

收件者:

tpbpd/PLAND

From: Tang Lok San [REDACTED]

Sent: Thursday, September 5, 2024 4:15 PM

Subject: D.D. 109 Lot 594 RP and 595 RP (A/YL-KTN/1046)

Ms Yan,

Thank you for the phone call. Please see the attachment for the updated documents and Drainage Plan, Fire Services Installation 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

申請理由

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗錦田北丈量約份第 109 約地段 594 號餘段及 595 號餘段作為期五年的
臨時商店及服務行業及公眾停車場（貨櫃車除外）連附屬設施之用途

- 申請地點的面積約為 2,560 平方米，全部坐落在私人地段，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「鄉村式發展」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。商店及服務行業及公眾停車場（貨櫃車除外）於「鄉村式發展」地帶均是須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途。
- 此申請能夠分擔水頭村及水尾村的泊車情況，尤其在停車場北面的村民，該地點未有車路進入。商店及服務行業亦能為村民及錦田鄉的居民提供優質的服務。
- 商店及服務行業的營業時間為星期一至星期日包括公眾假期上午八時至下午十時。公眾停車場（貨櫃車除外）的營業時間為二十四小時，星期一至星期日包括公眾假期。
- 現場不會安裝任何擴音器及揚聲器。
- 申請地點內的汽車陳列室上蓋只會用作汽車陳列室的辦公室，不會將車輛放進上蓋，而當陳列車輛有空間，將放置交通錐，以免其他車輛佔用該空間。
- 申請用途、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。
- 現場已完成渠道建設，本人希望透過新規劃申請繼續向地政總署進行相關申請。
- 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北丈量約份第 109 約地段 594 號餘段及 595 號餘段作為期五年的臨時商店及服務行業及公眾停車場（貨櫃車除外）連附屬設施的用途。

渠務署及城市規劃委員會：

A/YL-KTN/1046 的渠務報告詳細

申請地點範圍有約 2,560 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。

申請地點附近有臨時建築物及草地。現有水平為約+5.6 mPD (此水平已完成填土及平整)。

有一條渠道位於申請地點的南面，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 2,560 平方米，全部將以混凝土作表面，在申請地點外有約 32 平方米，全部為瀝青。

擬議發展	
申請地點範圍 (約 m ²)，全部已以混凝土平整	2,560
申請地點外集水區	
申請地點外北面集水區 (約 m ²)，大多為草地、道路及建築物，本報告將以約 100%混凝土及瀝青作評估	32

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

Periods based on Flood Levels

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

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

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

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

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

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

a	=	451.3
b	=	2.46
c	=	0.337

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

$$Q_p = 0.278 C i A$$

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

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

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

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

- Concrete Area C = 0.95
- Asphalt 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_f = Hydraulic gradient
n = Manning's coefficient
R = Hydraulic radius (m)

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

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

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

申請範圍主要平坦，並緩緩斜向西面，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。

Appendix – Calculation

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

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

Surface Type	Catchment Area (A), m ²	Catchment Area (A), km ²	Average slope (H), m/100m	Flow path length (L), m	Time of Concentration (t _c), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q _p), m ³ /s
100% Concrete and Asphalt	2,954	0.002954	0.5	42	3.14	451.3	2.46	0.337	253	0.95	0.0028063	0.197
Total											0.197	

