.G.G. - DANGEROUS GOODS GODOWN*

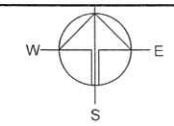


LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PRIVATE CAR PARKING SPACE
- LOADING / UNLOADING SPACE FOR LGV
- LOADING / UNLOADING SPACE FOR MGV
- INGRESS / EGRESS

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)



PLANNING CONSULTANT

R-Riches Property Consultants Ltd.

PROJECT

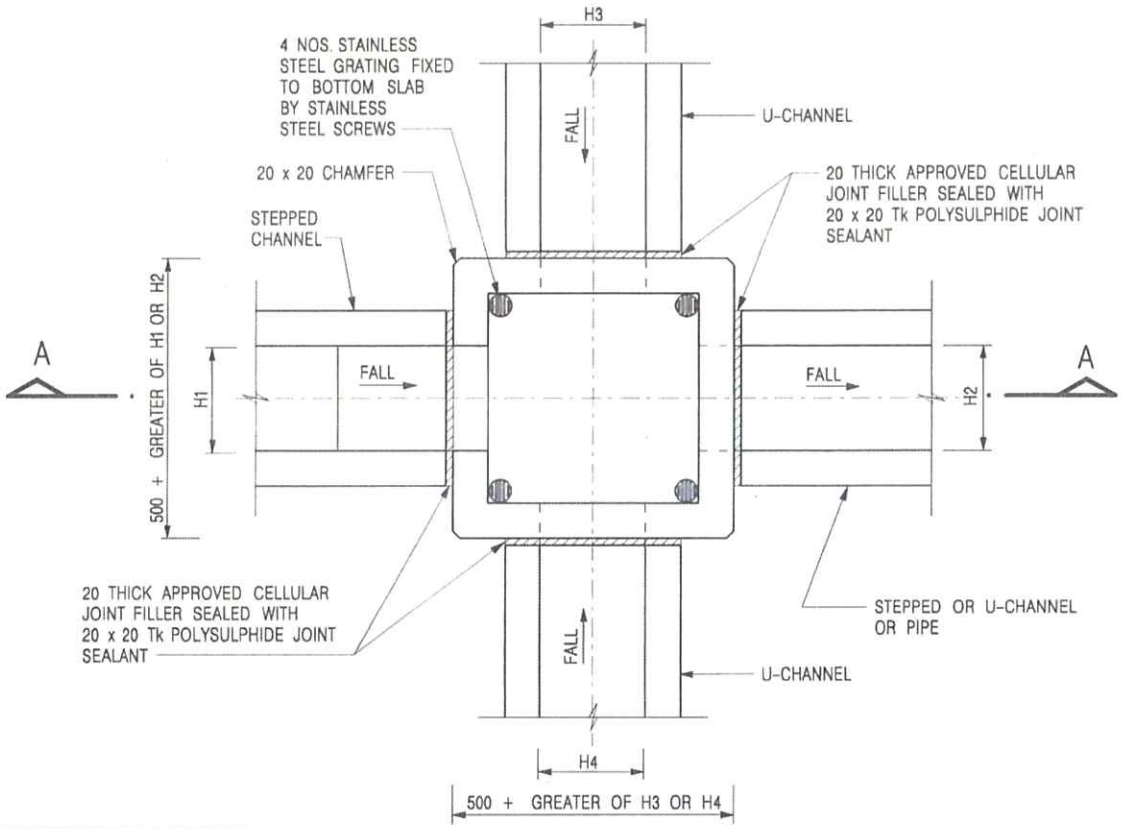
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

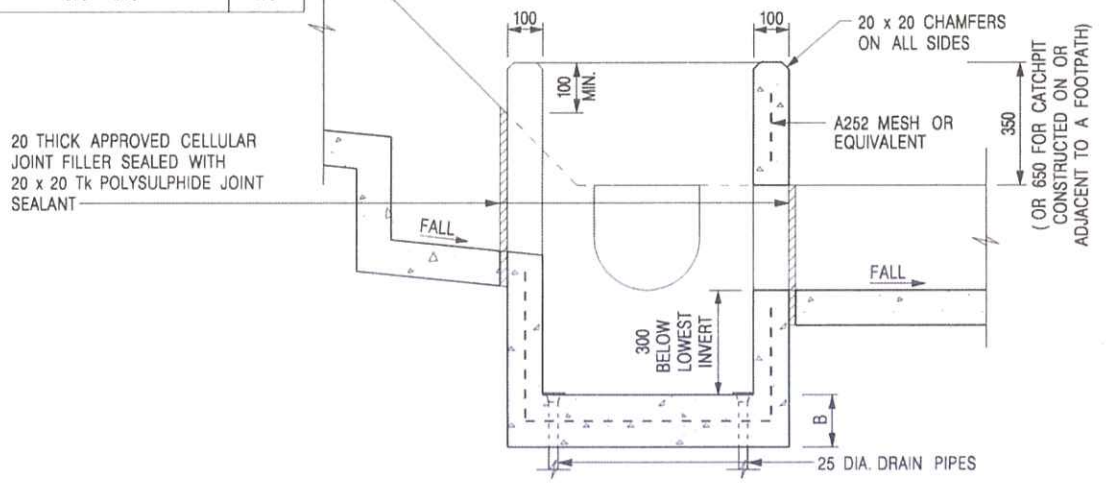
SCALE	1 : 800 @ A4
DRAWN BY	MN
DATE	11.1.2024
REVISED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	LAYOUT PLAN
DWG NO.	PLAN 4
VER.	001

Appendix C - Reference Drawings



PLAN

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



SECTION A - A

NOTES:

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

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

CATCHPIT WITH TRAP

(SHEET 1 OF 2)

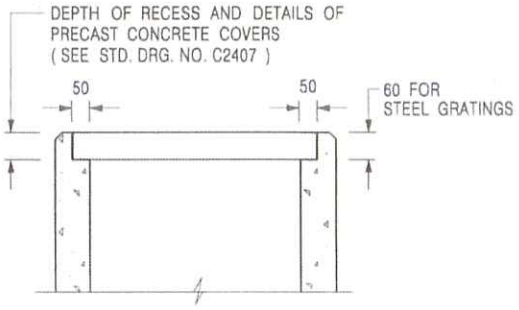
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1

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



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.

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

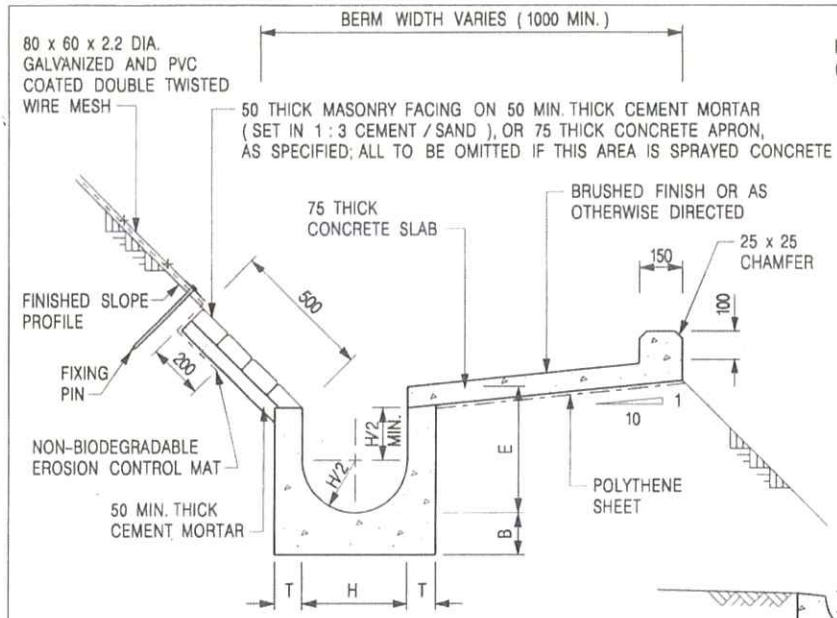
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

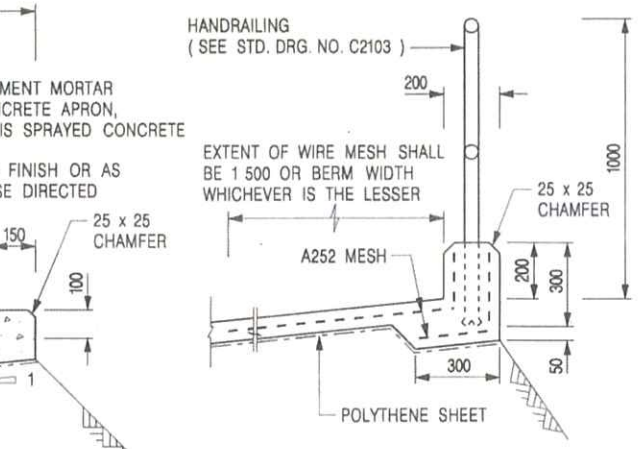
SCALE 1 : 20

DATE JAN 1991

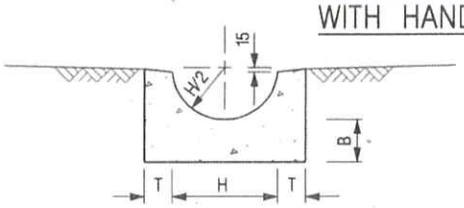
DRAWING NO. C2406 /2A



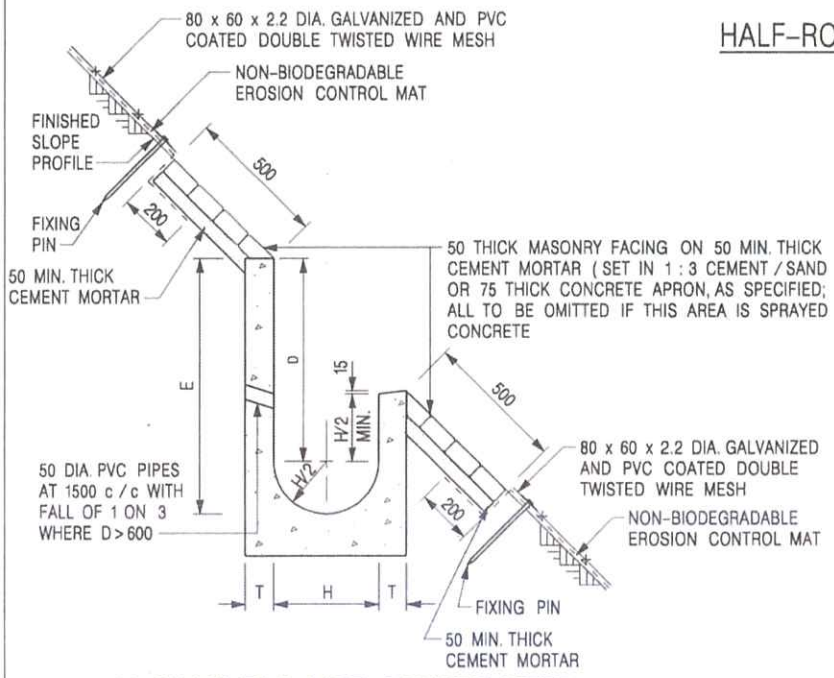
U-CHANNELS CONSTRUCTED ON BERM



DETAILS OF BERM WITH HANDRAILING



HALF-ROUND CHANNEL



U-CHANNELS NOT CONSTRUCTED ON BERM

NOTES:

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

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

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

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

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

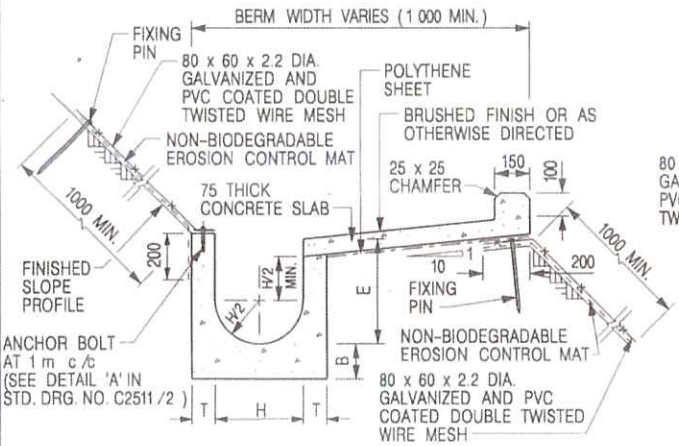
SCALE 1 : 25

DATE JAN 1991

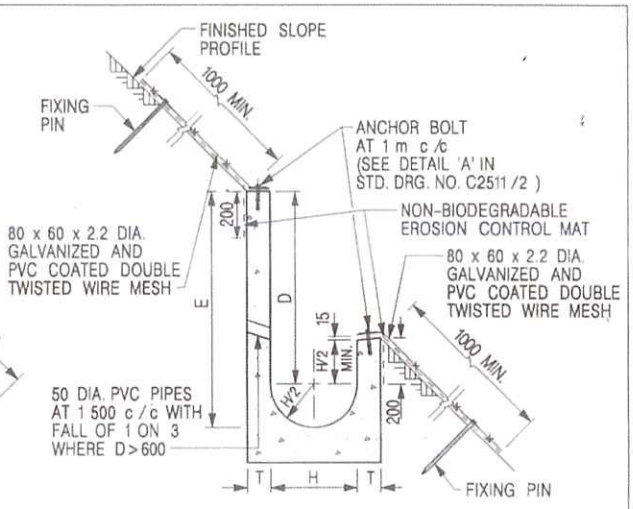
DRAWING NO. C2409I

卓越工程 建設香港

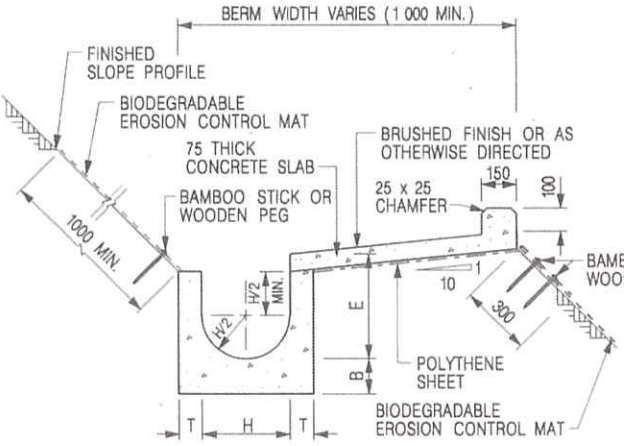
We Engineer Hong Kong's Development



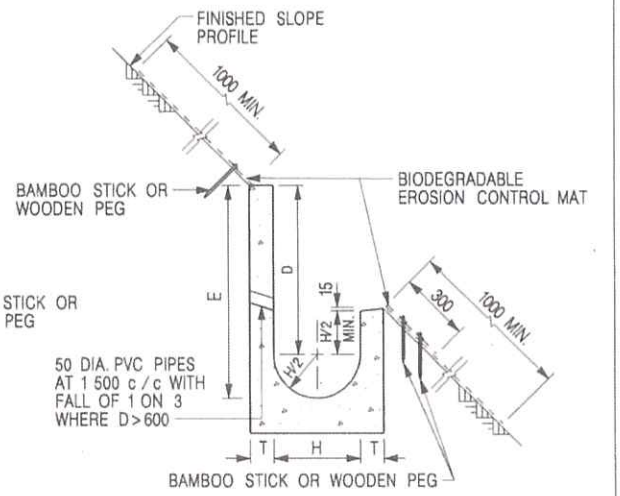
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



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:

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. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
10. 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)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE DIAGRAMMATIC

DATE JAN 1991

DRAWING NO. C2410I

卓越工程 建設香港

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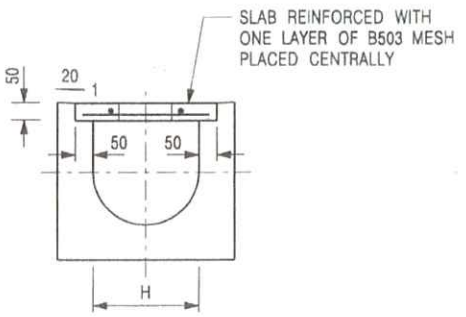
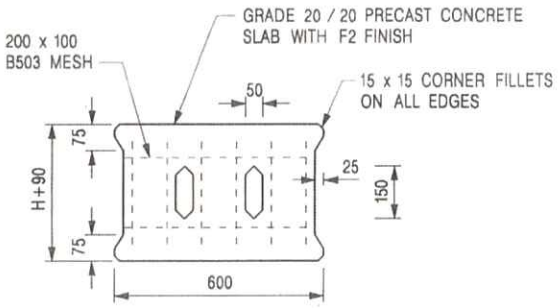


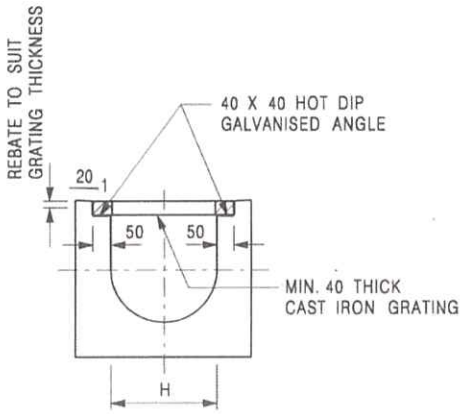
TYPICAL SECTION



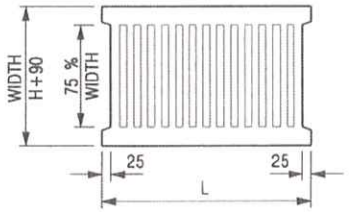
PLAN OF SLAB

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.

