

This document is received on 21 MAY 2024  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1018
	Date Received 收到日期	21 MAY 2024

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

### 1. Name of Applicant 申請人姓名/名稱

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

Tang Wai Ip 鄧偉業

### 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)

NA 不適用

### 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 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part) in D.D. 107, Kam Tin North, Yuen Long 元朗錦田北丈量約份第107約地段第1247號(部份), 1248號(部份), 1249號(部份), 1252號(部份)及第1253號(部份)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,559.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 Agriculture
(f) Current use(s) 現時用途	空置 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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
10/04/2024 (DD/MM/YYYY)<sup>&</sup>  
於 10/04/2024 (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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 10/04/2024 (DD/MM/YYYY)<sup>&</sup>  
於 10/04/2024 (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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</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 Open Storage of Construction Machinery and Materials for a Period of 3 Years and Filling of Land 擬議臨時露天存放建築機械及物料 (為期3年)及填土工程 (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	<input checked="" type="checkbox"/> year(s) 年 ..... 3 <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	1,559.1 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	NA 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	NA 不適用 .....
Proposed domestic floor area 擬議住用樓面面積	NA 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	NA 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	NA 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) NA 不適用 ..... ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 ..... Motorcycle Parking Spaces 電單車車位 ..... Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... Others (Please Specify) 其他 (請列明) ..... .....	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 ..... Coach Spaces 旅遊巴車位 ..... Light Goods Vehicle Spaces 輕型貨車車位 ..... 2 Medium Goods Vehicle Spaces 中型貨車車位 ..... Heavy Goods Vehicle Spaces 重型貨車車位 ..... Others (Please Specify) 其他 (請列明) ..... .....	

Proposed operating hours 擬議營運時間 星期一至六上午九時至下午七時，星期日及公眾假期休息。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shui Mei Road, turn to local track. 水尾路，轉到郊區小徑。	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 1,559.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**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 Justification Document.

**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

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

簽署

.....  
鄧偉業

NA 不適用

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

Date 日期

25/04/2024

..... (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 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part) in D.D. 107, Kam Tin North, Yuen Long 元朗錦田北丈量約份第107約地段第1247號(部份), 1248號(部份), 1249號(部份), 1252號(部份)及第1253號(部份)
Site area 地盤面積	1,559.1 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
Zoning 地帶	農業 Agriculture
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years and Filling of Land 擬議臨時露天存放建築機械及物料 (為期3年)及填土工程



(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 NA 不適用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 NA 不適用
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 NA 不適用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 NA 不適用
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	NA 不適用	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用 <span style="float: right;">m 米</span> <input type="checkbox"/> (Not more than 不多於)	
		NA 不適用 <span style="float: right;">Storeys(s) 層</span> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	NA 不適用 <span style="float: right;">m 米</span> <input type="checkbox"/> (Not more than 不多於)	
		NA 不適用 <span style="float: right;">Storeys(s) 層</span> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	NA 不適用 <span style="float: right;">%</span> <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2       LGV: 2

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

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

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

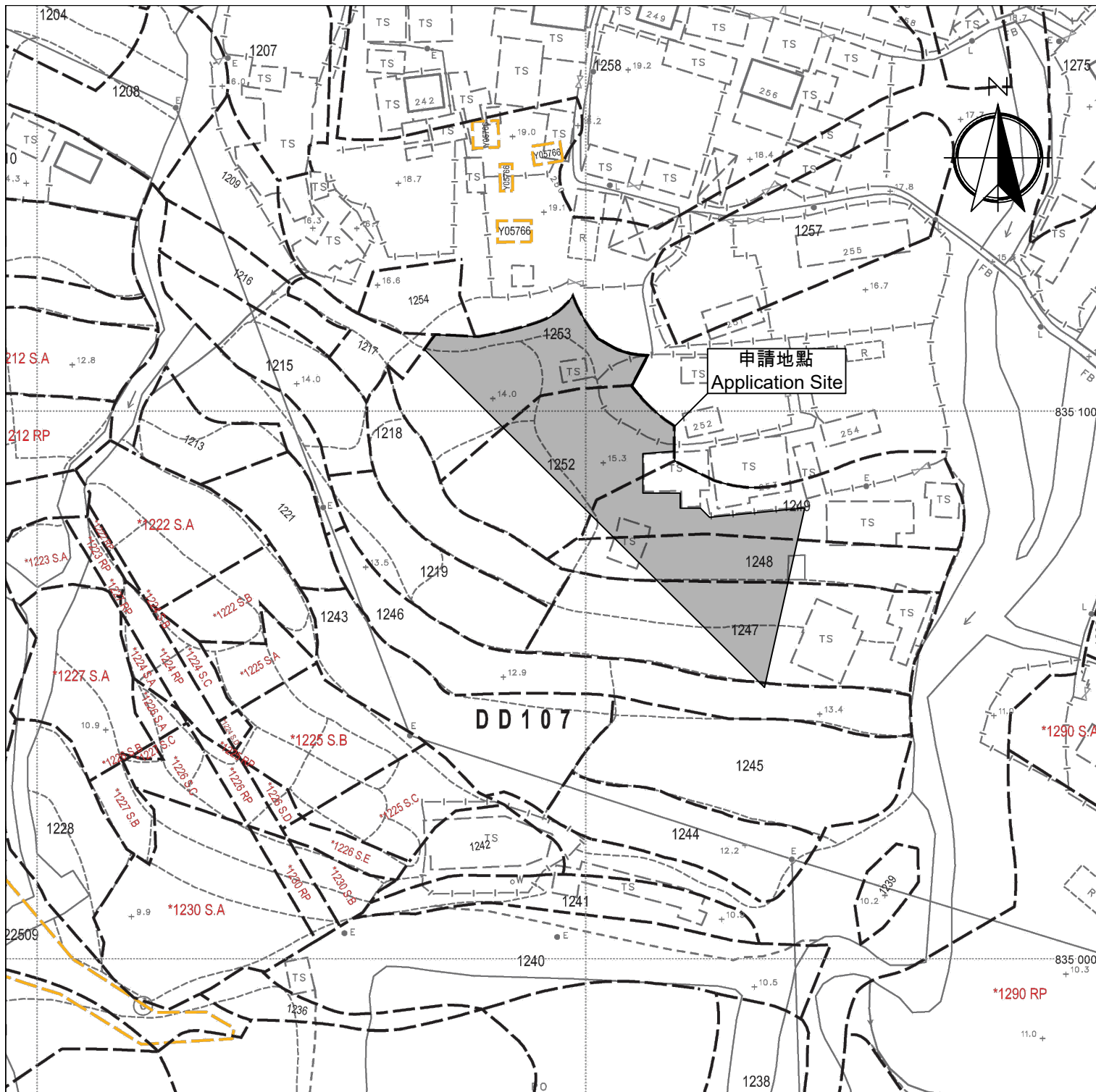
## 申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田丈量約份第 107 約地段第 1247 號(部份)、第 1248 號(部份)、  
第 1249 號(部份)、第 1252 號(部份)及第 1253 號(部份)  
作為期三年的臨時露天存放建築機械及物料及填土工程之用途

- 申請地點的面積約為 1,559.1 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“露天存放建築機械及物料”開發申請仍然符合租約。
- 擬議申請的露天存放在同一個「農業」地帶，城市規劃委員會曾批准相類似的露天存放，申請包括：A/YL-KTN/962 (2023 年 12 月 8 日獲批)。因此希望城市規劃委員會對本申請作出相同的對待。
- 臨時貨倉計劃放置建築機械及物料。不會用作存放危險品。
- 城市高速發展及土地資源稀少的情況下，有大量用作工業及棕地的土地已改作其他發展或計劃用作其他發展，例如錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型露天存放的巨大需求。
- 本申請只作存放用途，不會進行任何作業。
- 擬議用途的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期休息。
- 申請地點會採用混凝土作平整物料，平整厚度不超過 0.2 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。

- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
  
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 107 約地段第 1247 號(部份)、第 1248 號(部份)、第 1249 號(部份)、第 1252 號(部份)及第 1253 號(部份)作為期三年的臨時露天存放建築機械及物料及填土工程之用途。



Legend:



Application Site 申請範圍

#### Appendix 1

Location: DD 107 Lot 1247 (Part),  
1248 (Part), 1249 (Part), 1252 (Part)  
and 1253 (Part)

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

Date: 23 April 2024

#### Location 位置圖

擬議臨時露天存放建築機械及物料  
(為期3年)及填土

Proposed Temporary Open Storage of  
Construction Machinery and Materials  
For a Period of 3 Years and Filling of Land

#### SCALE

1:1000

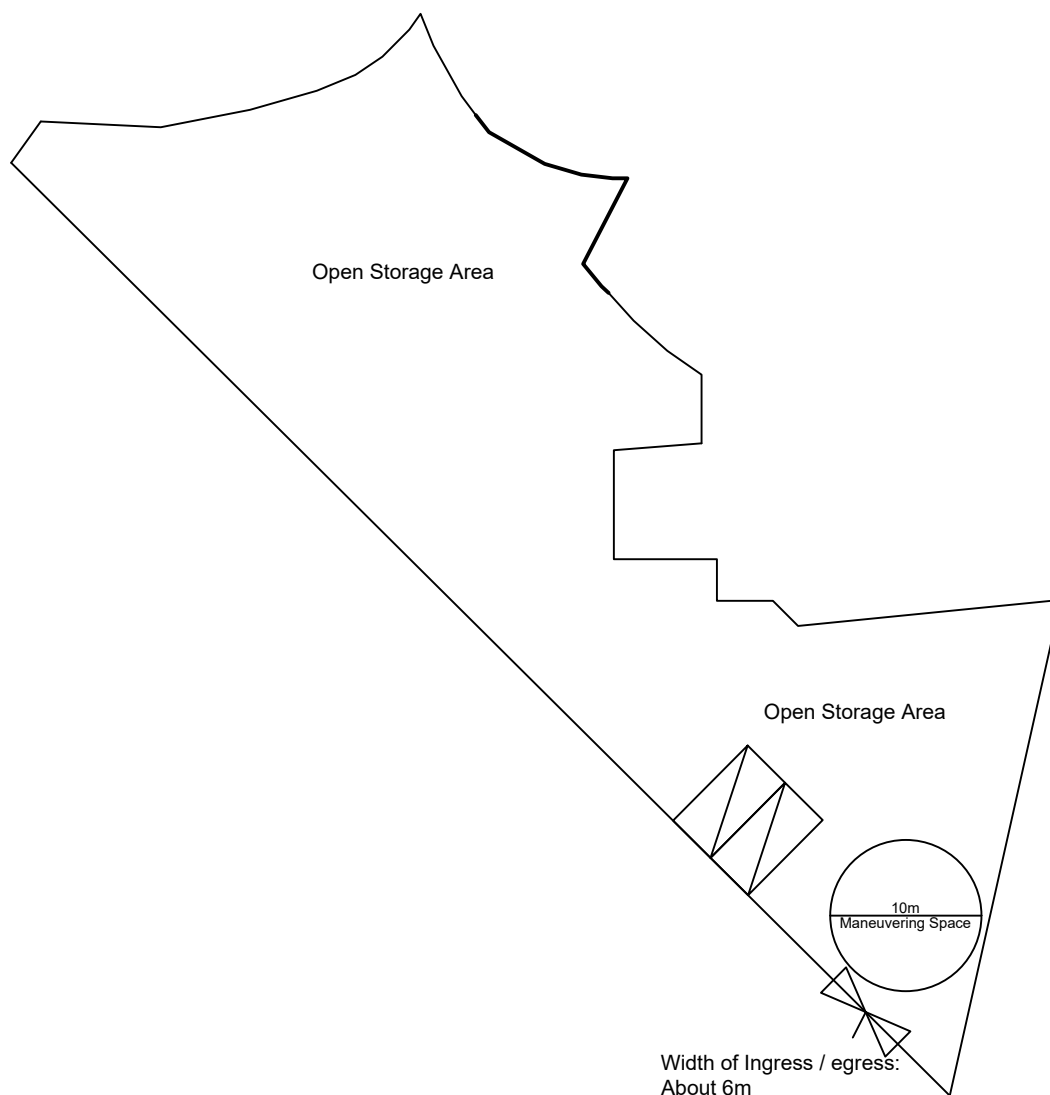
@A4

For Identification Only




Drawing No.:

1-01

LGV L/UL Space  
 Dimension: 7m x 3.5m  
 Unit(s): 2



**Legend:**

-  Ingress/egress (Width: About 6m)
-  LGV L/UL Space (Unit(s): 2)
-  Maneuvering Space

Total Area: 1,559.1 m<sup>2</sup> (About)

Appendix 2

Location: DD 107 Lot 1247 (Part),  
 1248 (Part), 1249 (Part), 1252 (Part)  
 and 1253 (Part)

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

Proposed Layout Plan

擬議佈局平面圖

擬議臨時露天存放建築機械及物料  
 (為期3年)及填土

Proposed Temporary Open Storage of  
 Construction Machinery and Materials  
 For a Period of 3 Years and Filling of Land

SCALE

1:500

@A4

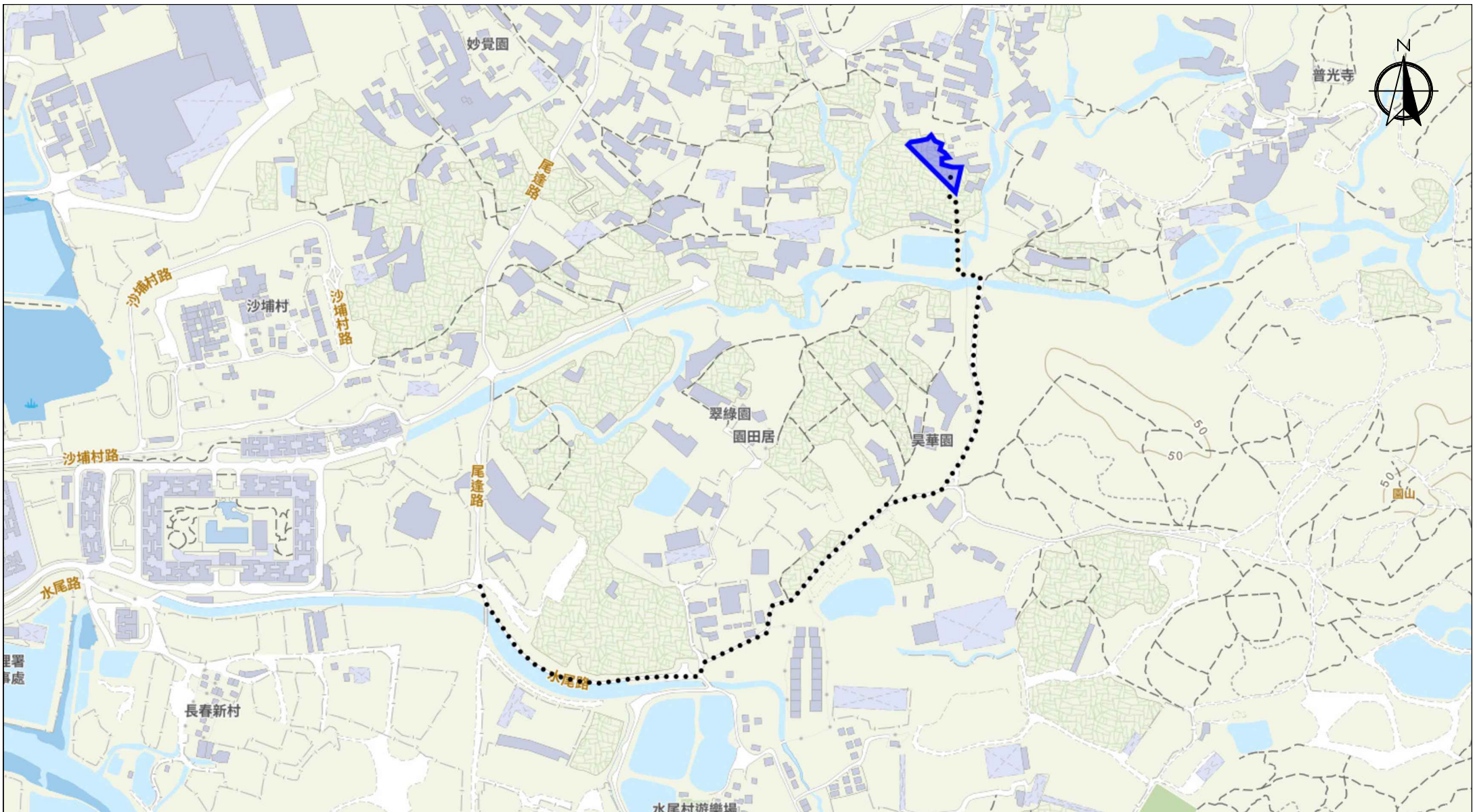
For Identification Only

Drawing No.:

Date: 23 May 2024

2-01





Scale: Undefined @A4

Captured from map.gov.hk on 25<sup>th</sup> April 2024

### Appendix 3

Existing Vehicular  
Access

Location: D.D. 107 Lot 1247 (Part), 1248 (Part),  
1249 (Part), 1252 (Part) and 1253 (Part)  
OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Agriculture

Proposed Temporary Open Storage of  
Construction Machinery and Materials  
For a Period of 3 Years and Filling of Land

Width of Shui Mei Road: 3-6m (About)

Map Legend:

- Road Path
- Site Boundary

Drawing No.:  
3-01

For Identification Only


Date: 25/04/2024



Existing Site Level: +14.2 mPD (About)  
Proposed Site Level: +14.4 mPD (About)  
Material of Filling: Concrete  
Depth of Filling: 0.2m by Concrete (About)

Total Area: 1,559.1 m<sup>2</sup> (About)

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 107 Lot 1247 (Part),  
1248 (Part), 1249 (Part), 1252 (Part)  
and 1253 (Part)

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

Date: 25 April 2024

Paved Area  
平整位置圖

擬議臨時露天存放建築機械及物料  
(為期3年)及填土

Proposed Temporary Open Storage of  
Construction Machinery and Materials  
For a Period of 3 Years and Filling of Land

SCALE

1:500

@A4

For Identification Only

Drawing No.:

4-01



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

**Subject:** Fw: S. 16 Planning Application no. A/YL-KTN/1018 - Departmental Comments

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**From:** Tang Lok San [REDACTED]

**Sent:** Monday, September 16, 2024 12:35 PM

**Subject:** Re: S. 16 Planning Application no. A/YL-KTN/1018 - Departmental Comments

2024年10月16日前可下載附件

Ms Ng,

I would like to supersede the email that I sent at 11:38 a.m. on 15 September with this email. Please see the attachment for the Further Information. If you have any question regarding to the application, please do not hesitate to contact Mr. Tang on phone [REDACTED] or email to [REDACTED].

Your sincerely,  
Mr. Tang

[從 iCloud 下載](#)

AYL-KTN 10...0916 (U).pdf

35.7 MB

Proposed operating hours 擬議營運時間 星期一至六上午九時至下午七時，星期日及公眾假期休息。 ..... .....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shui Mei Road, turn to local track. 水尾路，轉到郊區小徑。 ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 1,555.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

城市規劃委員會：

**有關城市規劃委員會對 A/YL-KTN/1018 的查詢**

收悉 貴委員會對 A/YL-KTN/1018 申請的疑問，本人現書面回覆。

申請範圍方面，雖然 A/YL-KTN/962 的申請人同是本人，但兩個申請沒有關聯。現時申請的範圍比 A/YL-KTN/962 大，因為在上次申請時未能向業主承租現時全部申請範圍，現已向相關持分者承租相關範圍。因此向 貴委員會重新申請，望 貴委員會諒解。

申請理由是因城市高速發展及土地資源稀少的情況下，有大量用作工業及棕地的土地已改作其他發展或計劃用作其他發展，例如錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等，存放的需求大大增加。因此，本人希望能透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型露天存放。

存放高度最高不超過 6 米。現場會存放小型機械及水電工程所包含的工程材料，例如排水管、水喉及電箱、挖掘機、升降台等。物料大小及長度不一，最長約 4.5 米。

本申請只會用在存放用途，不會進行任何有關回收、清潔、修理、拆解或其他工場作業。

申請範圍約 1,559.1 平方米，當中有約 268 平方米為車輛上落區、車輛轉動區及樹木保護區，上述範圍不會用在露天存放。相關圖則請參考 Appendix 2 (2-02)。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

LGV L/UL Space  
Dimension: 7m x 3.5m  
Unit(s): 2



**Legend:**

- ⚡ Ingress/egress (Width: About 6m)
- ▨ LGV L/UL Space (Unit(s): 2)
- Maneuvering Space

Total Area: 1,559.1 m<sup>2</sup> (About)

Open Storage Area: 1,291.1 m<sup>2</sup> (About)

Vehicle Maneuvering Space and Tree Protection Zone: 268 m<sup>2</sup> (About)

Appendix 2

Location: DD 107 Lot 1247 (Part),  
1248 (Part), 1249 (Part), 1252 (Part)  
and 1253 (Part)

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

Proposed Layout Plan

擬議佈局平面圖

擬議臨時露天存放建築機械及物料  
(為期3年)及填土

Proposed Temporary Open Storage of  
Construction Machinery and Materials  
For a Period of 3 Years and Filling of Land

SCALE

1:500

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For Identification Only

Drawing No.:

Date: 11 September 2024

2-02

城市設計及園境組及城市規劃委員會：

**有關城市設計及園境組對 A/YL-KTN/1018 的查詢**

收悉 貴組對 A/YL-KTN/1018 申請的疑問，本人現書面回覆。

保護樹木方面，會將樹幹兩米內的混凝土打碎並運走，亦會豎立約 1.2 米高的短柱保護樹木，建立樹木保護區，保護區不會放置任何物品，以免影響樹木生長。樹木會定期檢查及修剪，保護樹木。本人為錯誤平整相關範圍致歉，望 貴組諒解。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

運輸署及城市規劃委員會：

**有關對運輸署 A/YL-KTN/1018 的查詢**

收悉運輸署對 A/YL-KTN/1018 申請的疑問，現以書面回覆。

本人預計本申請地點的車流為以下：

時段	車輛數目（包括出/入）
00:00-01:00	0
01:00-02:00	0
02:00-03:00	0
03:00-04:00	0
04:00-05:00	0
05:00-06:00	0
06:00-07:00	0
07:00-08:00	0
08:00-09:00	0
09:00-10:00	0-2
10:00-11:00	0-2
11:00-12:00	0-2
12:00-13:00	0-2
13:00-14:00	0-2
14:00-15:00	0-2
15:00-16:00	0-2
16:00-17:00	0-2
17:00-18:00	0-2
18:00-19:00	0-2
19:00-20:00	0
20:00-21:00	0
21:00-22:00	0
22:00-23:00	0
23:00-00:00	0

以下為最近水尾路大約的車流量^：

時段	車流量
00:00-01:00	2-5 輛
01:00-02:00	2-5 輛
02:00-03:00	2-5 輛
03:00-04:00	2-5 輛
04:00-05:00	2-5 輛
05:00-06:00	2-5 輛
06:00-07:00	5-10 輛
07:00-08:00	10-15 輛
08:00-09:00	15-20 輛
09:00-10:00	15-20 輛

10:00-11:00	15-20 輛
11:00-12:00	15-20 輛
12:00-13:00	20-25 輛
13:00-14:00	20-25 輛
14:00-15:00	15-20 輛
15:00-16:00	15-20 輛
16:00-17:00	15-20 輛
17:00-18:00	20-25 輛
18:00-19:00	20-25 輛
19:00-20:00	20-25 輛
20:00-21:00	15-20 輛
21:00-22:00	15-20 輛
22:00-23:00	10-15 輛
23:00-00:00	5-10 輛

^此數字在 2024 年 5 月 8 日統計。

由於方便上落物料駕車到本申請地點，現申請 2 個客貨車上落貨位置。本申請不會對公眾開放。因此，2 個客貨車上落貨位置已足夠此申請運作。

申請地點有道路連接，前往本申請地點途經水尾路，再轉到郊區小徑。水尾路及郊區小徑沿途道路約有 3-6 米闊，沿途設有避車處，客貨車有足夠的位置通過。申請地點的出入口約 6 米闊。沿途道路相片請參考文件末端，而相片的觀看點請參考 Appendix 3。

在申請地點內有一個直徑超過 10 米的圓形空間，足夠讓車輛進行調遣的動作，不需在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 Appendix 2。

