

古物古蹟辦事處及城市規劃委員會：

有關對古物古蹟辦事處 A/YL-KTN/989 的疑問

收悉古物古蹟辦事處對 A/YL-KTN/989 申請的疑問，本人現書面回覆：

有見申請範圍的東面有部分座落在香港具考古研究價值的地點 - 大江埔，現提供相關的資訊。

填土及平整方面，本申請之填土及平整的範圍請參考 Appendix 4。不會將整個申請範圍填到相同或相約的水平高度，會保留現有的水平高度，不會改變現有的地型。整個申請範圍將會使用混凝土填高及平整分別約 0.2-0.3 米，整個以混凝土平整的範圍約 2,899.2 平方米。申請結束後會根據規劃署的要求將鋪地的物料打碎並運走，回復適宜農業的用途，不會為該地造成長遠影響。

建築物方面，申請地點內的構築物計劃使用臨時物料興建，例如鐵、金屬支架及聚氨酯的隔熱鋅鐵興建，所有建築物會全部放在以混凝土平整的範圍內，全部建築物是臨時及方便移動，並放在已平整的地面，因此無需進行興建「地腳」等挖掘工程，不會影響地下結構。停車位方面，只會用作停車用途，不會有任何上蓋，因此無需進行興建「地腳」等挖掘工程，不會影響地下結構。

挖掘方面，申請地點不會進行任何挖掘工程，包括化糞池、滲水系統及渠道，申請地點周圍會利用平整後的高度興建渠道，不會挖掘舊有的泥土，將水收集並已連接下游渠道。因此不會影響土地，亦能保護地下具考古研究價值的範圍，希望 貴處諒解。

希望此附加文件能釋除 貴處的隱憂，並支持本申請。

申請人
鄧子其

二零二四年四月二十九日

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/989 的查詢

收悉 貴委員會對 A/YL-KTN/989 申請的查詢，本人現書面回覆。

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。

申請地點內的露天空間會用作車輛轉動、停泊及提供通道出入申請地點及附近土地，不會作露天存放用途。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

申請人
鄧子其

二零二四年四月二十九日

運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/989 的查詢

收悉 貴署對 A/YL-KTN/989 申請的意見，本人現書面回覆。

出入本申請地點主要使用水尾路，該道路為一條單線雙程的道路，並備有避車處。

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	0-5
09:00-10:00	2-7
10:00-11:00	2-7
11:00-12:00	2-7
12:00-13:00	2-7
13:00-14:00	2-7
14:00-15:00	2-7
15:00-16:00	2-7
16:00-17:00	2-7
17:00-18:00	2-7
18:00-19:00	2-7
19:00-20:00	0-5
20:00-21:00	0
21:00-22:00	0
22:00-23:00	0
23:00-00:00	0

以下為最近治河路大約的車流量^：

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	10-15 輛

06:00-07:00	15-20 輛
07:00-08:00	25-30 輛
08:00-09:00	25-30 輛
09:00-10:00	20-25 輛
10:00-11:00	20-25 輛
11:00-12:00	25-30 輛
12:00-13:00	25-30 輛
13:00-14:00	25-30 輛
14:00-15:00	25-30 輛
15:00-16:00	25-30 輛
16:00-17:00	25-30 輛
17:00-18:00	25-30 輛
18:00-19:00	25-30 輛
19:00-20:00	25-30 輛
20:00-21:00	20-25 輛
21:00-22:00	20-25 輛
22:00-23:00	15-20 輛
23:00-00:00	10-15 輛

^此數字在 2023 年 12 月 7 日統計。

出入本申請地點主要使用治河路，該道路為一條單線雙程的道路，並備有避車處。

治河路的設計容量為每小時可容納 100 輛車輛使用，根據上述統計數字，水尾路的使用數字低於設計容量，因此仍可容納本申請新增的車流量。

由於方便上落物料和方便員工駕車到本申請地點，現申請 2 個客貨車上落貨位置、3 個客貨車停車位及 2 個私家車停車位。本申請地點不會對公眾開放。因此上述的客貨車上落貨位置、客貨車停車位及私家車停車位已足夠此申請運作。

申請地點有道路連接，前往本申請地點途經治河路，再轉到郊區小徑到達申請地點。治河路沿途道路約有 3-6 米闊，並具有避車處。私家及客貨車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 5.5 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。

連接本申請地點的郊區小徑為私人道路，本人已獲得有關地段的擁有人及其持分者同意使用相關地段作出入通道，此通道亦會用作緊急用途。

在申請地點內有一個直徑超過 11 米及一個超過 12 米的圓形空間，足夠讓車輛進行調遣的動作，進入本申請地點的車輛不會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。

申請人
鄧子其

二零二四年四月二十九日

由治河路至申請地點的道路相片：









渠務署及城市規劃委員會：

有關渠務署對 A/YL-KTN/989 的查詢

收悉 貴署對 A/YL-KTN/989 申請的意見，現以書面回覆。

雖然填土範圍約 3,200 平方米，但填土的厚度只有 0.2 米及 0.3 米。根據地政總署在 2023 年 10 月 29 日的紀錄，申請地點北面的香港主水平基準為 +11.1。在平整後的申請範圍的香港主水平基準只有最高為 +11.0，最低為 +10.7。填土詳情請參考 Appendix 4。因此，即使填土後亦不會阻礙附近水流。

再者，申請地點北面的土地已獲批作臨時康體文娛場所（休閒農莊）連附屬設施（為期 5 年）及填土工程（申請編號為 A/YL-KTN/891），根據 A/YL-KTN/891 申請人所提供的文件，會將土地的香港主水平基準升高至約 +12.1。在 A/YL-KTN/891 獲批後，貴署亦加入了渠務相關的附加條件，相信該渠道能有效地收集水流。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
鄧子其

二零二四年四月二十九日

渠務署及城市規劃委員會：

有關 A/YL-KTN/989 的擬議渠務建議詳細

在申請地點北面是規劃申請編號 A/YL-KTN/891 的申請範圍，基準水平高本申請範圍約 1 米，並設有鐵絲網。申請地點東面是道路。申請地點南面為耕種用地，申請地點北面為金屬實心的圍板，沒有留有去水位，因此沒有流水從北、南及西面進入申請地點。