REF.	REVISION	SIGNATURE	DATE
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

COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2412E

卓越工程 建設香港

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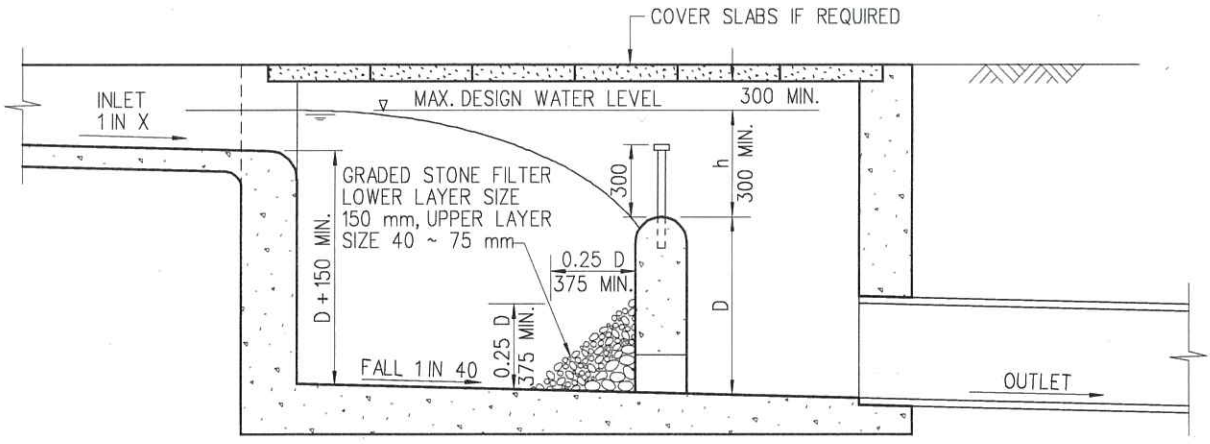
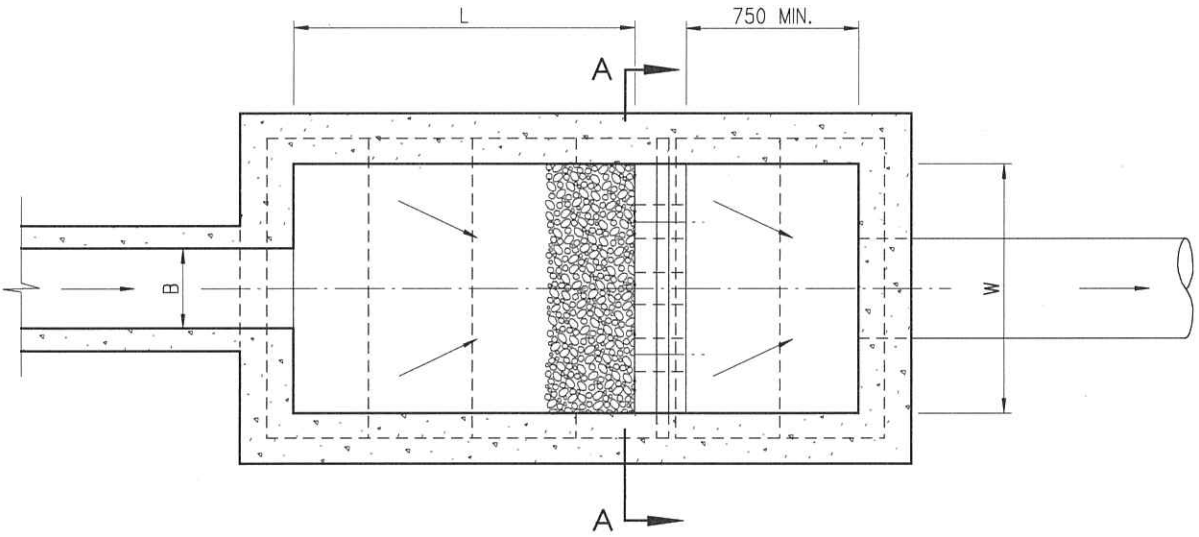
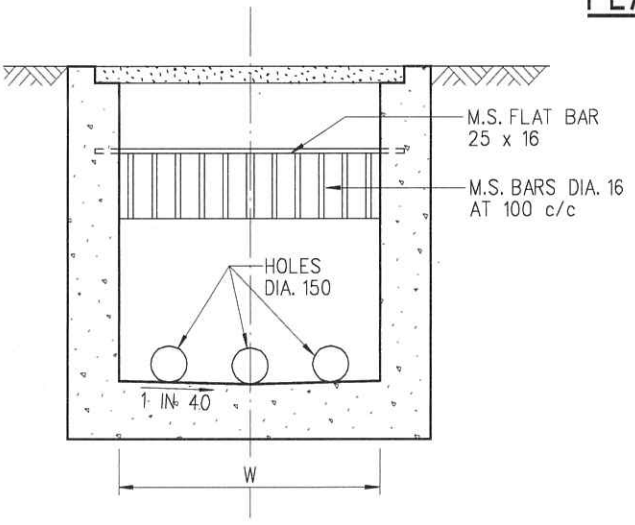


LONGITUDINAL SECTION



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 : $D \leqslant 750$
   WIDTH : $W \geqslant 3B$
   LENGTH : $4.8D^{0.67}\ h^{0.5}\ X^{-0.5} \geqslant 4B$
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.

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

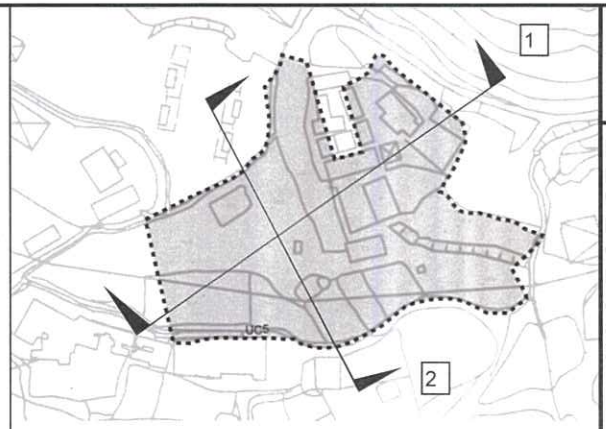
SAND TRAP

DRAINAGE SERVICES DEPARTMENT

REFERENCE

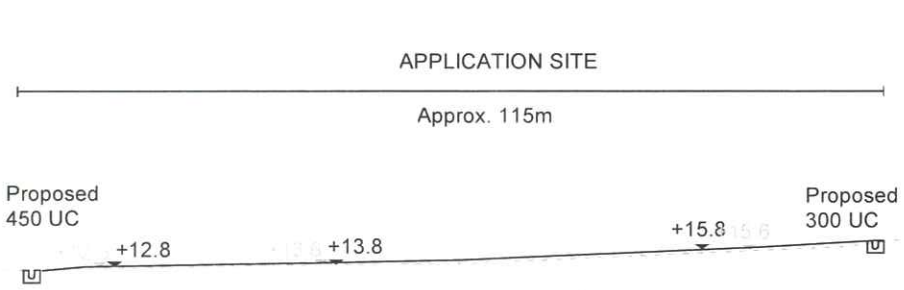
SCALE
DIAGRAMMATIC

DRAWING No.
DS 1025B

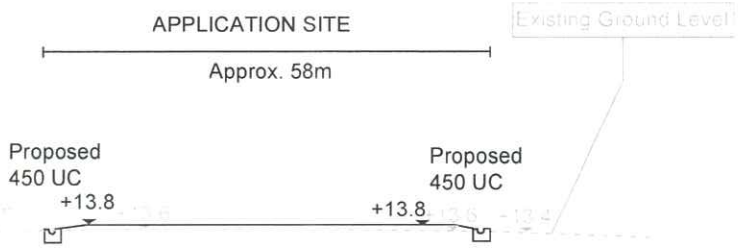


PLAN

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.



SECTION 1
NTS



SECTION 2
NTS

SECTIONS

Appendix D

Appendix E

Checking of Existing 7m (W) x 3m (D) Channel
[Assume width of channel is 3m for Assessment Purpose]

Runoff Estimation				
Design Return Period		1 in	50	years
Paved Area	136753 =		136,753	(m2)
Unpaved Area	940087 =		940,087	(m2)
Total Equivalent Area	136753 x 0.95 + 940087 x 0.35 =		458,946	(m2)
Rainfall Intensity, I *			133	mm/hr
Design Discharge Rate, Q	0.278 x 458946 x 133 / 1000000 =		41.701	mm/hr

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

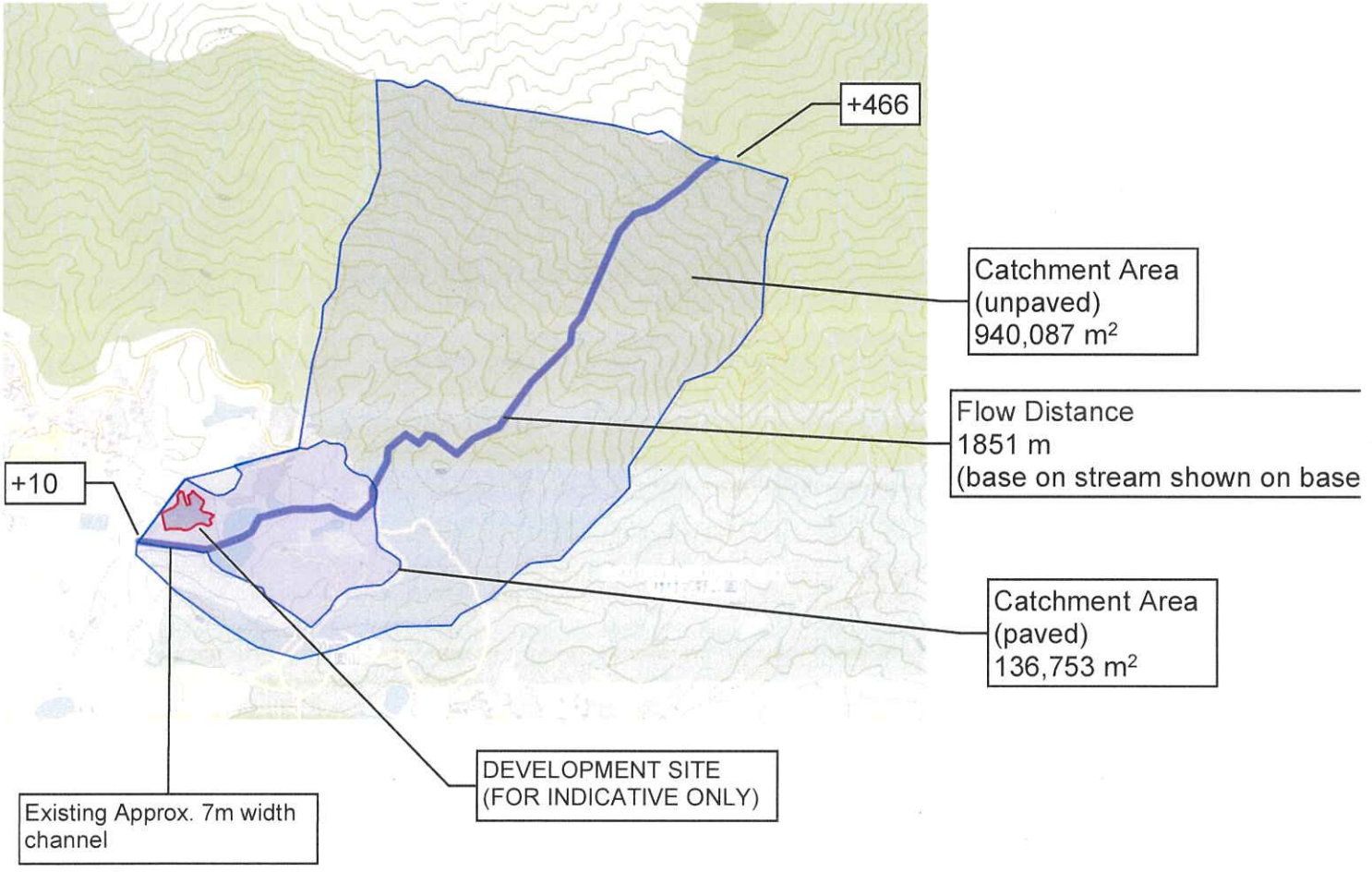
U Channel				
Channel Size			3000	(mm)
Gradient		1 in	200	
Velocity			5.19	m/s
Capacity			16.966	m3/s

Assume the existing channel size is 3m only for Assessment Purpose

Utilization	41.701 / 16.966	=	**40.69**	%	OK	(less than 90%, for 10% siltation allowance)

Time of Concentration for Catchement of Existing

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L/ ($H^{0.2}A^{0.1}$)	tc = to + tf
A	L			H		
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
1076839.86	1851	466	10	24.635	35.172	35.172



Appendix E - Responses to Comments Tables

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin, Y.L., N.T. (YL-KTN/1004)

DSD Comment on DA (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)

Item	Comments	Responses
(a)	Please clarify why there are two last catchpits provided.	Please find the updated Figure 3A, the last catchpit is CP1.10. The CL and IL on the right indicate the levels of the uchannel connecting from the right.
(b)	Please review if u-channel connecting CP2.3 and CP2.4 should read UC3 for consistency.	Noted. Please find the updated Figure 3A.
(c)	Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.	Please note the site formation level would be slightly filled up to pave area for warehouse purpose. The levels at boundary would match with existing levels and the overland flow from the adjacent lands should not be affected.
(d)	Appendix A: The assumption of 15% paved in Zone B1 and B2 is considered underestimated. Please review and revise.	Noted. The paved ratio is updated to 30% for design purpose. Please note the proposed channels have sufficient after update of the pave ratio. Please refer to updated Appendix A.
(e)	Please submit calculation demonstrating the downstream drainage system receiving the discharge from the development has adequate spare capacity to accommodate the runoff.	Noted. Please refer to Appendix E showing the calculation of downstream drainage.
(f)	The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s), The applicant shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented.	Noted.
(g)	The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please provide site photos to show existing condition of the existing drainage facilities which receives the discharge from the application site. Relevant connection details should be provided for reference.	Noted. Please refer to Figure 2 for condition photo for existing approx. 7m width channel. The proposed conditions details are also shown in detail A in Figure 3.