本人明白及了解連接申請地點的道路不是由 貴署管理。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。



道路相片：



















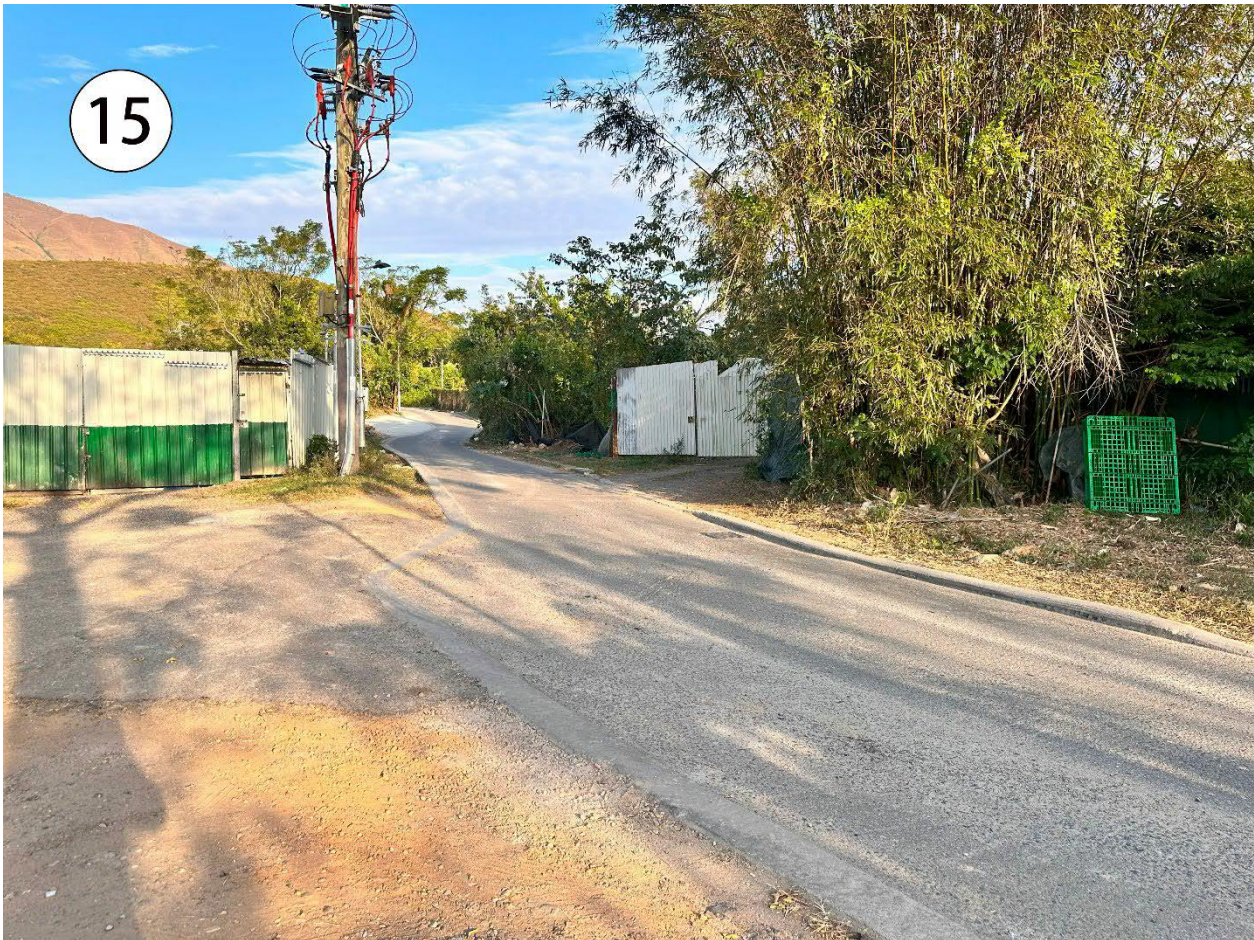












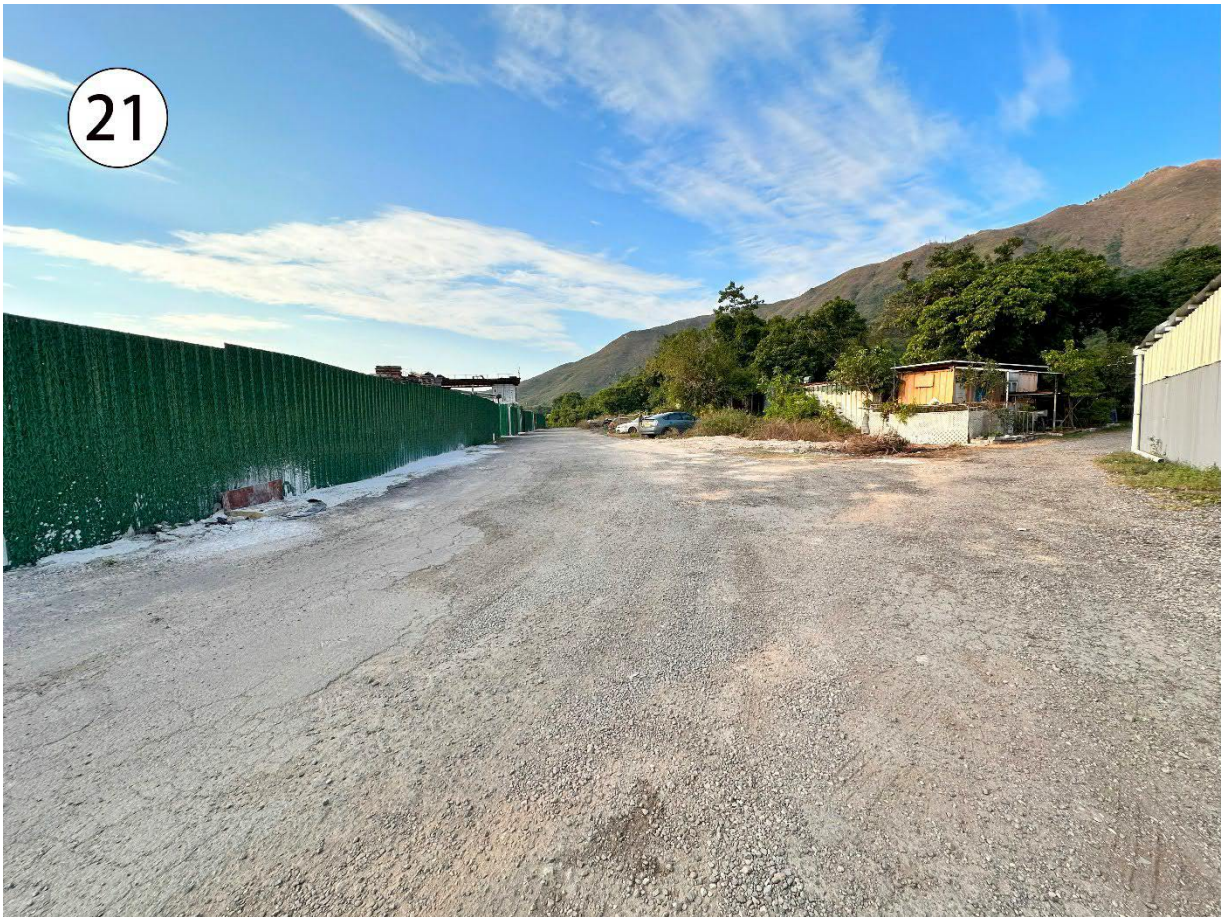




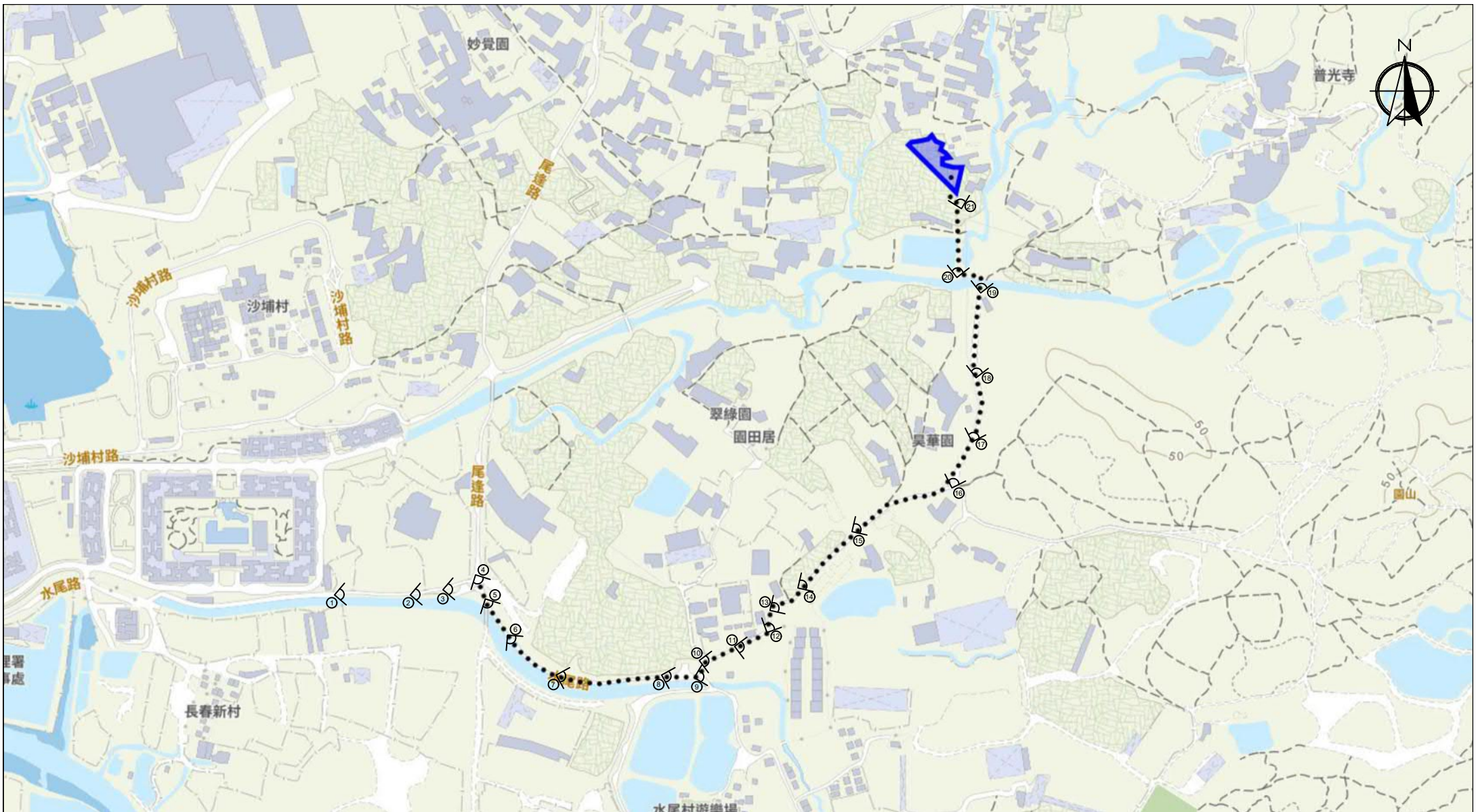












Scale: Undefined @A4

Captured from map.gov.hk on 25<sup>th</sup> April 2024

<p><b>Appendix 3</b></p> <p><b>Existing Vehicular Access</b></p>	<p>Location: D.D. 107 Lot 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p><b>Proposed Temporary Open Storage of Construction Machinery and Materials For a Period of 3 Years and Filling of Land</b></p>	<p>Width of Shui Mei Road: 3-6m (About)</p> <p>Map Legend:</p> <ul style="list-style-type: none"> <li>●●●● Road Path</li> <li>— Site Boundary</li> <li>▽ Viewing Point</li> </ul>	<p><b>Drawing No.:</b></p> <p><b>3-01</b></p> <p>For Identification Only</p> <p>Date: 07/06/2024</p>
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渠務署及城市規劃委員會：

**A/YL-KTN/1018 的渠務報告詳細**

申請地點範圍有約 1,559.1 平方米，位於錦田北的鄉郊範圍。目前為露天空間及建有臨時建築物。

申請地點附近有大量的臨時建築物及草地。現有水平為約+14.4 mPD (此水平已完成填土及平整)。

有一條自然溪流位於申請地點的東面，並計劃將場內水流引導到該溪流。

申請範圍的東北面水平比申請地點高，有機會會有水流從這面流入。申請範圍北外改有約 450mm 的渠道，因此沒有流水從其他方向流入申請地點。

申請地點的擬議佈局平面圖請參考 Appendix 2。

申請地點範圍有約 1,559.1 平方米，全部將以混凝土作表面，在申請地點外有約 4,115.9 平方米，大多為草地、道路及建築物。

擬議發展	
申請地點範圍 (約 m <sup>2</sup> )，全部已以混凝土平整	1,559.1
申請地點外集水區	
申請地點外北面集水區 (約 m <sup>2</sup> )，大多為草地、道路及建築物，本報告將以約 93% 混凝土作評估	4,115.9

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

Periods based on Flood Levels

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

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

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

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

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

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

$$\begin{aligned} a &= 451.3 \\ b &= 2.46 \\ c &= 0.337 \end{aligned}$$

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

$$Q_p = 0.278 C i A$$

$$\begin{aligned} \text{where } V &= \text{peak runoff in m}^3/\text{s} \\ C &= \text{runoff coefficient (dimensionless)} \\ i &= \text{rainfall intensity in mm/hr} \\ A &= \text{catchment area in km}^2 \end{aligned}$$

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

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

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

- Concrete Area C = 0.95
- Grassland (Heavy soil) with flat surface C = 0.25

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

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

where V	=	Velocity of the pipe flow (m/s)
S <sub>f</sub>	=	Hydraulic gradient
n	=	manning's coefficient
R	=	Hydraulic radius (m)

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

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

where V	=	Velocity of the pipe flow (m/s)
S <sub>f</sub>	=	Hydraulic gradient
k <sub>f</sub>	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	Hydraulic radius (m)

申請範圍主要平坦，並緩緩斜向東面，渠道設計請參考 Appendix 5。

渠道容量計算請參考 Appendix – Calculation。

根據本報告，本臨時發展不會對附近的渠道有重大影響。

二零二四年七月二十日



Check The Capacity of Existing Natural Stream

Manning Equation is used in hydraulic design and analysis. The cross-sectional mean velocity is given in the following expression:

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

Where            R = hydraulic (m)  
                      N = Manning coefficient (s/m<sup>1/3</sup>), refer Table 13 of SDM  
                      Sf = friction gradient (dimensionless)

Using Manning's Equation

$$V = R^{2/3} * S_f^{0.5} / n$$

Where R	= A/P = 0.667 m	A = 4 m <sup>2</sup>
		P = 6 m
n	= 0.05 s/m <sup>1/3</sup>	(Table 13 of Stormwater Drainage Manual)
Sf	= 0.245	

Therefor V        = 0.667<sup>2/3</sup> \* 0.245<sup>0.5</sup> / 0.05  
                          = 7.55 m/sec

Maximum Capacity (Qmax)

$$= V * A$$

$$= 30.2 \text{ m}^3/\text{sec}$$

$$> Q_{\text{total}}$$

\*Allowed 10% for situation.

**The Existing Natural Stream has enough capacity.**

Appendix – Calculation

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

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

Surface Type	Catchment Area (A), m²	Catchment Area (A), km²	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t <sub>o</sub> ), min	Time of Concentration (t <sub>c</sub> ), min	Duration (t <sub>d</sub> ), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q <sub>p</sub> ), m³/s
7% Grassland (Heavy soil) with flat surface + 93% Concrete	5,675	0.005675	3.52	96.7	4.58	4.58	4.58	451.3	2.46	0.337	234	0.9	0.0051075	0.332
Total														0.332

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

Channel Type	Width, m	Depth, m	Slope	Length, m	Manning’s Roughness Coefficient	Cross Section Area, m2	Wetted Perimeter, m	Hydraulic radius, m	Mean Velocity, m/s	Capacity flow, m3/s	Catchment Served, km²	Runoff, m3/s	% of capacity flow	Sufficient Capacity (Y/N)
Concrete Channel	0.45	0.45	0.005	203	0.015	0.26	1.157	0.225	1.74	0.453	0.005675	0.332	73%	Y

\*Allowed 10% for siltation

Note:

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

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

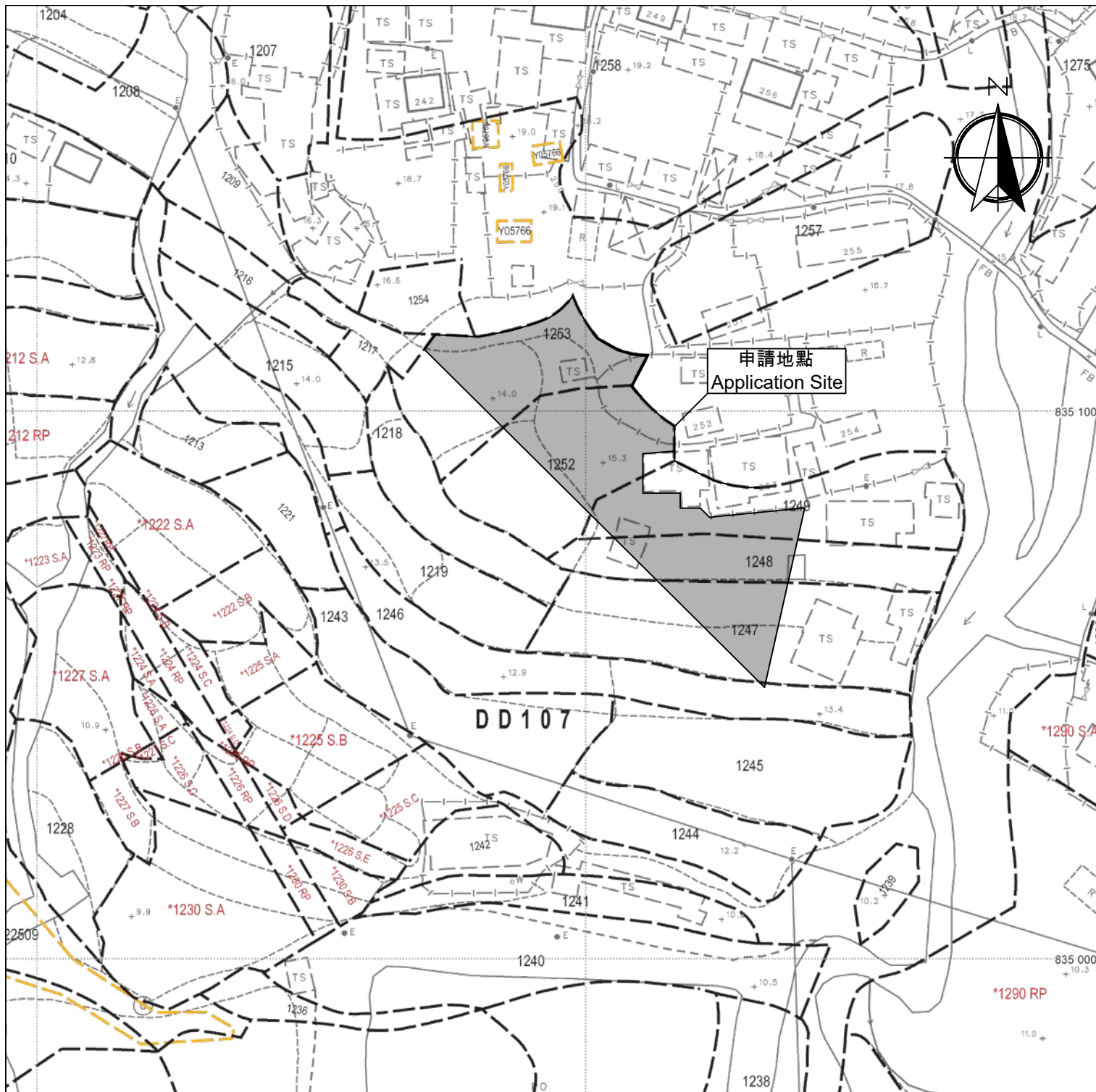
B1. Calculation of the runoff of Existing Drainage System

Surface Type	Catchment Area (A), m²	Catchment Area (A), km²	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t <sub>o</sub> ), min	Time of Concentration (t <sub>c</sub> ), min	Duration (t <sub>d</sub> ), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q <sub>p</sub> ), m³/s
15% Concrete + 85% Grassland (Heavy soil) with steep surface	545,522	0.545522	24.5	1,470	29.93	29.93	29.93	451.3	2.46	0.337	140	0.44	0.24003	9.34
Total														9.34

B2. Adequacy Check for Existing Drainage System

Channel Type	Width, m	Depth, m	Slope	Length, m	Manning’s Roughness Coefficient	Cross Section Area, m2	Wetted Perimeter, m	Hydraulic radius, m	Mean Velocity, m/s	Capacity flow, m3/s	Catchment Served, km²	Runoff, m3/s	% of capacity flow	Sufficient Capacity (Y/N)
Natural-Stream (7)	2	2	0.245	1,470	0.05	4	6	0.667	7.55	30.2	0.530231	9.34	31%	Y

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



Legend:

Application Site 申請範圍

#### Appendix 1

Location: DD 107 Lot 1247 (Part),  
1248 (Part), 1249 (Part), 1252 (Part)  
and 1253 (Part)

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

Date: 23 April 2024

#### Location 位置圖

擬議臨時露天存放建築機械及物料  
(為期3年)及填土

Proposed Temporary Open Storage of  
Construction Machinery and Materials  
For a Period of 3 Years and Filling of Land

#### SCALE

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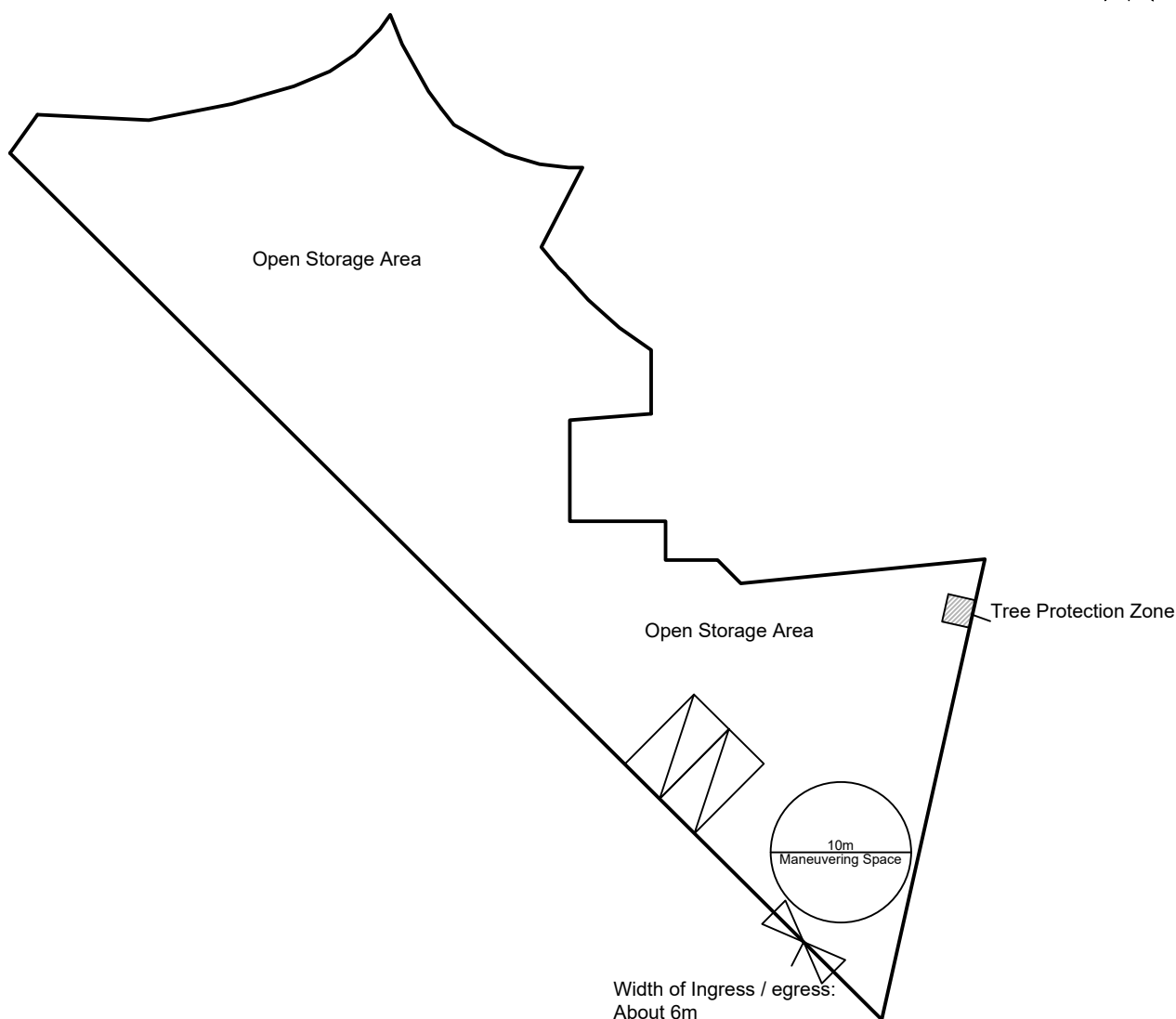
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

Drawing No.:

1-01

LGV L/UL Space  
 Dimension: 7m x 3.5m  
 Unit(s): 2



**Legend:**

-  Ingress/egress (Width: About 6m)
-  LGV L/UL Space (Unit(s): 2)
-  Maneuvering Space

Total Area: 1,559.1 m<sup>2</sup> (About)

Appendix 2

Location: DD 107 Lot 1247 (Part),  
 1248 (Part), 1249 (Part), 1252 (Part)  
 and 1253 (Part)

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

Proposed Layout Plan

擬議佈局平面圖

擬議臨時露天存放金屬、膠喉、機器、  
 汽車零件及建築材料(為期3年)及填土

Proposed Temporary Open Storage of Metal, Plastic  
 Pipes, Machinery, Vehicle Parts and Construction  
 Materials  
 For a Period of 3 Years and Filling of Land

SCALE

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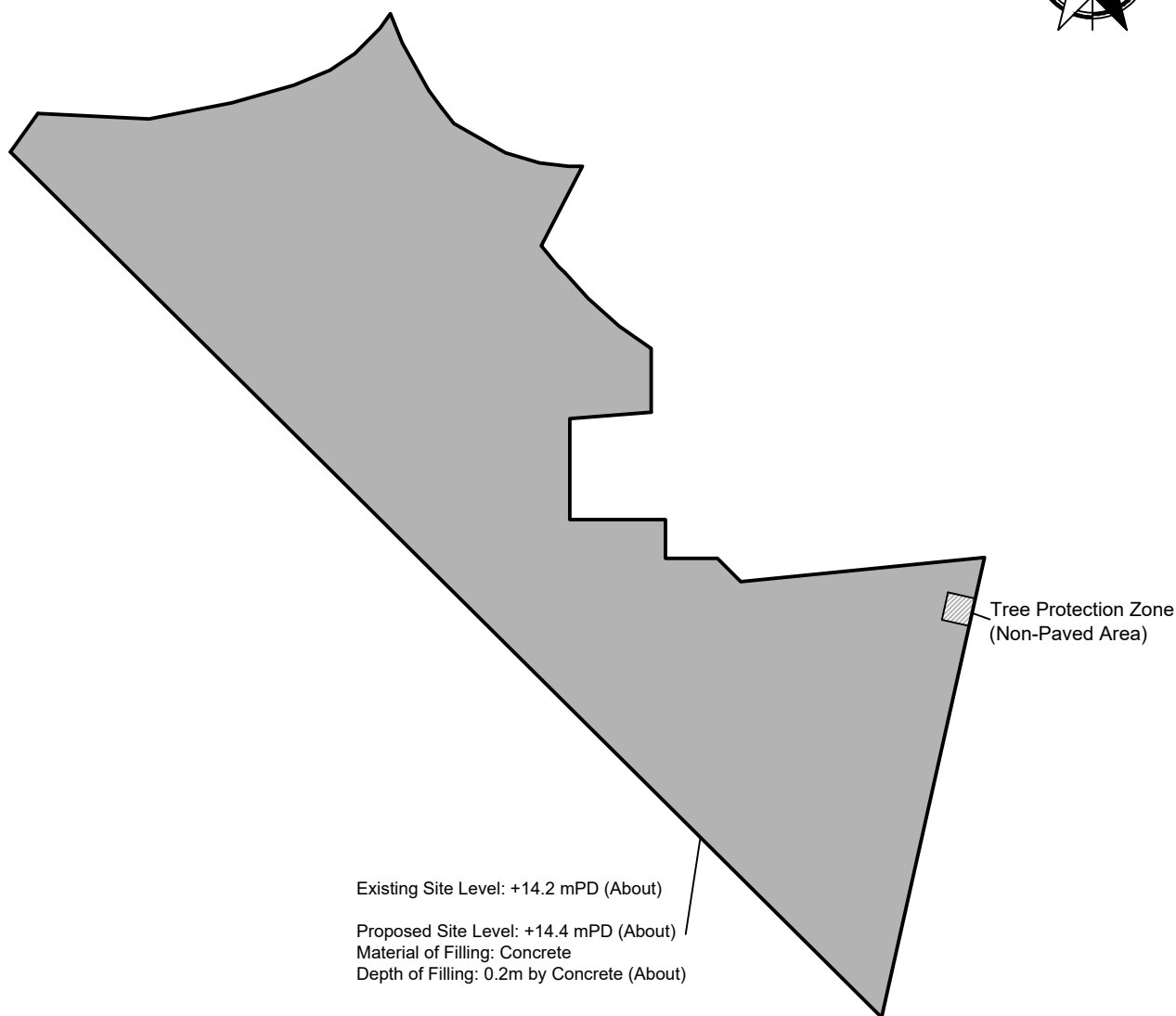
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Drawing No.:



Date: 16 September 2024

2-01



Total Area: 1,559.1 m<sup>2</sup> (About)  
Paved Area: 1,555.1 m<sup>2</sup> (About)  
Non-Paved Area: 4 m<sup>2</sup> (About)

Legend:

-  Paved Area 平整範圍
-  Non-Paved Area 不平整範圍

Appendix 4

Location: DD 107 Lot 1247 (Part),  
1248 (Part), 1249 (Part), 1252 (Part)  
and 1253 (Part)

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

Date: 15 September 2024

Paved Area

平整位置圖

擬議臨時露天存放建築機械及物料  
(為期3年)及填土

Proposed Temporary Open Storage of  
Construction Machinery and Materials  
For a Period of 3 Years and Filling of Land

SCALE

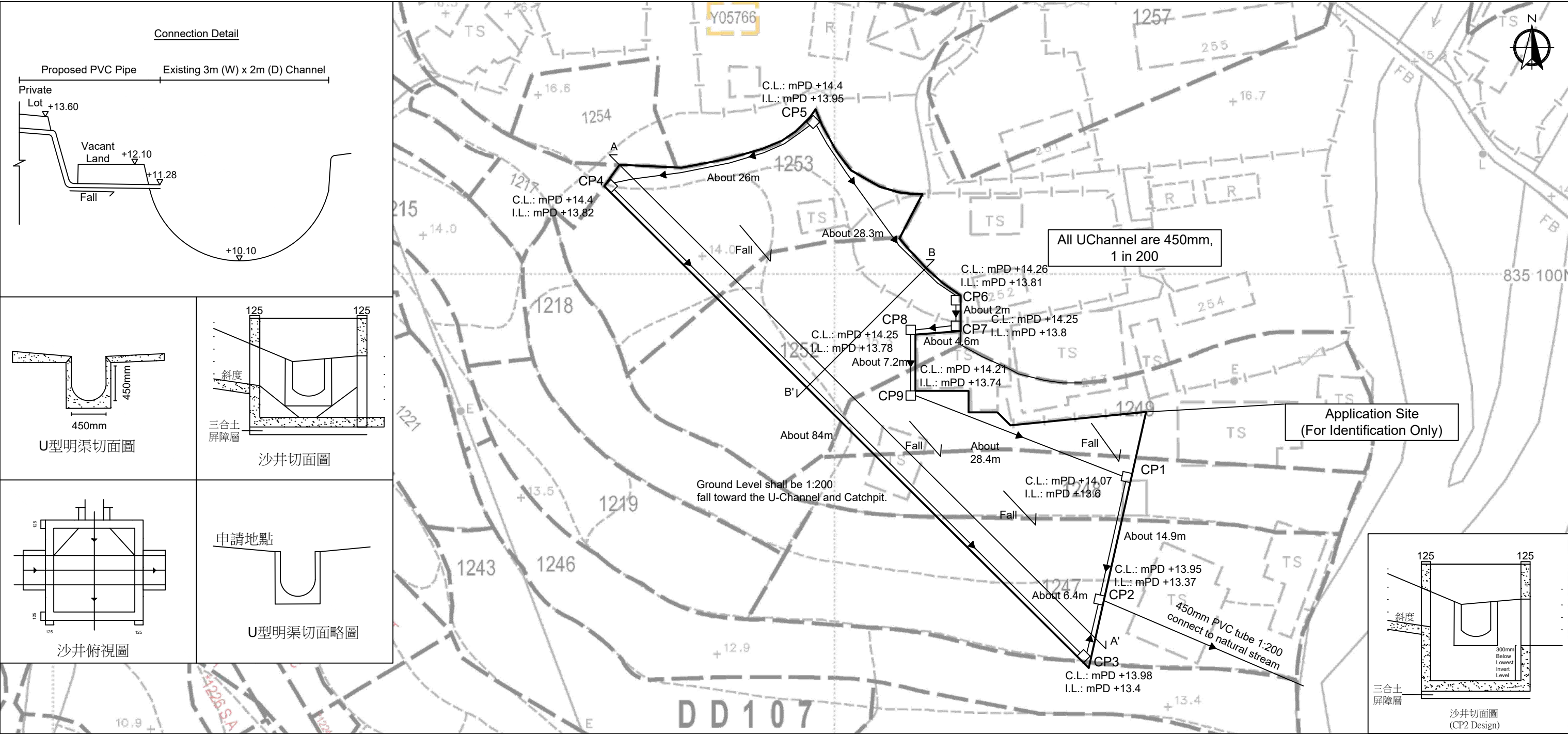
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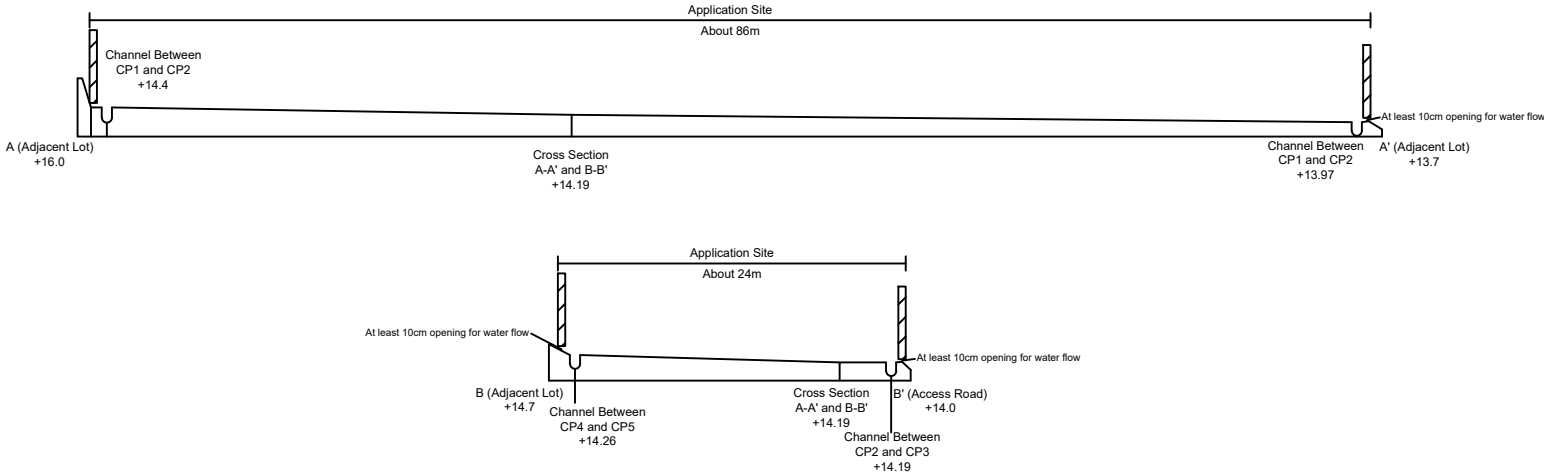
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Drawing No.:

4-01



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

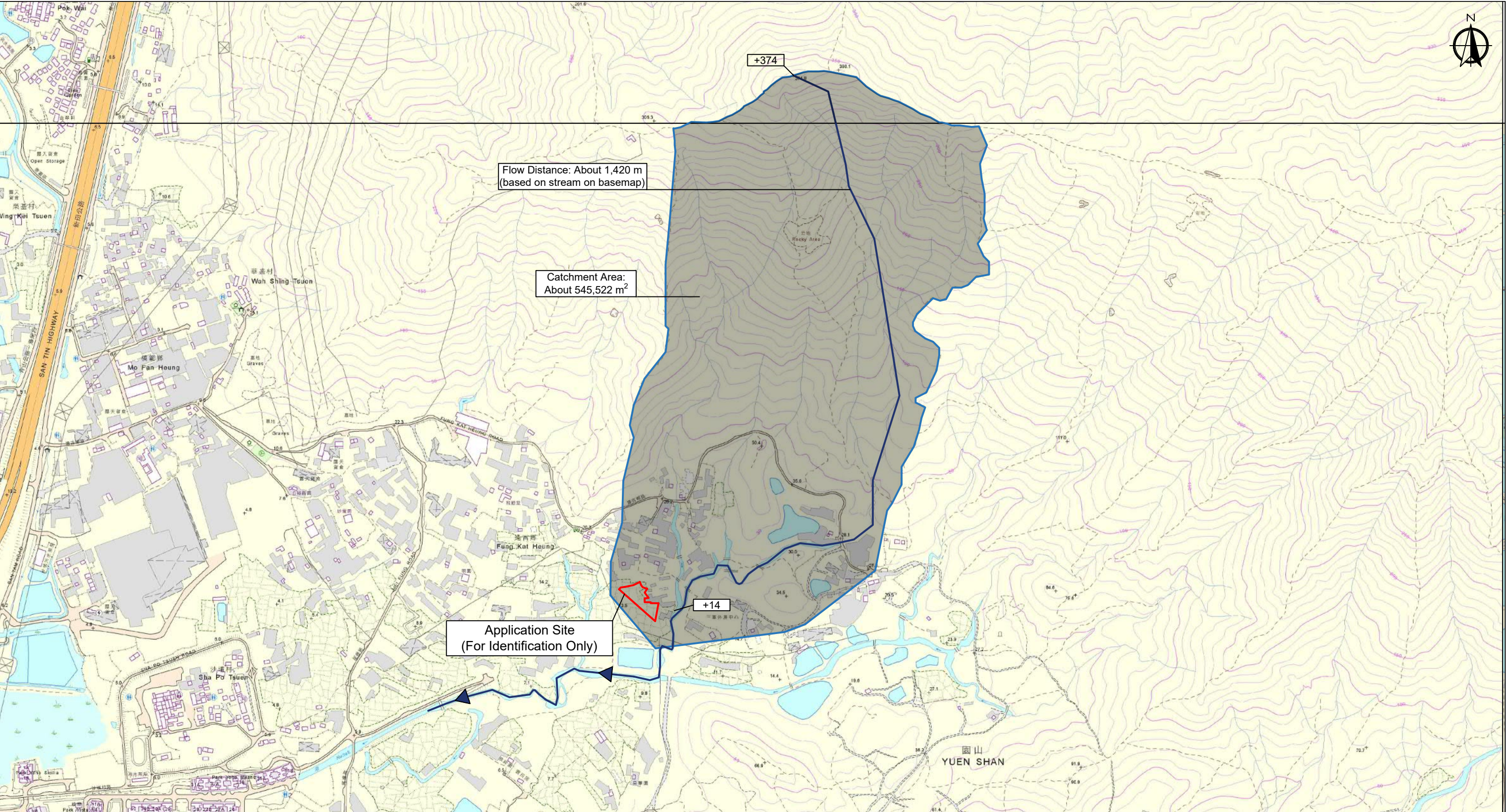


- Legend:
- Proposed Catchpit
  - Proposed U-Channel
  - Water Flow

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

Appendix 5	Location: DD 107 Lot 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Proposed Drainage Plan and Cross Section		Drawing No.
					5-01
					For Identification Only
					Date: 19 July 2024



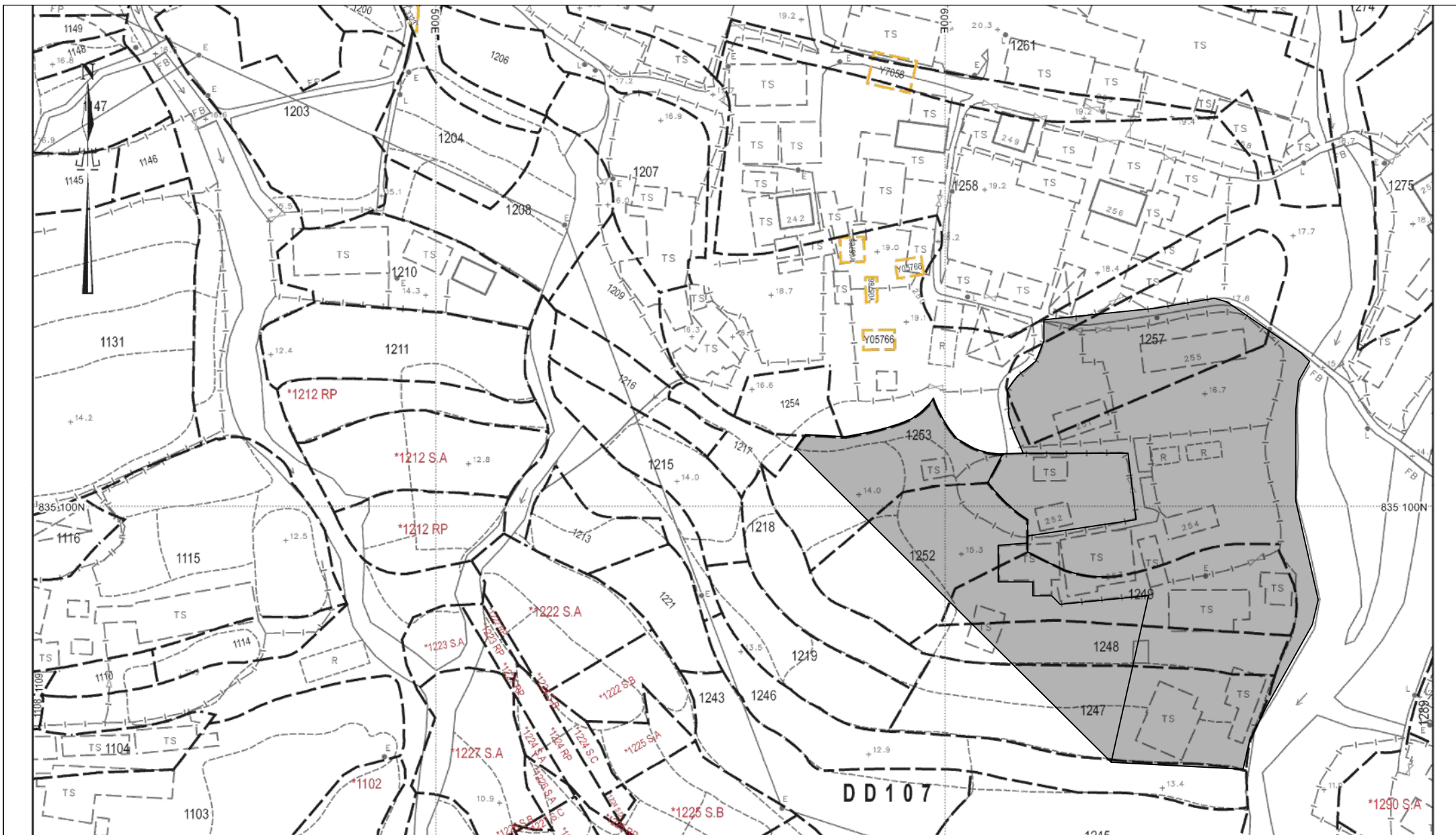


Captured from hkmapservices iB5000 2-SE-C and iB5000 6-NE-A on 6<sup>th</sup> July 2024  
Calculation Please refer to Appendix - Capacity

- Legend:
- Catchment Area
  - Existing Channel
  - Application Site

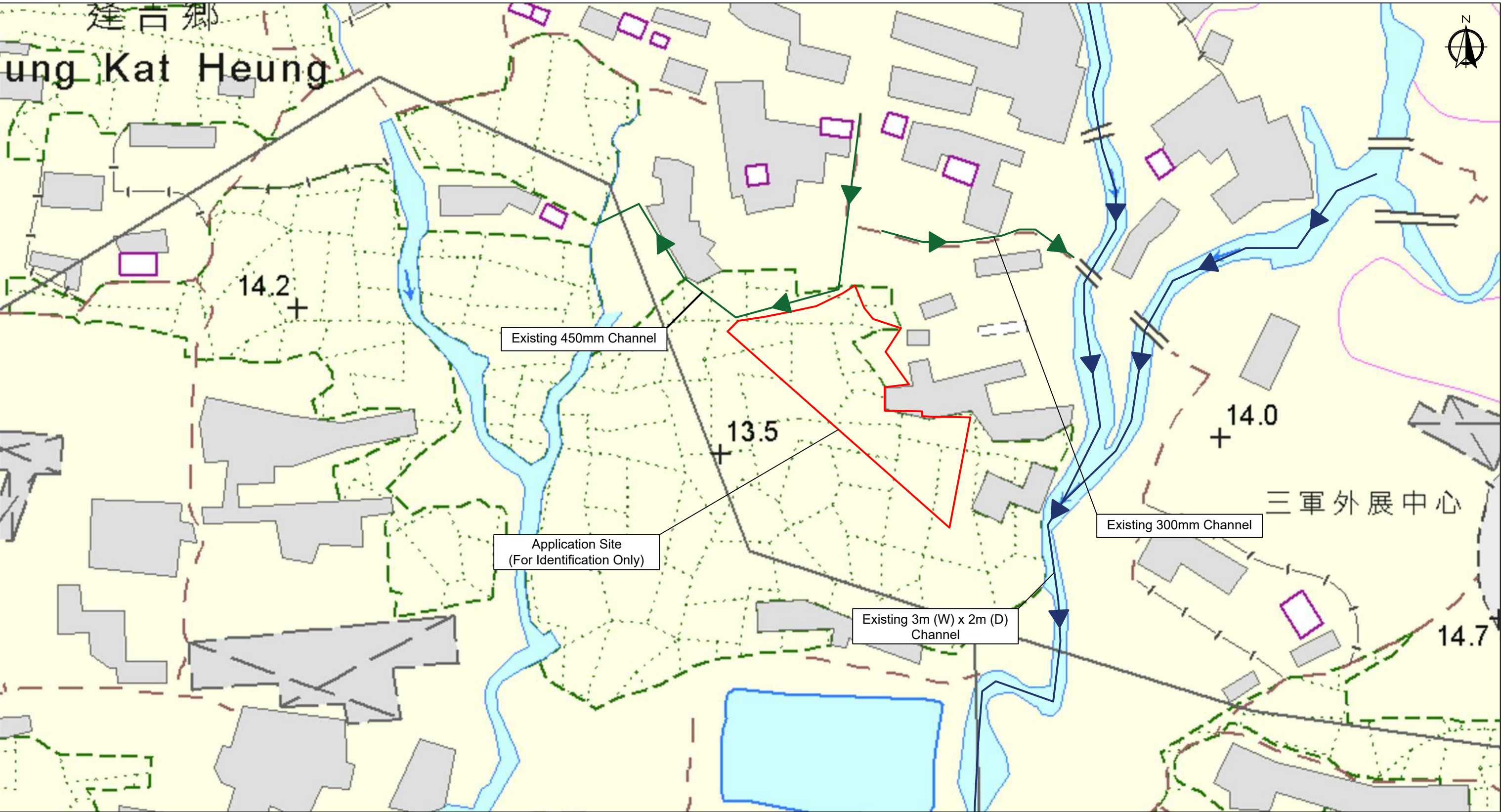
Appendix 5.1	Location: DD 107 Lot 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Catchment Area of Existing Channel	Scale: Undefined @A4	Drawing No.
					5.1-1
					For Identification Only
					Date: 10 July 2024





<p><u>Appendix 5.2</u></p> <p>Catchment Area</p> <p>(Application Site Drainage)</p>	<p>Location: D.D. 107 Lot 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Proposed Temporary Open Storage of Construction Machinery and Materials For a Period of 3 Years and Filling of Land</p>	<p>Around 5,675 m<sup>2</sup></p> <p>Scale: 1:1000 @A4</p>	<p>Drawing No.: 5.2-1</p> <p>For Identification Only</p> <p>Date: 19/07/2024</p>
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Legend:

- Existing Channel
- Existing Channel
- Application Site

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

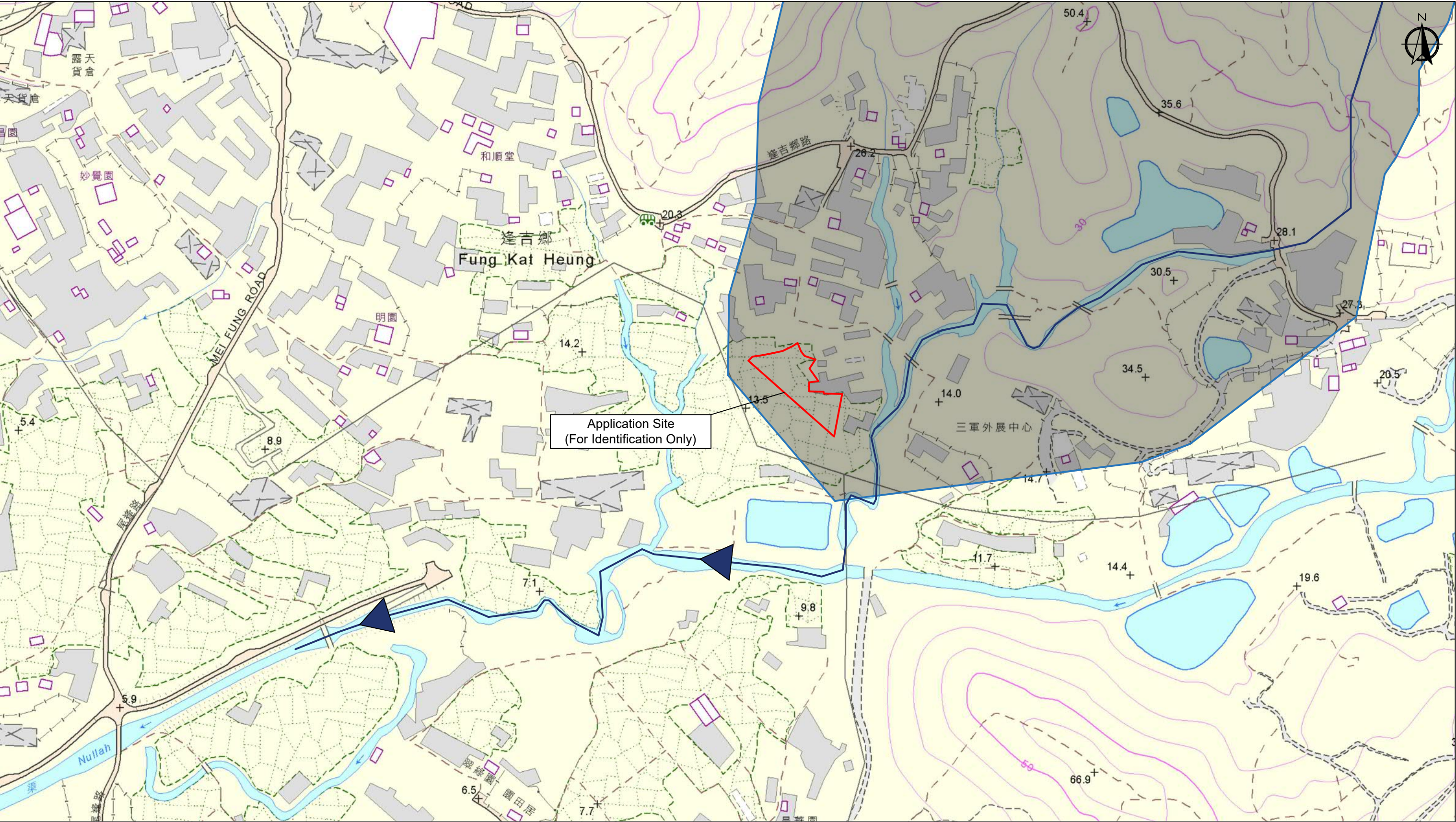
Appendix 5.3	Location: DD 107 Lot 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Existing Drainage Channel Plan	 Scale: Undefined @A4	Drawing No.
					5.3-1
					For Identification Only
					Date: 19 July 2024





<div>Legend:</div> <div><div></div> Existing Channel</div> <div><div></div> Existing Channel</div> <div><div></div> Application Site</div>					Captured from hkmapservices iB5000 2-SE-C and iB5000 6-NE-A on 6 <sup>th</sup> July 2024		
Appendix 5.4	Location: DD 107 Lot 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Photos Record of Surroundings and Viewing Point	<div><div></div> Scale: Undefined @A4</div>	Drawing No.		
					5.4-1		
					For Identification Only		
					Date: 19 July 2024		





Legend:

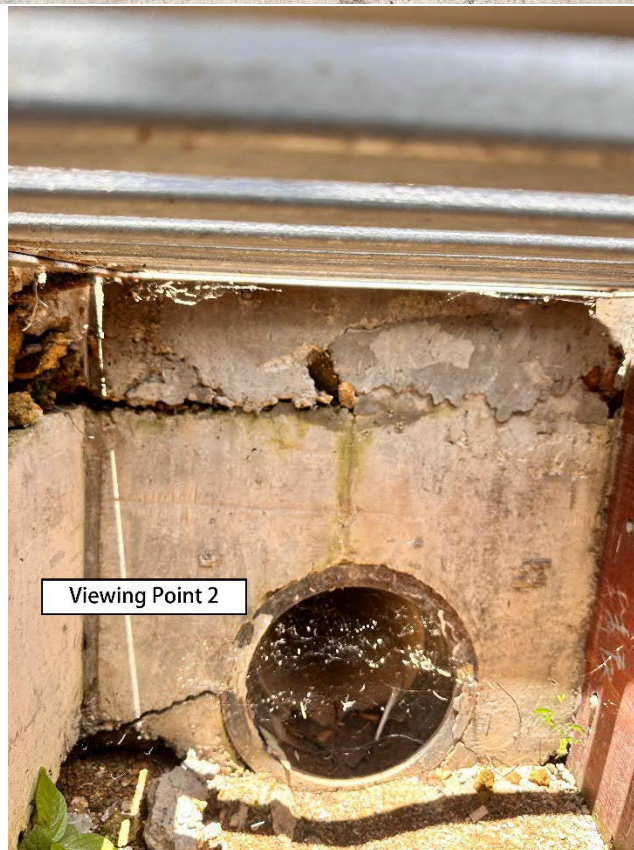
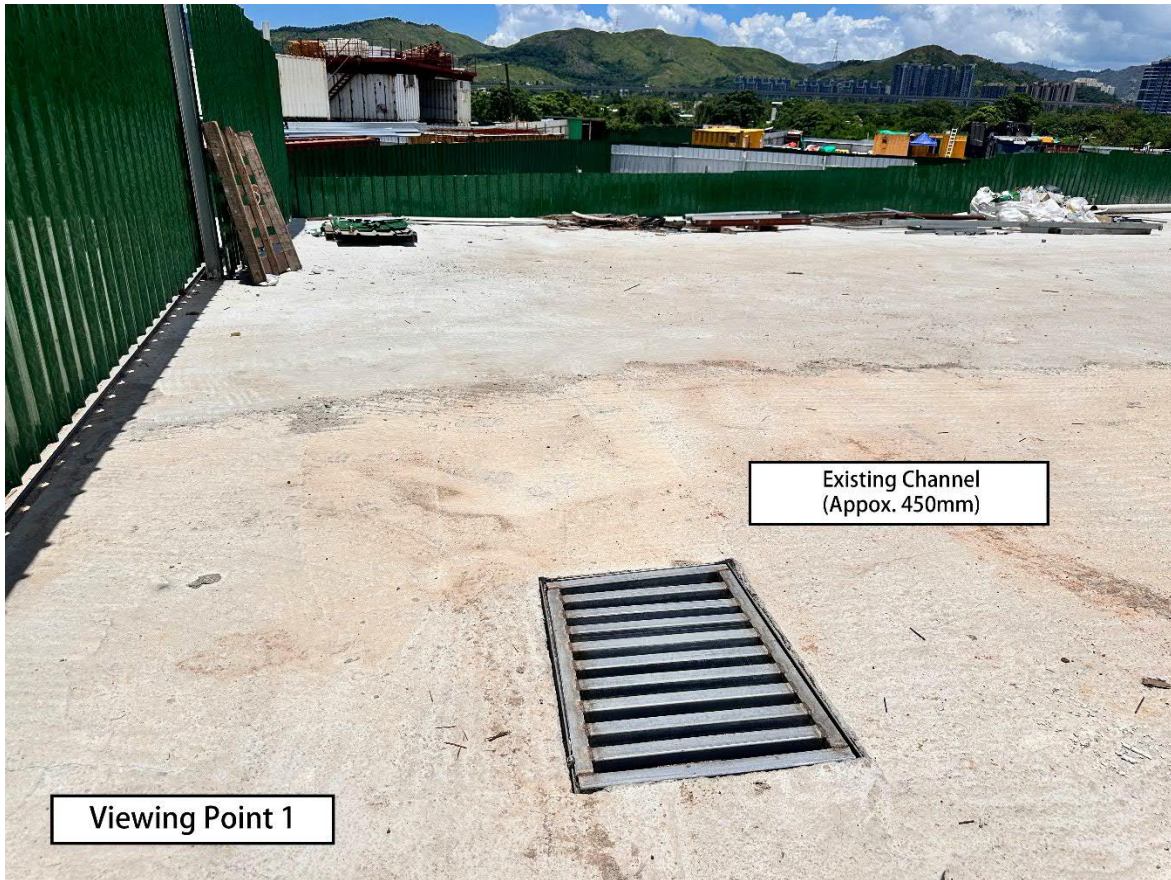
- Existing Channel
- Application Site