有見及此，本申請地點的集水區只有申請地點範圍的水流，集水面積約 3,188.5 平方米，集水區為混凝土作表面。

申請地點計劃鋪設 300mmUC 引導及收集雨水及地面水，根據 STORMWATER DRAINAGE MANUAL – Section 7.5.2 Rational Method 計算，現時的渠道有足夠的容量處理集水區內的水流量。

現場相片請參考文件尾端。

希望此附加文件能釋除 貴署的隱憂。

申請人
鄧子其

二零二四年四月二十九日

Calculation of Peak Runoff, Q_p (Rational Method)

Rainfall Intensity, i

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

Where i = extreme mean intensity in mm/hr,
 t_d = duration in minutes ($t_d \leq 240$), and
 a, b, c = storm constants given in Table 3 of SMD, as shown below

for 50 year Design Return Period (Using Table 3a – Storm Constants for Different Return Periods of HKO Headquarters on SDM)

a=	451.3
b=	2.46
c=	0.337

The Rainfall Intensity of the site is around 71 mm/hr.

Calculation of Peak Runoff, Q_p (Rational Method)

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

For catchment area of the site at the proposed development, the Concrete runoff coefficient is taken as 0.95, Grassland (heavy soil) with flat surface as 0.25 and Asphalt (small rock) as 0.95.

Peak Runoff, Q_p

$$Q_p = 0.278 C i A$$

Where Q_p = Peak runoff in km^3/s
 C = Runoff coefficient (dimensionless)
 i = Rainfall intensity in mm/hr
 A = Catchment area in km^2

	The site
C=	0.95
i=	71
A=	0.0031885
Q _p =	0.060

The total design runoff of the catchment area is 0.060 m³/s, which is around 3,587.3 liter/min.

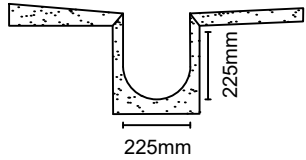
According to GEO Technical Guidance Note No. 43 (TGN 43),
For gradient 1:200, a 300UC will be suitable.

本申請會採用 300mmUC。

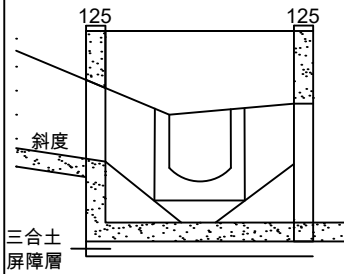




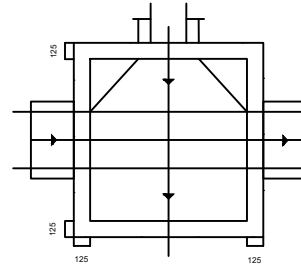




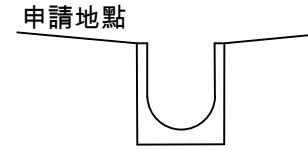
U型明渠切面圖



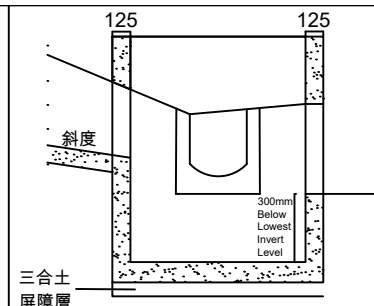
沙井切面圖



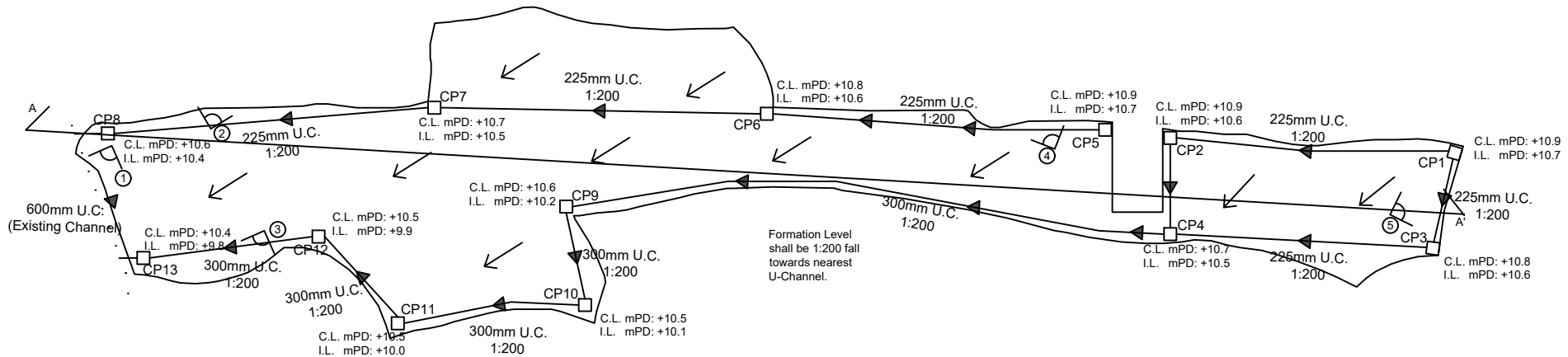
沙井俯視圖



U型明渠切面略圖



沙井切面圖 (CP8 and CP13 Design)



Scale: 1:750 @A4

Note:

1. Adequate opening will be provided around the application site.
2. Catchpit design shall follow CEDD standard drawing No. C24061.
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.
5. The discharge point is on the top of the natural stream, no extra work is needed outside the application site.