(h)	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted.
(i)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Noted. Please refer to Appendix D.
(j)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc,	Noted.
(k)	The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).	Noted.

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin, Y.L., N.T. (YL-KTN/1004)

DSD Comment on DA (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)

Item	Comments	Responses
1	As the 30% paved area is a rough estimate, so that the u-channel 1 capacity has been checked up to 89.24% which is considered underestimated. Please upgrade the u-channel size as appropriate.	Noted. The u-channel 1 size is upgraded from 300mm to 375mm. Please refer to revised Appendix A and Figure 3.
2	Similar to Comment 1, please also upgrade the size of u-channel 6 for conservative approach.	Noted. The u-channel 6 size is upgraded from 600mm to 675mm. Please refer to revised Appendix A and Figure 3.
3	Previous comment (h) has not been addressed. Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted. 100mm separation opening from ground level along the hoarding wall where it is to be erected.
4	Cross sections: Adjacent ground levels should be shown on drawings. The extent of north area in Section 2 should also be included.	Noted. Please refer to the revised Appendix D.
5	Design Calculation: Please show the detailed calculation steps of proposed u-channels.	Noted. Please refer to the updated Appendix A.

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin, Y.L., N.T.

DSD Comment on DA (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)

Item	Comments	Responses
1	Please add the R-to-C (c) in the report text and also the drawing.	Noted. Please refer to Section 4.1.2 in the report and Figure 3C.
2	Please submit a full report with all R-to-C record included as appendix for reference.	Noted. Please refer to the updated full report.

寄件者: Louis Tse [redacted]
寄件日期: 2024年09月03日星期二 16:13
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Olivia Lam Yan NG/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Grace Wong
主旨: [Supersede][FI] S.16 Application No. A/YL-KTN/1004 - FI to address departmental comments
附件: FI5 for A_YL-KTN_1004 (20240903).pdf

類別: Internet Email

Dear Sir,

Attached herewith the FI to **supersede** our previous submissions dated **02/09/2024** (below email) to address departmental comments on the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[redacted]

寄件者: Louis Tse
寄件日期: 2024 年 9 月 2 日 上午 11:23
收件者: Town Planning Board <tpbpd@pland.gov.hk>
副本: awyyan@pland.gov.hk <awyyan@pland.gov.hk>; olyng@pland.gov.hk <olyng@pland.gov.hk>; Bon Tang [redacted] Matthew Ng [redacted] Christian Chim [redacted] Danny Ng [redacted] Grace Wong [redacted]
主旨: [FI] S.16 Application No. A/YL-KTN/1004 - FI to address departmental comments

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[redacted]

R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref. : DD107 Lot 1291
Your Ref. : TPB/A/YL-KTN/1004

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

3 September 2024

Dear Sir,

5th Further Information

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1004)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [redacted] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD (Attn.: Ms. Andrea YAN email: awyyan@pland.gov.hk)
(Attn.: Ms. Olivia NG email: olyng@pland.gov.hk)

[redacted]

Responses-to-Comments

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1004)

(i) A revised plan showing the filling of land at the application site (the Site) is provided. The existing site levels range from +12.4mPD to +13.1mPD. The whole Site is proposed to be filled with concrete of not more than 0.4m, with site level ranges from +12.8mPD to +13.3mPD, in order to facilitate a flat surface for site formation and circulation area (**Plan 1** and **Annex I**).

(ii) A RtoC Table:

	Departmental Comments	Applicant's Responses
1.	**Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)**	
(a)	The 300UC in Appendix D Section does not tally with the size given in drainage proposal.	Please note the 300UC in Section 1 of "Appendix D – Section" is UC3 which 300mm U-channel as proposed in Figure 3 (**Annex II**). Please also note that the existing ground level information is updated as per the most updated available information. Please refer to the page 2 of Appendix B. The proposed levels are updated accordingly in Figure 3, Figure 4 and Appendix D (highlighted in yellow).

Proposed operating hours 擬議營運時間

Mondays to Saturdays from 09:00 to 18:00, no operation on Sunday and public holiday

(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	☑ 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)) Accessible from Fung Kat Heung Road via Mei Fung Road and a local access ☐ 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）
	No 否	☐

(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	☐ Please provide details 請提供詳情
	No 否	☑
(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	☑ (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) ☐ Diversion of stream 河道改道 ☑ Filling of pond 填塘 Area of filling 填塘面積 92 sq.m 平方米 ☑About 約 Depth of filling 填塘深度 0.5 m 米 ☑About 約 ☑ Filling of land 填土 Area of filling 填土面積 6,968 sq.m 平方米 ☑About 約 Depth of filling 填土厚度 not more than 0.4 m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 m 米 ☐About 約
	No 否	☐

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？			
	On environment 對環境	Yes 會 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Y.L., N.T.

Drainage Appraisal

Aug 2024

Table of Content

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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 Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond' (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 at Kam Tin North has an area of about 6,968 m^2. The site is currently an unused grassland with temporary structures and a small dried pond. The site location plan is shown in **Figure 1**.

1.2.2 The existing ground level of the site is approx. +12.4 mPD to +13.1 mPD and it is intended to fill to +12.8 mPD to +13.3 mPD. The ground level is gently falling from east to west.

1.2.3 There is an existing approx.. 7m width channel about 50m at the south of the site. Existing Drainage Plan and Site Photo of existing 7m width channel are shown in **Figure 2** for reference.

1.2.4 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 6,968 m^2. The indicative development schedule is summarized in **Table 1** below for technical assessment purpose. Catchment plan with external catchment is shown in **Figure 4**.

Proposed Development	
Total Site Area (m^2)	6,968
Paved Area (m^2) Assume all proposed site area as paved area after development for assessment purpose	6,968

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 upper catchment to discharge to existing approx. 7m width channel at the south of the site. 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:

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_f = hydraulic gradient
n = manning's coefficient
R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

Colebrook-White Equation: $\underline{v} = -\sqrt{32gRS}\, log\, log\, (\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}})$

where,

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

4. Proposed Drainage System

4.1.1 Proposed drainage system are designed for collection of runoff from the application site and external catchment at the north-east. It is proposed to discharge to existing approx. 7m channel at south of the development. The alignment, size and gradient of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.

4.1.2 Where any hoarding or wall to be erected, 100mm separation opening from ground level to be provided along the hoarding/wall.

4.1.3 The design calculations of proposed drains are shown in **Appendix A**.

4.1.4 The reference standard drawings of drains are shown in **Appendix C**.

4.1.5 Design checking of existing downstream approx. 7m channel is shown in **Appendix E**.

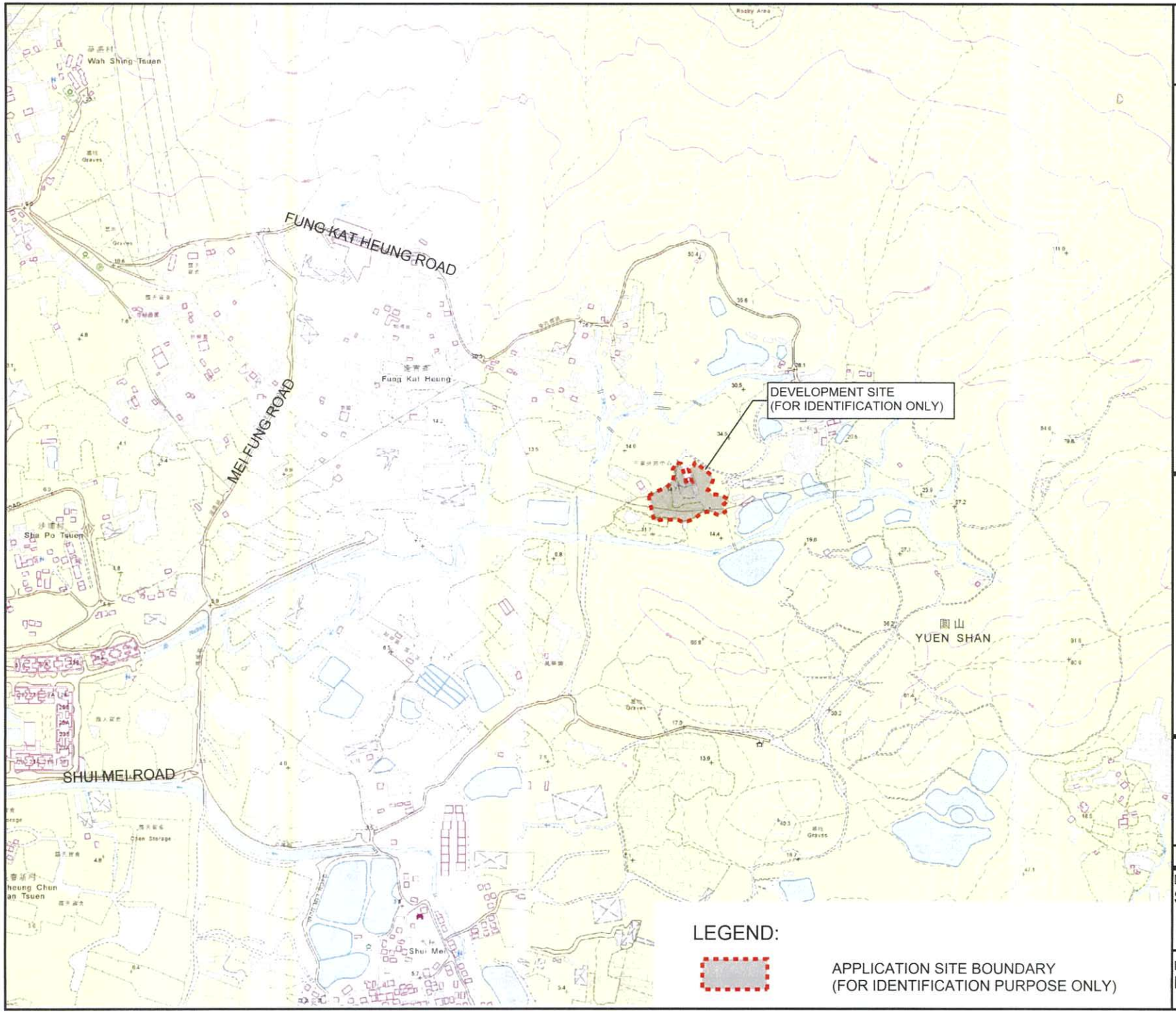
5. Conclusion

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 drains and discharged to the existing channel at south.

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



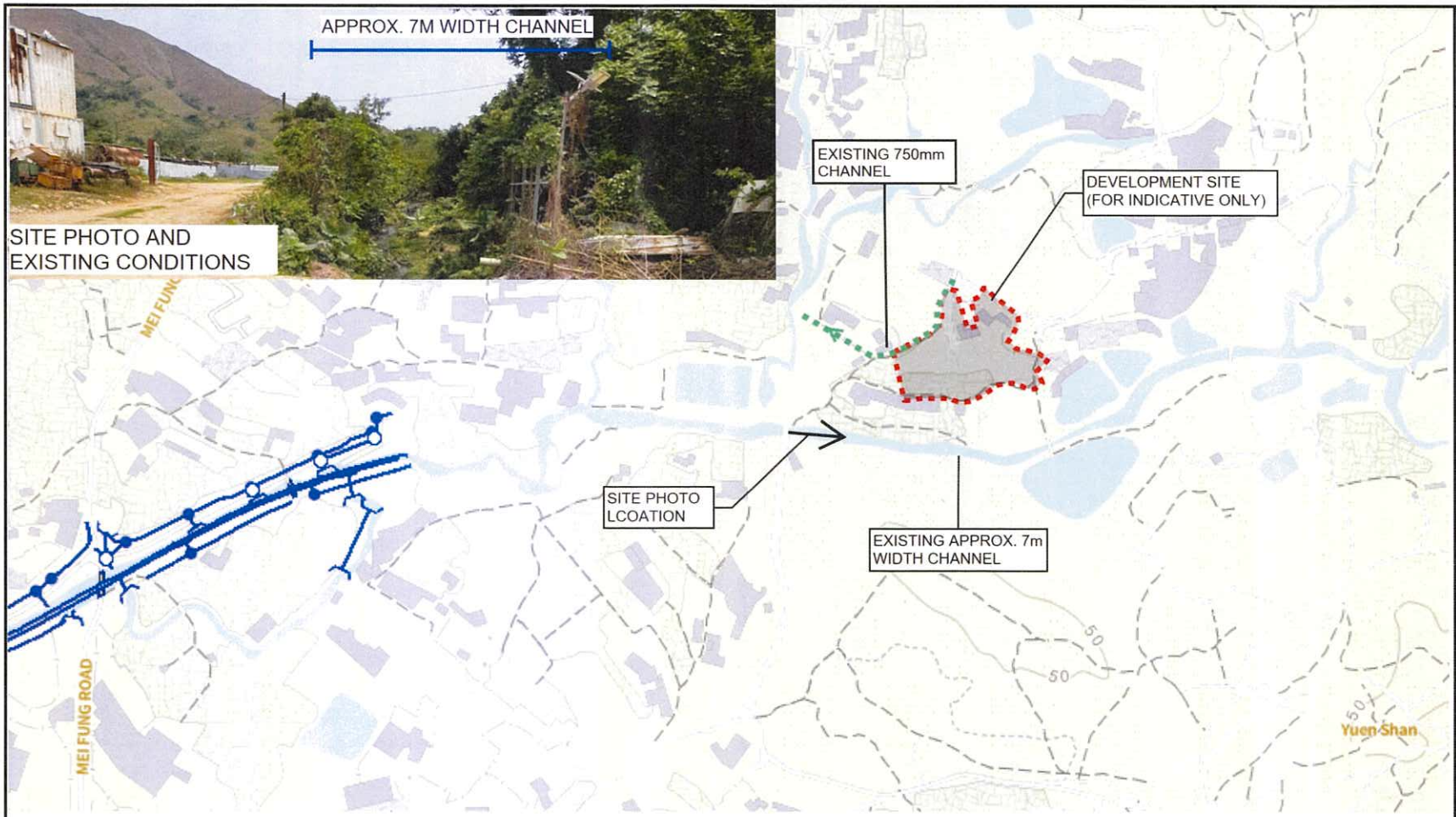
PROJECT:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
SITE LOCATION PLAN

DRAWING NUMBER
FIGURE 1

SITE PHOTO AND EXISTING CONDITIONS



LEGEND:

Combined Manhole	H	Tapping Point (Sewer)	H	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		EXISTING U CHANNEL	