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

Appendix 5.5	Location: DD 107 Lot 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Ultimate Discharge Point (From Application Site to Nullah)		Drawing No.
					5.5-1
					For Identification Only
					Date: 19 July 2024



## 現場相片



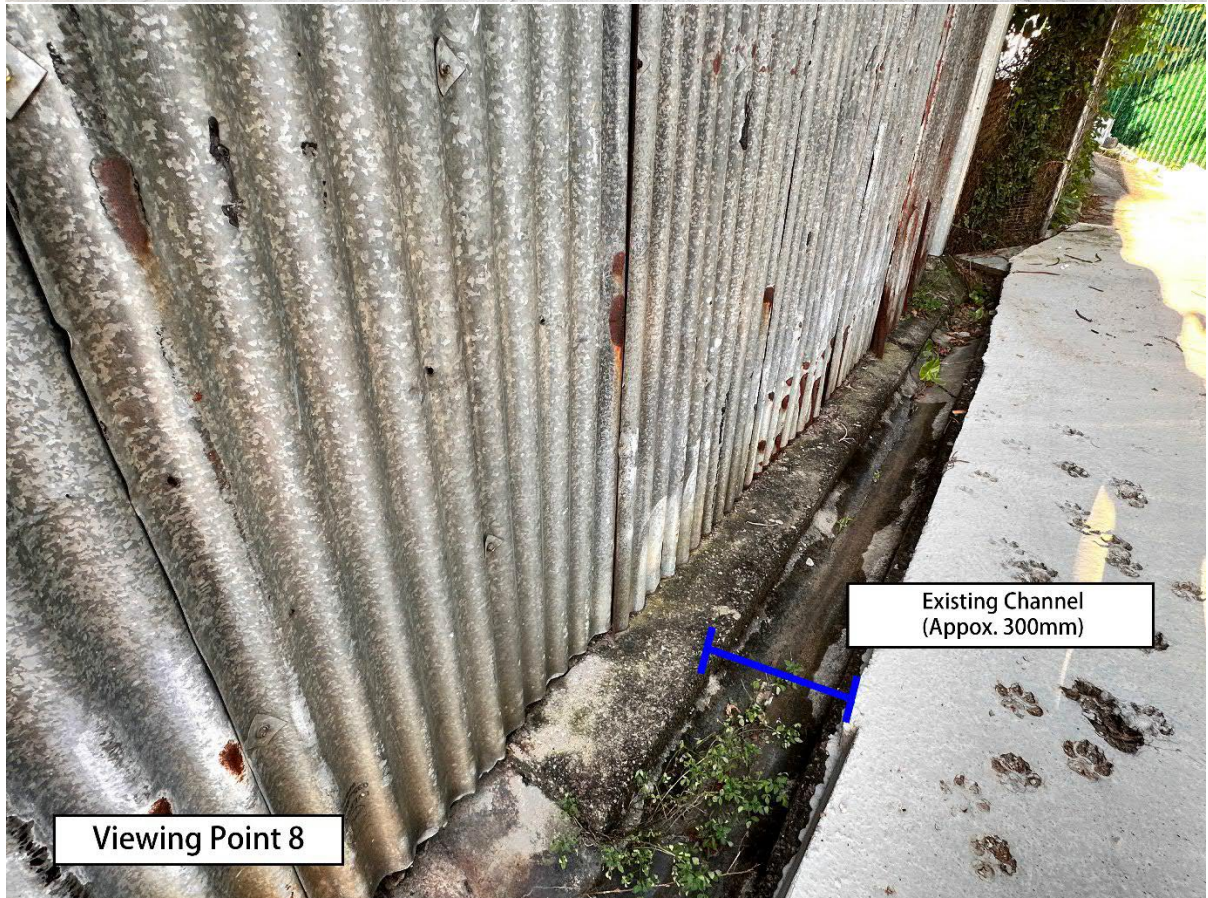








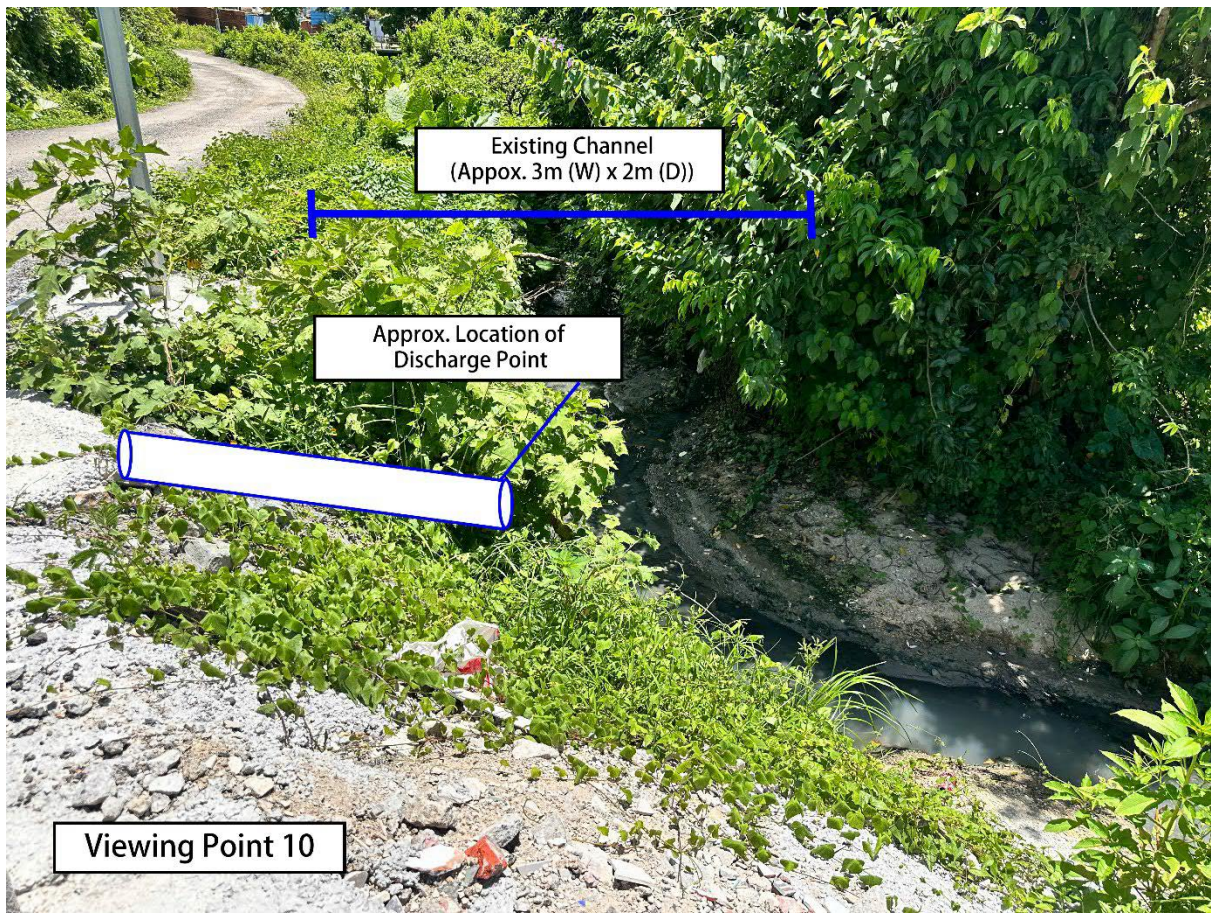


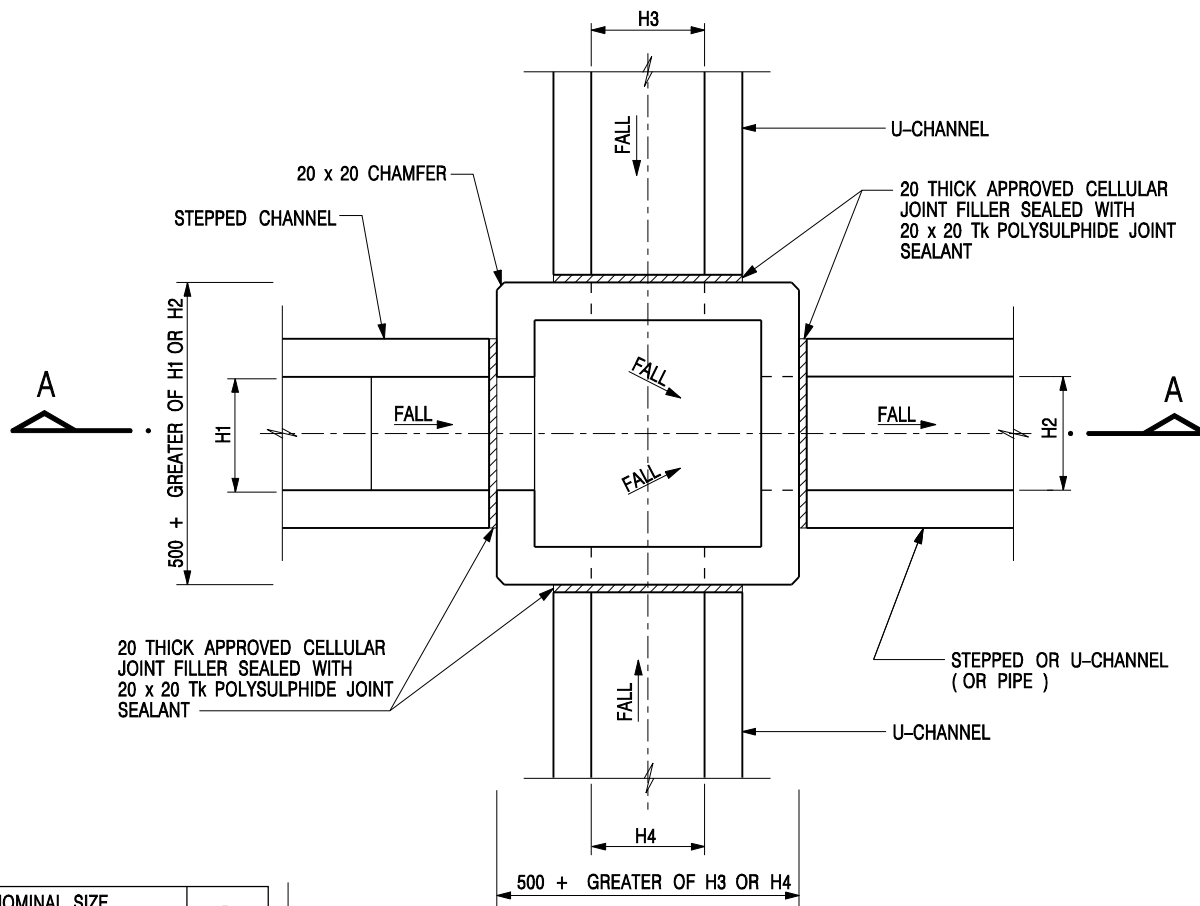






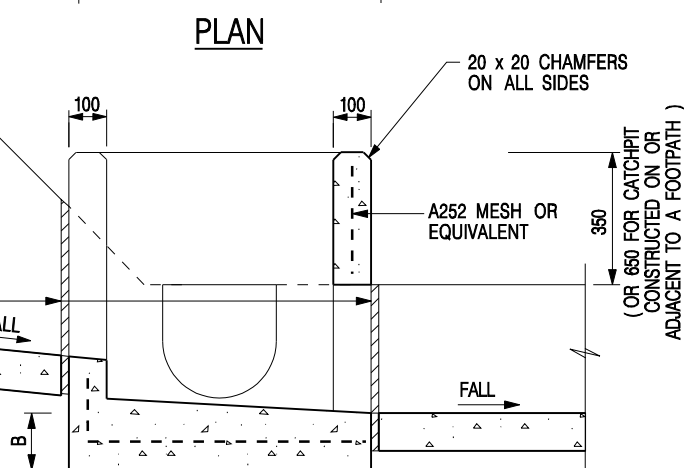






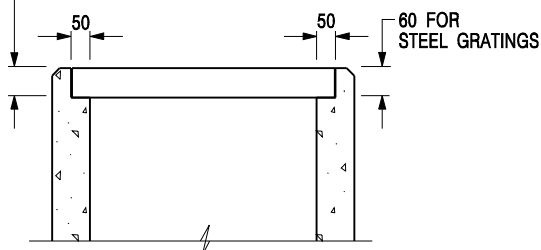
NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

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



### SECTION A - A

DEPTH OF RECESS AND DETAILS OF PRECAST CONCRETE COVERS (SEE STD. DRG. NO. C2407)




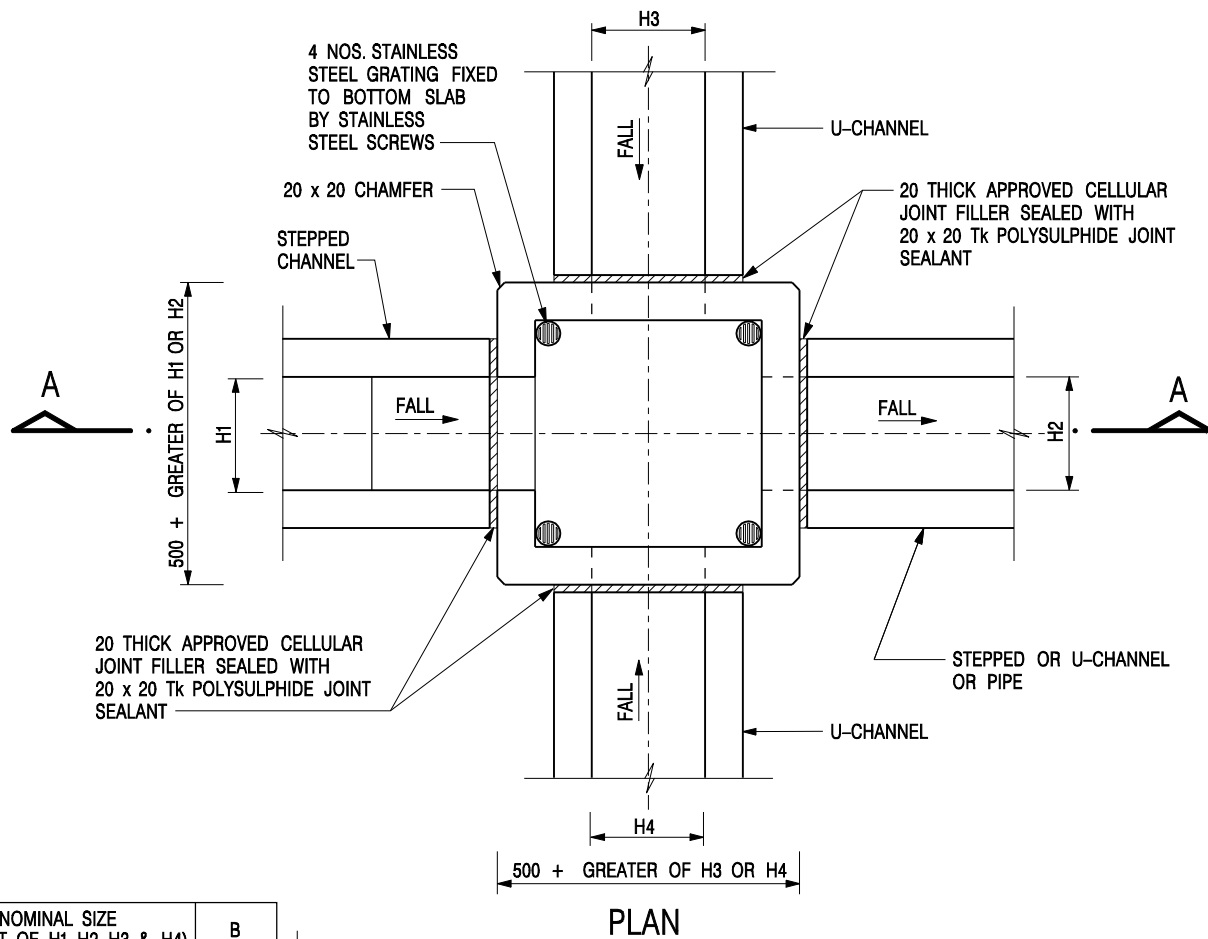
### NOTES:

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

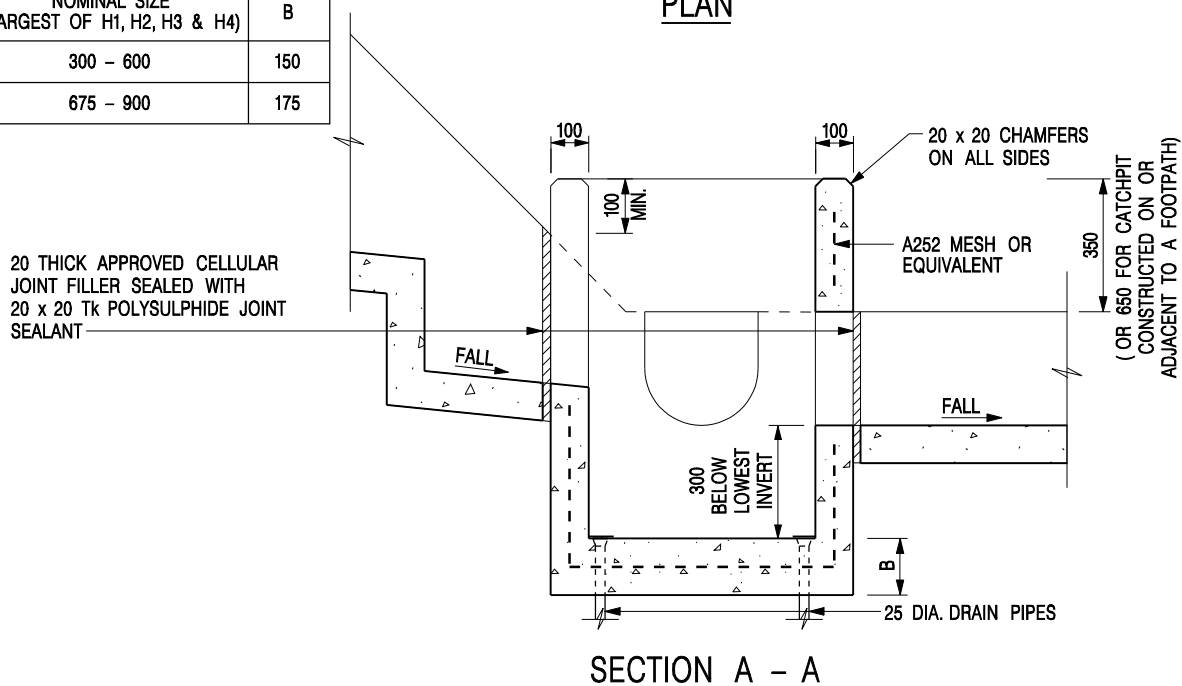
### ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

## STANDARD CATCHPIT DETAILS (SHEET 1 OF 5)

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



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



**NOTES:**

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

**CATCHPIT WITH TRAP**  
(SHEET 1 OF 2)

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



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

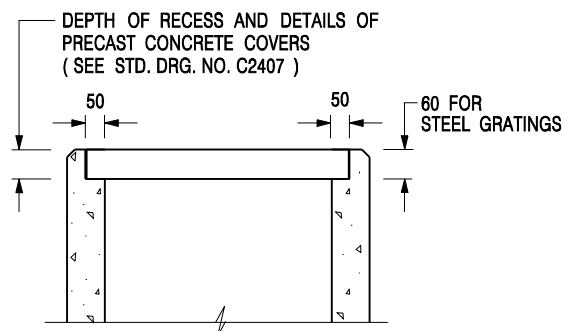
**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /1**





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

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS ( SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2 ) OR CONCRETE COVERS ( SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING ( SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS ( SEE DSD STD. DRG. NO. DS1043 ) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

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



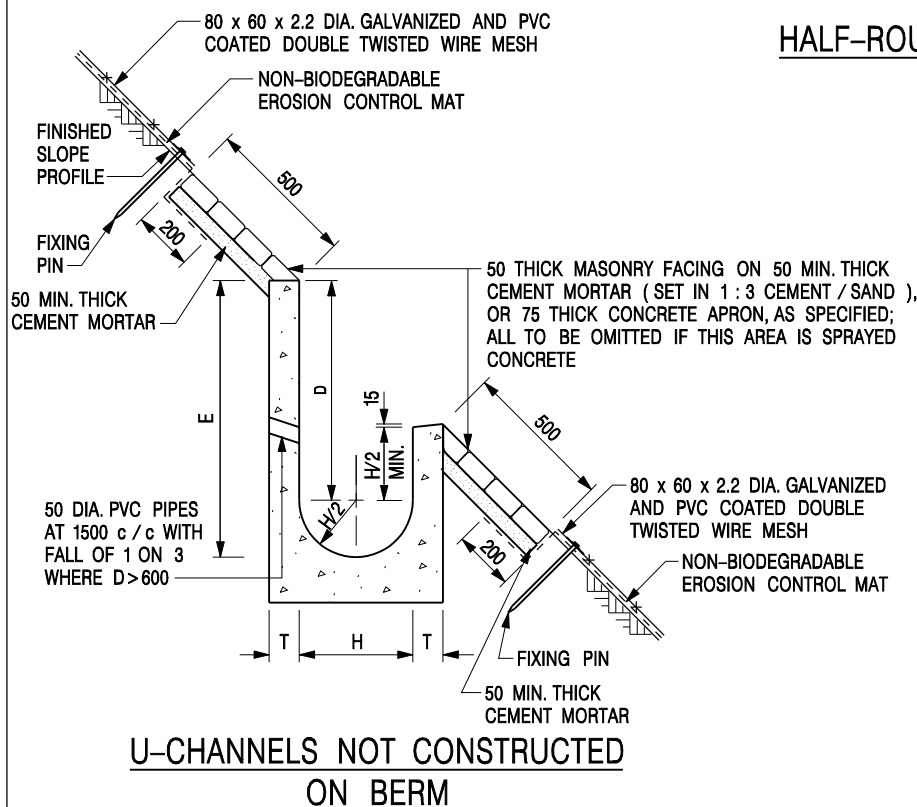
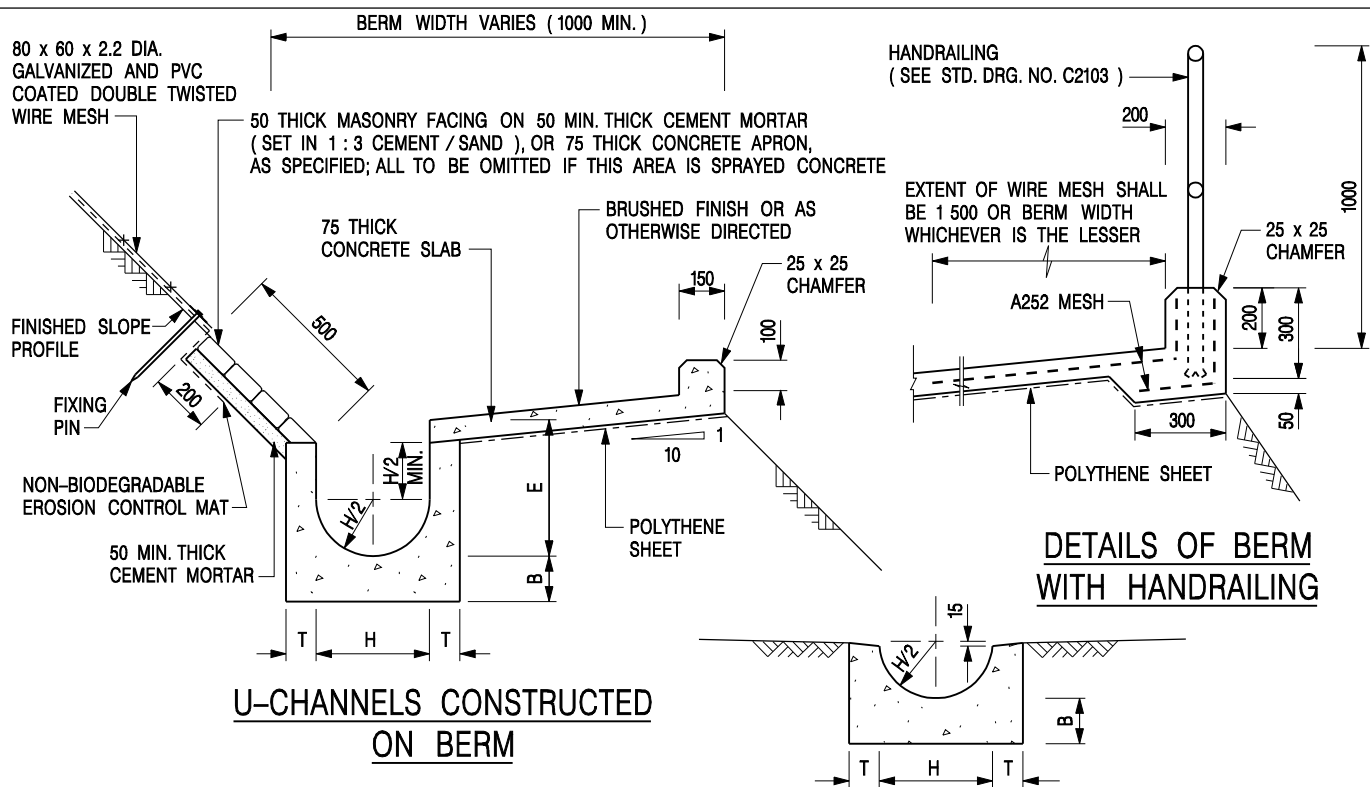
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2A**