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

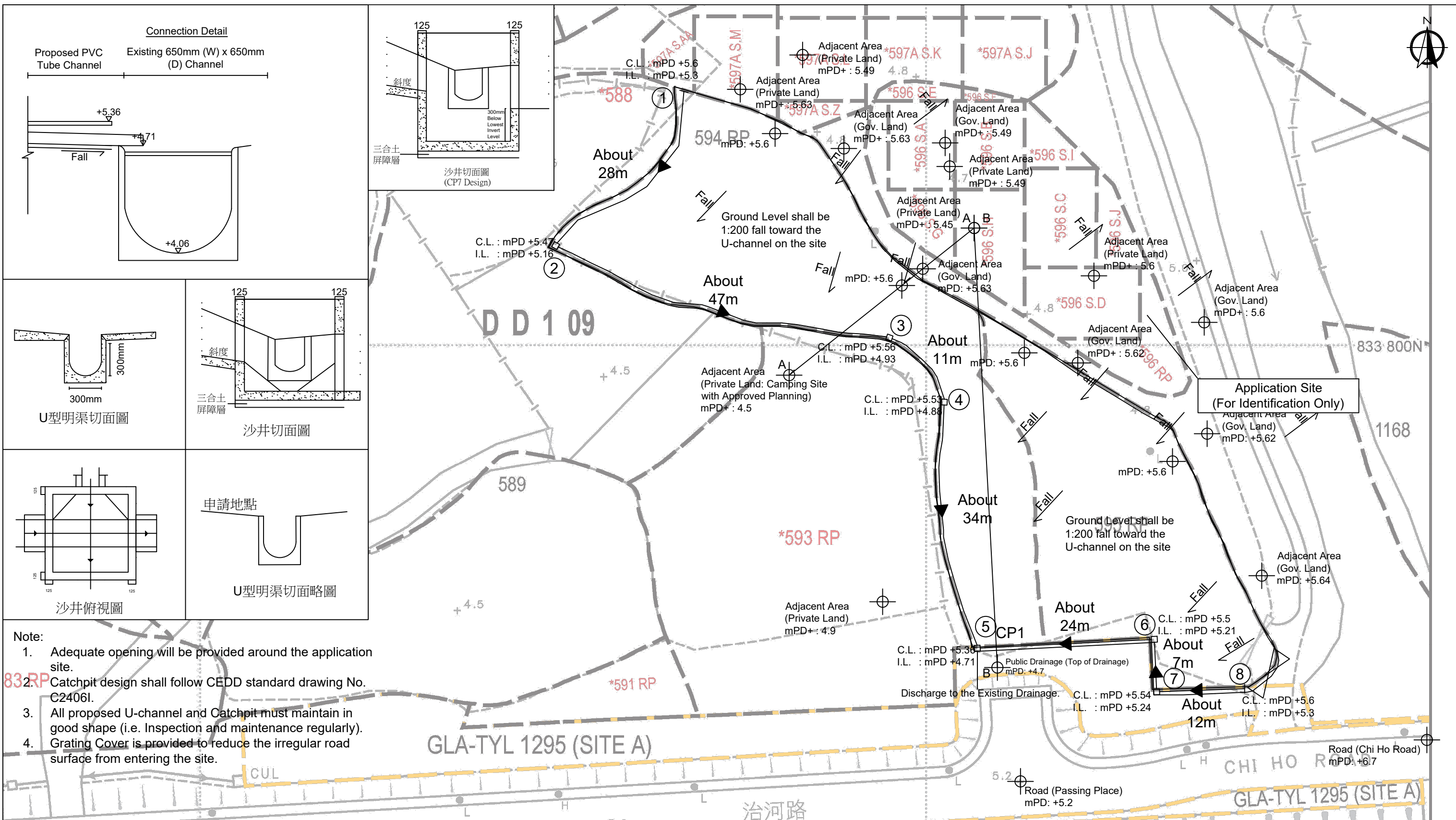
Channel Type	Width, m	Depth, m	Slope	Length, m	Manning's Roughness Coefficient	Cross Section Area, m ²	Wetted Perimeter, m	Hydraulic radius, m	Mean Velocity, m/s	Capacity flow, m ³ /s	Catchment Served, km ²	Runoff, m ³ /s	% of capacity flow	Sufficient Capacity (Y/N)
Concrete U-Channel	0.3	0.3	0.005	163	0.015	0.16	0.771	0.208	1.65	0.264	0.002954	0.197	75%	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: $t_0 = \frac{0.14465L}{H^{0.2}A^{0.1}}$ $t_c = t_0 + t_f$ $i = \frac{a}{(t_d+b)^c}$ $Q_p = 0.278 C i A$ $V = \frac{R^{1/6}}{n} \sqrt{RS_f}$



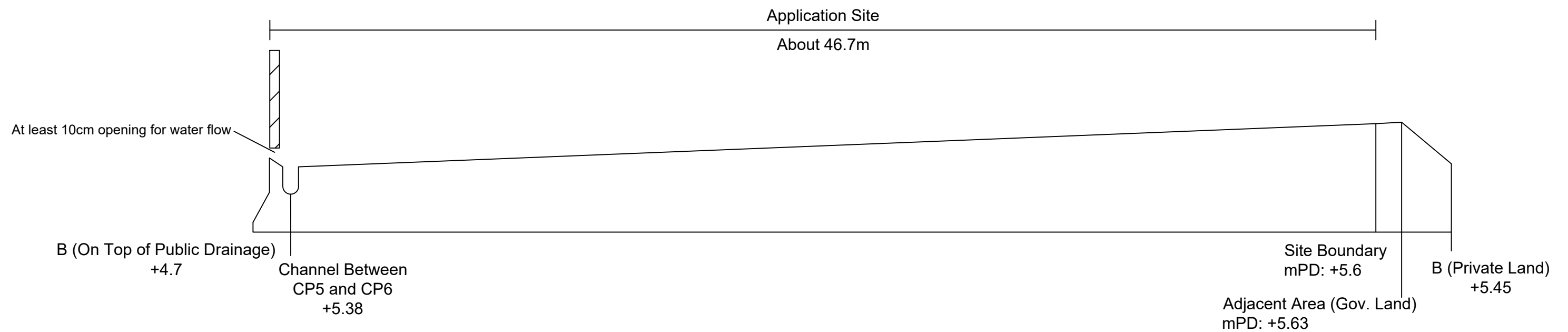
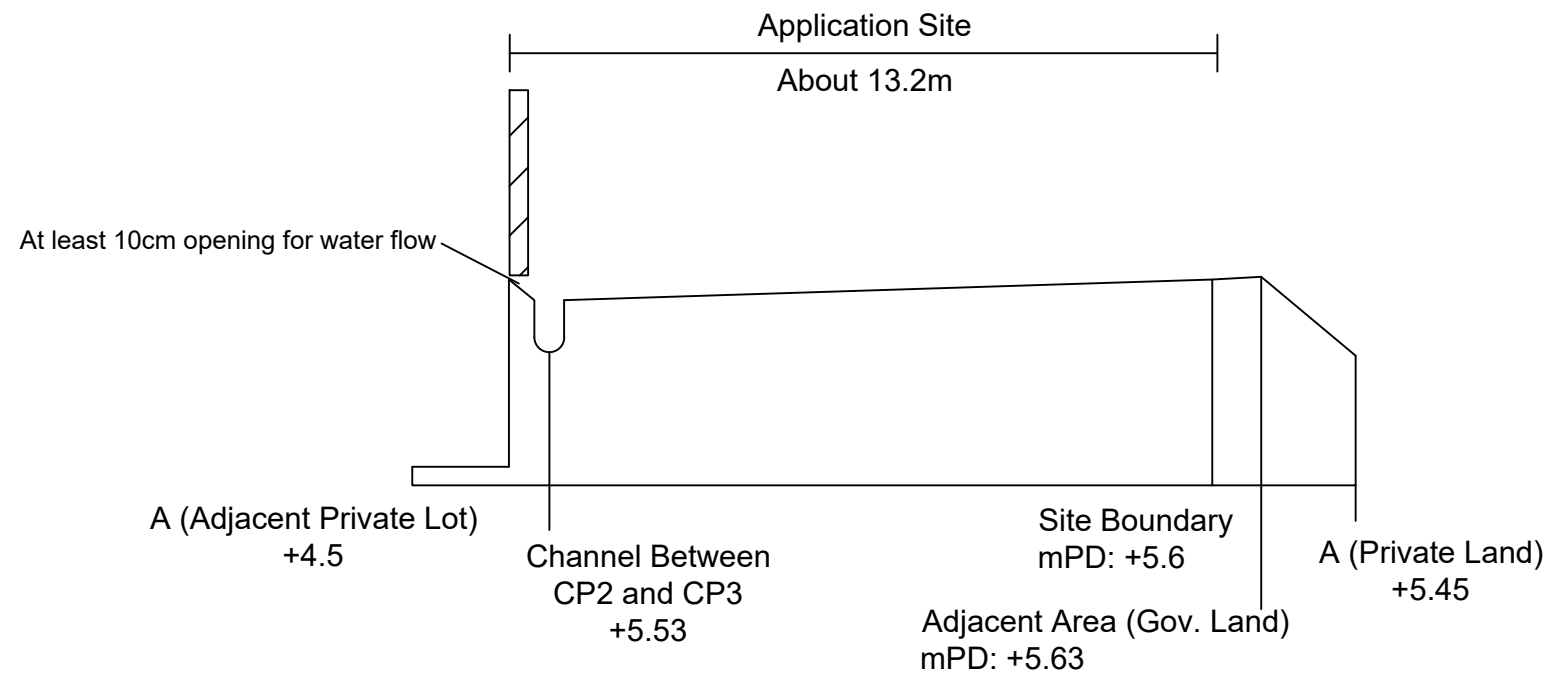
- Note:**
- Adequate opening will be provided around the application site.
 - Catchpit design shall follow CEDD standard drawing No. C2406I.
 - All proposed U-channel and Catchpit must maintain in good shape (i.e. Inspection and maintenance regularly).
 - Grating Cover is provided to reduce the irregular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