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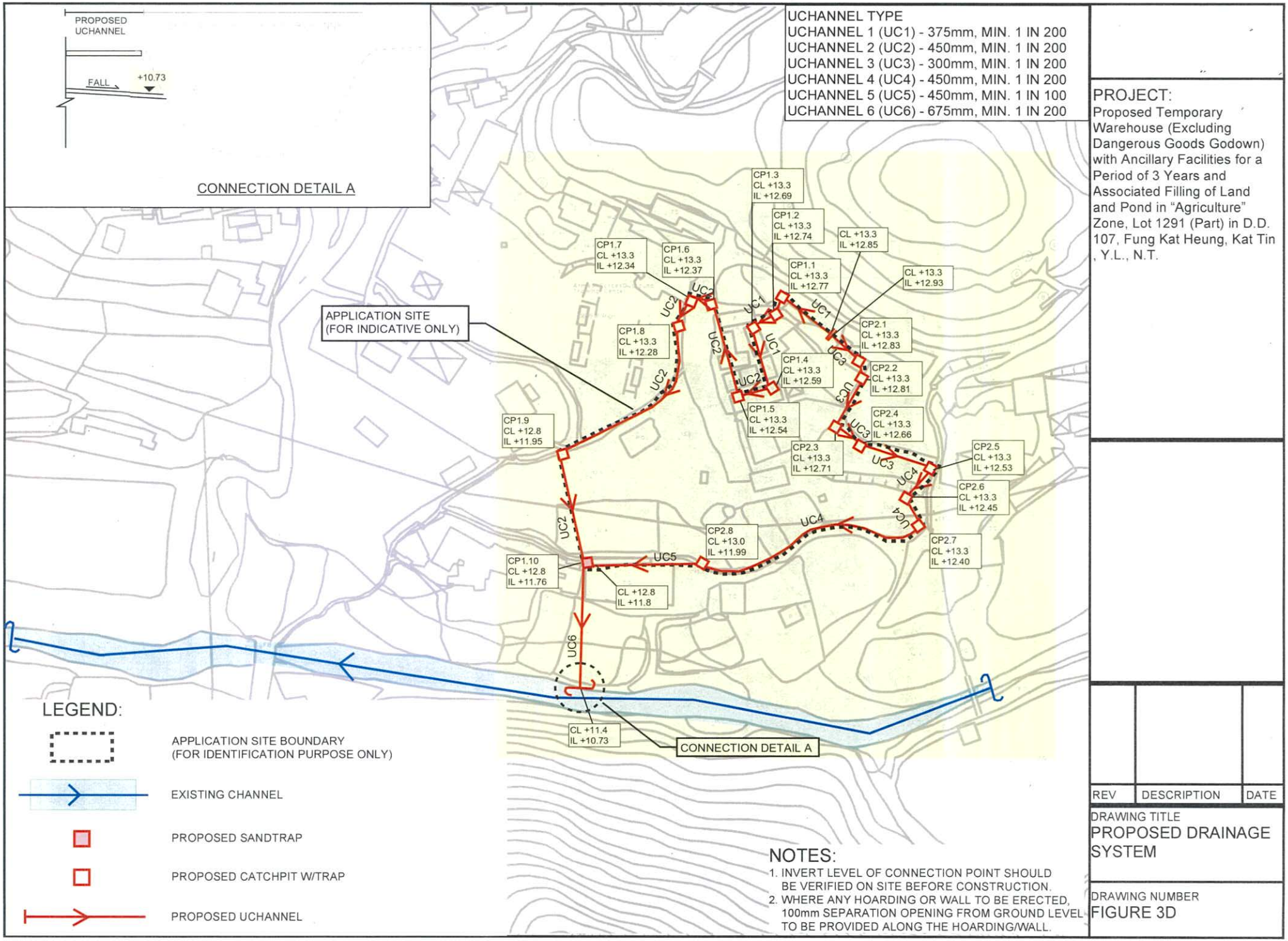
REV	DESCRIPTION	DATE

DRAWING TITLE
EXISTING DRAINAGE PLAN

DRAWING NUMBER
FIGURE 2A

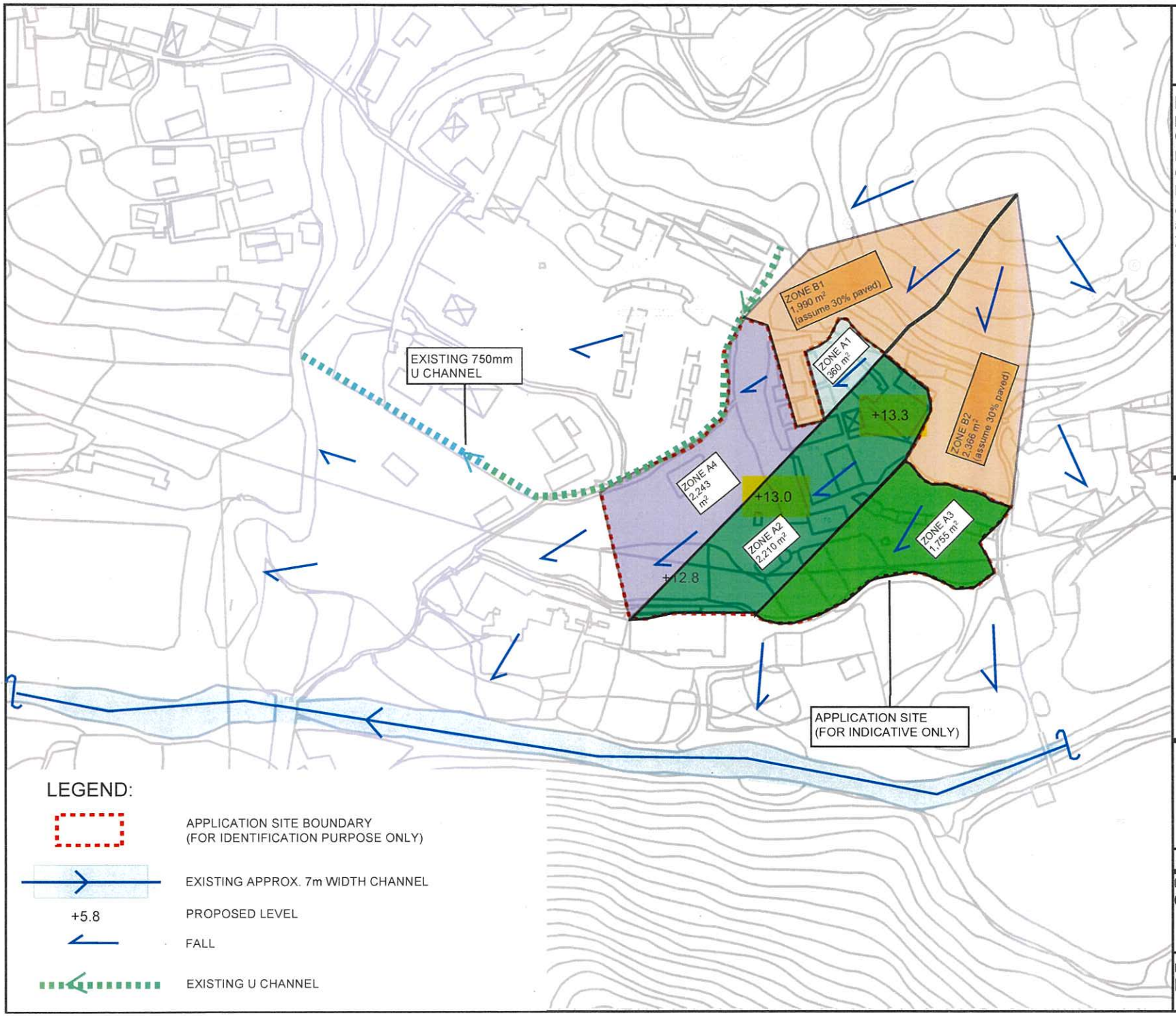


PROJECT:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
PROPOSED DRAINAGE SYSTEM

DRAWING NUMBER
FIGURE 3D



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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.

REV	DESCRIPTION	DATE

DRAWING TITLE
CATCHMENT PLAN

DRAWING NUMBER
FIGURE 4B

Appendix

Appendix A - Design Calculation

U Channel 1 (Zone A1 + B1)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	360 + 1990 x 0.3 =		957	(m2)
Unpaved Area	1990 x 0.7 =		1393	(m2)
Total Equivalent Area	957 x 0.95 + 1393 x 0.35 =		1397	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1397 x 206 / 1000000 =		0.080	m3/s

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

U Channel				
Channel Size			375	(mm)
Gradient		1 in	200	
Area	π x 0.38^2 /8 + 0.38 x 0.38/2 =		0.126	(m2)
Wetted Perimeter	π x 0.38 / 2 + 0.38/2 x 2 =		0.964	(m)
R	0.126 / 0.964 =		0.130	(m)
Velocity			1.30	m/s
Capacity			0.163	m3/s

Utilization	0.08 / 0.163	=	**49.22**	%	OK	(less than 90%, for 10% siltation allowance)

U Channel 2 (Zone [A1 + B1] +A4)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	957 + 2243 x 1 =		3200	(m2)
Unpaved Area	1393 =		1393	(m2)
Total Equivalent Area	3200 x 0.95 + 1393 x 0.35 =		3528	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1393 x 206 / 1000000 =		0.202	m3/s

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

U Channel				
Channel Size			450	(mm)
Gradient		1 in	200	
Area	π x 0.45^2 /8 + 0.45 x 0.45/2 =		0.181	(m2)
Wetted Perimeter	π x 0.45 / 2 + 0.45/2 x 2 =		1.157	(m)
R	0.181 / 1.157 =		0.156	(m)
Velocity			1.47	m/s
Capacity			0.265	m3/s

Utilization	0.202 / 0.265	=	**76.45**	%	OK	(less than 90%, for 10% siltation allowance)

U Channel 3 (Zone B2)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	2366 x 0.3 =		710	(m2)
Unpaved Area	2366 x 0.7 =		1656	(m2)
Total Equivalent Area	710 x 0.95 + 1656 x 0.35 =		1254	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 1254 x 206 / 1000000 =		0.072	m3/s

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

U Channel (Half round to U)				
Channel Size			300	(mm)
Gradient		1 in	200	
Area	π x 0.3^2 /8 + 0.3 x 0.3/2 =		0.080	(m2)
Wetted Perimeter	π x 0.3 / 2 + 0.3/2 x 2 =		0.771	(m)
R	0.08 / 0.771 =		0.104	(m)
Velocity			1.12	m/s
Capacity			0.090	m3/s

Utilization	0.072 / 0.09	=	**80.12**	%	OK	(less than 90%, for 10% siltation allowance)

U Channel 4 (Zone A3 + B2)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	710 + 1755 =		2465	(m2)
Unpaved Area	1656 =		1656	(m2)
Total Equivalent Area	2465 x 0.95 + 1656 x 0.35 =		2921	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 2921 x 206 / 1000000 =		0.168	m3/s

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

U Channel				
Channel Size			450	(mm)
Gradient		1 in	200	
Area	π x 0.45^2 /8 + 0.45 x 0.45/2 =		0.181	(m2)
Wetted Perimeter	π x 0.45 / 2 + 0.45/2 x 2 =		1.157	(m)
R	0.181 / 1.157 =		0.156	(m)
Velocity			1.47	m/s
Capacity			0.265	m3/s

Utilization	0.168 / 0.265	=	**63.31**	%	OK	(less than 90%, for 10% siltation allowance)

U Channel 5 (Zone A2 + [A3 + B2])

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	2465 + 2210 x 1 =		4675	(m2)
Unpaved Area	1656 =		1656	(m2)
Total Equivalent Area	4675 x 0.95 + 1656 x 0.35 =		5021	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 5021 x 206 / 1000000 =		0.288	mm/hr

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

U Channel				
Channel Size			450	(mm)
Gradient		1 in	100	
Area	π x 0.45^2 /8 + 0.45 x 0.45/2 =		0.181	(m2)
Wetted Perimeter	π x 0.45 / 2 + 0.45/2 x 2 =		1.157	(m)
R	0.181 / 1.157 =		0.156	(m)
Velocity			2.07	m/s
Capacity			0.375	m3/s

Utilization	0.288 / 0.375	=	**76.94**	%	OK	(less than 90%, for 10% siltation allowance)

U Channel 6 (Combined: Zone [A1 + A4 + B1] +[A2 + A3 + B2])

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	4675 + 3200 =		7875	(m2)
Unpaved Area	1656 + 1393 =		3049	(m2)
Total Equivalent Area	7875 x 0.95 + 3049 x 0.35 =		8548	(m2)
Rainfall Intensity, I *			206	mm/hr
Design Discharge Rate, Q	0.278 x 8548 x 206 / 1000000 =		0.781	mm/hr

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

U Channel				
Channel Size			675	(mm)
Gradient		1 in	200	
Area	π x 0.68^2 /8 + 0.68 x 0.68/2 =		0.407	(m2)
Wetted Perimeter	π x 0.68 / 2 + 0.68/2 x 2 =		1.735	(m)
R	0.407 / 1.735 =		0.234	(m)
Velocity			1.92	m/s
Capacity			0.491	m3/s

Utilization	0.781 / 0.491	=	**62.83**	%	OK	(less than 90%, for 10% siltation allowance)

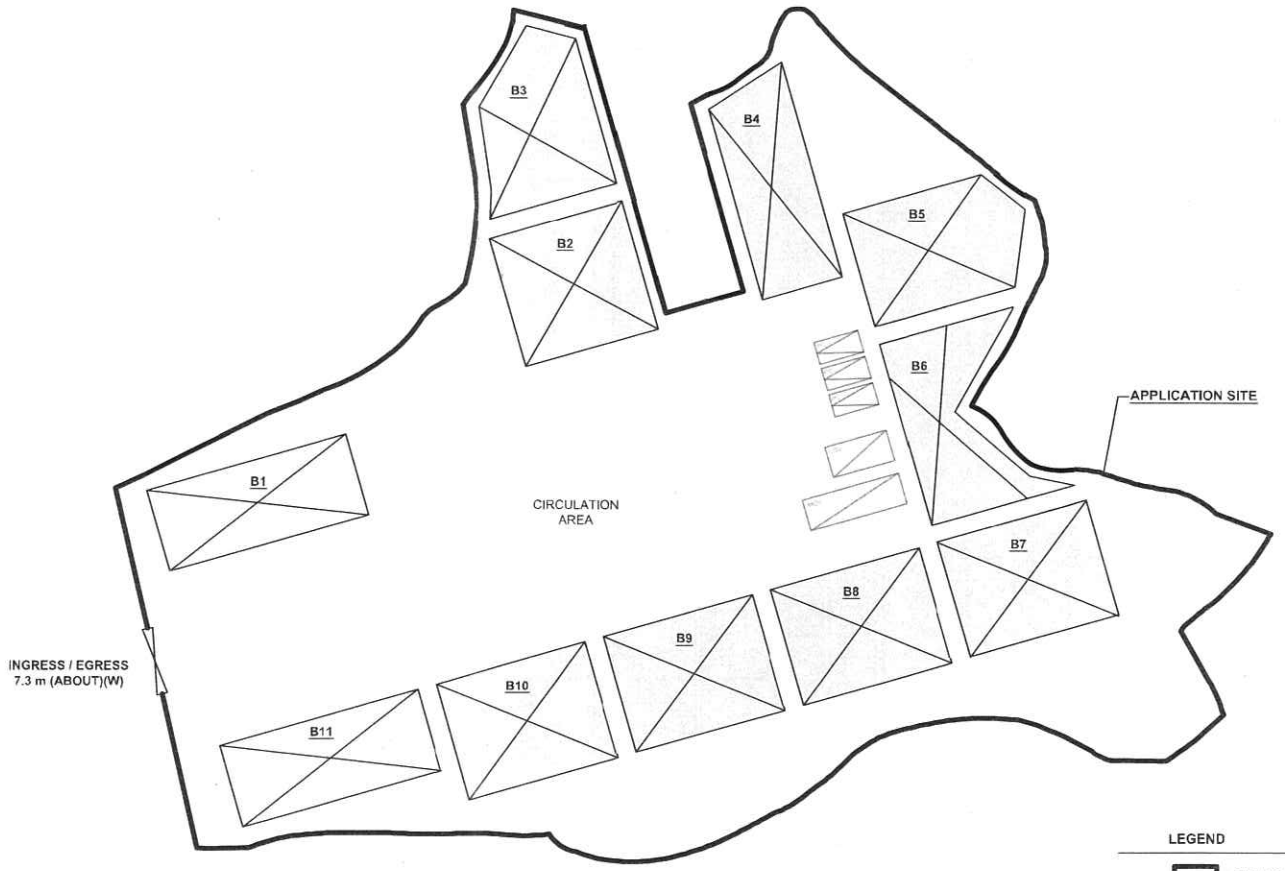
Appendix B - Proposed Development Layout Plan (1 of 2)

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,968 m^2	(ABOUT)
COVERED AREA	: 2,407 m^2	(ABOUT)
UNCOVERED AREA	: 4,561 m^2	(ABOUT)
PLOT RATIO	: 0.35	(ABOUT)
SITE COVERAGE	: 35 %	(ABOUT)
NO. OF STRUCTURE	: 11	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,407 m^2	(ABOUT)
TOTAL GFA	: 2,407 m^2	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE				
B1				
B2				
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m^2 (ABOUT)	216 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	212 m^2 (ABOUT)	212 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.)	228 m^2 (ABOUT)	228 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.)	212 m^2 (ABOUT)	212 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B7	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B8	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B9	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B10	WAREHOUSE (EXCLUDING D.G.G.)	224 m^2 (ABOUT)	224 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
B11	WAREHOUSE (EXCLUDING D.G.G.) AND OFFICE	211 m^2 (ABOUT)	211 m^2 (ABOUT)	6 m (ABOUT)(1-STOREY)
	TOTAL	2,407 m^2 (ABOUT)	2,407 m^2 (ABOUT)	