#### NOTES:

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

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

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

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



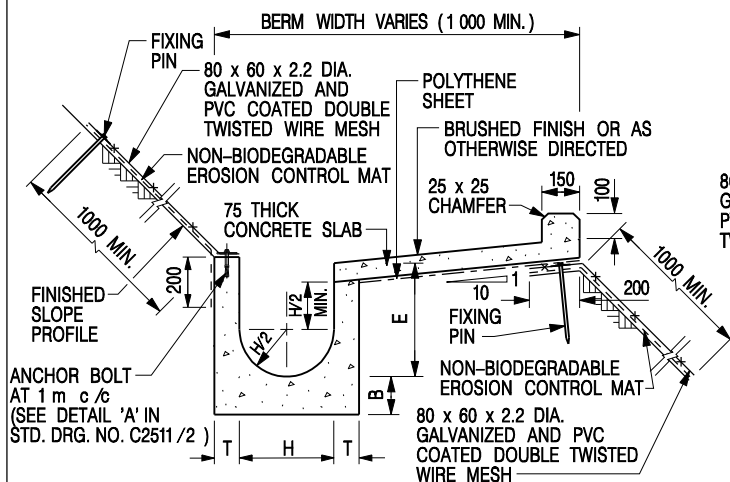
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

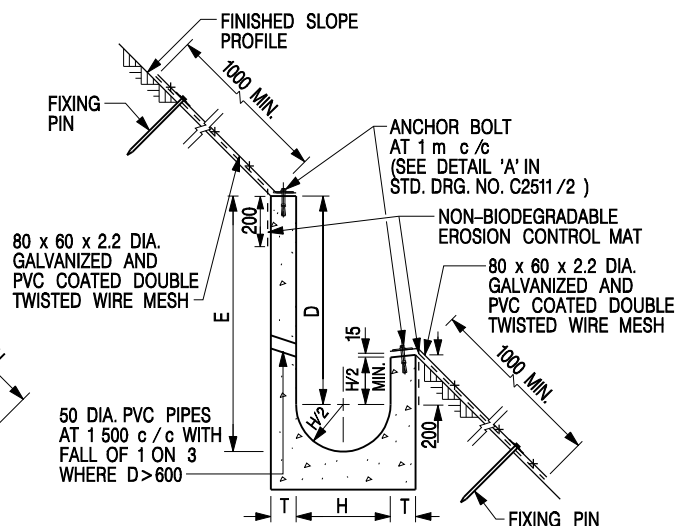
DATE JAN 1991

DRAWING NO. C2409I

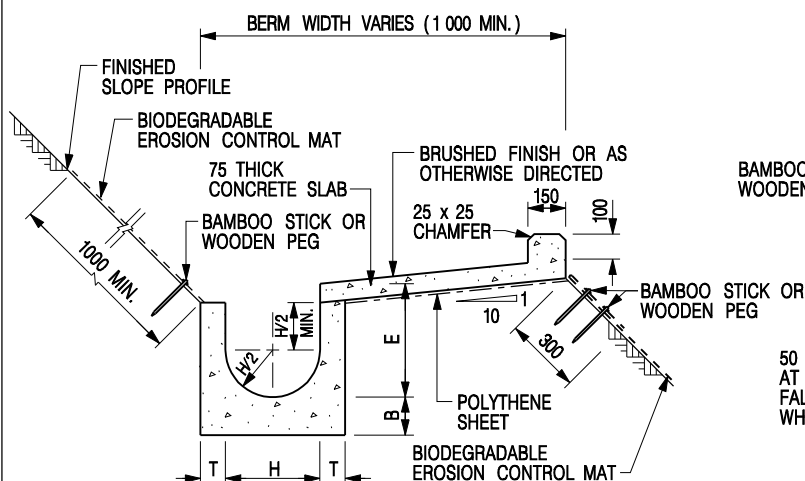




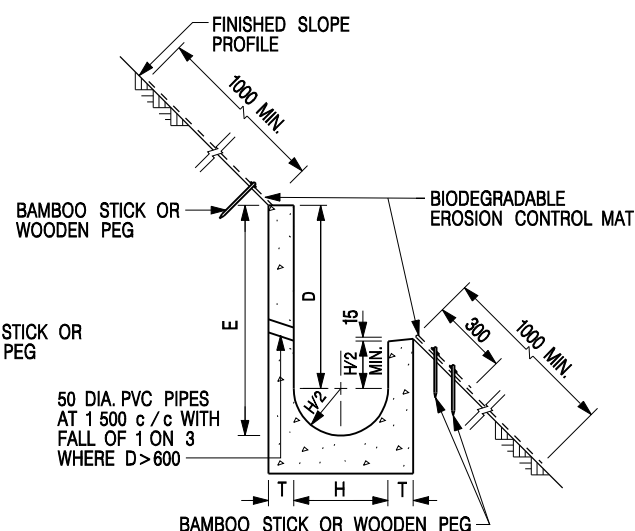
**U-CHANNELS CONSTRUCTED ON BERM  
WITH NON-BIODEGRADABLE  
EROSION CONTROL MAT**



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



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



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

**NOTES:**

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

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

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
REF.	REVISION	SIGNATURE	DATE

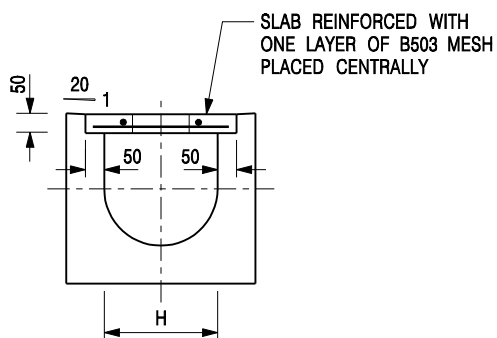
**DETAILS OF HALF-ROUND AND  
U-CHANNELS (TYPE B - WITH  
EROSION CONTROL MAT APRON)**



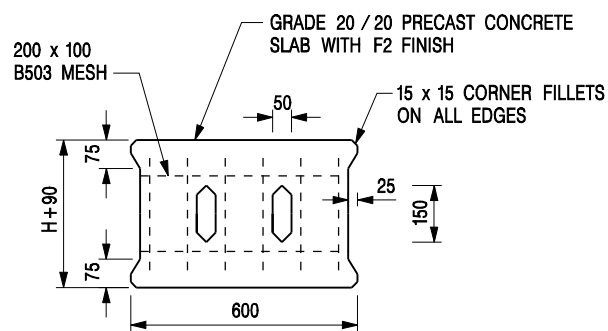
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** DIAGRAMMATIC  
**DATE** JAN 1991

**DRAWING NO.**  
**C24101**



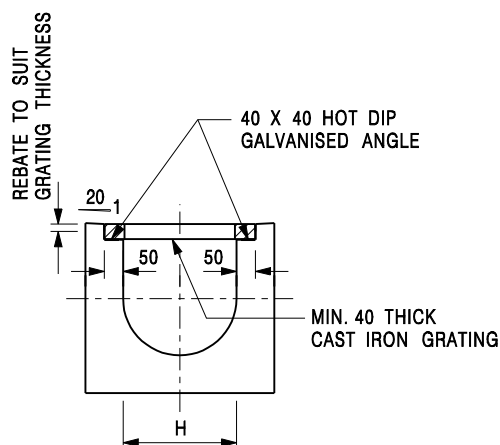
**TYPICAL SECTION**



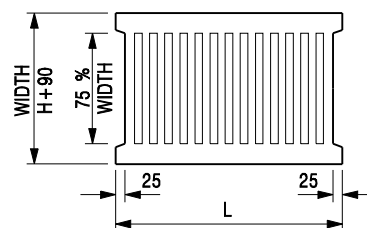
**PLAN OF SLAB**

### U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



**TYPICAL SECTION**



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

**CAST IRON GRATING**

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

### U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

#### NOTES:

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

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

**COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS**



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**  
**C2412E**



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

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

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

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

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

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

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

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

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

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

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

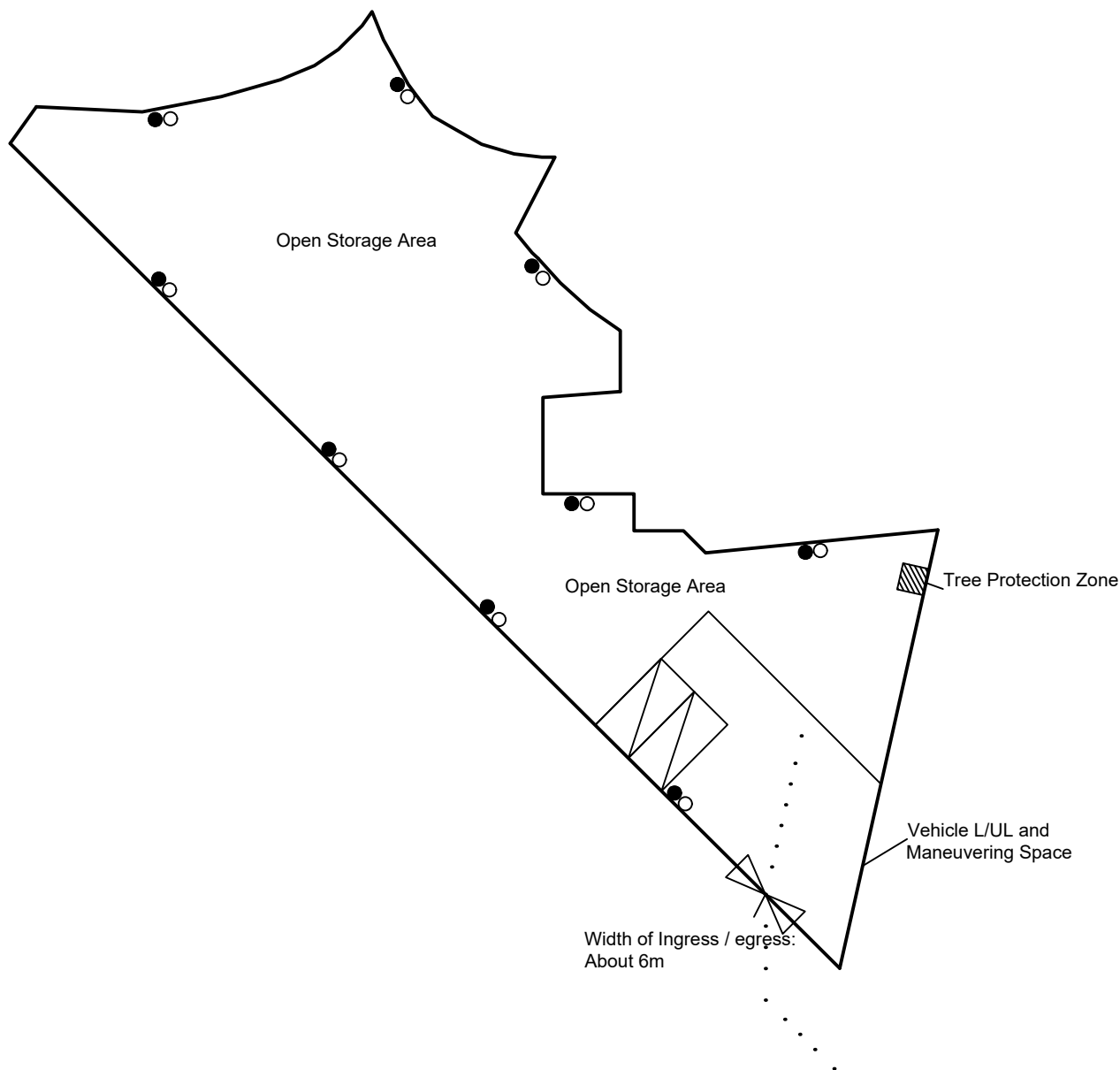


Table 13 (Cont'd)

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

Notes: \*Values commonly used for design.

LGV L/UL Space  
Dimension: 7m x 3.5m  
Unit(s): 2



\*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.  
For Emergency Vehicular Access, Please see Appendix 6.1  
\* All Internal Access for Fire Appliances are within 4.5m  
\* There will be clear width with 2m between the storage and lot boundaries.

- Legend:
- 5 kg Portable Carbon Dioxide Type Fire Extinguisher (9 in Total)
  - 9 kg Portable Water Type Fire Extinguisher (9 in Total)
  - - - Emergency Vehicular Access

<div>Appendix 6</div> <div>Location: DD 107 Lot 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part)</div> <div>App. No.: A/YL-KTN/1018</div> <div>OZP: S/YL-KTN/11</div> <div>District: Kam Tin North</div> <div>Zoning: Agriculture</div> <div>Date: 11 September 2024</div>	<div>Proposed Fire Service Installation Plan</div> <div>擬議消防設備安裝計劃圖</div> <div>擬議臨時露天存放建築機械及物料 (為期3年)及填土</div> <div>Proposed Temporary Open Storage of Construction Machinery and Materials</div> <div>For a Period of 3 Years and Filling of Land</div>	<div>SCALE</div> <div>1:500</div> <div>@A4</div>	
		For Identification Only	Drawing No.:
			6-01





\* The Fire Hydrant No. 12103 is within 500m of the application site.

Scale: Undefined @A4

Captured from map.gov.hk on 25<sup>th</sup> April 2024

Appendix 6.1 Emergency Vehicular Access	Location: D.D. 107 Lot 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Open Storage of Construction Machinery and Materials For a Period of 3 Years and Filling of Land	Width of Shui Mei Road: 3-6m (About) Map Legend: ●●●●● Road Path — Site Boundary	Drawing No.: 6.1-1
				For Identification Only Date: 11/09/2024

寄件日期: 2025年01月06日星期一 12:17  
收件者: tpbpd/PLAND

**Subject:** Re: S. 16 Planning Application no. A/YL-KTN/1018 - Departmental Comments

Thank you for the phone call and email. Plesae see the attachment section for the updated proposed layout plan. If you have any question regarding to the application, please do not hesitate to contact Mr. Tang on phone [REDACTED] or email to [REDACTED].

Your sincerely,  
Mr. Tang

[從 iCloud 下載](#)

AYL-KTN 10...250106.pdf

24.8 MB



城市規劃委員會：

**有關城市規劃委員會對 A/YL-KTN/1018 的查詢**

收悉 貴委員會對 A/YL-KTN/1018 申請的疑問，本人現書面回覆。

申請範圍方面，本申請與舊有 A/YL-KTN/962 的申請有關連，現時申請的範圍比 A/YL-KTN/962 大，因為上次申請時未能向業主承租現時全部申請範圍，現已向相關持分者承租相關範圍，因此已即時向 貴委員會提出新申請，以符合相關條例。

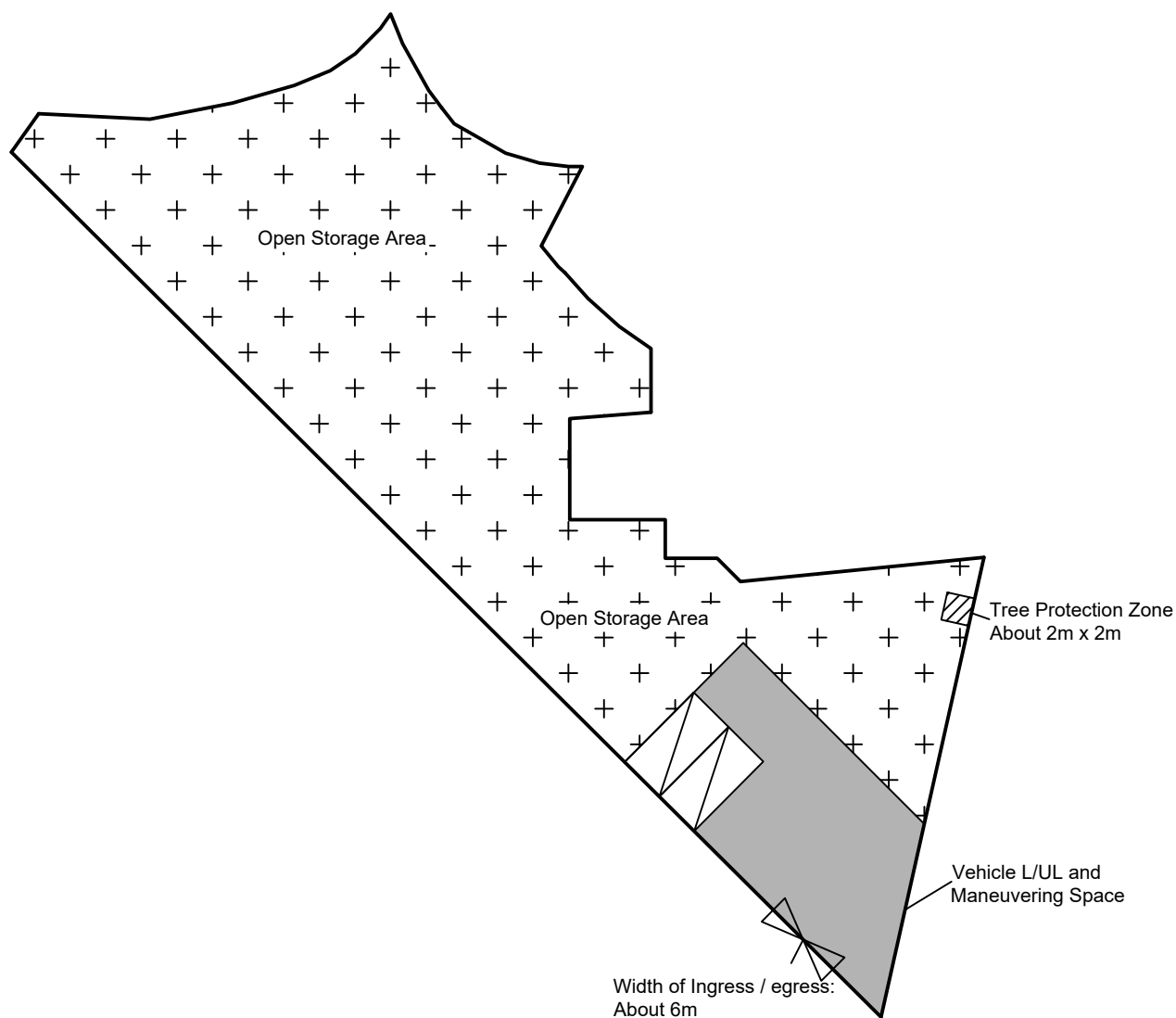
此外，履行附加條件方面，上次申請 A/YL-KTN/962 亦因申請範圍方面未能如期達成所以附加條件，本申請已向相關部門提供渠務報告及安裝消防系統建議書，申請地點現時亦放置了防火筒（講參考 FS251 證書），望 貴委員會諒解。

申請理由是因城市高速發展及土地資源稀少的情況下，有大量用作工業及棕地的土地已改作其他發展或計劃用作其他發展，例如錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等，存放的需求大大增加。因此，本人希望能透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型露天存放。







存放高度最高不超過 6 米。現場會存放小型機械及水電工程所包含的工程材料，例如排水管、水喉及電箱、挖掘機、升降台等。物料大小及長度不一，最長約 4.5 米。

本申請只會用在存放用途，不會進行任何有關回收、清潔、修理、拆解或其他工場作業。

LGV L/UL Space  
 Dimension: 7m x 3.5m  
 Unit(s): 2



**Legend:**

-  Ingress/egress (Width: About 6m)
-  LGV L/UL Space (Unit(s): 2)
-  Maneuvering Space
-  Open Storage Area
-  Vehicle Maneuvering Space
-  Tree Protection Zone

Total Area: 1,559.1 m<sup>2</sup> (About)  
 Open Storage Area: 1,291.1 m<sup>2</sup> (About)  
 Vehicle Maneuvering Space: 264 m<sup>2</sup> (About)  
 Tree Protection Zone: 4 m<sup>2</sup> (About)

Appendix 2

Location: DD 107 Lot 1247 (Part),  
 1248 (Part), 1249 (Part), 1252 (Part)  
 and 1253 (Part)

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

Proposed Layout Plan

擬議佈局平面圖

擬議臨時露天存放建築機械及物料  
 (為期3年)及填土

Proposed Temporary Open Storage of  
 Construction Machinery and Materials  
 For a Period of 3 Years and Filling of Land

SCALE

1:500

@A4

For Identification Only

Drawing No.:

Date: 6 January 2025

2-02



申請範圍約 1,559.1 平方米，當中有約 268 平方米為車輛上落區、車輛轉動區及樹木保護區，上述範圍不會用在露天存放。相關圖則請參考 Appendix 2 (2-02)。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

城市設計及園境組及城市規劃委員會：

**有關城市設計及園境組對 A/YL-KTN/1018 的查詢**

收悉 貴組對 A/YL-KTN/1018 申請的疑問，本人現書面回覆。

保護樹木方面，會將樹幹 2 米範圍內的混凝土打碎並運走，亦會在該範圍邊豎立不少於 1.2 米高的短柱保護樹木，建立樹木保護區，保護區不會放置任何物品，以免影響樹木生長。樹木會定期檢查及修剪，保護樹木。本人為錯誤平整相關範圍致歉，望 貴組諒解。相關圖則請參考 Appendix 2 (2-01)。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。



渠務署及城市規劃委員會：

**A/YL-KTN/1018 的渠務報告詳細**

申請地點範圍有約 1,559.1 平方米，位於錦田北的鄉郊範圍。目前為露天空間及建有臨時建築物。

申請地點附近有大量的臨時建築物及草地。現有水平為約+14.4 mPD (此水平已完成填土及平整)。

有一條自然溪流位於申請地點的東面，並計劃將場內水流引導到該溪流。

申請範圍的北面、西北面及東北面水平比申請地點高，有機會會有水流從這面流入，申請範圍北及西北外有約一條 450mm 及一條約 300mm 的渠道收集申請地點外的流水及引導流水，因此只有少量流水會由申請地點的東北面流入申請地點。

申請地點的擬議佈局平面圖請參考 Appendix 2。

申請地點範圍有約 1,559.1 平方米，全部將以混凝土作表面，在申請地點外有約 356 平方米，全部為道路及建築物。

擬議發展	
申請地點範圍 (約 m <sup>2</sup> )，全部已以混凝土平整	1,559.1
申請地點外集水區	
申請地點外北面集水區 (約 m <sup>2</sup> )，大多為草地、道路及建築物，本報告將全部以凝土作評估	356

本報告會使用 STORMWATER DRAINAGE MANUAL (SDM) (2018), SDM Corrigendum No. 1/2022 and 1/2024.

根據 STORMWATER DRAINAGE MANUAL (SDM) - Table 10 – Recommended Design Return Periods based on Flood Levels

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

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

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

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

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

Since the site is located within the HKO Headquarters Rainfall Zone, the value is taken from STORMWATER DRAINAGE MANUAL (SDM) (2018). Therefore, for 50 years return period, the following values are adopted.

a        =        505.5  
b        =        3.29  
c        =        0.355



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

$$Q_p = 0.278 C i A$$

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

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

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

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

- Concrete Area C = 0.95

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

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

where V	=	Velocity of the pipe flow (m/s)
S <sub>f</sub>	=	Hydraulic gradient
n	=	manning's coefficient
R	=	Hydraulic radius (m)

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

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

where V	=	Velocity of the pipe flow (m/s)
S <sub>f</sub>	=	Hydraulic gradient
k <sub>f</sub>	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	Hydraulic radius (m)

申請範圍主要平坦，並緩緩斜向東南面，渠道設計請參考 Appendix 5。

渠道容量計算請參考 Appendix – Calculation。

根據本報告，本臨時發展不會對附近的渠道有重大影響。

R to C:

	渠務署意見	申請人回覆
(1)	<i>The rainfall intensity is not correct. Please review the calculations.</i>	請參考 Appendix – Calculation，已修正該錯誤。
(2)	<i>Please provide all drainage facilities and hoarding/ fencing with adequate opening, if any, in the section drawings.</i>	請參考 Appendix 5.1。
(3)	<i>Please justify the proposed catchment areas. The catchment areas should be determined according to existing topographic levels.</i>	請參考 Appendix 5.2 及 Appendix 5.3。
(4)	<i>Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.</i>	請參考 Appendix 4，填土及平整不會影響附近流水。



( 5 )	<i>Surface channels at the peripheral of the site should be constructed to intercept all such rain water falling onto the site.</i>	已依照 貴署的意見更改，請參考 Appendix 5。
( 6 )	<i>Please indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).</i>	請參考 Appendix 5 及 5.4。
( 7 )	<i>Please review the all invert levels as it should be determined based on corresponding gradient proposed.</i>	已依照 貴署的意見更改，請參考 Appendix 5。
( 8 )	<i>The capacity checking of existing natural stream does not include the downstream flow.</i>	已依照 貴署的意見更改，請參考 Appendix – Calculation。
( 9 )	<i>The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel.</i>	已依照 貴署的意見更改，請參考 Appendix 5。
( 10 )	<i>The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented.</i>	本人了解現有的渠道設施不是由貴署所興建及保護。如興建及接駁到其他私人或其他有關政府部門的渠道，會向有關持分者或部分了解及取得同意後才會進行相關工程。
( 11 )	<i>The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please provide site photos to show existing condition of the existing</i>	請參考 Appendix – Calculation 及 5.5。

	<i>drainage facilities which receives the discharge from the application site.</i>	
( 1 2 )	<i>Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.</i>	申請範圍將會以實心金屬板圍起，並會留有不少過 10cm 的空間讓水流通過，請參考 Appendix 5.1。
( 1 3 )	<i>The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.</i>	本申請不會影響水流。
( 1 4 )	<i>The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).</i>	如興建及接駁到其他私人或其他有關政府部門的渠道，會向有關持分者或部分了解及取得同意後才會進行相關工程。

R to C (Date: 9<sup>th</sup> October 2024):

	渠務署意見	申請人回覆
( 1 )	<i>SDM Corrigendum No. 1/2022 and 1/2024 should be considered.</i>	已依照 貴署的意見改用相關數據。
( 2 )	<i>Channel turning at acute angle (i.e. at CP3 and CP4) should be avoided wherever possible.</i>	已依照 貴署的意見更改，請參考 Appendix 5。
( 3 )	<i>The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream</i>	本人了解現有的渠道設施不是由貴署所興建及保護。如興建及接駁到其他私人或其他有關政府部門的渠道，會向有關持分者或部分了解及取得同意後才會進行相關工程。