Appendix 5

Proposed
Drainage Plan
擬議渠務建議

Location:
D.D. 109 Lot 1051 RP (Part),
1052 and 1057

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

擬議臨時貨倉 (危險品倉庫除外)
連附屬設施(為期3年)及填土工程

Proposed Temporary Warehouse (excluding
Dangerous Goods Godown) with Ancillary
Facilities
for a Period of 3 Years and Filling of Land

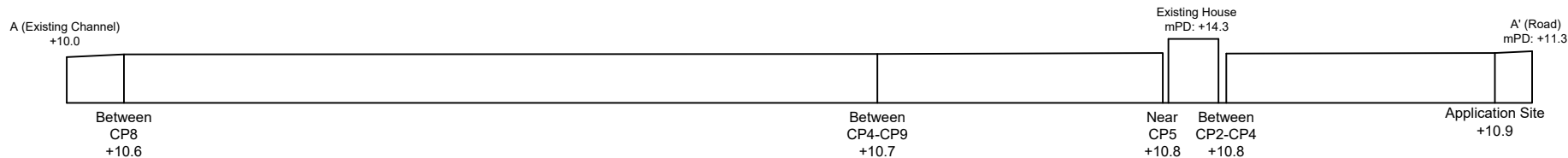
Legend:

- Proposed Catchpit
- Proposed U-Channel
- ▶ Water Flow Direction
- · · Existing Channel