**D.G.G. - DANGEROUS GOODS GODOWN*



LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PRIVATE CAR PARKING SPACE
- LOADING / UNLOADING SPACE FOR LGV
- LOADING / UNLOADING SPACE FOR MGV
- INGRESS / EGRESS

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)

S

PLANNING CONSULTANT

R-Riches Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	1 : 800 @ A4
DRAWN BY: MN	DATE: 11.1.2024
REVISED BY:	DATE:
APPROVED BY:	DATE:
DWG. TITLE	LAYOUT PLAN
DWG NO.: PLAN 4	VER.: 001

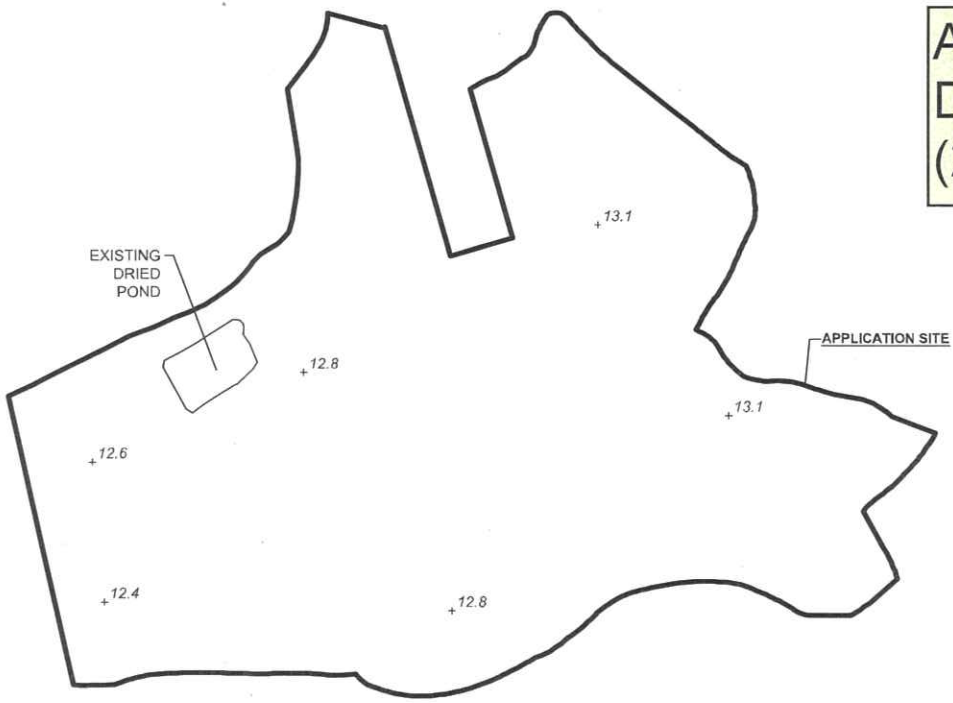
Appendix B - Proposed Development Layout Plan (2of 2)

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,968 m^2	(ABOUT)
EXISTING SITE LEVELS	: +12.4 mPD - +13.1 mPD	(ABOUT)

EXISTING POND AT THE APPLICATION SITE

AREA OF DRIED POND	: 92 m^2	(ABOUT)
DEPTH OF POND	: 0.5 m	(ABOUT)

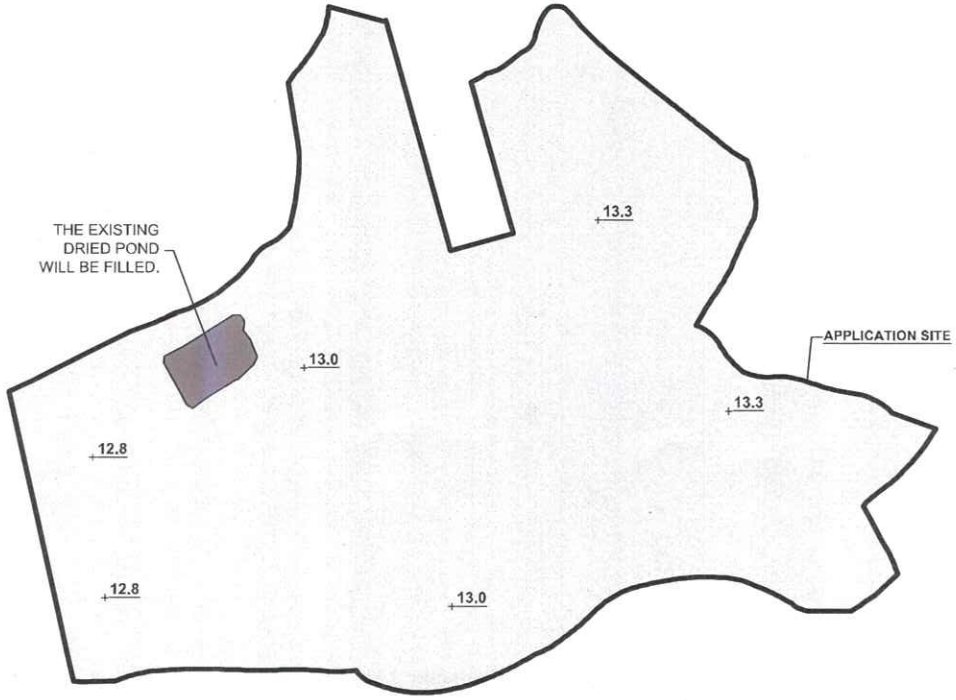


LEGEND

- APPLICATION SITE
- +3.4 EXISTING SITE LEVEL

PROPOSED FILLING OF LAND AND POND

APPLICATION SITE AREA	: 6,968 m^2	(ABOUT)
PROPOSED FILLED AREA	: 6,968 m^2	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.4 m	
PROPOSED SITE LEVELS	: +12.8 mPD - +13.3 mPD	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION AND CIRCULATION AREA	



LEGEND

- APPLICATION SITE
- FILLING OF LAND AREA
- FILLING OF POND AREA
- +3.4 PROPOSED SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

PLANNING CONSULTANT

R-Riches Property Consultants Ltd.

PROJECT

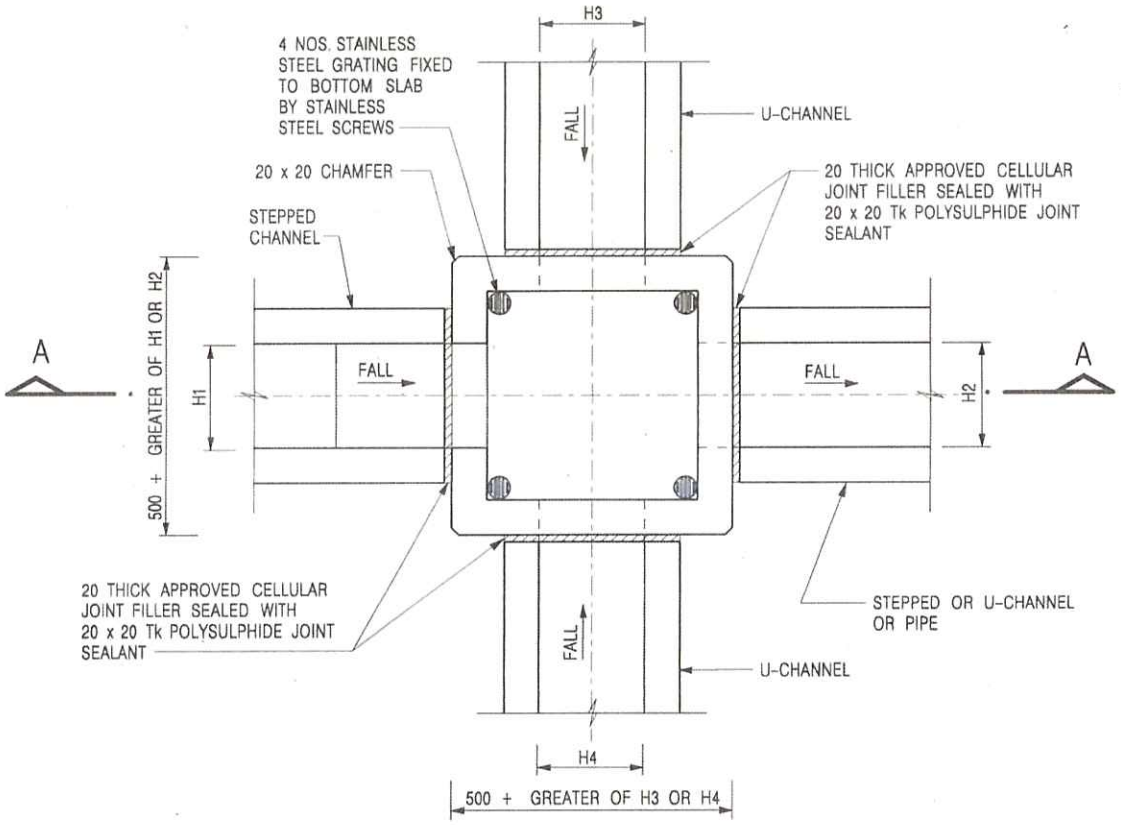
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND PONG

SITE LOCATION

LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

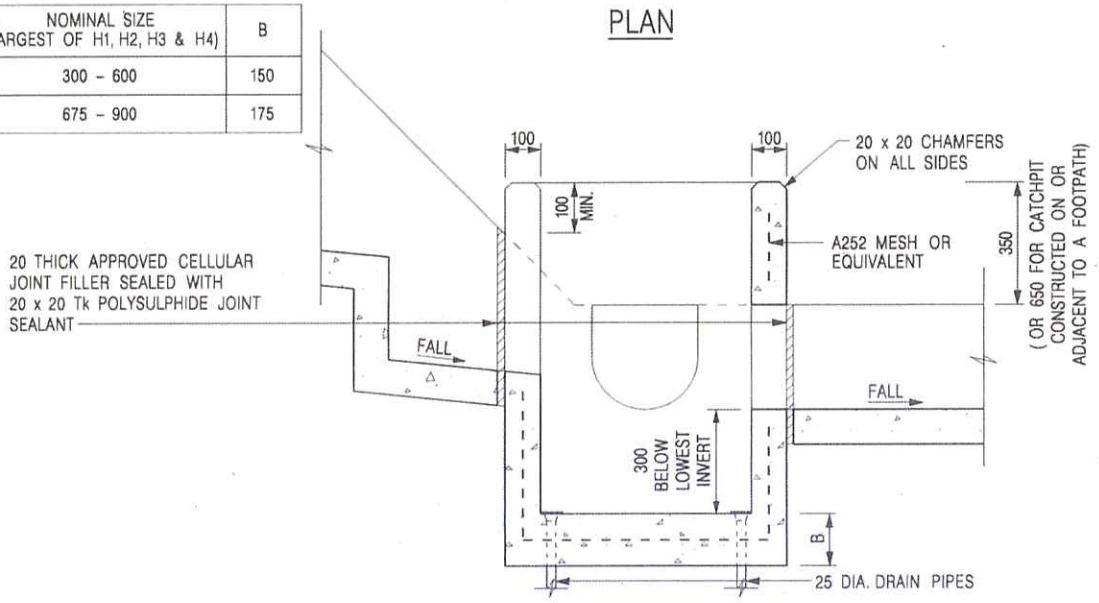
SCALE	1 : 1000 @ A4
DRAWN BY: MN	DATE: 29.8.2024
REVISED BY:	DATE:
APPROVED BY:	DATE:
DWG. TITLE	FILLING OF LAND
DWG NO: PLAN 5	VER: 002

Appendix C - Reference Drawings



PLAN

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



SECTION A – A

NOTES:

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

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

CATCHPIT WITH TRAP

(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

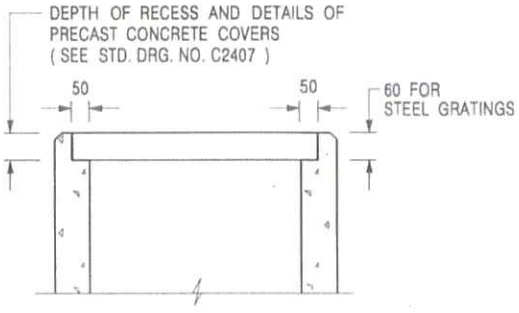
SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1

卓越工程 建設香港

We Engineer Hong Kong's Development



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.

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

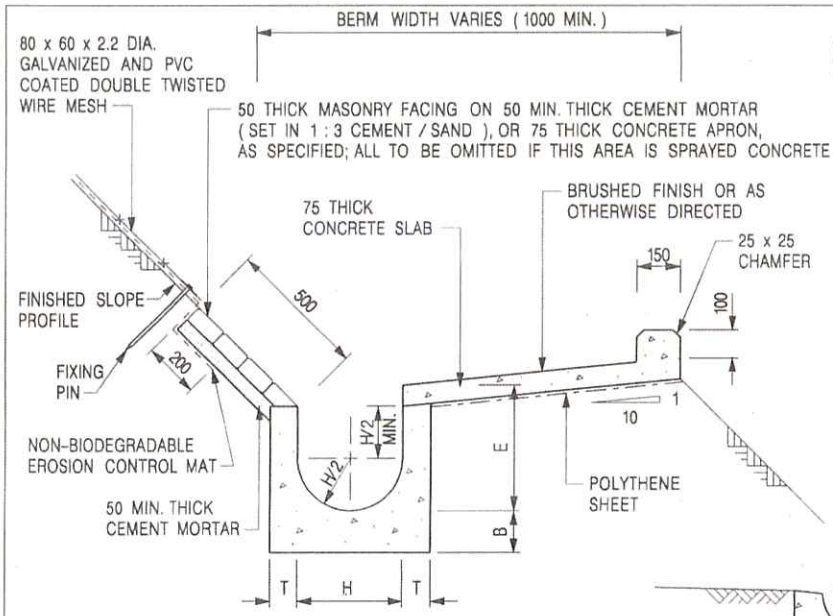
CATCHPIT WITH TRAP (SHEET 2 OF 2)