	<i>area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented.</i>	
( 4 )	<i>Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.</i>	申請範圍將會以實心金屬板圍起，並會留有不少過 10cm 的空間讓水流通過，請參考 Appendix 5。
( 5 )	<i>Cross sections – Please justify the adjacent ground levels.</i>	已委託奧維環境顧問公司透過無人機在申請範圍及附近的土地上空測量申請地點與附近土地的高度，請參考 Appendix 5.6。根據高空圖，流水由北面、西北面及東北面流入，而相關方向已有現有渠道引導流水，因此只有少量流水會由申請地點的東北面流入申請地點，面積約 356 平方米。
( 6 )	<i>The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.</i>	申請範圍將會以實心金屬板圍起，並會留有不少過 10cm 的空間讓水流通過。
( 7 )	<i>The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD' s permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).</i>	如興建及接駁到其他私人或其他有關政府部門的渠道，會向有關持分者或部分了解及取得同意後才會進行相關工程。

Appendix – Calculation

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

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

Surface Type	Catchment Area (A), m²	Catchment Area (A), km²	Average slope (H), m/100m	Flow path length (L), m	Time of Concentration (t <sub>c</sub> ), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q <sub>p</sub> ), m³/s
100% Concrete	1,915.1	0.0019151	0.63	71.9	5.36	505.5	3.29	0.355	245	0.95	0.0018193	0.124
Total												0.124

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

Channel Type	Width, m	Depth, m	Slope	Length, m	Manning’s Roughness Coefficient	Cross Section Area, m2	Wetted Perimeter, m	Hydraulic radius, m	Mean Velocity, m/s	Capacity flow, m3/s	Catchment Served, km²	Runoff, m3/s	% of capacity flow	Sufficient Capacity (Y/N)
Concrete Channel	0.375	0.375	0.005	201.8	0.015	0.126	0.964	0.131	1.22	0.154	0.0019151	0.124	81%	Y

\*Allowed 10% for siltation

Note:

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

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

B1. Calculation of the runoff of Existing Drainage System

Surface Type	Catchment Area (A), m²	Catchment Area (A), km²	Average slope (H), m/100m	Flow path length (L), m	Time of Concentration (t <sub>c</sub> ), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q <sub>p</sub> ), m³/s
15% Concrete + 85% Grassland (Heavy soil) with steep surface	545,522	0.545522	24.5	1,470	29.93	505.5	3.29	0.355	140	0.44	0.24003	9.34
Total												9.34

B2. Adequacy Check for Existing Drainage System

Channel Type	Width, m	Depth, m	Slope	Length, m	Manning’s Roughness Coefficient	Cross Section Area, m2	Wetted Perimeter, m	Hydraulic radius, m	Mean Velocity, m/s	Capacity flow, m3/s	Catchment Served, km²	Runoff, m3/s	% of capacity flow	Sufficient Capacity (Y/N)
Natural-Stream (7)	2	2	0.245	1,470	0.05	4	6	0.667	7.55	30.2	0.530231	9.34	31%	Y

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



Check The Capacity of Existing Natural Stream

Manning Equation is used in hydraulic design and analysis. The cross-sectional mean velocity is given in the following expression:

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

Where        R = hydraulic (m)  
               N = Manning coefficient (s/m<sup>1/3</sup>), refer Table 13 of SDM  
               Sf = friction gradient (dimensionless)

Using Manning's Equation

$$V = R^{2/3} * S_f^{0.5} / n$$

Where R	= A/P = 0.667 m	A = 4 m <sup>2</sup>
		P = 6 m
n	= 0.05 s/m <sup>1/3</sup>	(Table 13 of Stormwater Drainage Manual)
Sf	= 0.245	

Therefor V        = 0.667<sup>2/3</sup> \* 0.245<sup>0.5</sup> / 0.05  
                         = 7.55 m/sec

Maximum Capacity (Qmax)

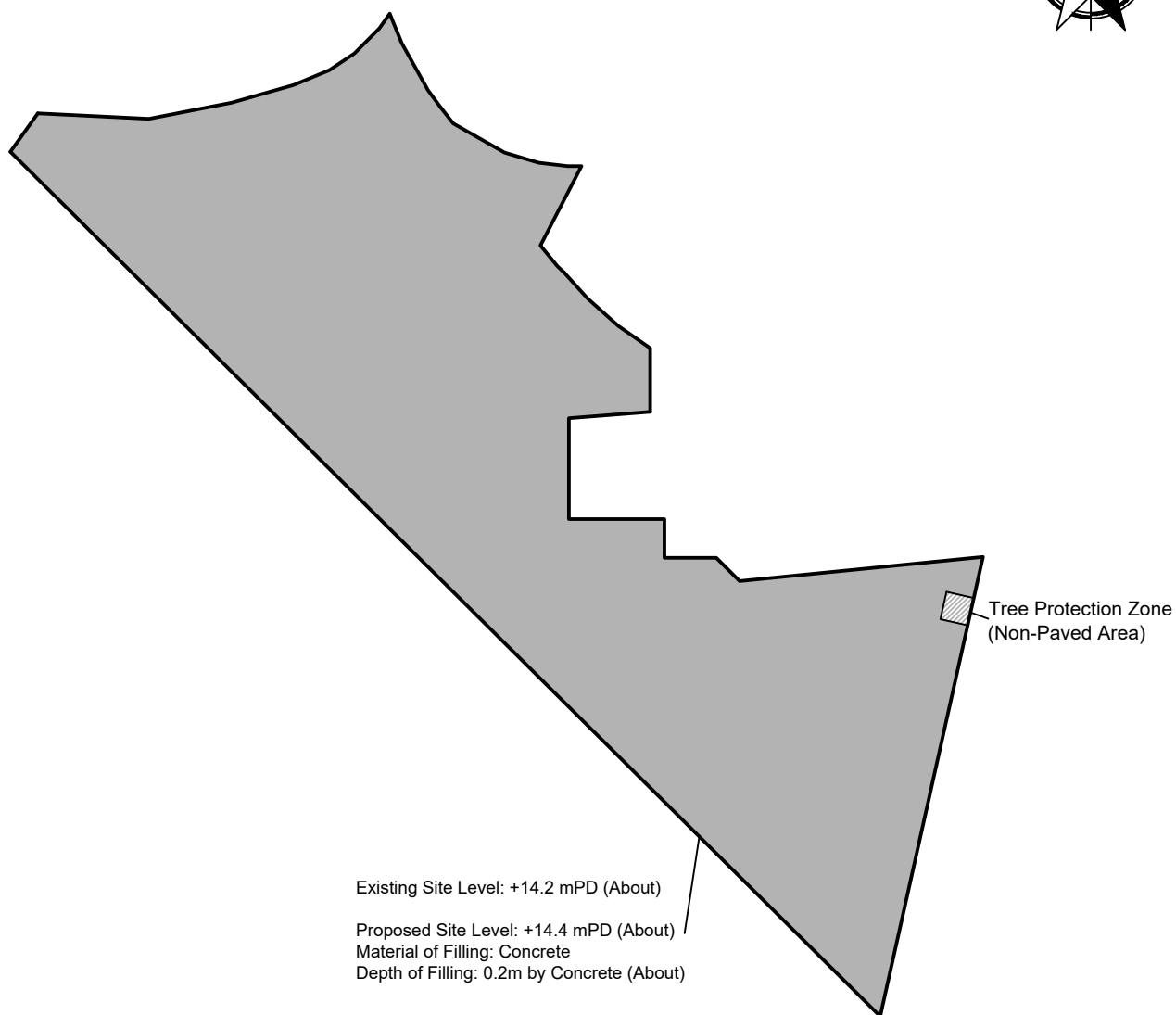
$$= V * A$$

$$= 30.2 \text{ m}^3/\text{sec}$$

$$> Q_{\text{total}}$$



\*Allowed 10% for situation.

**The Existing Natural Stream has enough capacity.**



Total Area: 1,559.1 m<sup>2</sup> (About)  
Paved Area: 1,555.1 m<sup>2</sup> (About)  
Non-Paved Area: 4 m<sup>2</sup> (About)

Legend:

-  Paved Area 平整範圍
-  Non-Paved Area 不平整範圍

Appendix 4

Location: DD 107 Lot 1247 (Part),  
1248 (Part), 1249 (Part), 1252 (Part)  
and 1253 (Part)

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

Date: 15 September 2024

Paved Area

平整位置圖

擬議臨時露天存放建築機械及物料  
(為期3年)及填土

Proposed Temporary Open Storage of  
Construction Machinery and Materials  
For a Period of 3 Years and Filling of Land

SCALE

1:500

@A4

For Identification Only

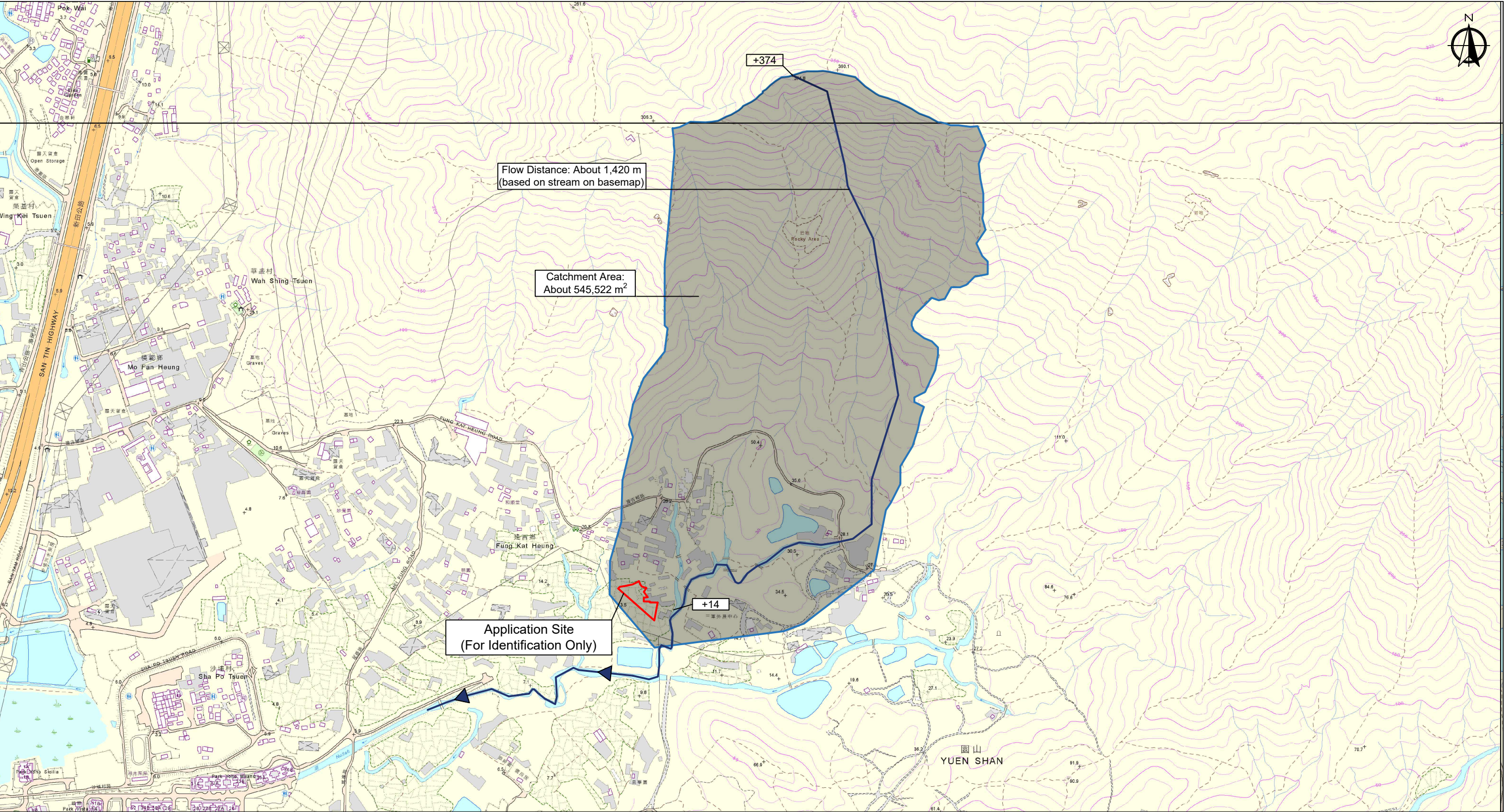
Drawing No.:

4-01









Captured from hkmapservices iB5000 2-SE-C and iB5000 6-NE-A on 6<sup>th</sup> July 2024  
Calculation Please refer to Appendix - Capacity

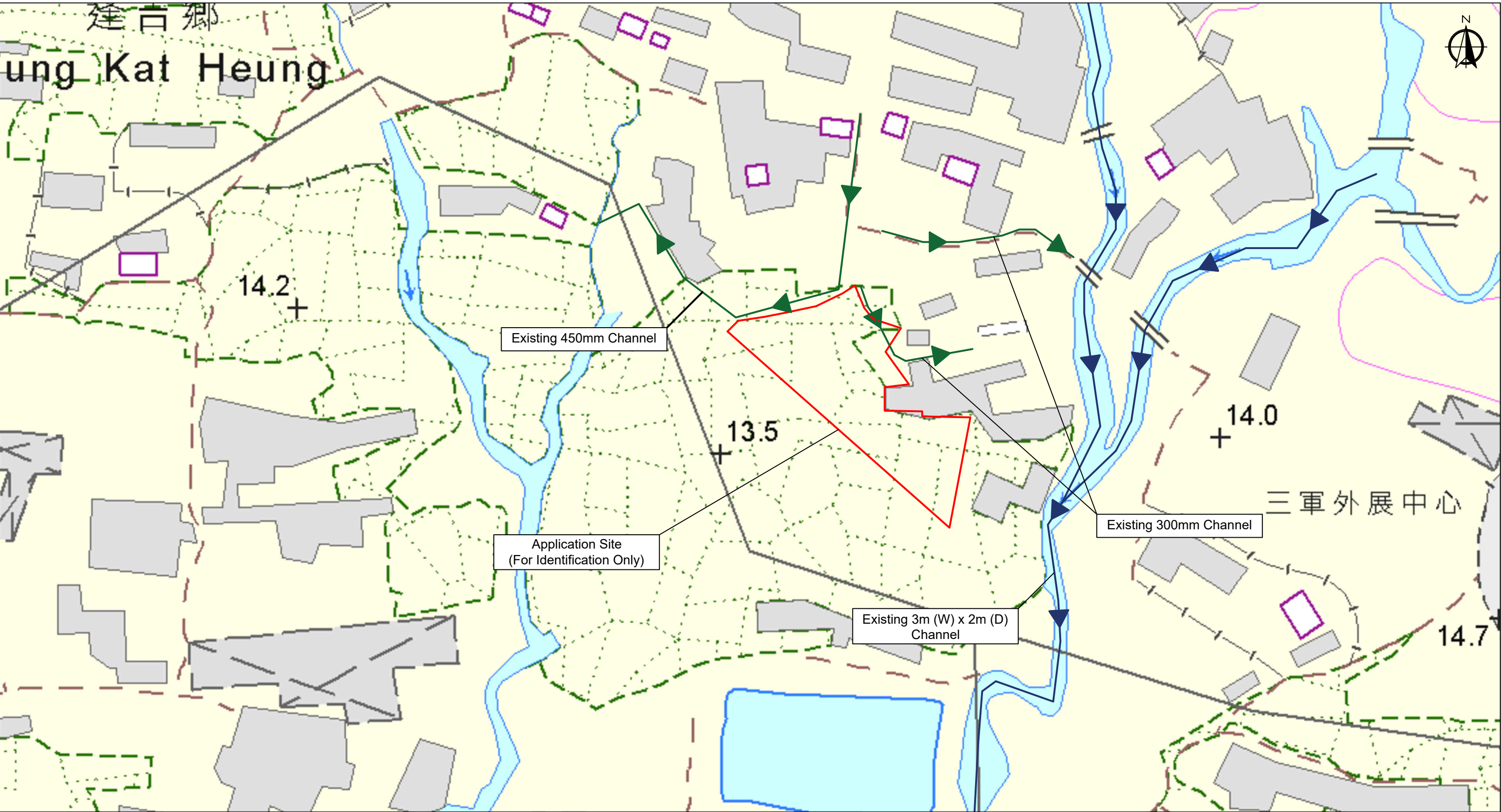
- Legend:
- Catchment Area
  - Existing Channel
  - Application Site

Appendix 5.1	Location: DD 107 Lot 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Open Storage of Construction Machinery and Materials For a Period of 3 Years and Filling of Land	Catchment Area of Existing Channel		Drawing No.
					5.1-1
					For Identification Only
					Date: 10 July 2024









- Legend:
- Existing Channel
  - Existing Channel
  - Application Site

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

Appendix 5.3	Location: DD 107 Lot 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Open Storage of Construction Machinery and Materials For a Period of 3 Years and Filling of Land	Existing Drainage Channel Plan	Drawing No.	
				5.3-1	
				For Identification Only	
				Date: 3 January 2025	

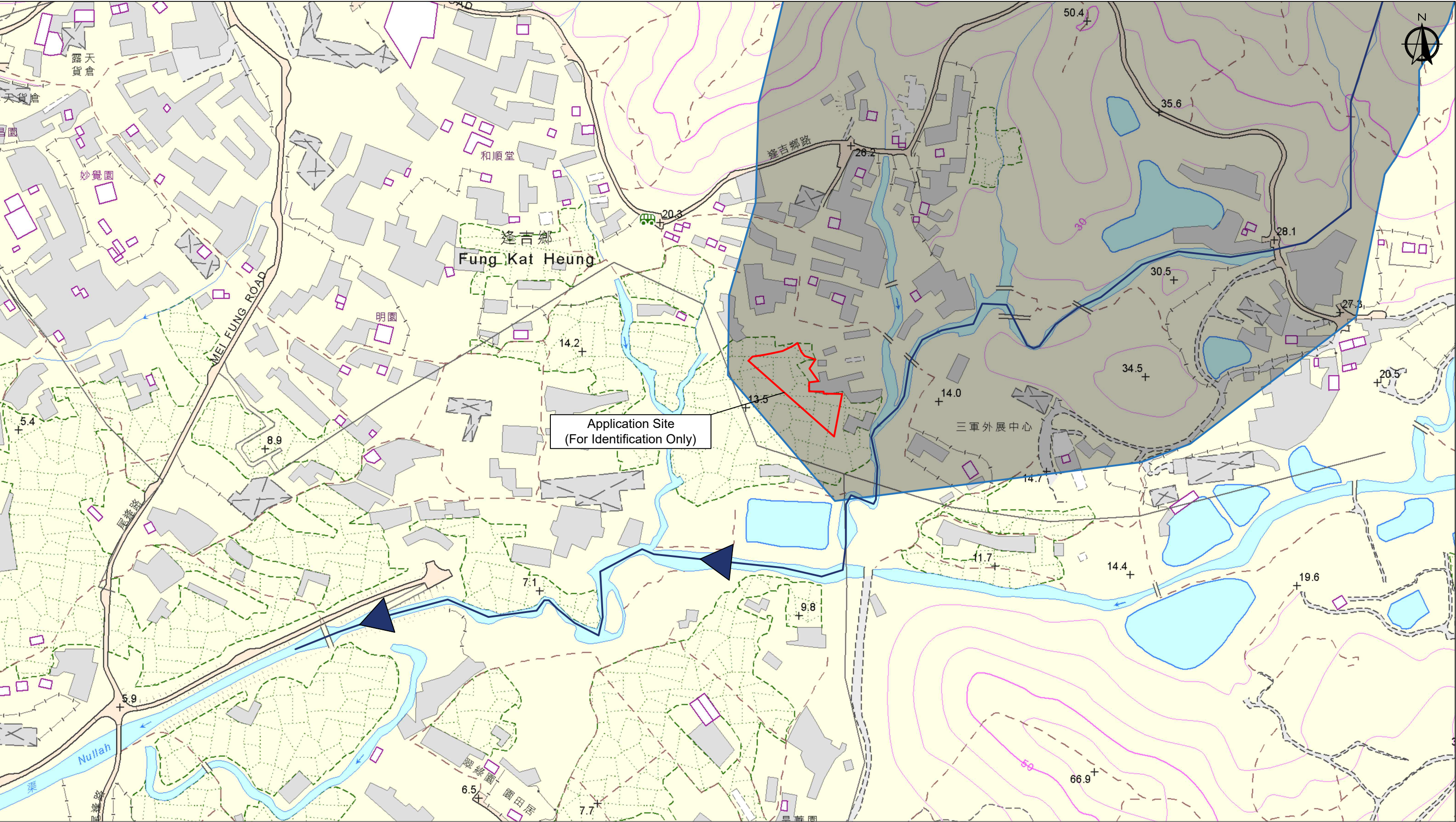




<div>Legend:</div> <div><div></div>Existing Channel</div> <div><div></div>Existing Channel</div> <div><div></div>Application Site</div>
---

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





Legend:					
<div><div></div> Existing Channel</div> <div><div></div> Application Site</div>					
Captured from hkmapservices iB5000 2-SE-C and iB5000 6-NE-A on 6 <sup>th</sup> July 2024					
Appendix 5.5	Location: DD 107 Lot 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Ultimate Discharge Point (From Application Site to Nullah)	<div><div></div> Scale: Undefined @A4</div>	Drawing No.
					5.5-1
					For Identification Only
					Date: 19 July 2024





Legend:

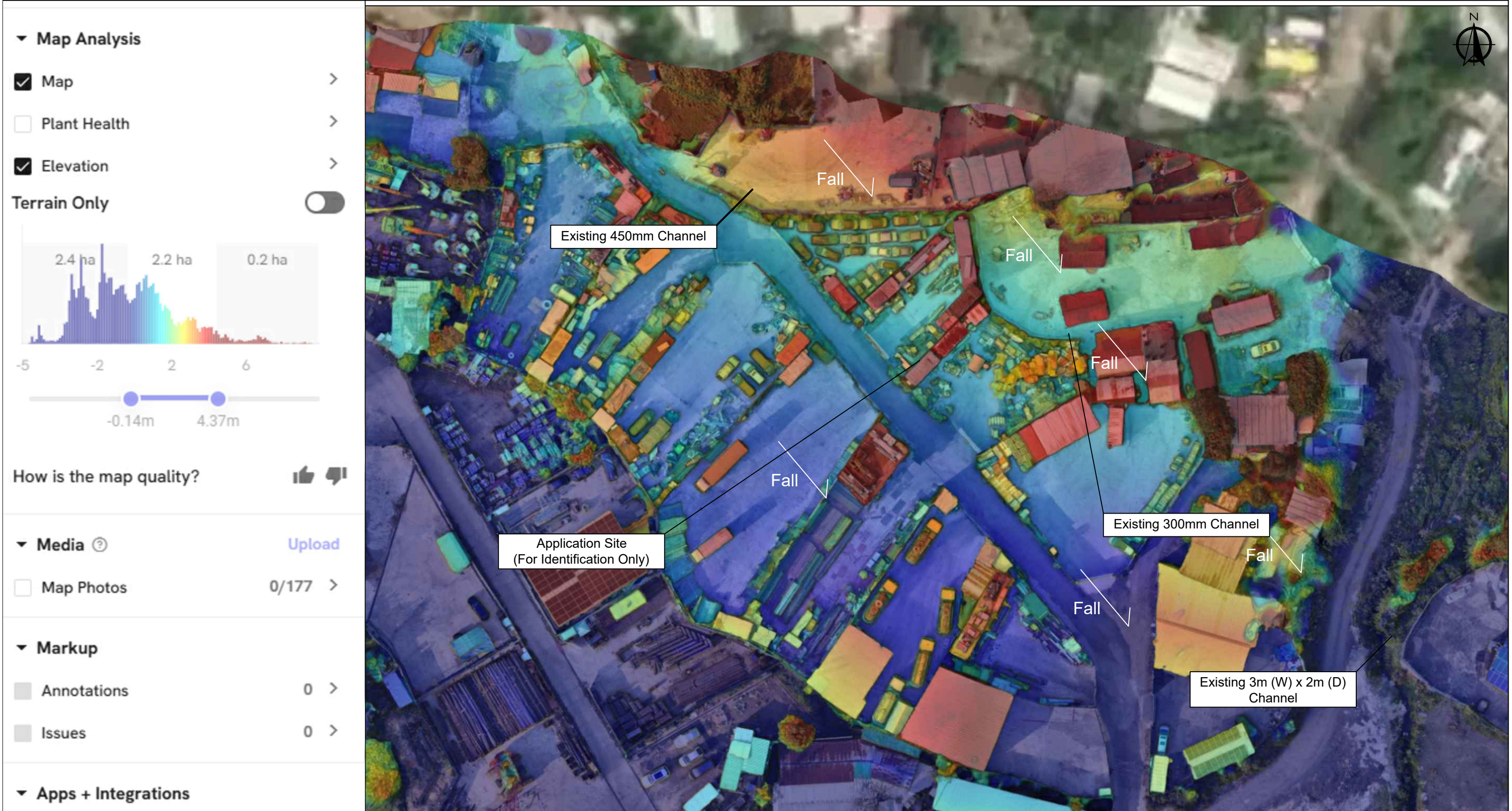
Existing Channel

Application Site

Captured on 10<sup>th</sup> December 2024

Appendix 5.6	Location: DD 107 Lot 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Open Storage of Construction Machinery and Materials For a Period of 3 Years and Filling of Land	Existing Drainage Record (Drone)	<div>Scale: Undefined @A4</div>	Drawing No.
					5.6-1
					For Identification Only
					Date: 3 January 2025

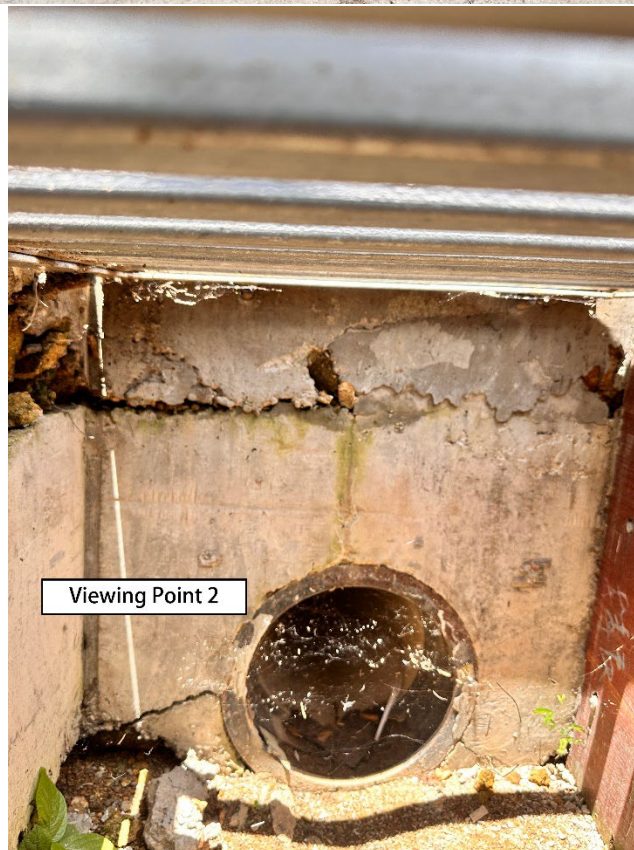
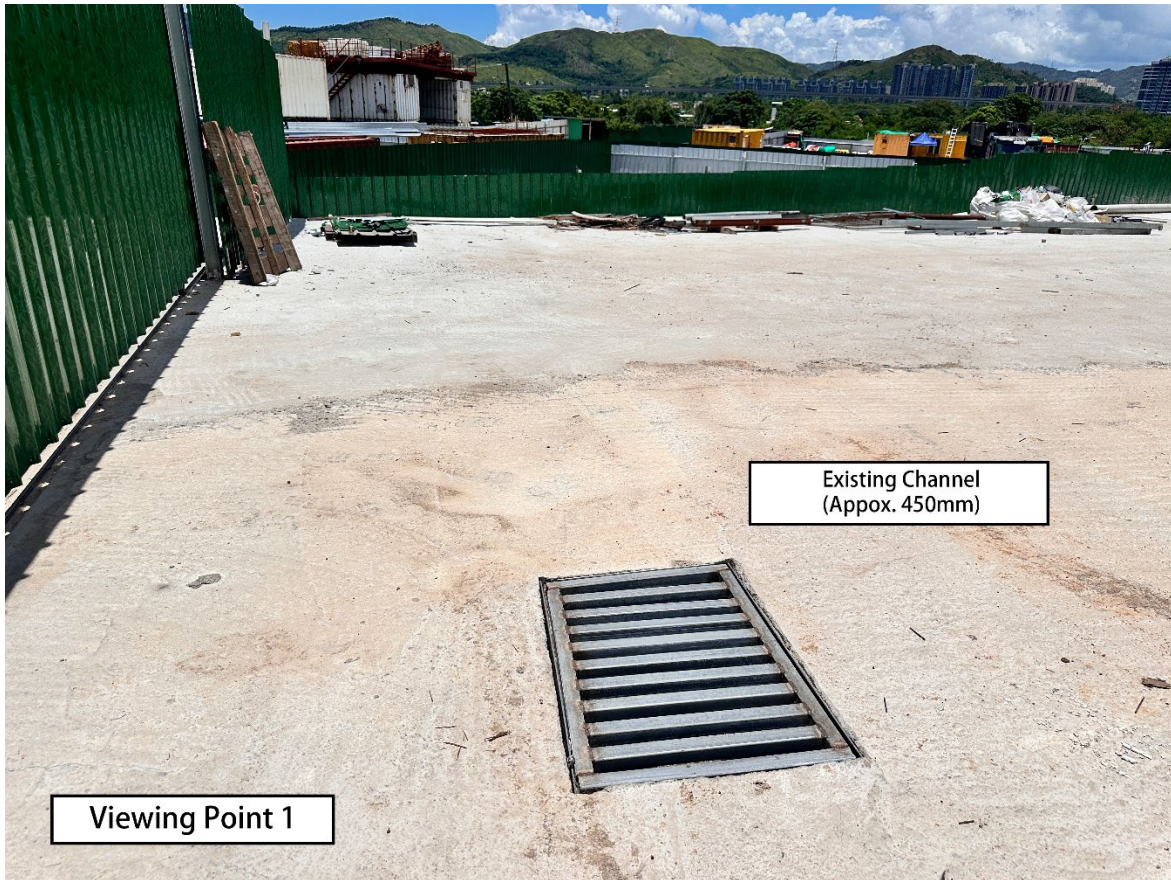




Captured on 10 <sup>th</sup> December 2024					
Appendix 5.7	Location: DD 107 Lot 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Open Storage of Construction Machinery and Materials For a Period of 3 Years and Filling of Land	Existing Elevation Record (Drone)	<div><div></div>Scale: Undefined @A4</div>	Drawing No.
					5.7-1
					For Identification Only
					Date: 3 January 2025



## 現場相片



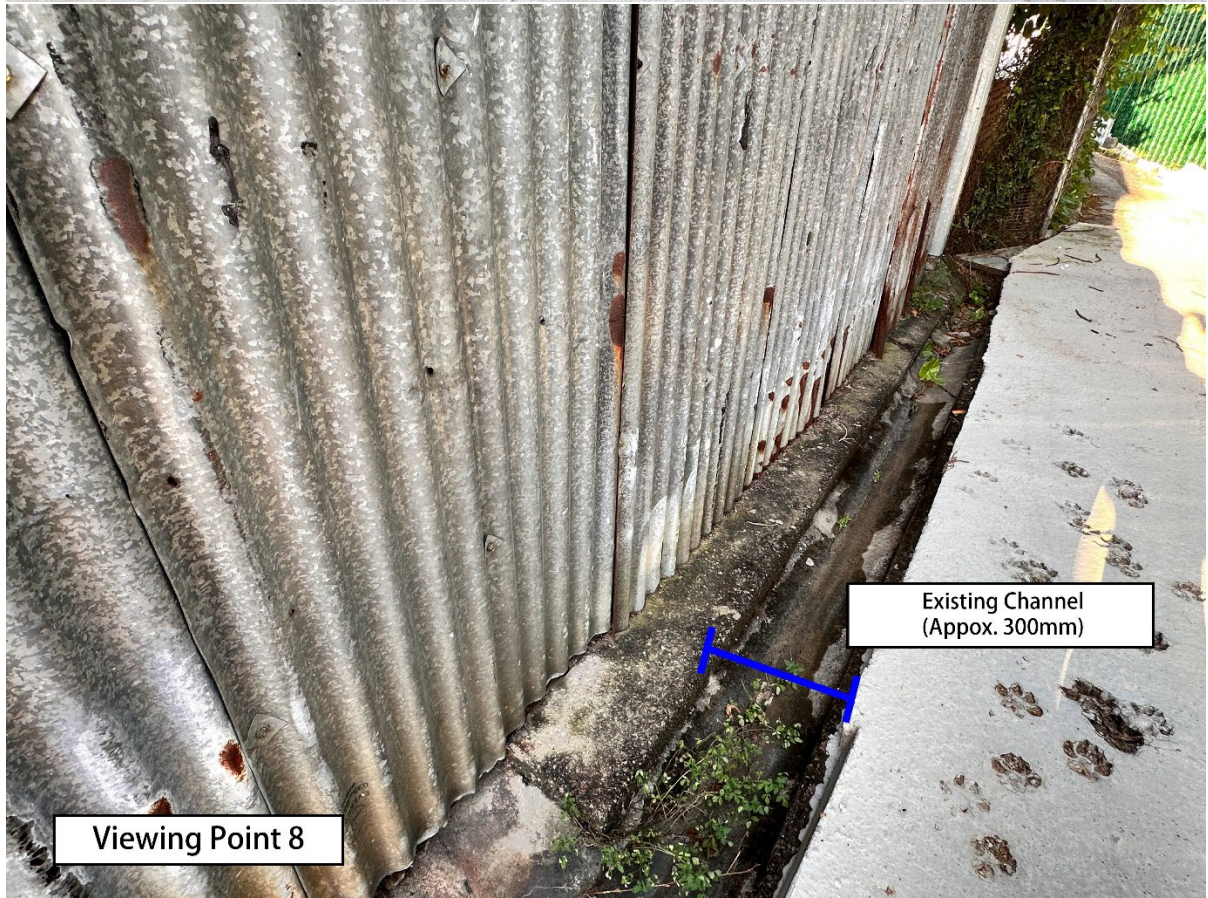








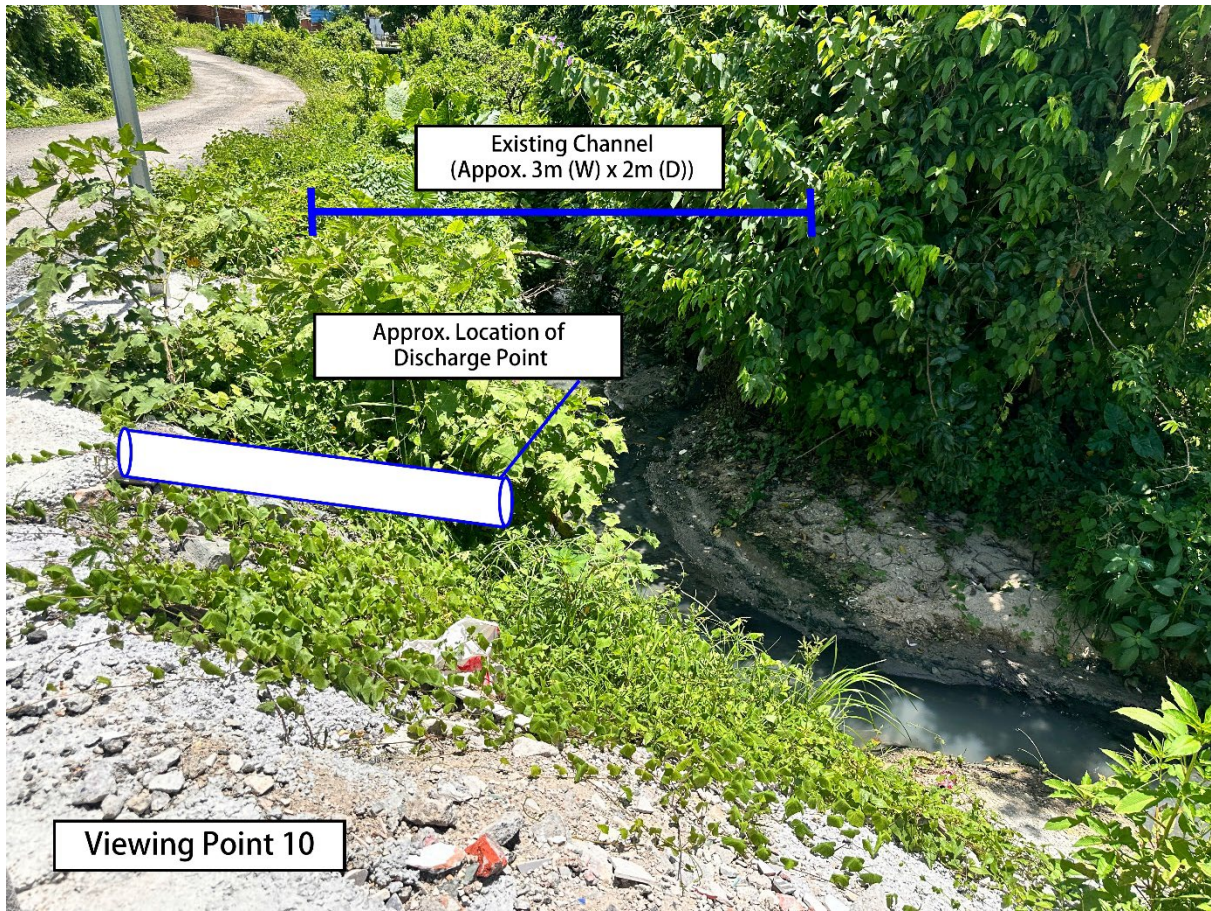


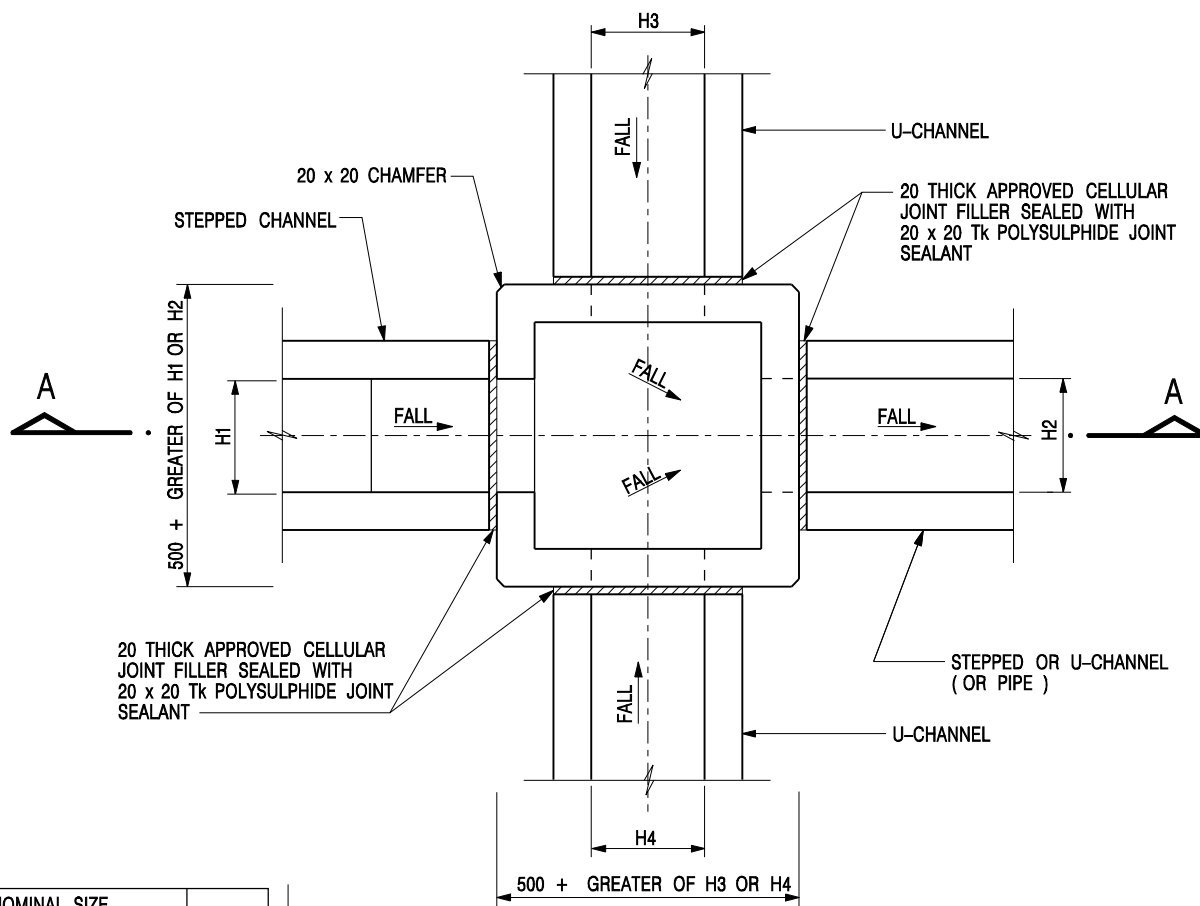






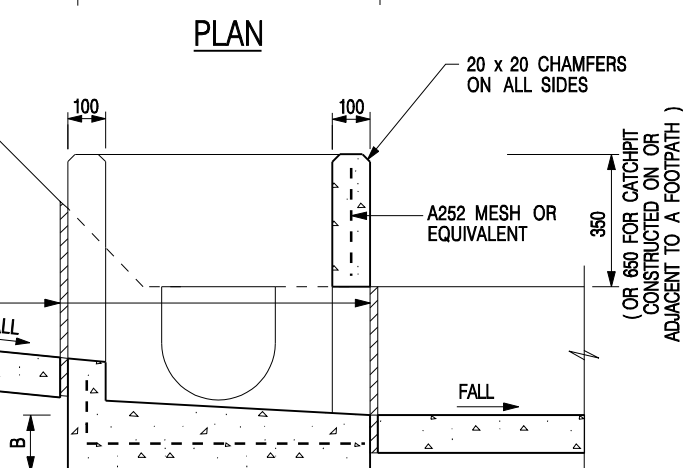




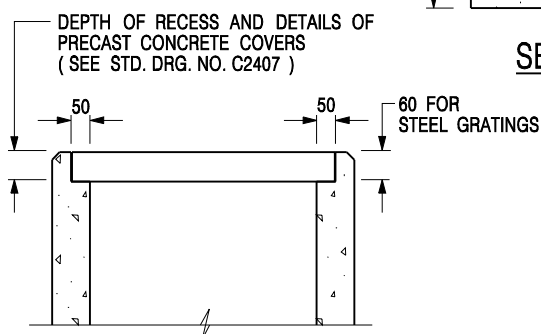


NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

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



### SECTION A - A




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

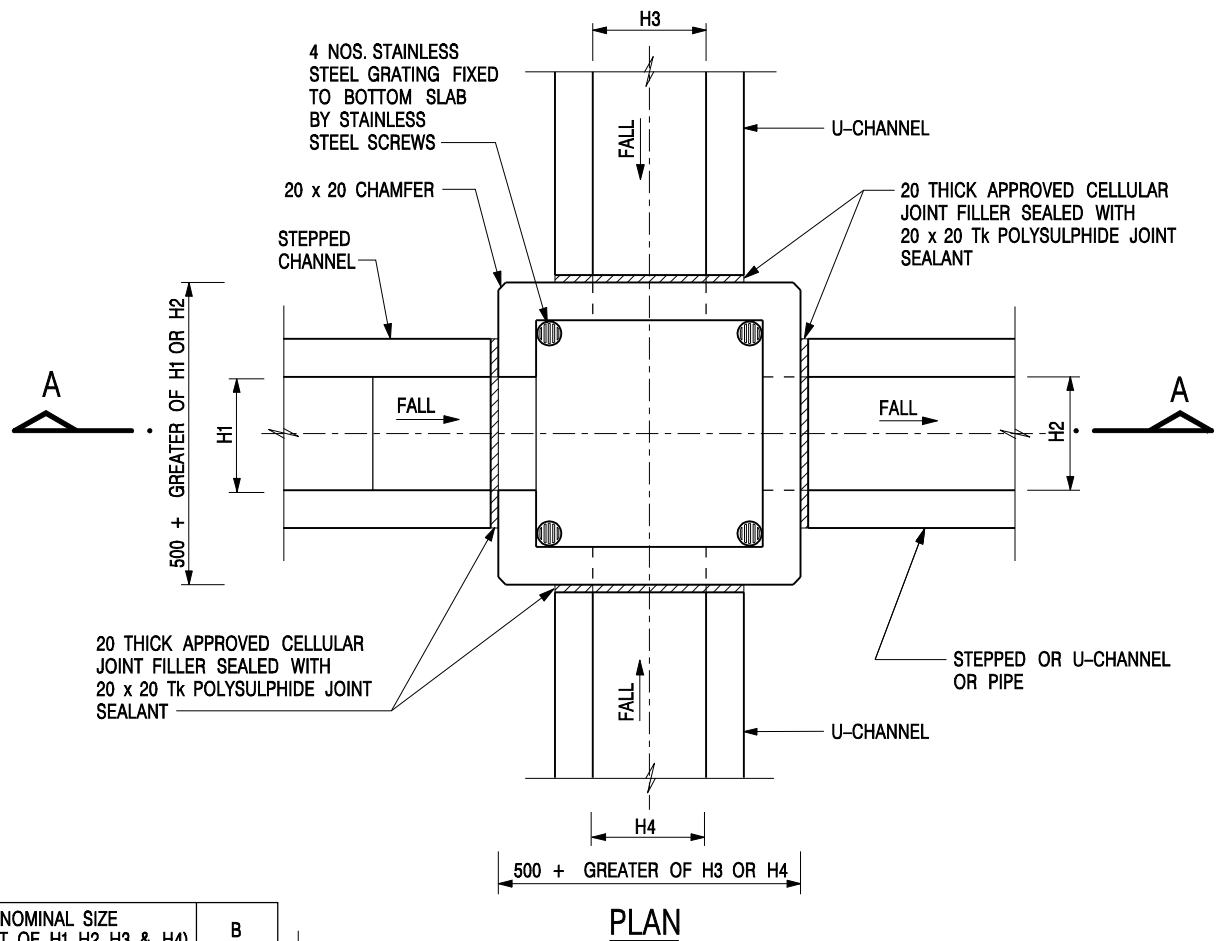
#### NOTES:

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

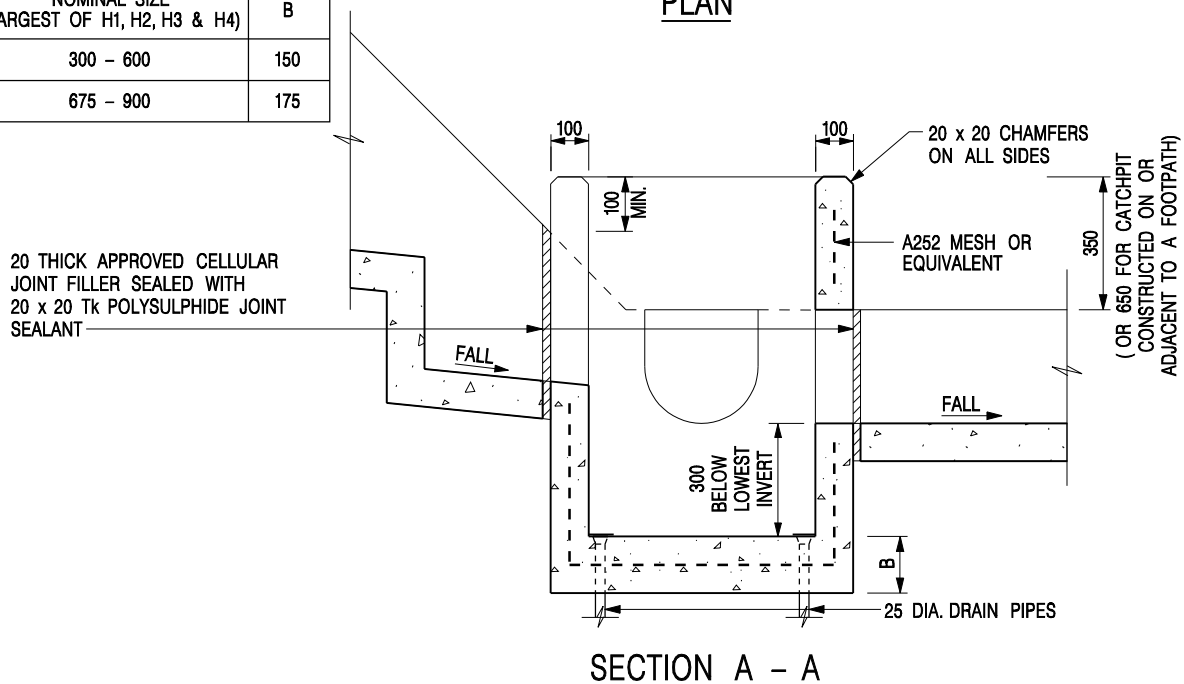
## STANDARD CATCHPIT DETAILS (SHEET 1 OF 5)

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






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

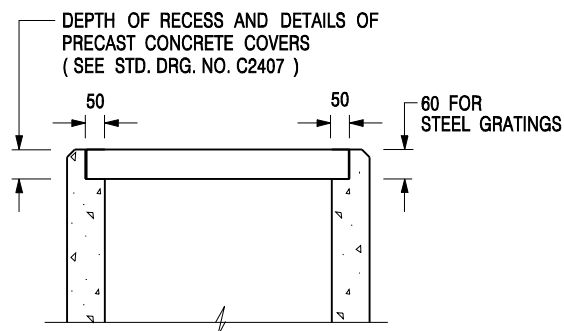


**NOTES:**

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

**CATCHPIT WITH TRAP**  
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		<b>SCALE</b> 1 : 20 <b>DATE</b> JAN 1991	
		<b>DRAWING NO.</b> <b>C2406 /1</b>	



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

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS ( SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2 ) OR CONCRETE COVERS ( SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING ( SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS ( SEE DSD STD. DRG. NO. DS1043 ) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

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



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

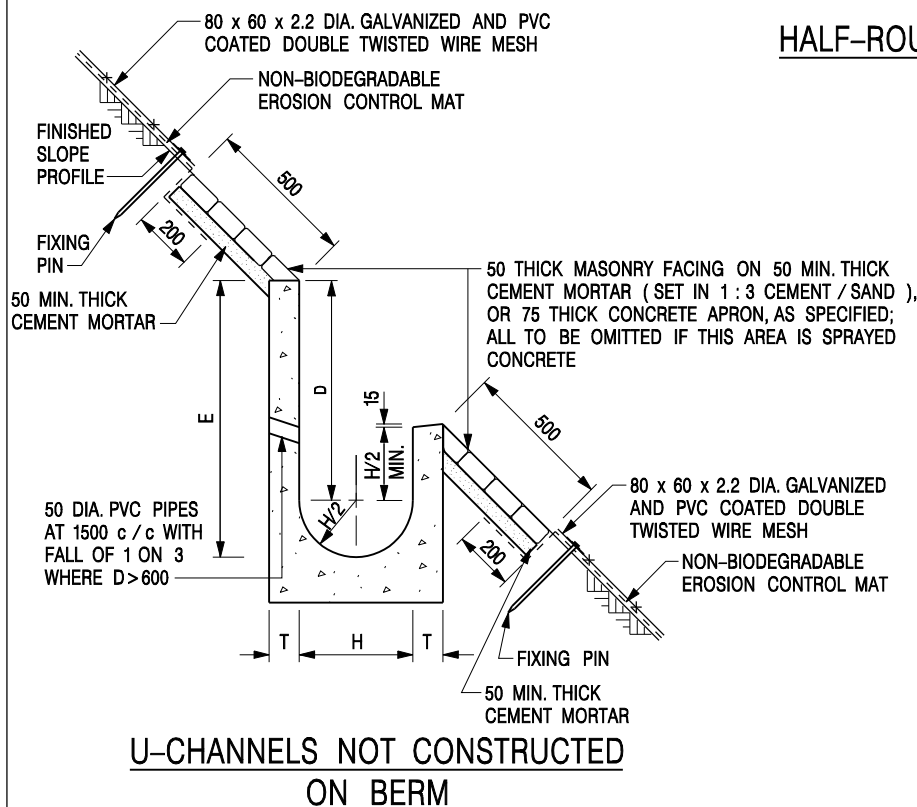
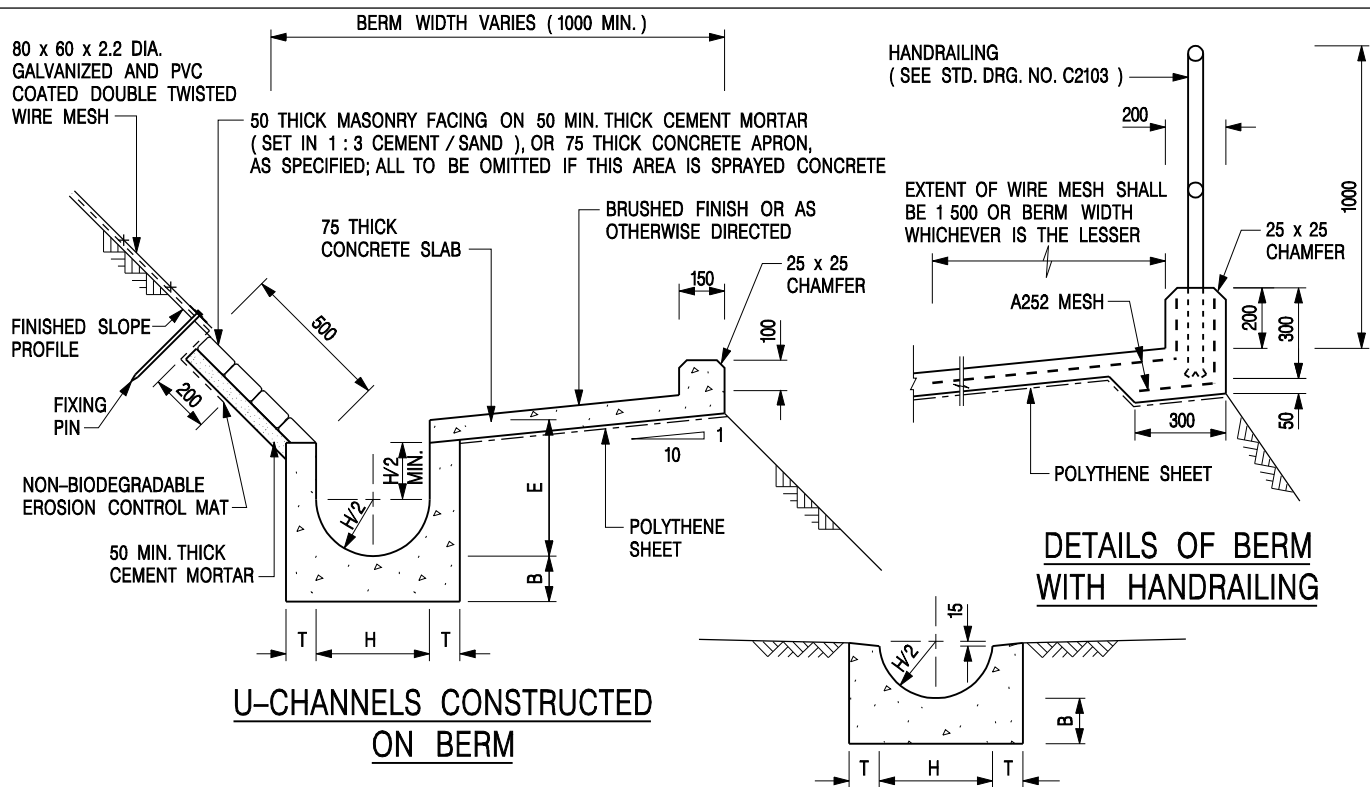
**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2A**





#### NOTES:

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

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

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

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

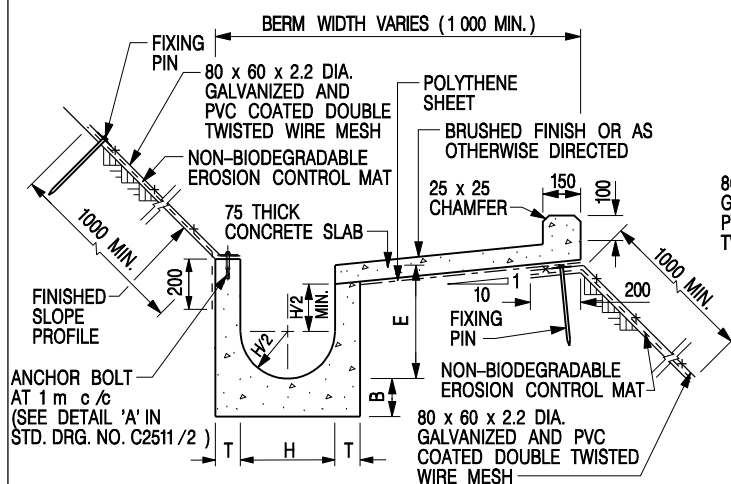


**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

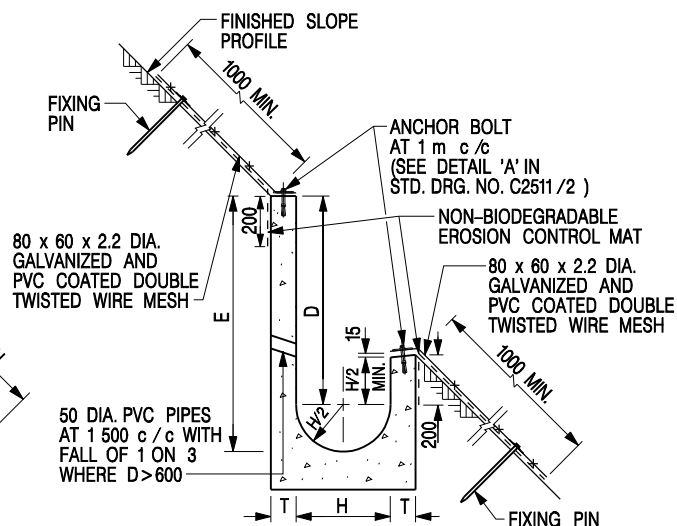
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**DATE** JAN 1991

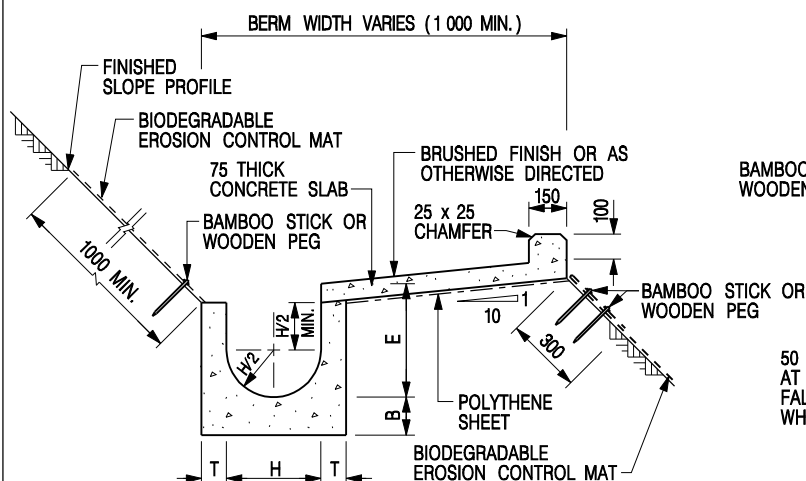
**DRAWING NO.**  
**C2409I**



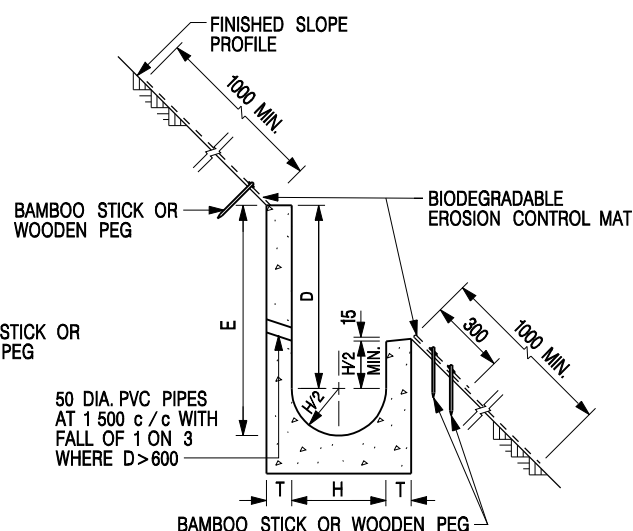
**U-CHANNELS CONSTRUCTED ON BERM  
WITH NON-BIODEGRADABLE  
EROSION CONTROL MAT**



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



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



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

**NOTES:**

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

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

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
REF.	REVISION	SIGNATURE	DATE

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



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

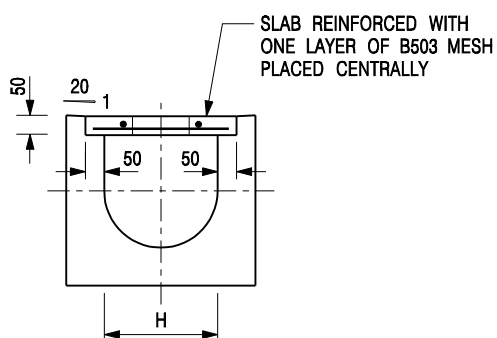
**SCALE** DIAGRAMMATIC

**DRAWING NO.**

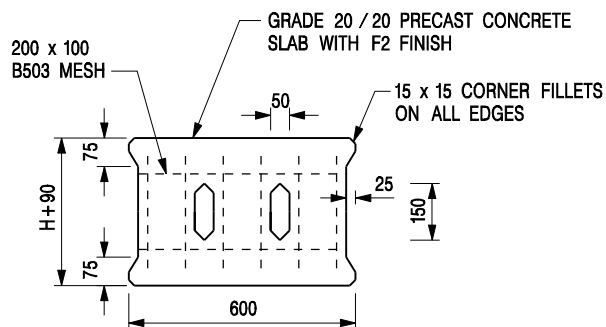
**DATE** JAN 1991

**C24101**





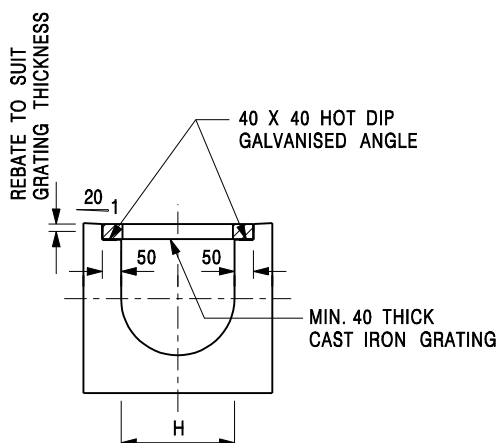
TYPICAL SECTION



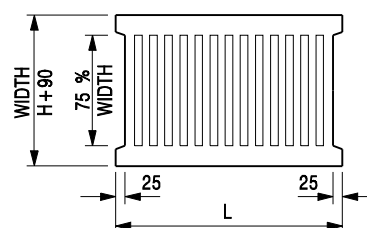
PLAN OF SLAB

### U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

### U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

#### NOTES:

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

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

COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**  
**C2412E**

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

Return Period T (years)	2	5	10	20	50	100	200	500	1000
a	446.1	470.5	485.0	496.0	505.5	508.6	508.8	504.6	498.7
b	3.38	3.11	3.11	3.17	3.29	3.38	3.46	3.53	3.55
c	0.463	0.419	0.397	0.377	0.355	0.338	0.322	0.302	0.286

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

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



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

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

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

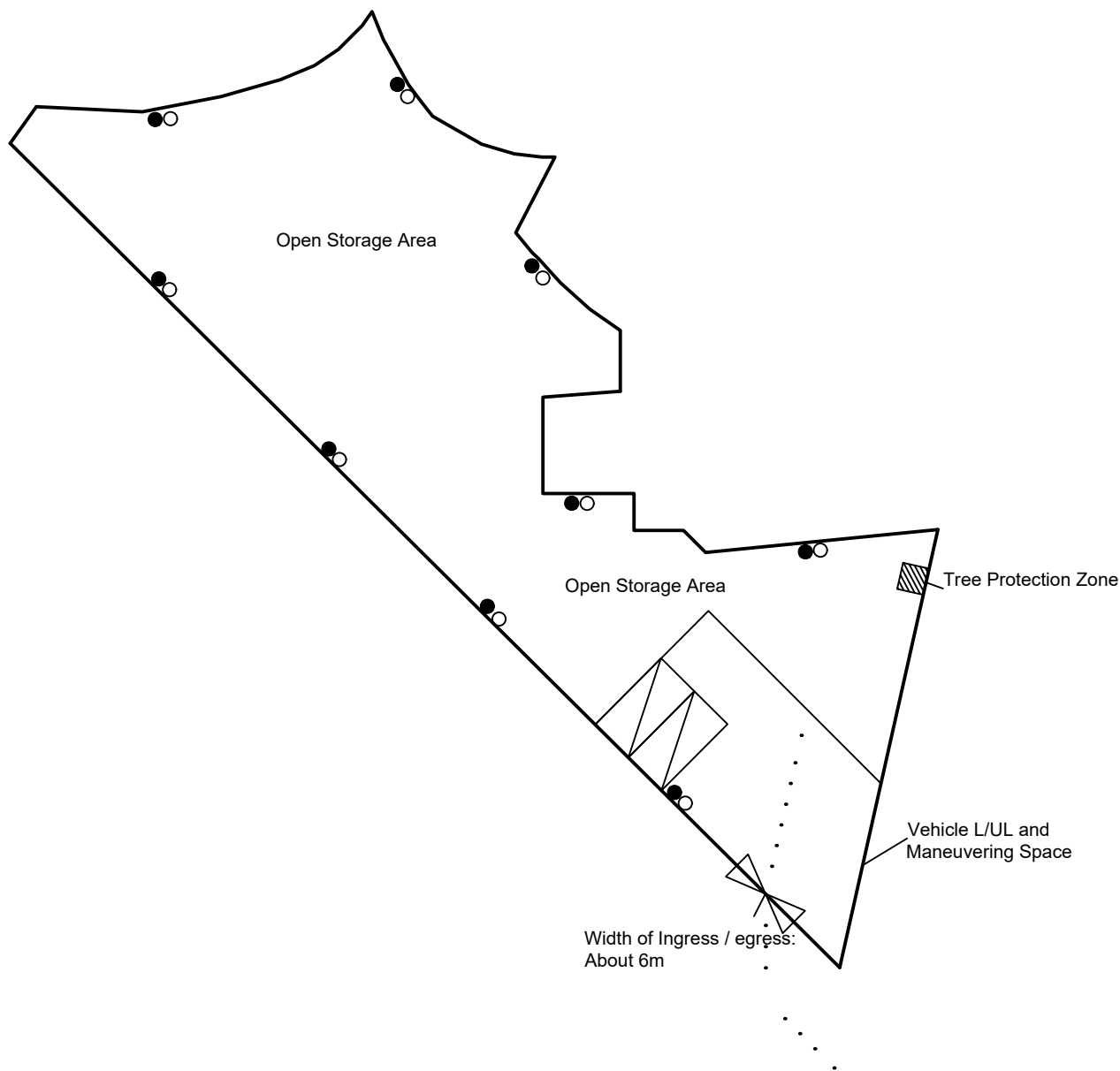
Table 13 (Cont'd)

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

Notes: \*Values commonly used for design.



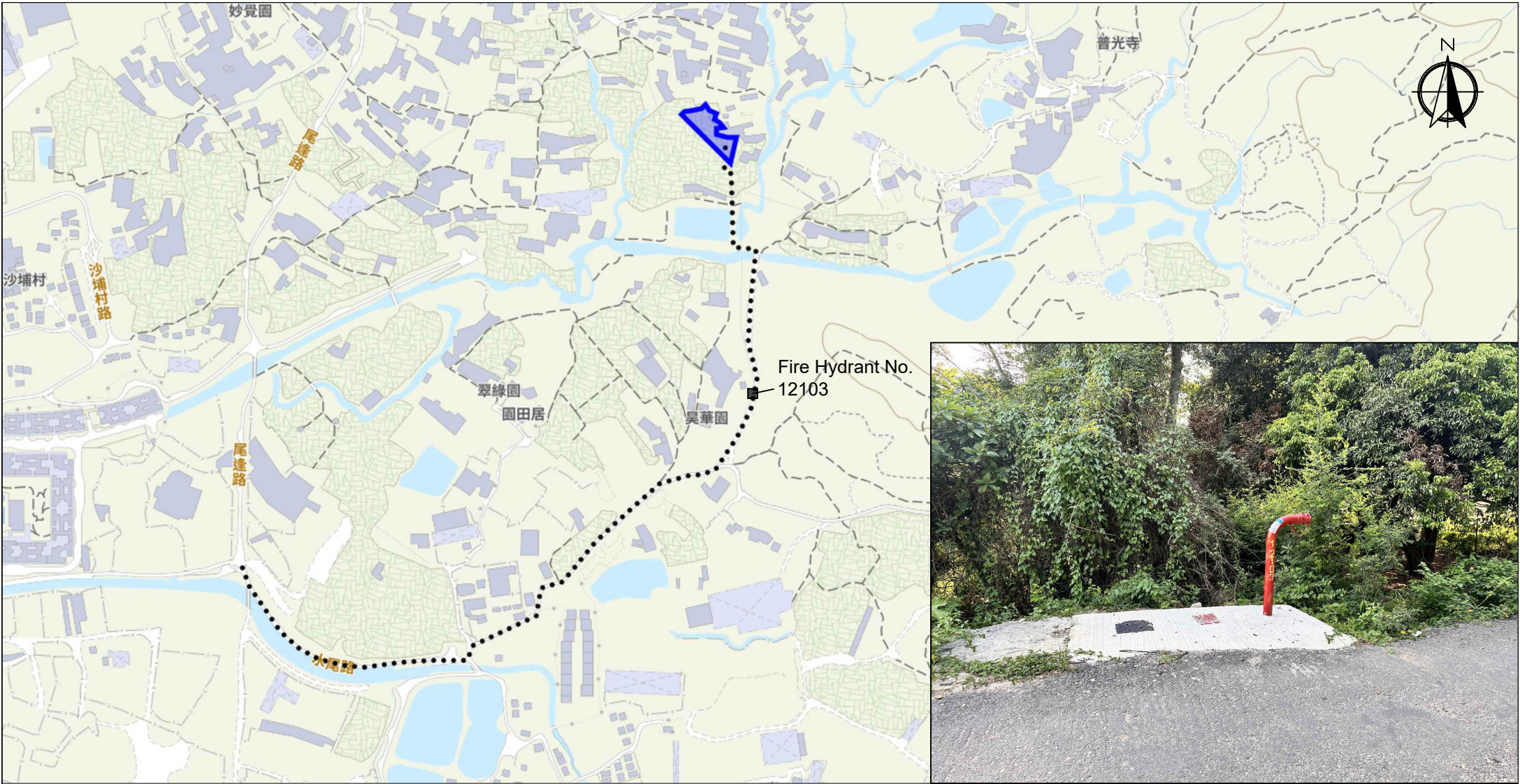
LGV L/UL Space  
Dimension: 7m x 3.5m  
Unit(s): 2



\*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.  
For Emergency Vehicular Access, Please see Appendix 6.1  
\* All Internal Access for Fire Appliances are within 4.5m  
\* There will be clear width with 2m between the storage and lot boundaries.

- Legend:
- 5 kg Portable Carbon Dioxide Type Fire Extinguisher (9 in Total)
  - 9 kg Portable Water Type Fire Extinguisher (9 in Total)
  - - - Emergency Vehicular Access

<div>Appendix 6</div> <div>Location: DD 107 Lot 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part)</div> <div>App. No.: A/YL-KTN/1018</div> <div>OZP: S/YL-KTN/11</div> <div>District: Kam Tin North</div> <div>Zoning: Agriculture</div> <div>Date: 11 September 2024</div>	<div>Proposed Fire Service Installation Plan</div> <div>擬議消防設備安裝計劃圖</div> <div>擬議臨時露天存放建築機械及物料 (為期3年)及填土</div> <div>Proposed Temporary Open Storage of Construction Machinery and Materials</div> <div>For a Period of 3 Years and Filling of Land</div>	<div>SCALE</div> <div>1:500</div> <div>@A4</div>	
		For Identification Only	Drawing No.:
			6-01



\* The Fire Hydrant No. 12103 is within 500m of the application site.

Scale: Undefined @A4

Captured from map.gov.hk on 25<sup>th</sup> April 2024

Appendix 6.1 Emergency Vehicular Access	Location: D.D. 107 Lot 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Open Storage of Construction Machinery and Materials For a Period of 3 Years and Filling of Land	Width of Shui Mei Road: 3-6m (About) Map Legend: ●●●●● Road Path — Site Boundary	Drawing No.: 6.1-1
				For Identification Only Date: 11/09/2024



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:  
消防處檔號

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條 (1) 款)

A 9563832

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Tang Wai Ip

Name of Building:

樓宇名稱

DD107 LOT1247(Part), 1248(Part), 1249(Part), 1252(Part) and 1253(Part)

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Area:

☐ HK☐ K☐ NT

香港

九龍

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防 (裝置及設備) 規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			Emergency Lighting		
			Exit Sign 出口指示牌		
			Fire Alarm System (MPA) 火警警報系統		
			Fire Control Centre 消防控制中心		
			Fire Detection System 火警探測系統		

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	5Kg Co2 F.E.		9nos.- New Supply	Good	30/12/2024
24	9L Water F.E.		9nos.- New Supply	Good	30/12/2024
			Fixed Automatically Operated Approved Appliance 固定式自動操作之認可裝置		
			Fixed Foam System 固定式泡沫系統		
			Gas Detection System 氣體探測系統		
			Gas Extraction System 氣體排風系統		

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			Portable Hand-operated Approved Appliance 手提式操作之認可裝置	
			Pressurization of Staircase 樓梯加压	Good
			Ring Main System with Fixed Pump(s) 裝有固定水泵之環狀系統	
			Sprinkler System 灑水系統	
			Smoke Extraction System 煙氣排風系統	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

**如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature:

授權人簽署

Name

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD  
use only:

Inspected

Key-in

Verified

RC3/540

N/A

30/12/2024

**Relevant Extracts of Town Planning Board Guidelines on**  
**Application for Open Storage and Port Back-up Uses**  
**(TPB PG-No. 13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
  - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
  - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
  - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
  - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh application, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.



2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
  - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
  - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
  - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused notwithstanding other criteria set out in the Guidelines are complied with; and
  - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
    - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
    - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

**Previous s.16 Application covering the Application Site (the Site)**

**Approved Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/YL-KTN/962	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 22.3.2024]

**Similar s.16 Applications within the same “AGR” Zone on the OZP in the Vicinity of the Site in the Past Five Years**

**Approved Applications**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/994	Proposed Temporary Open Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	7.6.2024
2.	A/YL-KTN/1019	Proposed Temporary Open Storage of Construction Machineries and Materials with Ancillary Facilities for a Period of Three Years and Filling of Land	19.7.2024
3.	A/YL-KTN/1040	Temporary Open Storage for Construction Materials and Warehouse for a Period of Three Years and Associated Filling of Land	20.9.2024
4.	A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	22.11.2024



**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 five Old Schedule Agricultural Lots 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; and
- detailed advisory comments are at **Appendix V**.

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

- no adverse comment on the application from highways maintenance perspective; and
- detailed advisory comments are at **Appendix V**.

**3. Drainage**

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

- no in-principle objection to the application from public drainage point of view;
- should the application be approved, conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the revised drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- detailed advisory comments are at **Appendix V**.

**4. Environment**

Comments of the Director of Environmental Protection:

- no objection to the application;
- there was no environmental complaint received against the Site in the past three years; and
- detailed advisory comments are at **Appendix V**.

## 5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable; and
- detailed advisory comments are at **Appendix V**.

## 6. **Landscape Aspect**

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

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in a settled valley landscape character comprising farmland, temporary structures, scattered tree groups and woodland in the “Conservation Area” zone to the northeast. The applied use is not incompatible with the landscape setting in the proximity;
- based on the site photos of 2024, the Site is fenced-off and hard paved. Storage of construction materials and some temporary structures are observed within the Site. A tree of common species is observed in the east of the Site. According to the Application Form, no tree felling is involved. Significant adverse landscape impact arising from the applied use is not anticipated; and
- detailed advisory comments are at **Appendix V**.

## 7. **Building Matters**

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

- no objection to the application; and
- detailed advisory comments are at **Appendix V**.

## 8. **District Officer’s Comments**

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

- his office has not received any local’s comment on the application.



## 9. **Other Departments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix V**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

**Recommended Advisory Clauses**

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) the permission is given to the development and structures under application. It does not condone any other development and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development and remove such structures not covered by the permission;
- (d) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (e) to resolve any land issues relating to the applied use with the concerned owner(s);
- (f) 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 the Transport Department. The land status of the local access road should be checked with the Lands Department. 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;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. Shui Mei Road and the local access road). Shui Mei Road is not maintained by HyD; and
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) 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 applied use;



- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department:
- according to the photos submitted in the drainage proposal, the existing fencing appears blocking the overland flow from the northern side of the Site, while there is no sufficient surface channel provided (e.g. viewpoint 3). Also, the existing drains do not serve to collect surface runoff effectively (e.g. viewpoints 5 to 7). Please review the drainage design in this regard;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised that the good practice guidelines for open storage (**Appendix VII**) shall be adhered to;
  - the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS; and
  - if any proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (k) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
- the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting, felling and construction of tree pit. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works; and
  - noting that the concrete around the tree root collar will be removed, the applicant is reminded to ensure the tree safety and stability. The proposed concrete removal works within the tree protection zone should be approved by relevant department prior to commencement of works;
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - 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;

- 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.



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

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From: [REDACTED]  
Sent: 2024-06-10 星期一 03:40:26  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: A/YL-KTN/1018 DD 107 Fung Kat Heung

A/YL-KTN/1018

Lots 1247 (Part), 1248 (Part), 1249 (Part), 1252 (Part) and 1253 (Part) in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 1,559.5sq.m

Zoning: "Agriculture"

Applied development: Open Storage of Construction Machinery / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

962 was rubber stamped on 8 Dec. Note that there was no discussion on the 17 items rushed through.

Applicant has not fulfilled conditions but is back for a larger site.

No doubt this will again be whisked through with the members failing in their duty to properly look into matters as ordered by judges in a number of JRs.

Previous objections upheld and I would remind members that streamlining is not an option if there are legitimate objections lodged.

Mary Mulvihill

---

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Monday, 20 November 2023 2:53 AM HKT  
Subject: Re: A/YL-KTN/962 DD 107 Fung Kat Heung

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A/YL-KTN/962

Lots 1252 (Part) and 1253 (Part) in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 1,013.5sq.m

Zoning: "Agriculture"

Applied development: Open Storage of Construction Machinery / 2 Vehicle Parking  
/ **Filling of Land**

Dear TPB Members,

Strong Objection. The application is part of a process to gradually convert the district into brownfield. No previous history of applications.

There is an outstanding application 920 for brownfield use on the adjoining lots that seems to be frozen, it does not appear on the current list of applications going through the process.

Members should question this and ask to see images of the conditions of the lots.

Much of Fung Kat Heung has been converted to brownfield, it is time to confine its expansion.

Mary Mulvihill



敬啟者

有關 (申請編號：A/YL-KTN/1018) 意見

有關地段鄰近 CA 地及毗鄰不少住戶，雖然有政府部門對渠務及消防問題作出評估，但我們依然擔心露天存放建材會影響附近生態，而存放佔地面積，在雨季來臨時亦會影響水位上升，由於該地段太貼近民居、樹木及一堆鐵皮屋，萬一火災或水浸，必定有機會被波及，造成附近居民人命傷亡，請各位審慎考慮處理。

謝謝

附近居民字



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

3

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTN/1018 Received on 16/09/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

鍾就華

元朗市中心及鄉郊東分區委員會

3/10/2024



From: [REDACTED]  
Sent: 2024-10-15 星期二 08:00:00  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Comments on the Section 16 Application No. ~~A/YL-KTN/1032~~  
Attachment: TPB20241015(KTN1018).pdf

A/YL-KTN/1018

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)

This email is for the sole use of the intended recipient(s) and may contain confidential information. Unauthorised use, disclosure or distribution of this email or its content is prohibited. If you have received this email in error, please delete it and notify the sender.



15<sup>th</sup> 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](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-KTN/1018

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: As mentioned above the site would be entirely paved with concrete. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Potential adverse drainage impact: No sufficient details are available to justify that drainage impact would be properly handled. We worry that the proposed temporary use would largely change the hydrology of the site, and such change





長春社

Since 1968

The Conservancy Association

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would affect the adjacent uses.

Yours faithfully,

The Conservancy Association

**Fire Services Department's Good Practice Guidelines for Open Storage Sites**

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.