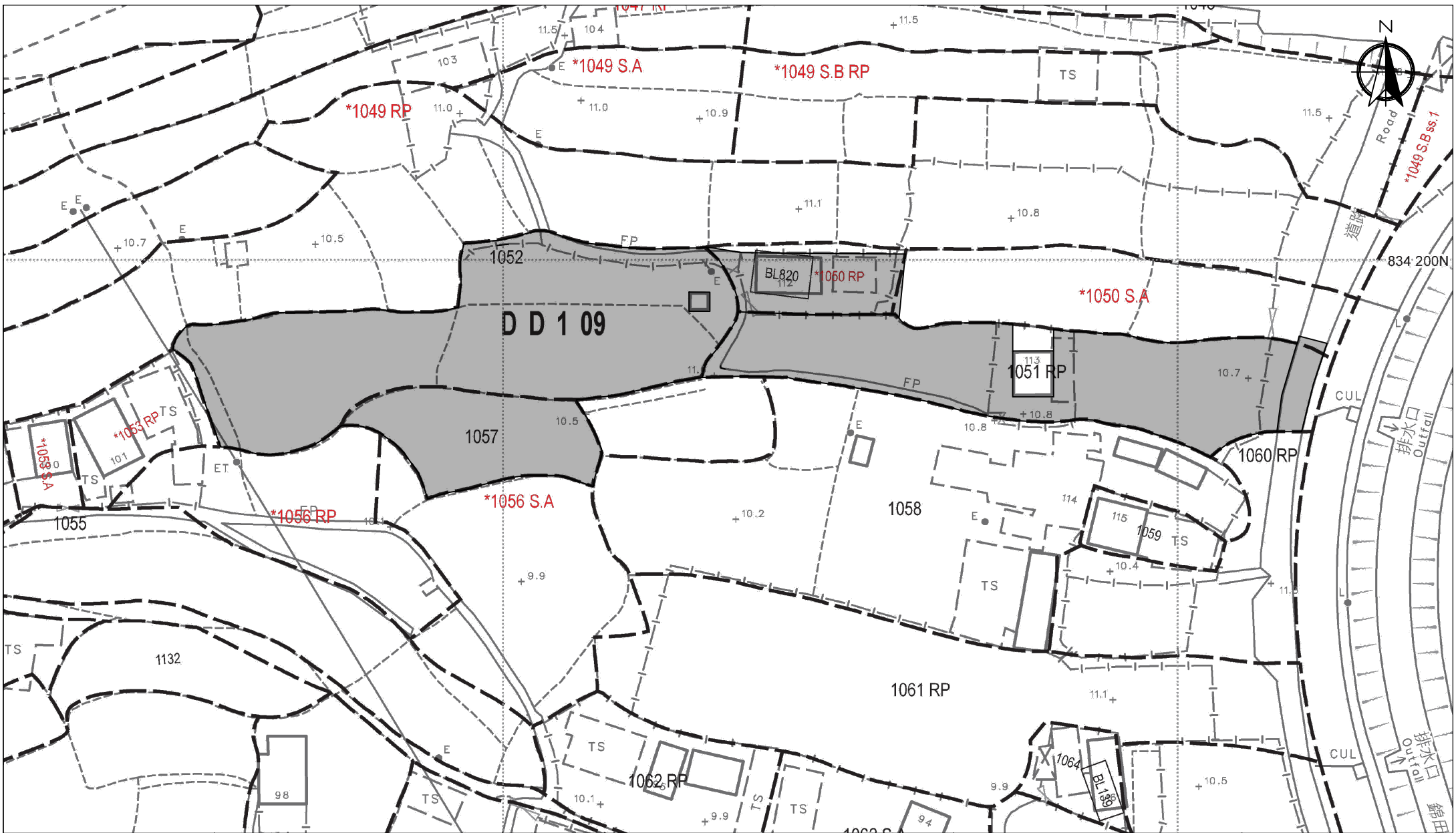
Drawing No.:
5-01

For Identification Only

Date: 15/04/2024



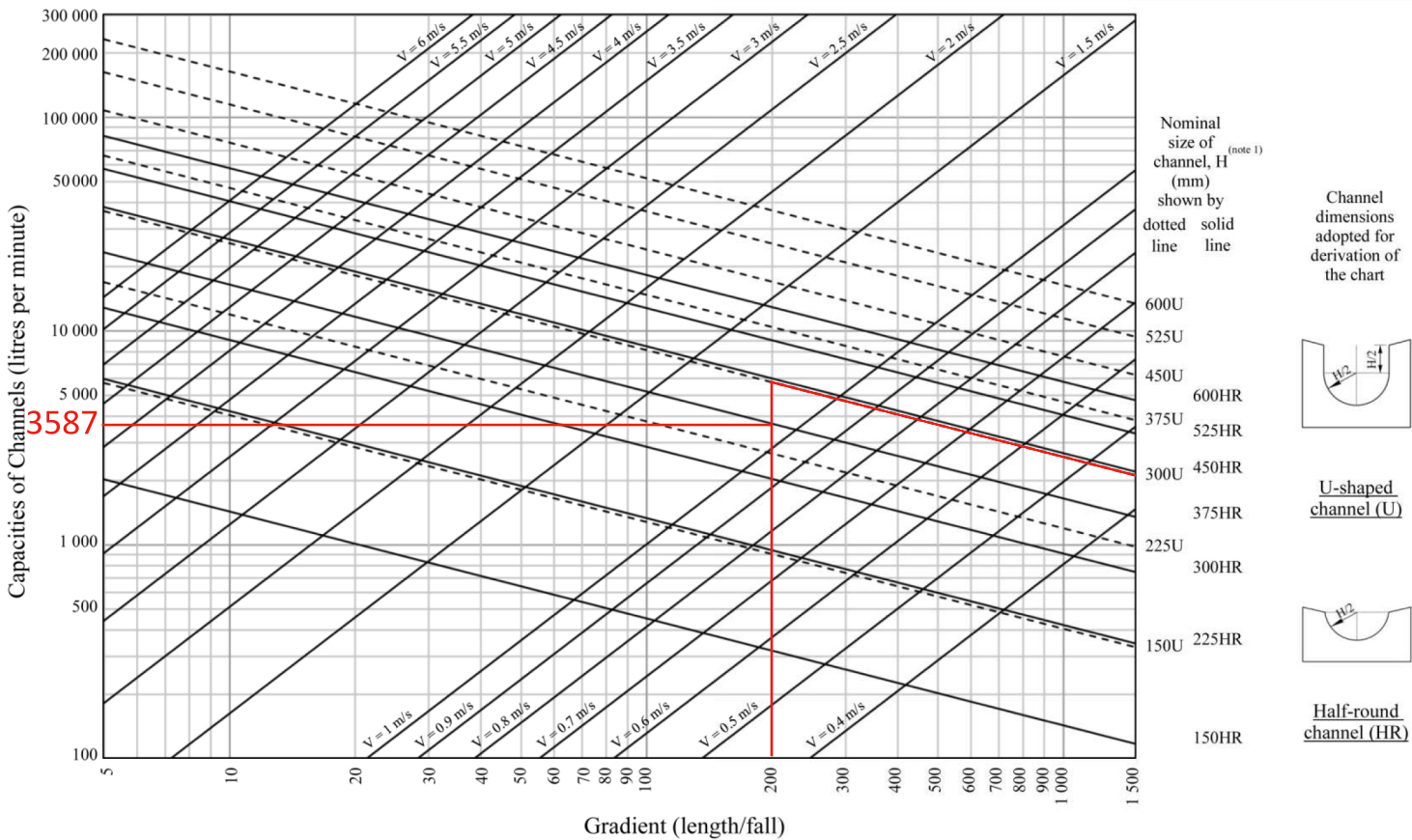
<p><u>Appendix 5.1</u></p> <p>Cross-Section</p>	<p>Location: D.D. 109 Lot 1051 RP (Part), 1052 and 1057</p>	<p>擬議臨時貨倉 (危險品倉庫除外) 連附屬設施(為期3年)及填土工程</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land</p>		<p>Drawing No.: 5.1-1</p>
	<p>OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>			<p>For Identification Only</p> <p>Date: 14/04/2024</p>



<p><u>Appendix 5.2</u> Catchment Area</p>	<p>Location: D.D. 109 Lot 1051 RP (Part), 1052 and 1057</p> <p>OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>	<p>擬議臨時貨倉 (危險品倉庫除外) 連附屬設施(為期3年)及填土工程</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land</p>	<p>Scale: 1:750 @A4</p>	<p>Drawing No.: 5.2-1</p> <hr/> <p>For Identification Only Date: 15/04/2024</p>
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**GEO Technical Guidance Note No. 43 (TGN 43)
 Guidelines on Hydraulic Design of U-shaped and Half-round Channels on
 Slopes**

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



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

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm

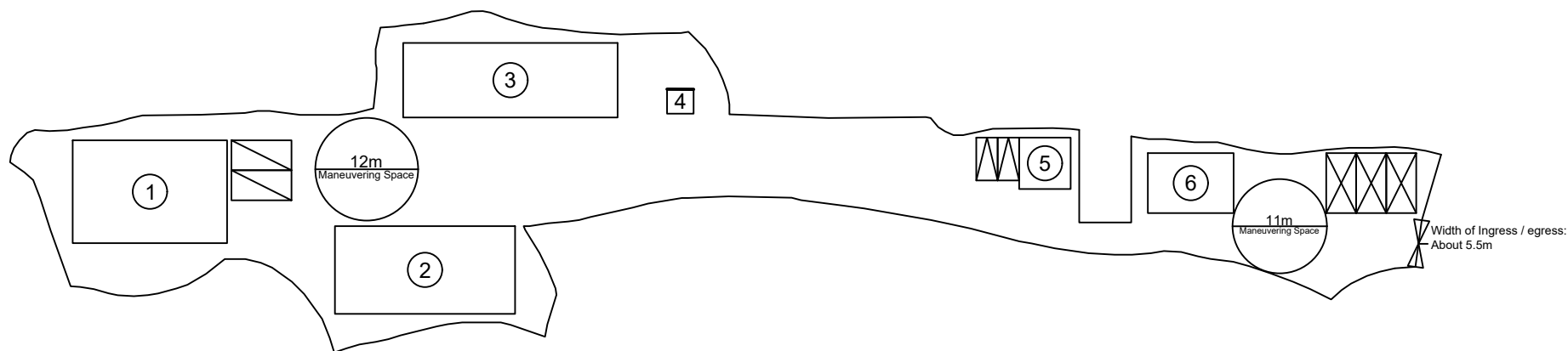
Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey
1	Warehouse (Excluding D.G.G.)	About 18m x 12m = 216 m ²	8m	1
2	Warehouse (Excluding D.G.G.)	About 21m x 10m = 210 m ²	8m	1
3	Warehouse (Excluding D.G.G.)	About 25m x 8.7m = 217.5 m ²	8m	1
4	Electric Meter Room	About 2.8m x 3m = 8.4 m ²	3.5m	1
5	Ancillary Office	About 6m x 6m = 36 m ²	3.5m	1
6	Warehouse (Excluding D.G.G.)	About 10m x 7m = 70 m ²	4m	1
	Total	About 757.9 m ²		
	Private Car Parking Space	Unit(s): 2		
	LGV L/UL Space	Unit(s): 2		
	LGV Parking Space	Unit(s): 3		

Total Area: 2,899.2 m² (About)
 Covered Area: 757.9 m² (About)
 Uncovered Area: 2,141.3 m² (About)



*Whole Application Site will be covered by concrete with about 0.2 m depth of filling of land (Not including Warehouse area.)
 The Structures area will be covered by concrete with about 0.3 m in total depth of filling of land.