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

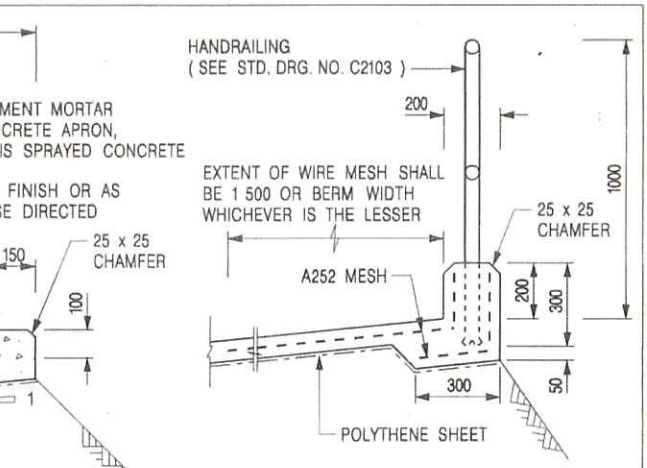
SCALE 1 : 20

DATE JAN 1991

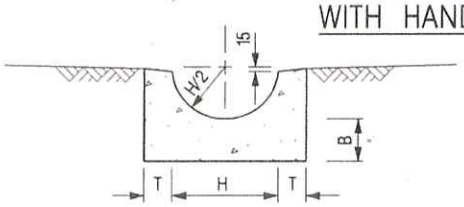
DRAWING NO. C2406 /2A



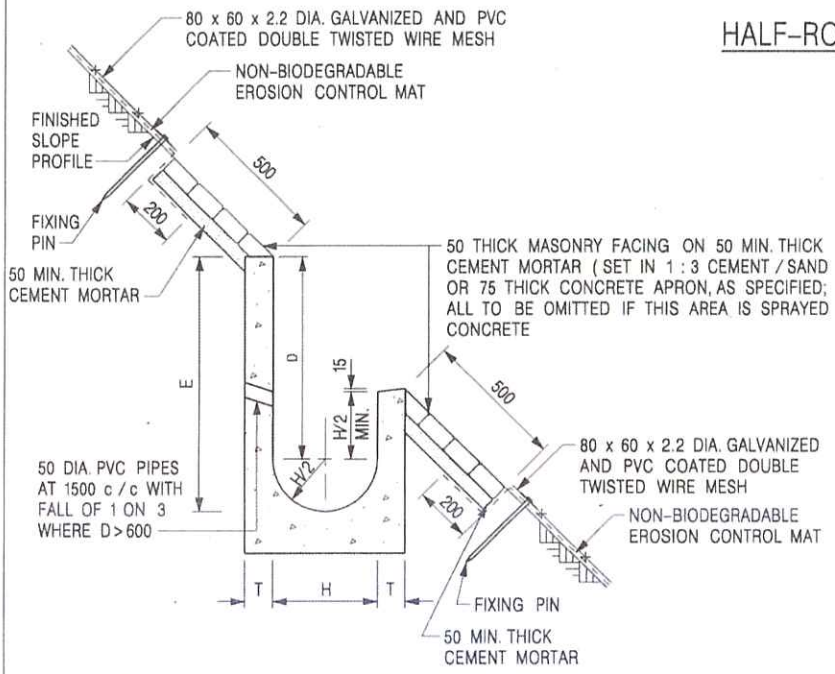
U-CHANNELS CONSTRUCTED ON BERM



DETAILS OF BERM WITH HANDRAILING



HALF-ROUND CHANNEL



U-CHANNELS NOT CONSTRUCTED ON BERM

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. C2511/1E.
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. C2511/1E)

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

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

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

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

DATE JAN 1991

DRAWING NO. C2409I

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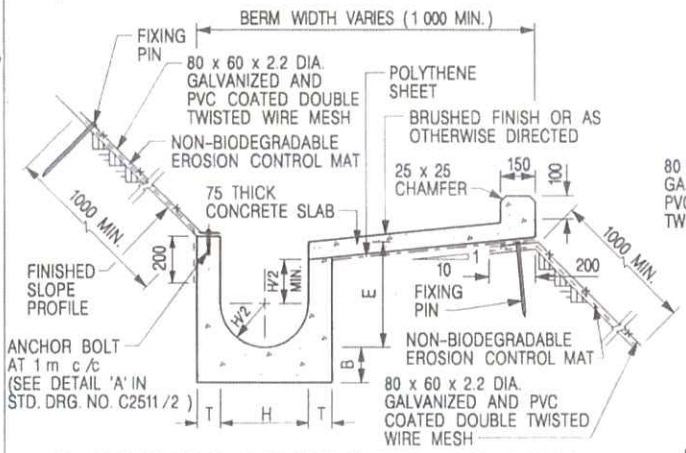
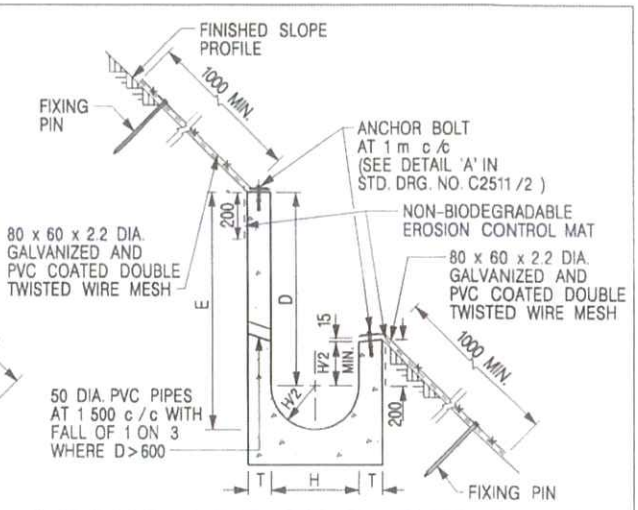
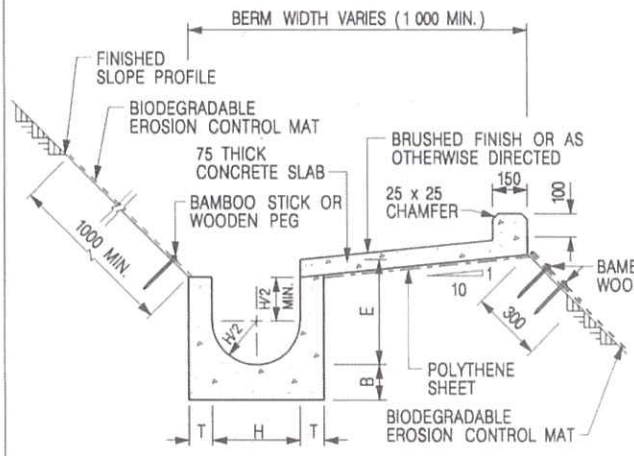


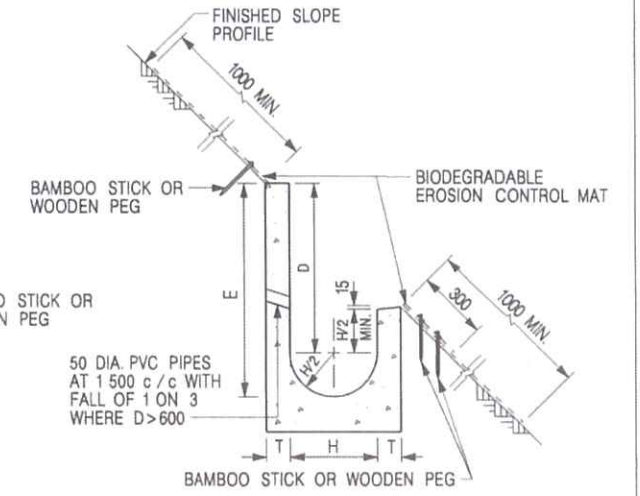
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



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:

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. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
10. 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)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE DIAGRAMMATIC

DATE JAN 1991

DRAWING NO. C2410I

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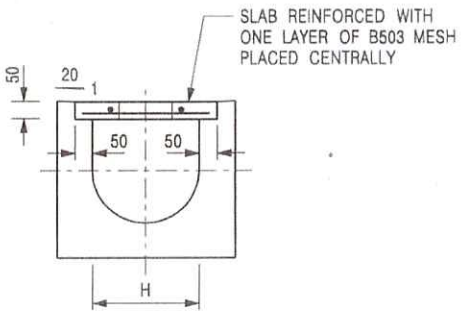
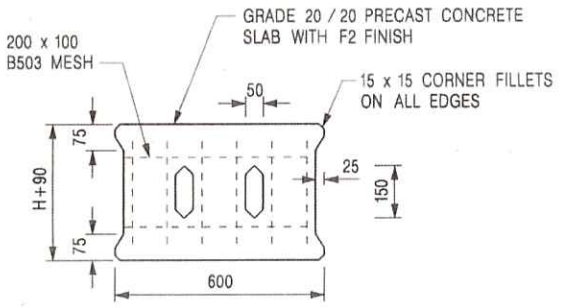


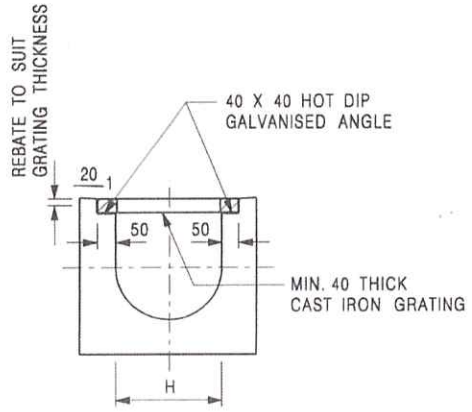
TYPICAL SECTION



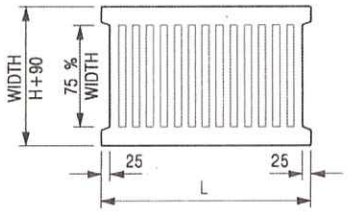
PLAN OF SLAB

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.

REF.	REVISION	SIGNATURE	DATE
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

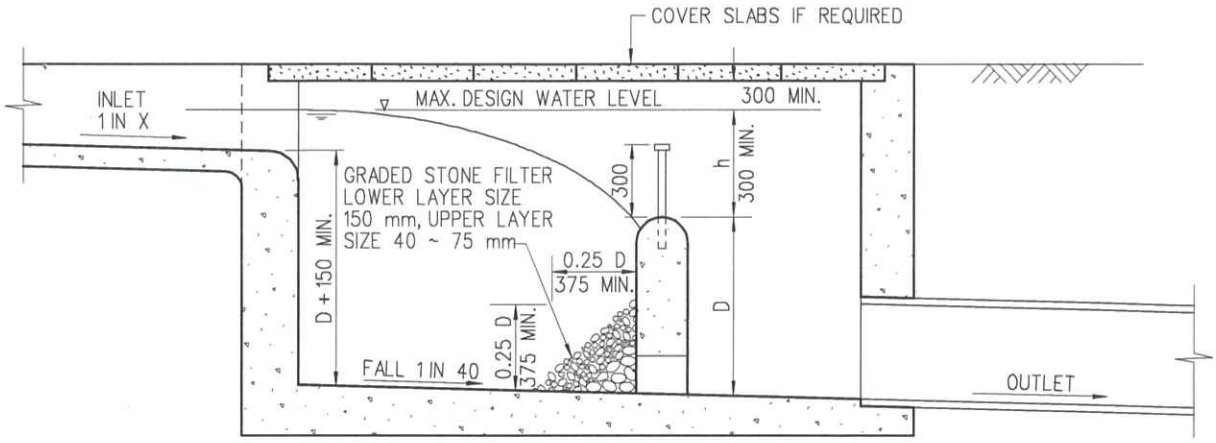
COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

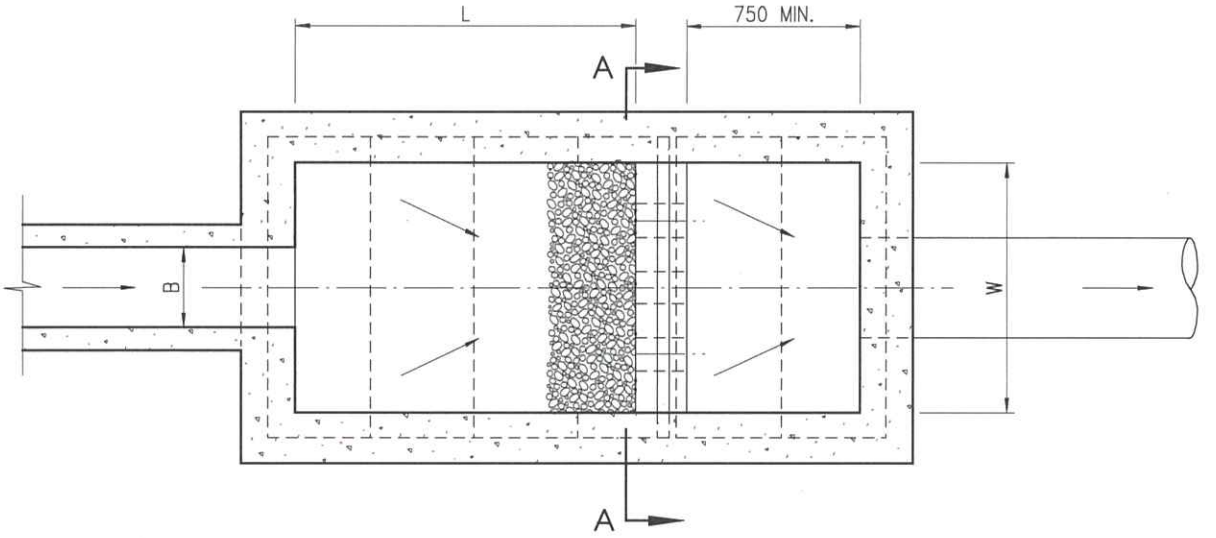
SCALE 1 : 20

DATE JAN 1991

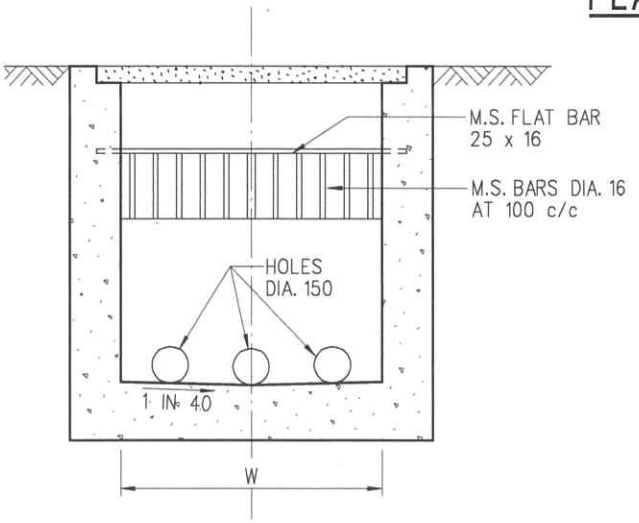
DRAWING NO. C2412E



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.

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

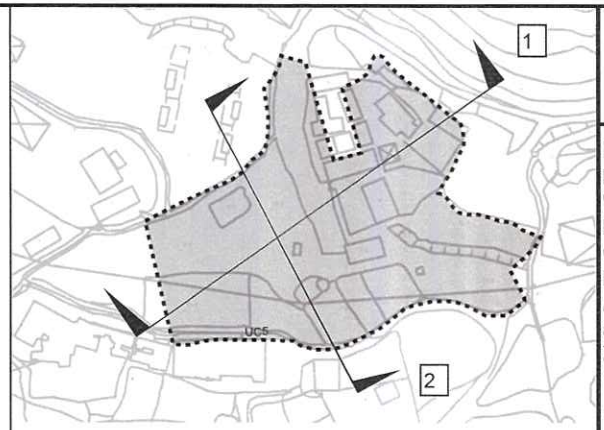
SAND TRAP

DRAINAGE SERVICES DEPARTMENT

REFERENCE

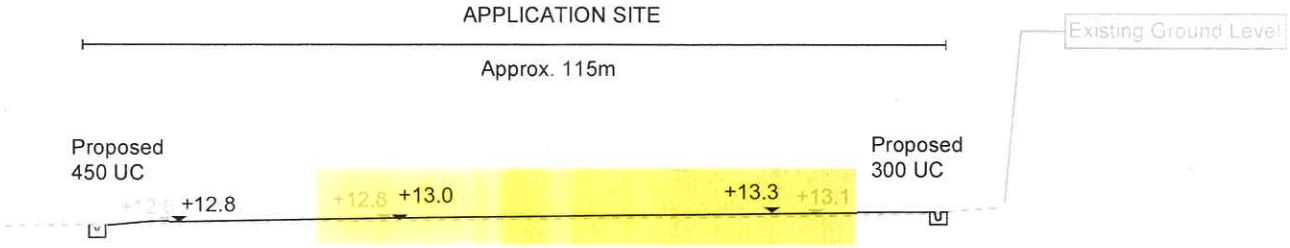
SCALE
DIAGRAMMATIC

DRAWING No.
DS 1025B

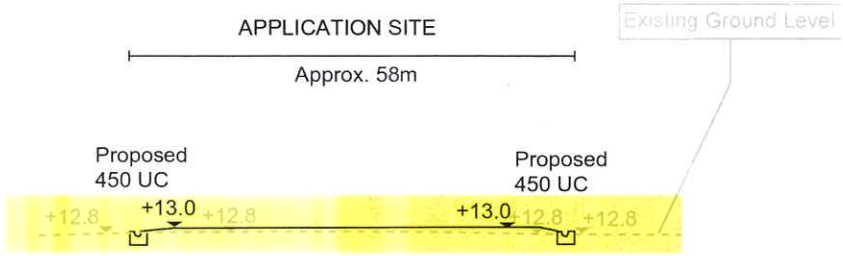


PLAN

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 1291 (Part) in D.D. 107, Fung Kat Heung, Kat Tin , Y.L., N.T.