Legend:

- Proposed Catchpit
- Proposed U-Channel
- ▶ Water Flow

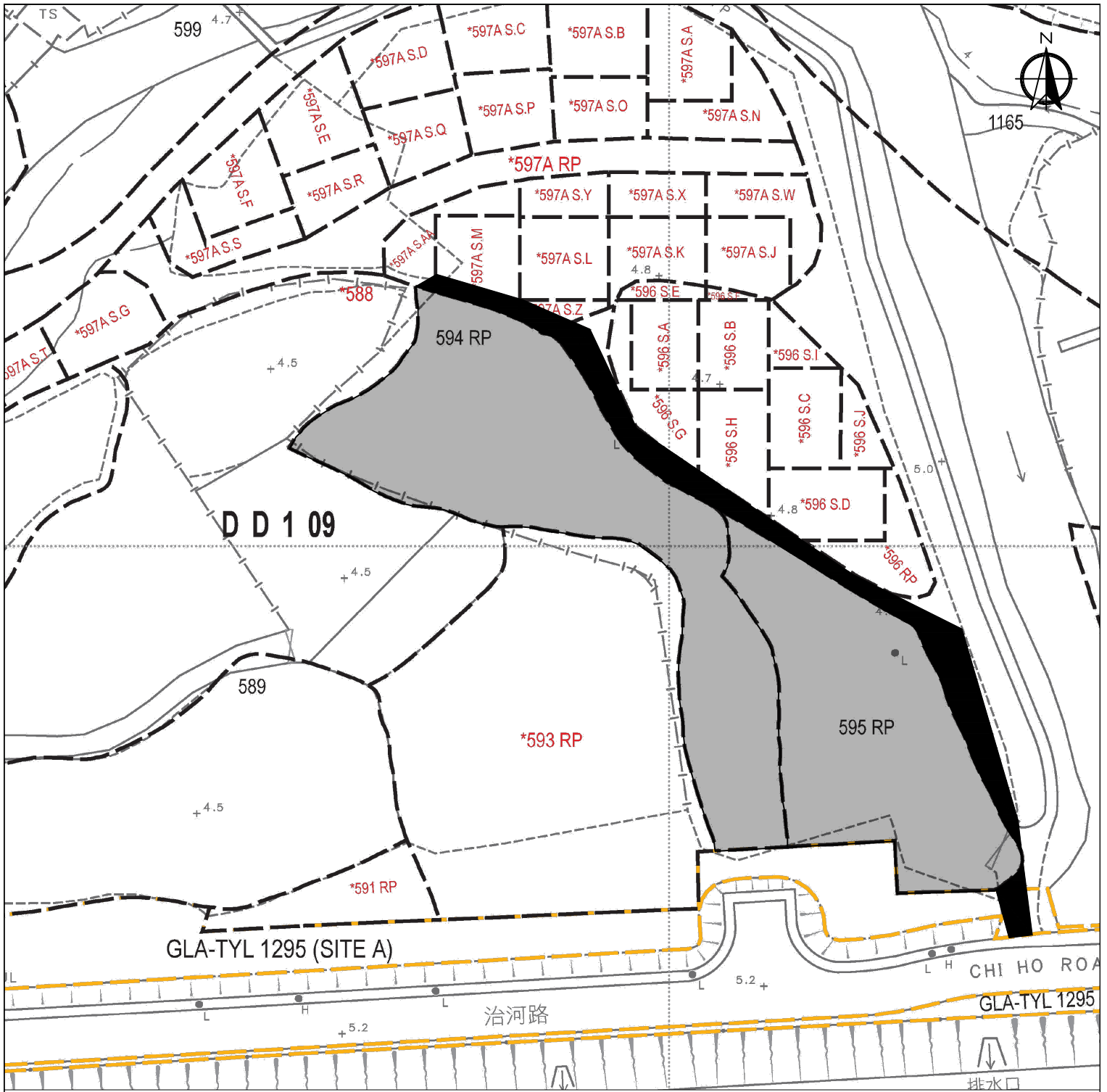
*All Uchannel will be 300mm (D) and 300mm (W) with 1:200 falling ratio.
 *Invert Level of Connection Point Should Be Verified On Site Before Construction.
 *Cover Level Are Indicative Only Which Should Be Verified On Site.

Appendix 5	Location: DD 109 Lot 594 RP and 595 RP App. No.: A/YL-KTN/1046 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Village Development Type	Project: Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years	Proposed Drainage Plan	Scale: 1:500 @A3	Drawing No. 5-01 For Identification Only Date: 5 September 2024
					⊙
					⊙



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

Appendix 5.1	Location: DD 109 Lot 594 RP and 595 RP App. No.: A/YL-KTN/1046 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Village Development Type	Project: Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years	Cross Section	Scale: 1:500 @A3	Drawing No. 5.1-1 For Identification Only Date: 4 September 2024

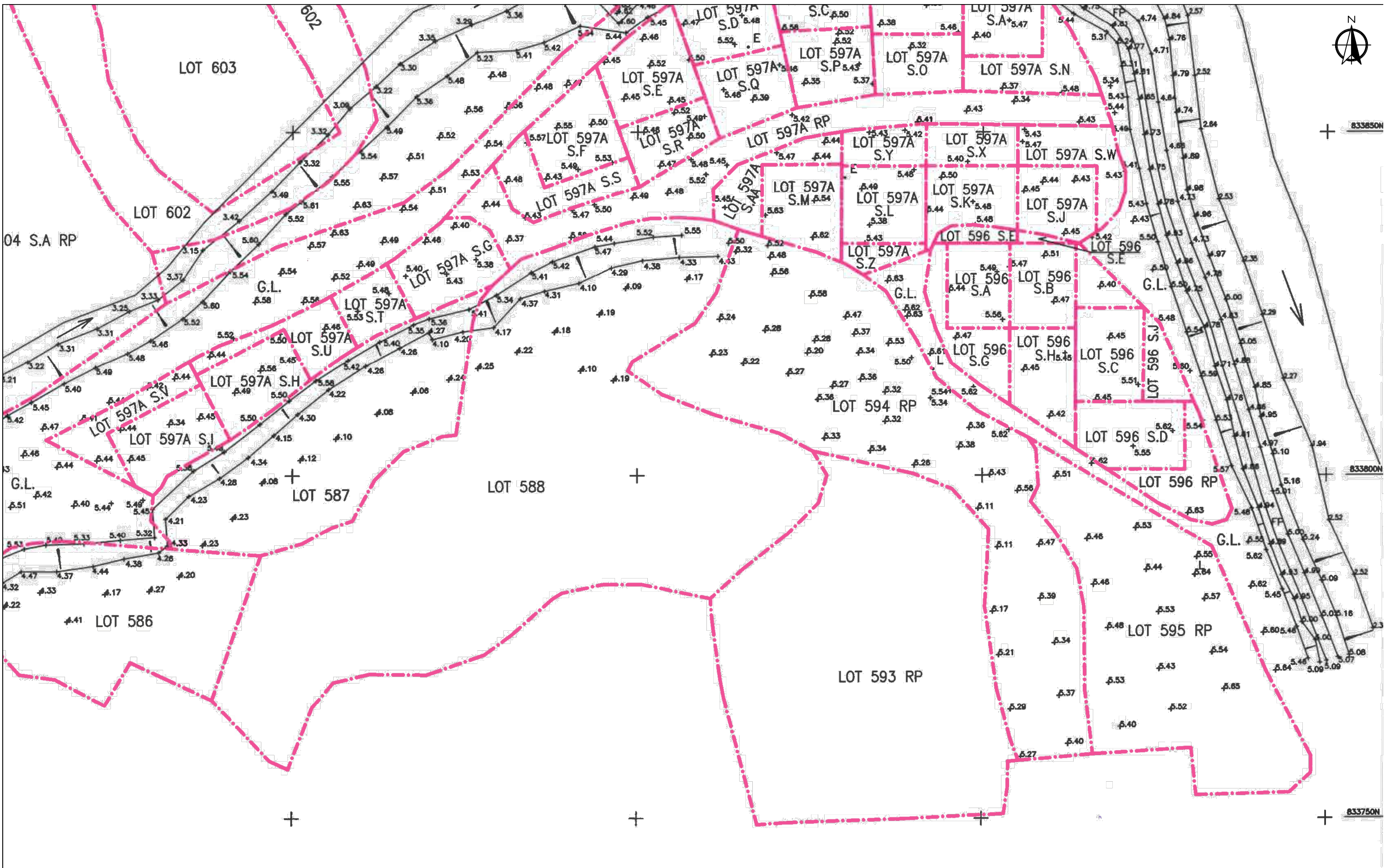


Legend:

- Catchment Area (Application Site)
- Catchment Area (Outside of Application Site)

Total Catchment Area: 2,594 m² (About)

<p style="text-align: center;"><u>Appendix 5.2</u></p> <p>Location: DD 109 Lot 594 RP DD 109 Lot 595 RP</p> <p>App. No.: A/YL-KTN/1046</p> <p>OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Village Type Development</p> <p>Date: 4 September 2024</p>	<p><u>Catchment Area</u></p> <p>集水區面積</p> <p>擬議商店及服務行業及 公眾停車場(貨櫃車除外)連附屬設施 (為期5年)</p> <p>Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years</p>	<p><u>SCALE</u></p> <p>1:750</p> <p>@A4</p>
		<p>For Identification Only</p>
		<p>Drawing No.:</p> <p>5.2-1</p>

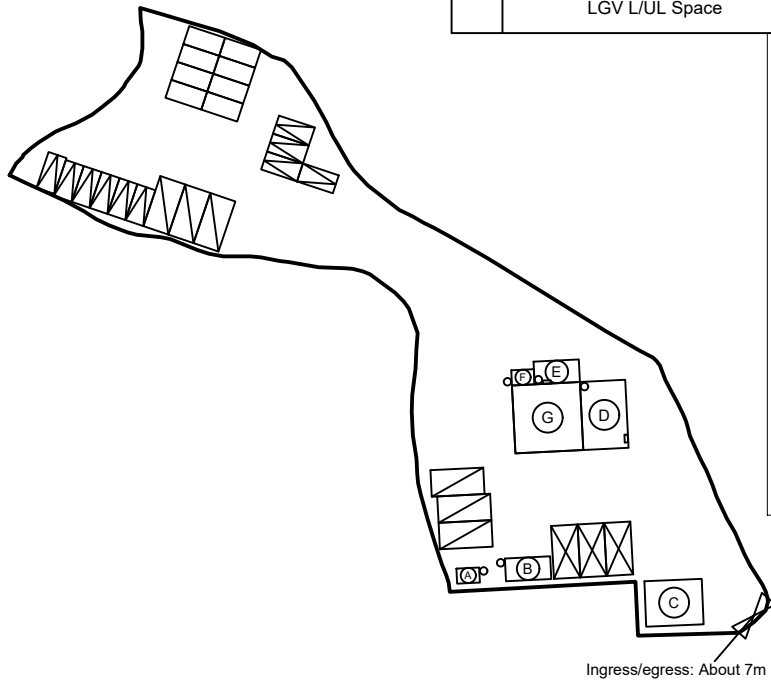


Appendix 5.3	Location: DD 109 Lot 594 RP and 595 RP App. No.: A/YL-KTN/1046 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Village Development Type	Project: Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years	Survey Report	Scale: undefined @A3	Drawing No.
	5.3-1				
	For Identification Only				
	Date: 4 September 2024				



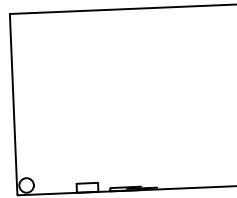
Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
A	Toilet	About 3m x 2m = 6 m ²	3.5m	1-storey only
B	Ancillary Storage	About 6m x 3m = 18m ²	3.5m	1-storey only
C	Shop and Services (Convenience Store)	About 7.6m x 6m x 2 = 91.2m ²	6m	2-storey
D	Shop and Services (Motor-Vehicle Showroom)	About 9m x 6m = 54 m ²	3.5m	1-storey only
E	Ancillary Storage	About 6m x 3m = 18m ²	3.5m	1-storey only
F	Toilet	About 3m x 2m = 6 m ²	3.5m	1-storey only
G	Open Shed (Use: Rain Shelter)	About 9m x 9m = 81 m ²	5m	
	Total	About 274.2 m²		
	Private Car Parking Space	5m x 2.5m	Unit(s): 10	
	LGV Parking Space	7m x 3.5m	Unit(s): 6	
	Space for Displaying Vehicle	5m x 2.5m	Unit(s): 8	
	LGV L/UL Space	7m x 3.5m	Unit(s): 3	

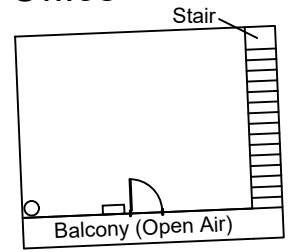


Scale: 1:250

2-storey only Office



G/F Office



1/F Office

*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.
For Emergency Vehicular Access, Please see Appendix 6.1

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

Legend:

- 5 kg Portable Carbon Dioxide Gas Type Fire Extinguisher (7 in Total)
- Emergency Lighting (BS 5266-1:2016 and BS EN 1838:2013 and FSD Circular Letter 4/2021) (4 in Total)
- ⋯ Emergency Vehicular Access
- ⊞ Private Car Parking Space
- ⊞ LGV Parking Space
- ⊞ LGV L/UL Space
- Space for Displaying Vehicle

Appendix 6

Location: DD 109 Lot 594 RP
DD 109 Lot 595 RP
App. No.: A/YL-KTN/1046

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Village Type Development

Date: 2 September 2024

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議商店及服務行業及
公眾停車場(貨櫃車除外)連附屬設施
(為期5年)

Proposed Temporary Shop and Services
and Public Vehicle Park (Excluding Container Vehicle)
with Ancillary Facilities for a Period of 5 Years

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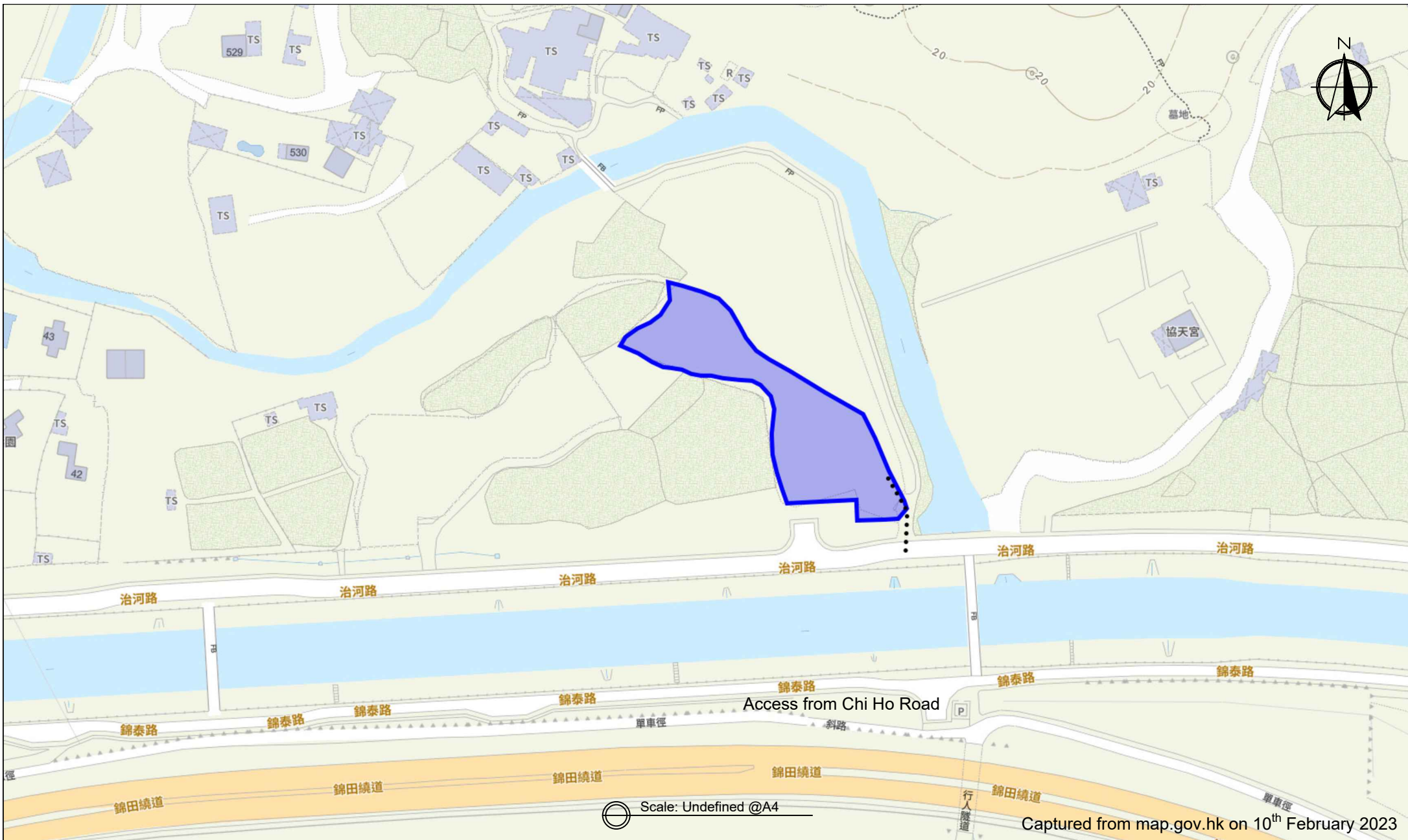
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For Identification Only

Drawing No.:

6-01



Appendix 6.1
Emergency Vehicular Access

Location: D.D. 109 Lot 594 RP, D.D. 109 Lot 595 RP
 OZP: S/YL-KTN/11
 District: Kam Tin North
 Zoning: Village Type Development

Project:
 Proposed Temporary Shop and Services and
 Public Vehicle Park (Excluding Container Vehicle) with
 Ancillary Facilities for a Period of 5 Years

Width of Chi Ho Road: 6m (About)
 Map Legend:
 ●●●● Road Path
 — Site Boundary

Drawing No.:
 6.1-1
 For Identification Only
 Date: 02/09/2024