Scale: 1:750 @A4

Appendix 2

Proposed
Layout Plan

Location:
D.D. 109 Lot 1051 RP (Part),
1052 and 1057

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

擬議臨時貨倉 (危險品倉庫除外)
連附屬設施(為期3年)及填土工程

Proposed Temporary Warehouse (excluding
Dangerous Goods Godown) with Ancillary
Facilities
for a Period of 3 Years and Filling of Land

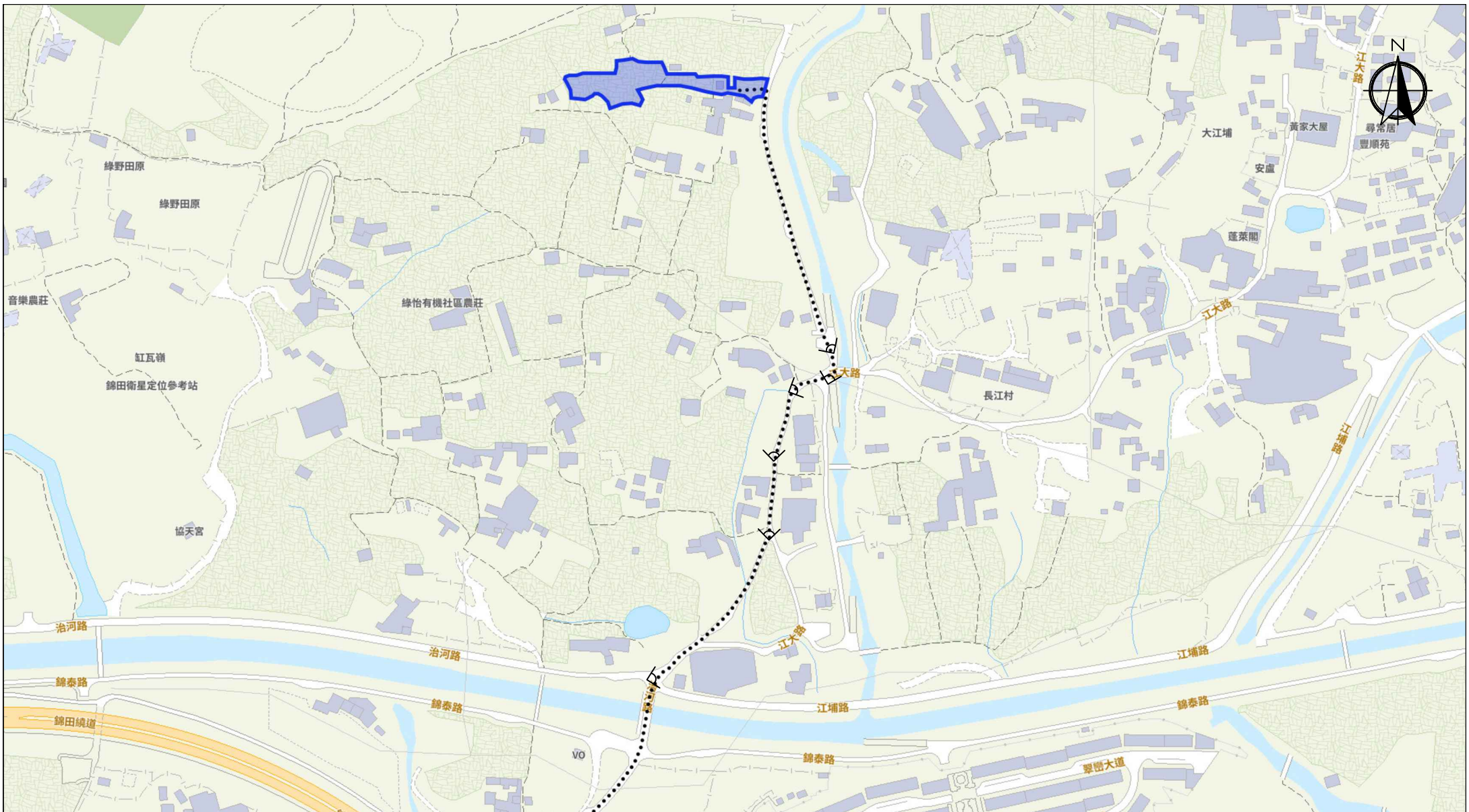
Legend:

- Ingress/egress (About 5.5m)
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space
- LGV Parking Space

Drawing No.:
2-01

For Identification Only

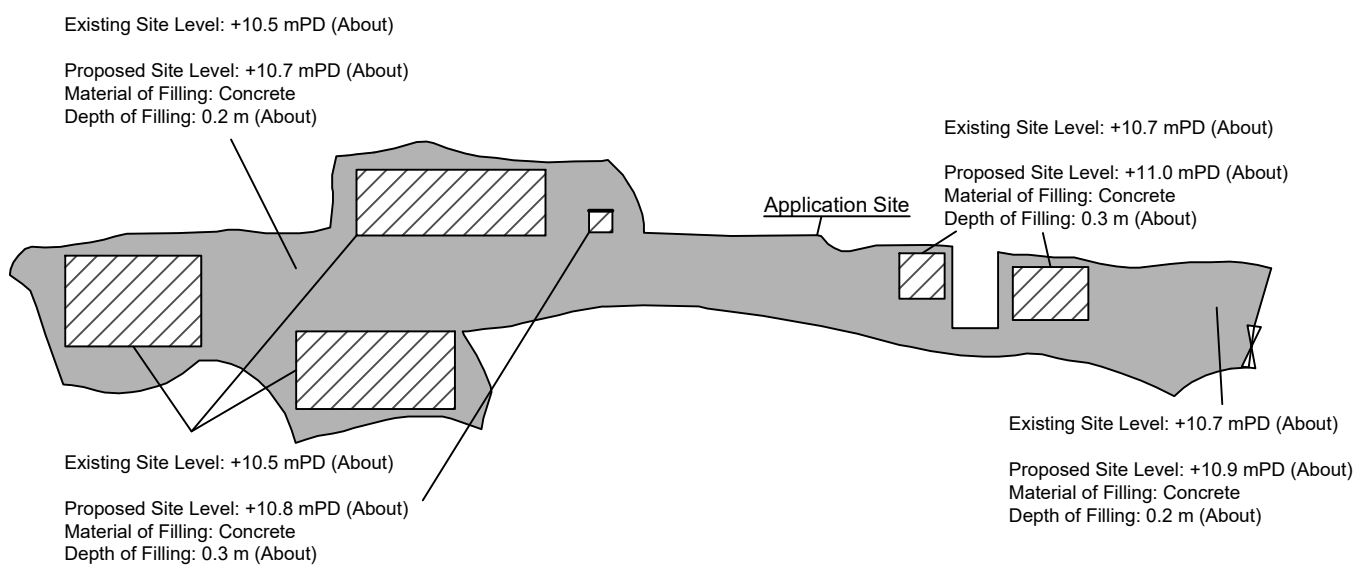
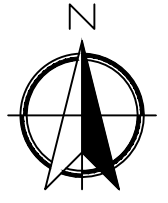
Date: 01/03/2024



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Captured from map.gov.hk on 17th January 2024

<p>Appendix 3 Existing Vehicular Access</p>	<p>Location: D.D. 109 Lot 1051 RP (Part), 1052 and 1057 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>	<p>Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land</p>	<p>Width of Chi Ho Road: 3-6m (About) with passing space Map Legend: <ul style="list-style-type: none"> ●●●● Road Path — Site Boundary ▽ Viewing Point </p>	<p>Drawing No.: 3-01 For Identification Only Date: 01/03/2024</p>
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Paved Area: About 2,899.2 m²

Legend:

 Paved Area 平整範圍

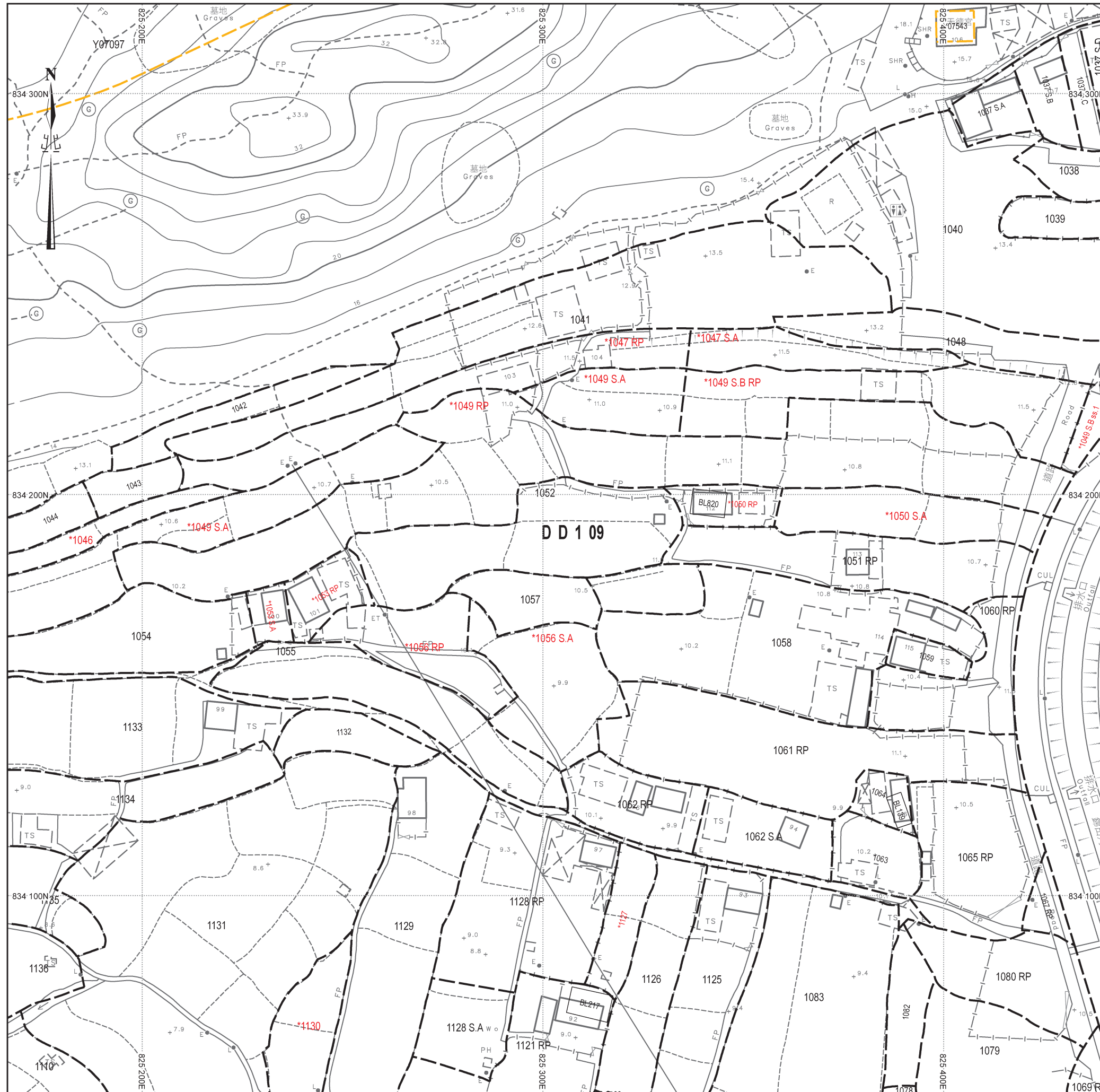
Appendix 4
 Location: DD 109 Lot 1051 RP (Part)
 DD 109 Lot 1052
 DD 109 Lot 1057
 OZP: S/YL-KTN/11
 District: Kam Tin North
 Zoning: Agriculture
 Date: 17 January 2024

Paved Area
 平整位置圖
 擬議臨時貨倉（危險品倉庫除外）
 連附屬設施（為期3年）及填土工程
 Proposed Temporary Warehouse (excluding
 Dangerous Goods Godown) with Ancillary
 Facilities
 for a Period of 3 Years and Filling of Land

SCALE
 1:1000
 @A4

For Identification Only	Drawing No.:
	4-01

地段索引圖 LOT INDEX PLAN



摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
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地政總署測繪處
Survey and Mapping Office
Lands Department

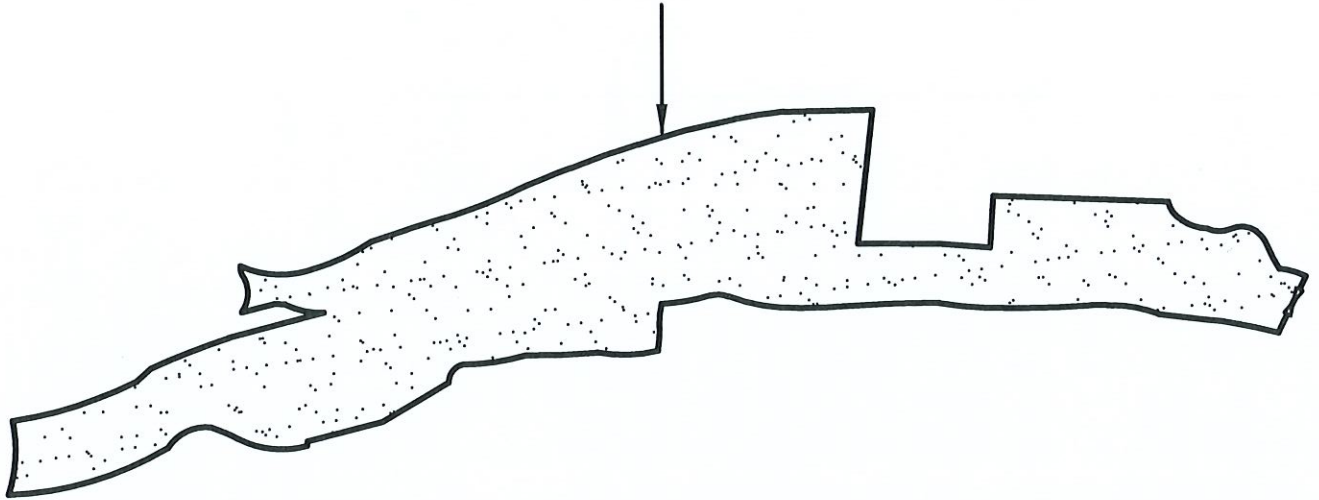
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Locality :
Lot Index Plan No. : ags_S00000119090_0002
District Survey Office : Lands Information Center
Date :29-Oct-2023
Reference No. : 6-NE-7D,6-NE-7B

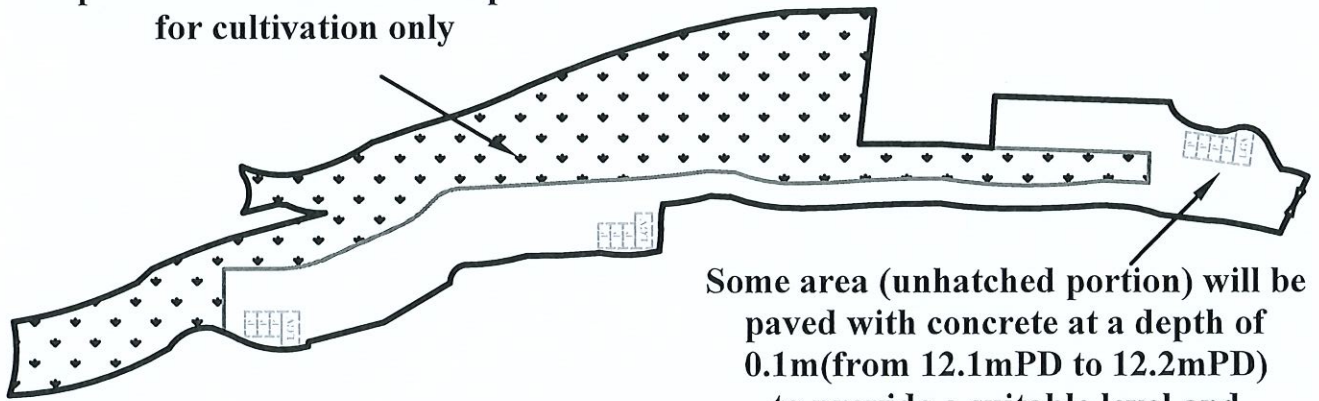
Step 1

The site has been leveled off with soil at a depth of about 1m (from 11.1mPD to 12.1mPD) to prevent flooding. This provides a flat surface for cultivation






Step 2



Unpaved area will remain unpaved for cultivation only



Some area (unhatched portion) will be paved with concrete at a depth of 0.1m (from 12.1mPD to 12.2mPD) to provide a suitable level and waterproof surface for erection of structures and car parking

LEGEND

-  Parking space for private cars (5m (L) x 2.5(W))
-  Parking space for light goods vehicles (7m (L) x 3.5(W))
-  Vehicular Ingress / Egress

	Paved Area:	2,761m ² (40%)
	Unpaved Area:	4,070m ² (60%)
		(For cultivation only)
		Site Area: <u>6,831m² (100%)</u>

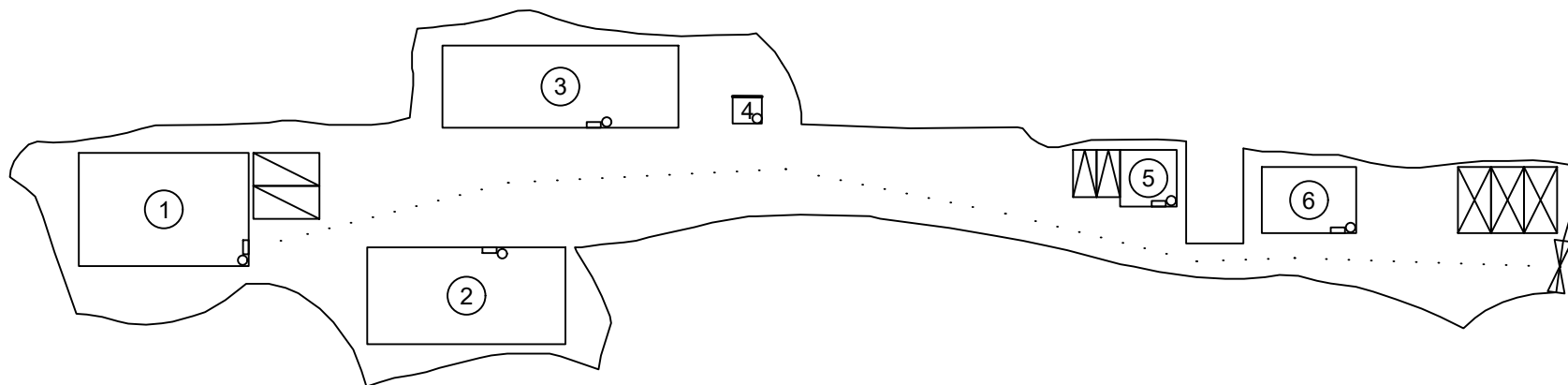
N.T.S	Plan showing the area of site to be leveled off and paved	Goldrich Planners & Surveyors Ltd.
January 2023	Lots 1047 RP, 1049 S.A and 1049 RP (part) in D.D. 109 Kam Tin, Yuen Long	Plan 4 (P 22096)

Proposed Structures Details

	<u>Structures</u>	<u>Gross Floor Area (GFA)</u>	<u>Height (Not Exceeding)</u>	No. of Storey
1	Warehouse (Excluding D.G.G.)	About 18m x 12m = 216 m ²	8m	1
2	Warehouse (Excluding D.G.G.)	About 21m x 10m = 210 m ²	8m	1
3	Warehouse (Excluding D.G.G.)	About 25m x 8.7m = 217.5 m ²	8m	1
4	Electric Meter Room	About 2.8m x 3m = 8.4 m ²	3.5m	1
5	Ancillary Office	About 6m x 6m = 36 m ²	3.5m	1
6	Warehouse (Excluding D.G.G.)	About 10m x 7m = 70 m ²	4m	1
	Total	About 757.9 m ²		
	Private Car Parking Space	Unit(s): 2		
	LGV L/UL Space	Unit(s): 2		
	LGV Parking Space	Unit(s): 3		

Legend:

- Emergency Vehicular Access Route
- 5 kg Portable Dry Powder Type Fire Extinguisher (6 in Total)
Emergency Lighting (5 in Total)
- (in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021)



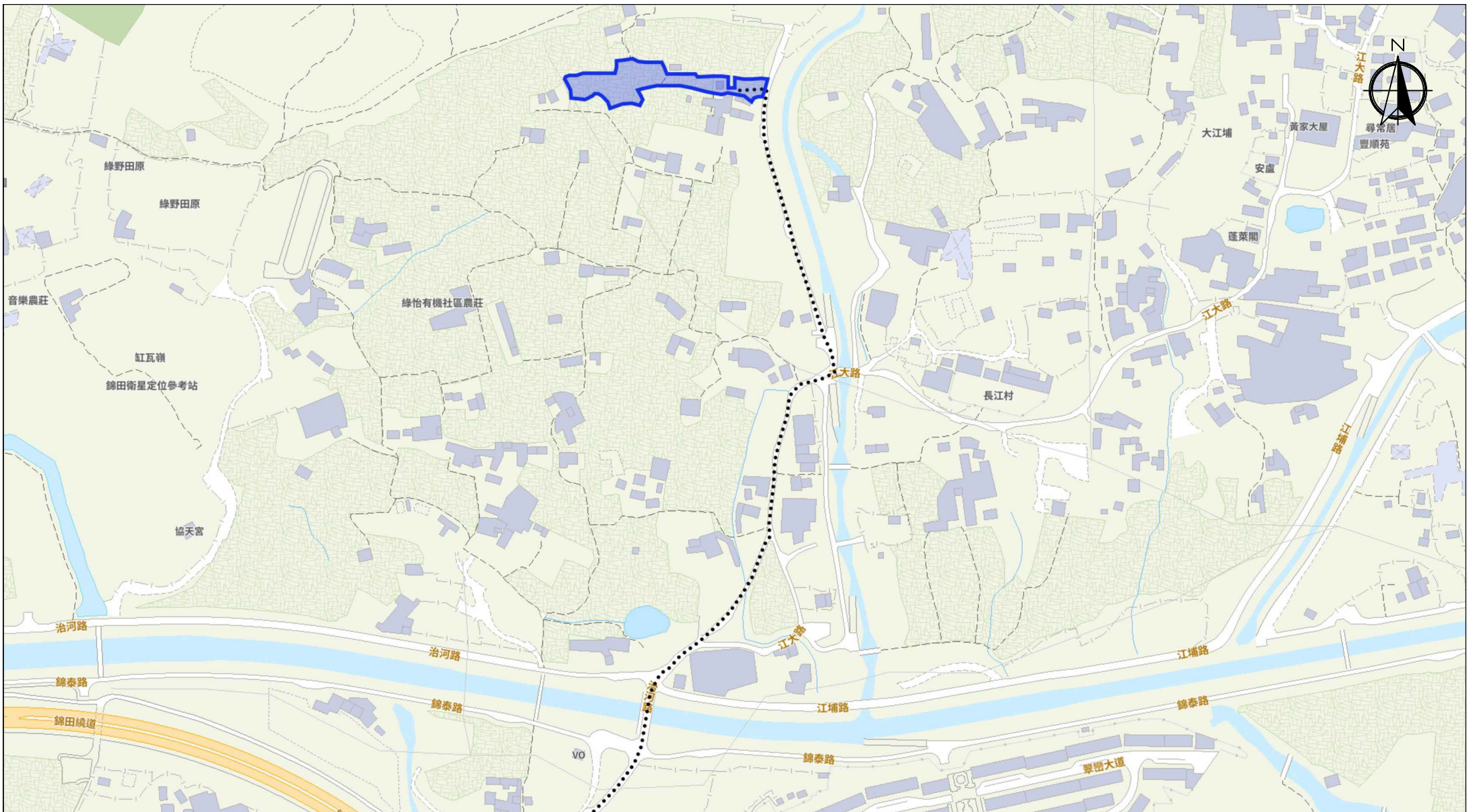
*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

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.

Scale: 1:750 @A4

Appendix 6 Proposed Fire Service Installation Plan	Location: D.D. 109 Lot 1051 RP (Part), 1052 and 1057	擬議臨時貨倉 (危險品倉庫除外) 連附屬設施(為期3年)及填土工程 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Legend: ⊕ Ingress/egress (About 5.5m) ○ Proposed Structures ▨ Private Car Parking Space ▩ LGV L/UL Space ▭ LGV Parking Space	Drawing No.: 6-01
	OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture			



Scale: Undefined @A4

Captured from map.gov.hk on 17th January 2024

<p>Appendix 6.1 Emergency Vehicular Access</p>	<p>Location: D.D. 109 Lot 1051 RP (Part), 1052 and 1057 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>	<p>Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land</p>	<p>Width of Kong Tai Road: 3-6m (About) with passing space Map Legend: ●●●● Road Path — Site Boundary</p>	<p>Drawing No.: 3-01 For Identification Only Date: 01/03/2024</p>
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