SECTION 1
NTS



SECTION 2
NTS

SECTIONS

Appendix D

Appendix E

Checking of Existing 7m (W) x 3m (D) Channel
[Assume width of channel is 3m for Assessment Purpose]

Runoff Estimation				
Design Return Period		1 in	50	years
Paved Area	136753 =		136,753	(m2)
Unpaved Area	940087 =		940,087	(m2)
Total Equivalent Area	136753 x 0.95 + 940087 x 0.35 =		458,946	(m2)
Rainfall Intensity, I *			133	mm/hr
Design Discharge Rate, Q	0.278 x 458946 x 133 / 1000000 =		41.701	mm/hr

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

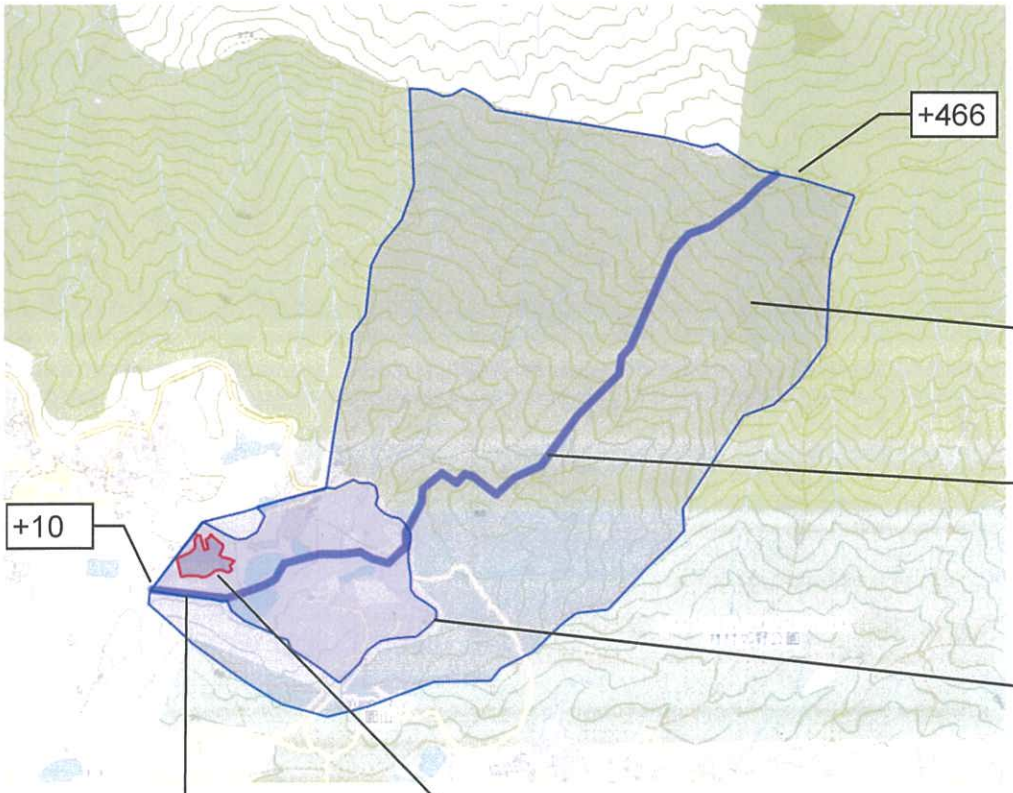
U Channel				
Channel Size			3000	(mm)
Gradient		1 in	200	
Velocity			5.19	m/s
Capacity			16.966	m3/s

Assume the existing channel size is 3m only for Assessment Purpose

Utilization	41.701 / 16.966	=	**40.69**	%	OK	(less than 90%, for 10% siltation allowance)

Time of Concentration for Catchement of Existing

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L/ ($H^{0.2}A^{0.1}$)	tc = to + tf
A	L			H		
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
1076839.86	1851	466	10	24.635	35.172	35.172



Catchment Area (unpaved) 940,087 m²

Flow Distance 1851 m (base on stream shown on base

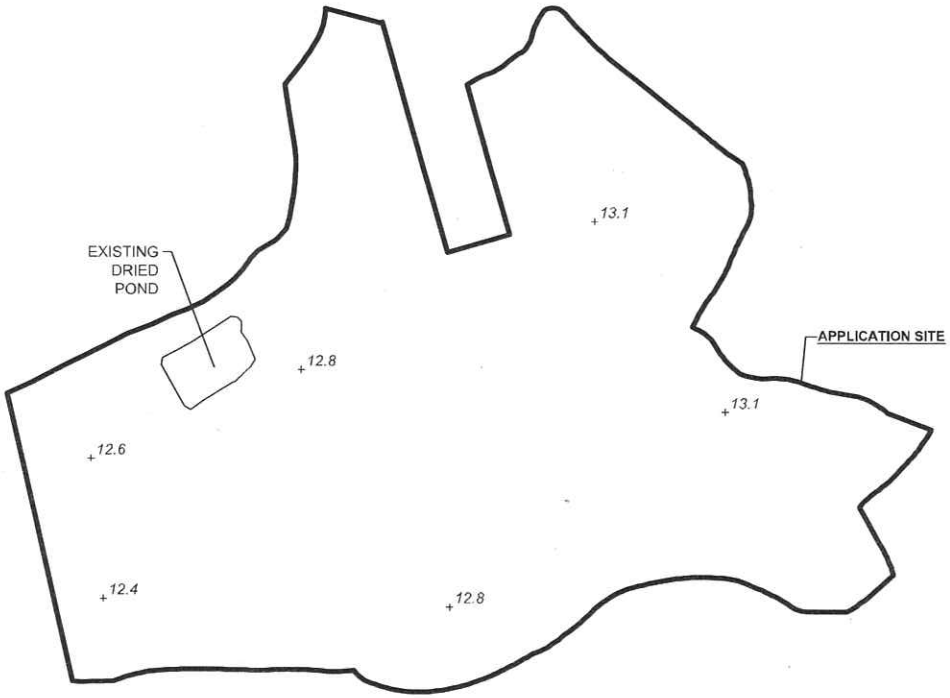
Catchment Area (paved) 136,753 m²

DEVELOPMENT SITE (FOR INDICATIVE ONLY)

Existing Approx. 7m width channel

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,968 m^2	(ABOUT)
EXISTING SITE LEVELS	: +12.4 mPD - +13.1 mPD	(ABOUT)
EXISTING POND AT THE APPLICATION SITE		
AREA OF DRIED POND	: 92 m^2	(ABOUT)
DEPTH OF POND	: 0.5 m	(ABOUT)

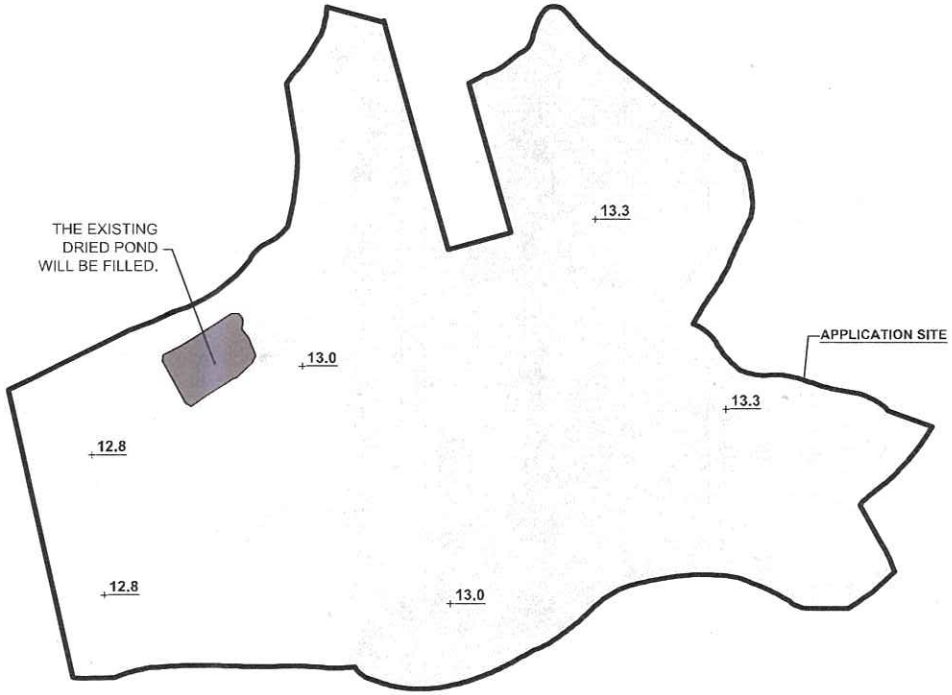


LEGEND

- APPLICATION SITE
- +3.4 EXISTING SITE LEVEL

PROPOSED FILLING OF LAND AND POND

APPLICATION SITE AREA	: 6,968 m^2	(ABOUT)
PROPOSED FILLED AREA	: 6,968 m^2	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.4 m	
PROPOSED SITE LEVELS	: +12.8 mPD - +13.3 mPD	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION AND CIRCULATION AREA	



LEGEND

- APPLICATION SITE
- FILLING OF LAND AREA
- FILLING OF POND AREA
- +3.4 PROPOSED SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

NORTH
W E
S

PLANNING CONSULTANT
R-Riches Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND PONG

SITE LOCATION
LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	1 : 1000 @ A4
DRAWN BY	MN
DATE	29.8.2024
REVISED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	FILLING OF LAND
DWG NO.	PLAN 1
VER	002

Appendix II of RNTPC
Paper No. A/YL-KTN/1004B

Similar s.16 Applications in the Vicinity of the Application Site within the same "AGR" Zone in the Past 5 Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/824	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	6.5.2022 [revoked on 6.2.2024]
2.	A/YL-KTN/852	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	23.9.2022 [revoked on 23.3.2024]
3.	A/YL-KTN/890	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	31.3.2023 [revoked on 30.9.2024]
4.	A/YL-KTN/898	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	21.4.2023 [revoked on 21.1.2024]
5.	A/YL-KTN/904	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19.5.2023
6.	A/YL-KTN/905	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	19.5.2023
7.	A/YL-KTN/907	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	13.10.2023
8.	A/YL-KTN/920	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	28.7.2023
9.	A/YL-KTN/937	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
10.	A/YL-KTN/938	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023 [revoked on 25.8.2024]

11.	A/YL-KTN/951	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
12.	A/YL-KTN/953	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
13.	A/YL-KTN/955	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023
14.	A/YL-KTN/957	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023
15.	A/YL-KTN/963	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
16.	A/YL-KTN/975	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	26.1.2024
17.	A/YL-KTN/979	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond	5.7.2024
18.	A/YL-KTN/992	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	5.4.2024
19.	A/YL-KTN/993	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024
20.	A/YL-KTN/995	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024
21.	A/YL-KTN/996	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	19.4.2024
22.	A/YL-KTN/1005	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)	4.10.2024

		for a period of Three Years and Associated Filling of land	
23.	A/YL-KTN/1040	Temporary Open Storage for Construction Materials and Warehouse for a Period of 3 Years and Associated Filling of Land	20.9.2024

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/ Yuen Long, Lands Department:

- no adverse comment on the application; and
- the application site (the Site) comprises Old Schedule Agricultural Lot No. 1291 in D.D. 107 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no adverse comment on the application from highways maintenance perspective.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application; and
- should the application be approved, approval conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the drainage proposal for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction.

5. **Landscape**

Comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department:

- no objection to the application from landscape planning perspective;
- the Site is located in a settled valleys landscape character comprising farmland, vacant land, scattered temporary structures and tree groups. The proposed use is not incompatible with the landscape setting of the planned development in the proximity; and
- the Site is vacant. Sensitive landscape resources are not observed within the Site. No tree felling is proposed. Significant adverse impact on the existing landscape resources within the Site is not anticipated.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application.

7. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- his office has not received any locals' comment on the application.

8. **Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application:

- the Project Manager (West), Civil Engineering and Development Department; and
- the Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

(a) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupants;

(b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:

- the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

(c) to note the comments of the Director of Fire Services that:

- the applicant is advised on the following points in relation to the fire service installations (FSIs) proposal:

  i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and

  ii. the location of where the proposed FSIs to be installed should be clearly marked on the layout plans.

- the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;

(d) to note the comments of the Commissioner for Transport that:

- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;

(e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- the proposed vehicular access to the Site, i.e. Mei Fung Road and the local access, is not and shall not be maintained by HyD; and

- adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;

(f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;

- if the existing structure is erected on leased land without the approval of the Building Authority, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;

- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and

- detailed checking under the BO will be carried out at building plan submission stage;

(g) to note the comments of the Director of Environmental Protection that:

- the applicant is advised to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance caused by the proposed use; and

- the applicant is advised not to fill the pond with construction waste and to strictly comply with relevant environment ordinances.

2/4/2024

反對家族祖堂地
農地更改貨倉地
先斬後奏

敬啟者：

申請編號：A/YL-KTN/1004
地段編號：DD107 LOT 1291 PART.

反對理由農地改為貨倉用地臨時為期三年。

① 此土地用途為務農及畜牧為生計。
② 此祖堂地為前先人擁有的，用作耕種及畜牧等工作。
③ 前先人歿後，但土地為現今後代持有者。
④ 土地為前祖宗所有，傳來後人持有，家族子孫執行土地地權，子孫選舉成司庫及代理人，執行者之地權擁有者，祖堂地不得轉讓地權及轉名，買及賣不可能，現農地轉為貨

②
三年，子孫收受利益，防外司法公証。

⑤ 前祖先人将土地作為務農及畜牧之用，收益養活家人。

⑥ 前祖先先人養活大水牛，大水牛作為耕田之用，先人死了，土地由後人所有，延續先人的工作，後人子孫耕田工作好辛苦，想讓到養活家人，決定放棄務農及畜牧，先人留養開的大水牛不理了，任牛隻自生自滅，變成流浪牛，牛在土地生活，自然地們繁殖下一代，現在有了40至50隻在土地棲身，起居飲食在這屋裡，還有山上的大山豬下山覓食，土地改為臨時家地，該田地生物高糧會餓死了。

⑦ 此座有山澗溪水流落下的，有人將山澗移填平收管，變成一條坑渠，所

③

得公地作為倉庫，擴大面積，落雨天會水浸，令到山，山泥傾瀉，山頭倒塌，生活所需在此者，好想到安居樂業，但村民造成危險，生活宅危，

⑧ 先斬後奏的行為，官員代伸張正義，不法之徒，令村民生活愉快。

祝工作愉快，

謝謝！

投訴人

2

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KFBG's comments on three planning applications
12/04/2024 17:11

From: [redacted]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

3 attachments

240412 s16 KTN 1004.pdf

Dear Sir/ Madam,

Attached please see our comments regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

12th April, 2024. **By email only**

Dear Sir/ Madam,

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond (A/YL-KTN/1004)

1. We refer to the captioned.

2. We urge the Board to investigate with relevant authorities the current site status and also whether the site is involved in any ongoing enforcement case; if yes, we urge the Board to consider whether it is appropriate to approve this application.

3. The proposed use is unlikely to be in line with the planning intention of the Agriculture zone and we urge the Board to reject this application.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

3

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A/YL-KTN/1004 DD 107 Fung Kat Heung near CA
12/04/2024 02:49

From: [redacted]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

A/YL-KTN/1004

Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 6,968sq.m

Zoning: "Agriculture"

Applied development: Warehouse / 5 Vehicle Parking / **Filling of Land and Pond**

Dear TPB Members,

And here it comes, the rest of the 973 footprint. Dividing up the original site does not in any way mitigate the impact.

Objections to 973 relevant and upheld. Filling in almost 11,000sq.mts of land on the buffer zone of country park when HK is facing the onslaught of global warming is unacceptable.

Moreover the justification that "**Due to the increasing demand for warehouse floorspace in recent years,** the applicant would like to use the Site for warehouse in order to support the local warehousing and storage industry" is ridiculous when so many shops and restaurants are closing down, demand and retail sales are falling.

If the board approves these applications it is in breach of its duty to carefully evaluate applications and question land uses not supported by actual conditions. In addition tricks like dividing up operations so that they are considered on different dates should not be tolerated.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 6 March 2024 3:08 AM HKT
Subject: A/YL-KTN/994 DD 107 Fung Kat Heung near CA

A/YL-KTN/994

Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 3,796sq.m

Zoning: "Agriculture"

Applied development: Open Storage of Construction Materials / 1 Vehicle Parking / **Filling of Land**

Dear TPB Members,

973 withdrawn. So now to Plan B, divide and rule. Apply for a smaller footprint.

Previous objections applicable and upheld.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 1 January 2024 2:35 AM HKT
Subject: A/YL-KTN/973 DD 107 Fung Kat Heung near CA
A/YL-KTN/973

Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 10,764sq.m

Zoning: "Agriculture"

Applied development: Warehouse / Open Storage of Construction Materials / 6 Vehicle Parking / **Filling of Land and Pond**

Dear TPB Members,

Strong Objections. While there is no history of approvals, part of the site has been used for brownfield operations. According to Google Maps a considerable part of the site is still covered in trees and vegetation. The proposed operations are neither Col 1 or Col 2 permitted uses.

There is no mention of how many trees to be felled. This is an issue of

concern as the lots are adjacent to 'CA' zoning so elimination of trees and filling in the land would impact the local ecosystem and the natural drainage function of the land. This is borne out by the statement that "All the proposed works will be carried out at least 3 m away from the top bank of the **existing natural stream that is located at the west of the Site".** The stream does not function in isolation. The filling of the pond would further impact.

According to the applicant "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."**

But then goes on to say that the **Site is proposed to be filled wholly with concrete of not more than 1 m (about) in depth** for site formation of structures and circulation area. Furthermore, an existing dried pond within the Site is also proposed to be filled to the surrounding site levels. A primary school kid would know that this would effectively make the land unfit for farming activity.

Members should question what unapproved operations are being carried out and how much of the site has already been trashed. Has an enforcement action been taken?

A/YL-KTN/907 approval quoted by the applicant is totally irrelevant as it is a small site quite a distance away and in a part of Fung Kat Heung that is awash with brownfield.

There is no justification in approving further encroachment of brownfield into the buffer zone of Lam Tsuen Park.

Mary Mulvihill

4

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	240408-134001-65127
提交限期 **Deadline for submission:**	12/04/2024
提交日期及時間 **Date and time of submission:**	08/04/2024 13:40:01
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-KTN/1004
「提意見人」姓名/名稱 **Name of person making this comment:**	[redacted]

意見詳情
Details of the Comment :

本人為DD107 Lot 1397 的使用人及持分者, 本人反對A/YL-KTN/1004的規劃許可申請，原因是申請人未有通知及得到我們同意下使用上述土地入出規劃申請的範圍。如 貴署考慮批准此項規劃許可申請，請 貴署必須要求申請者取得我們書面同意。

我不願意向任何人透露個人身份。

5.

就規劃申請/覆核提出意見 **Making Comment on Planning Application / Review**

參考編號 **Reference Number:**	240408-134407-14929
提交限期 **Deadline for submission:**	12/04/2024
提交日期及時間 **Date and time of submission:**	08/04/2024 13:44:07
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-KTN/1004
「提意見人」姓名/名稱 **Name of person making this comment:**	[redacted]

意見詳情
Details of the Comment :

本人為DD107 Lot 1416 的使用人及持分者, 本人反對A/YL-KTN/1004的規劃許可申請，原因是申請人未有通知及得到我們同意下使用上述土地入出規劃申請的範圍。如 貴署考慮批准此項規劃許可申請，請 貴署必須要求申請者取得我們書面同意。

我不願意向任何人透露個人身份。

6

就規劃申請/覆核提出意見 **Making Comment on Planning Application / Review**

參考編號 **Reference Number:**	240408-134142-99032
提交限期 **Deadline for submission:**	12/04/2024
提交日期及時間 **Date and time of submission:**	08/04/2024 13:41:42
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-KTN/1004
「提意見人」姓名/名稱 **Name of person making this comment:**	[redacted]

意見詳情
Details of the Comment :

本人為DD107 Lot 1400 的使用人及持分者, 本人反對A/YL-KTN/1004的規劃許可申請，原因是申請人未有通知及得到我們同意下使用上述土地入出規劃申請的範圍。如 貴署考慮批准此項規劃許可申請，請 貴署必須要求申請者取得我們書面同意。

我不願意向任何人透露個人身份。

7

就規劃申請/覆核提出意見 **Making Comment on Planning Application / Review**

參考編號 **Reference Number:**	240408-134318-87355
提交限期 **Deadline for submission:**	12/04/2024
提交日期及時間 **Date and time of submission:**	08/04/2024 13:43:18
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-KTN/1004
「提意見人」姓名/名稱 **Name of person making this comment:**	[redacted]

意見詳情
Details of the Comment :

本人為D.D. 107 Lot 1414的使用人[redacted]由於上述地段為私人地段，申請人沒有得到本人的書面同意下絕對不能使用, 現特通知貴 委員會本人反對申請人使用上述地段做為通道用途及緊急通道。如 貴委員會考慮批准申請，道路方面必須獲得我們的書面同意。我們不願意向任何人透露個人身份。

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8

From: [redacted]
Sent: 2024-10-04 星期五 08:00:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Comments on the Section 16 Application No. A/YL-KTN/1004
Attachment: TPB20241004(KTN1004).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association
[redacted]
Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

長春社 Since1968
The Conservancy Association

4th October 2024

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-KTN/1004

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11, the planning intention of AGR zone "*is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*". While all the proposed uses are not related to agriculture, the entire site, according to the application, would be paved by concrete. We opine that this is not in line with the planning intention of AGR zone.

2. Adverse environmental impacts

We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: Various structures/uses, including warehouse, car parking space, office, etc., would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.

- Sewage impacts: According to the application, we cannot see any details sewerage management, such as design; collection, treatment and disposal of sewage, and so on. We worry that if the above issues cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding area.

- Direct loss of pond: A pond within the site will be entirely filled. We cannot see any attempts to keep minimal extent of filling of pond. Moreover, no concrete plans have been provided in this stage to justify that ponds can be recovered after the proposed temporary use.

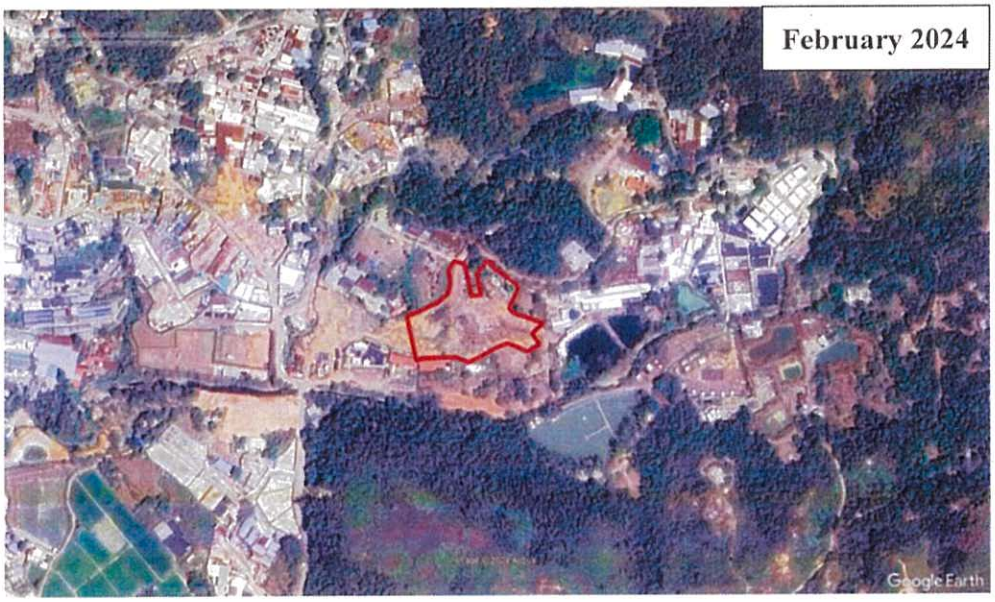
3. Undesirable precedent of "destroy first, build later"

This site has been subject to land formation and tree removal since February 2024 (Figure 1-2). It is suspected that this is a case of "destroy first, build later". Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter "destroy first, build later" activities in 2011. It stated that "*the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned*"[1]. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
The Conservancy Association

[1] TPB Press Release. Available at:
http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm

Figure 1-2 According to aerial photos (Source: Google Earth Pro), this site (marked in red) has been subject to land formation and tree removal since February 2024. It is suspected that this is a case of "destroy first, build later"



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy 9

From: [redacted]
Sent: 2024-10-03 星期四 02:34:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-KTN/1004 DD 107 Fung Kat Heung near CA

Dear TPB Members,

Another reminder that it is your duty to consider the application together with those for adjoining lots.

Torrential rains, landslides and now even sink holes in older urban districts.

You have a responsibility to evaluate not site by site but THE CUMULATIVE IMPACT of filling in so much land and ponds.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 12 April 2024 2:49 AM HKT
Subject: A/YL-KTN/1004 DD 107 Fung Kat Heung near CA

A/YL-KTN/1004

Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 6,968sq.m

Zoning: "Agriculture"

Applied development: Warehouse / 5 Vehicle Parking / **Filling of Land and Pond**

Dear TPB Members,

And here it comes, the rest of the 973 footprint. Dividing up the original site does not in any way mitigate the impact.

Objections to 973 relevant and upheld. Filling in almost 11,000sq.mts of land on the buffer zone of country park when HK is facing the onslaught of global warming is unacceptable.

Moreover the justification that "**Due to the increasing demand for warehouse floorspace in recent years,** the applicant would like to use the Site for warehouse in order to support the local warehousing and storage industry" is ridiculous when so many shops and restaurants are closing down, demand and retail sales are falling.

If the board approves these applications it is in breach of its duty to carefully evaluate applications and question land uses not supported by actual conditions. In addition tricks

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like dividing up operations so that they are considered on different dates should not be tolerated.

Mary Mulvihill

From [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 6 March 2024 3:08 AM HKT
Subject: A/YL-KTN/994 DD 107 Fung Kat Heung near CA

A/YL-KTN/994

Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 3,796sq.m

Zoning: "Agriculture"

Applied development: Open Storage of Construction Materials / 1 Vehicle Parking / **Filling of Land**

Dear TPB Members,

973 withdrawn. So now to Plan B, divide and rule. Apply for a smaller footprint.

Previous objections applicable and upheld.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 1 January 2024 2:35 AM HKT
Subject: A/YL-KTN/973 DD 107 Fung Kat Heung near CA

A/YL-KTN/973

Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 10,764sq.m

Zoning: "Agriculture"

Applied development: Warehouse / Open Storage of Construction Materials / 6 Vehicle Parking / **Filling of Land and Pond**

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Dear TPB Members,

Strong Objections. While there is no history of approvals, part of the site has been used for brownfield operations. According to Google Maps a considerable part of the site is still covered in trees and vegetation. The proposed operations are neither Col 1 or Col 2 permitted uses.

There is no mention of how many trees to be felled. This is an issue of concern as the lots are adjacent to 'CA' zoning so elimination of trees and filling in the land would impact the local ecosystem and the natural drainage function of the land. This is borne out by the statement that "All the proposed works will be carried out at least 3 m away from the top bank of the **existing natural stream that is located at the west of the Site".** The stream does not function in isolation. The filling of the pond would further impact.

According to the applicant "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."**

But then goes on to say that the **Site is proposed to be filled wholly with concrete of not more than 1 m (about) in depth** for site formation of structures and circulation area. Furthermore, an existing dried pond within the Site is also proposed to be filled to the surrounding site levels. A primary school kid would know that this would effectively make the land unfit for farming activity.

Members should question what unapproved operations are being carried out and how much of the site has already been trashed. Has an enforcement action been taken?

A/YL-KTN/907 approval quoted by the applicant is totally irrelevant as it is a small site quite a distance away and in a part of Fung Kat Heung that is awash with brownfield.

There is no justification in approving further encroachment of brownfield into the buffer zone of Lam Tsuen Park.

Mary Mulvihill

申請編號：A/YL-KTN/1004

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致城市規劃委員會秘書長收：

反對 A/YL-KTN/1004 地段申請為1291之D.D.107農地轉倉庫用地：2024年9月13日第二次申請。反對

RECEIVED
30 SEP 2024
Town Planning Board

28/9/2024

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From: [redacted]
Sent: 2024-10-04 星期五 18:14:13
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on one planning application
Attachment: 241004 s16 KTN 1004.pdf

Dear Sir/ Madam,

Attached please see our comments regarding one application. There is one pdf file attached to this email. If you cannot see/ download/ open this file, please notify us through email.

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

4th October, 2024.

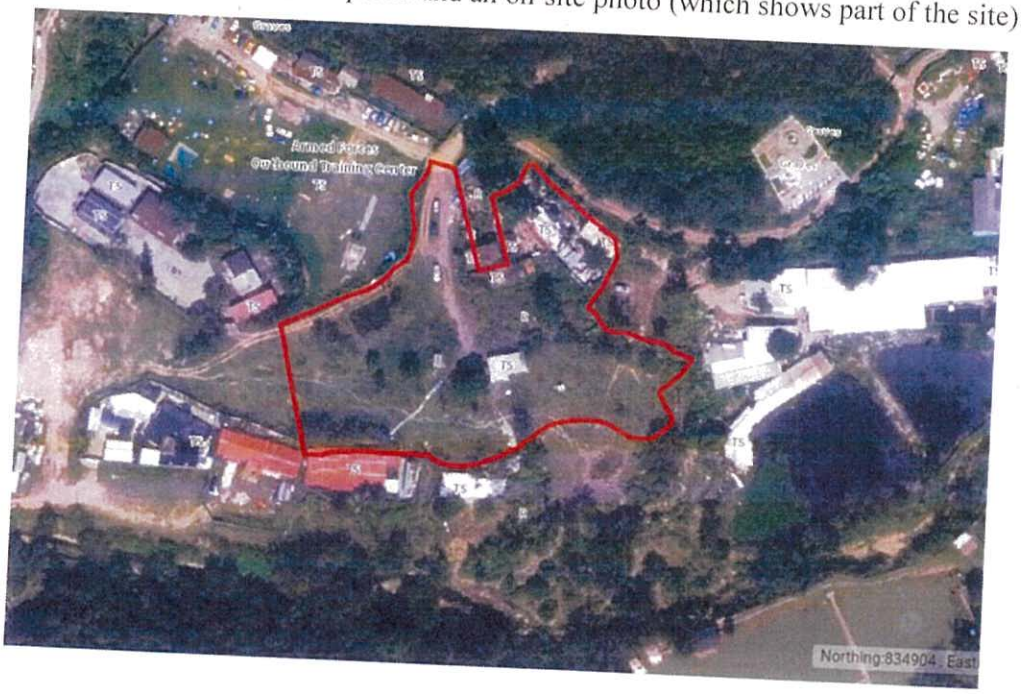
By email only

Dear Sir/ Madam,

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond (A/YL-KTN/1004)

1. We refer to the captioned.

2. As shown in the map from the Town Planning Board Statutory Planning Portal 3, the site and its surroundings are largely vegetated and our on-site observation also confirmed this. Please see below an aerial photo and an on-site photo (which shows part of the site).



3. We urge the Board to reject this application as it is unlikely to be in line with the planning intention of Agriculture (AGR) zone. Again, as asked in many of our previous submissions, we urge the Board to seriously consider how many sites under the AGR zone have been gradually converted into brownfield sites, and whether this trend should be continued under the backdrop that our country is promoting the Construction of Ecological Civilisation.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden