(Planning Application no.: A/YL-KTS/1091)

Drainage Submission in support of

S16 Planning Application for

Temporary Market (Flea Market) and Eating Place for a Period of 3 Years in "Village Type Development" Zone and Area shown as "Road", Lots 398(Part), 399SA(Part), 399RP(Part), 400(Part) and Adjoining Government Land in DD109, Kam Sheung Road, Kam Tin, Yuen Long, New Territories

(HT25144)

October 2025

Planning Consultant: Top Bright Consultants Limited

Drainage Consultant:

[redacted]

Prepared & approved by	LEE Kwok Cheung *RPE(Civil)*

CONTENT

FIGURE (Referenced from the same figures enclosed in the Planning Statement of this Application)

PLAN

1. Background

1.1 With respect to a S16 Planning Application for Temporary Market (Flea Market) and Eating Place for a Period of 3 Years in "Village Type Development" Zone and Area shown as "Road", Lots 398(Part), 399SA(Part), 399RP(Part), 400(Part) and Adjoining Government Land in DD109, Kam Sheung Road, Kam Tin, Yuen Long, New Territories, Messrs. Ho Tin & Associates Consulting Engineers Limited was appointed to prepare a drainage submission.

2. The Application Site and Subject Development

2.1 The Application Site is generally irregular in shape of about 1,581m^2 comprises of 1,534m^2 of private land (in Lots 398(Part), 399sA(Part), 399RP(Part) and 400(Part)) and 47m^2 of adjoining Government land in DD109, Kam Sheung Road, Kam Tin, Yuen Long, New Territories. It is located on the north side of Kam Sheung Road. The site location is shown in **Figure 3**.

2.2 The subject development (the 'Red Brick House') consists of one main single-storey temporary structure associated with two small single-storey temporary structures located at the northwest corner (collectively named the 'Red Brick House'). It has been operated as the currently applying use not later than 2008. A plan showing the proposed site layout is in **Figure 5**.

3. Existing Drainage Conditions of the Concerned Area

3.1 The Application Site is nearly fully covered under the main temporary structure and is surrounded by adjacent developments (refer to the **aerial photo** below and **Plate 1** and **2**). Its ground levels generally slope downward from the south to the north with its ground levels various from about +6.45mPD to about +5.79mPD.

3.2 Surface runoff outside the southern boundary of the Application Site would flow to the further south, i.e. away from the Application Site, due to the ground levels of the concerned area are slightly sloping down towards Kam Sheung Road (refer to **Plate 3** and **4**). Surface runoff outside the eastern and western boundaries of the Application Site would flow towards the north and the south without crossing the Application Site according to the existing ground levels of the areas (refer to **Plate 5** and **6**).

3.3 Besides, there are existing 225mm channels running along the eastern and northern sides of the Application Site (refer to **Plate 7** and **8**) and the channels convey stormwater from the Application Site to an existing 375mm channel at the northeast corner which runs towards the north (refer to **Plate 9**) towards Kam Tin Road at which a 1200mm diameter stormwater drainage exists (refer to the **Extract of the Drainage Records from the LandsD's GeoInfo Map in October 2025**).

3.4 A 225mm channel exists between the main building and the associated building of the Application Site at the northwest corner conveying stormwater falling onto the uncovered area to the existing 225mm channel running along the northern boundary of the Application Site (refer to **Plate 10**). At present, gutters are installed at the edges of the roof along the eastern and northern boundaries of the Application Site to collect stormwater falling onto the roof of the existing main building and to discharge into the existing channels along the boundary of the Application Site (refer to **Plate 5**, **7** and **8**).

3.5 The existing drainage conditions and flow directions of the concerned areas are shown on **Plan 1**. Site sections are shown on **Plan 3**.

3.6 With respect to the memory of the operator of the Kam Tin Red Brick House, no flooding incident nor drainage complaint has ever been noted/reported since the occupation of the subject development, i.e. not later than 2008.

3.7 Current conditions of the subject site and its existing drainage conditions are shown in the following photos (locations of photo taking are shown on **Plan 2**):

Aerial Photo extract from the LandsD's Website in October 2025

Plate 1 – Main entrance of the 'Red Brick House' (existing channels in front diverting surface runoff away from the Application Site).

Plate 2 – Internal view of the 'Red Brick House' (generally covered).

Plate 3 – Area outside the southern boundary of the Application Site upon which surface runoff flows away towards Kam Sheung Road.

Plate 4 – Existing channels outside the southern boundary of the Application Site conveying surface runoff away.

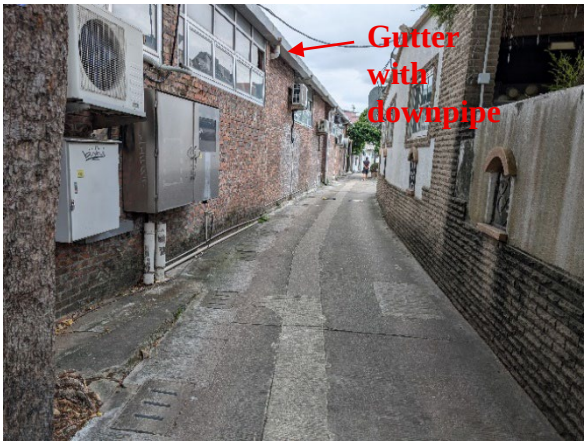


Plate 5 – Existing 225mm channel running along the eastern boundary of the Application Site flowing to the north. Existing gutter at the roof edge of the 'Red Brick House' with downpipes discharge into the existing channel.

Plate 6 – The adjacent development on the western side of the Application Site.

Plate 7 – Existing 225mm channel running along the eastern boundary of the Application Site flowing to the north.

Plate 8 – Existing 225mm channel running along the northern boundary of the Application Site with existing gutter at the roof edge discharging into the existing channel.

Plate 9 – Existing 375mm channel at the downstream of the northeast corner of the Application Site flowing to the north.

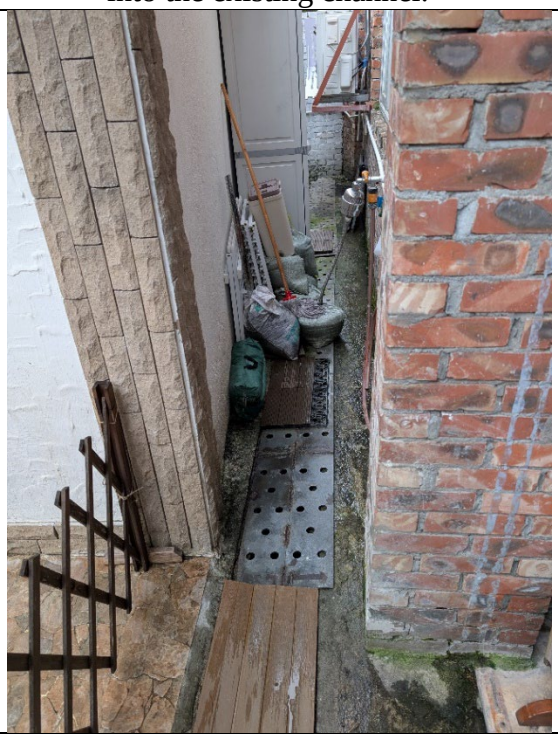
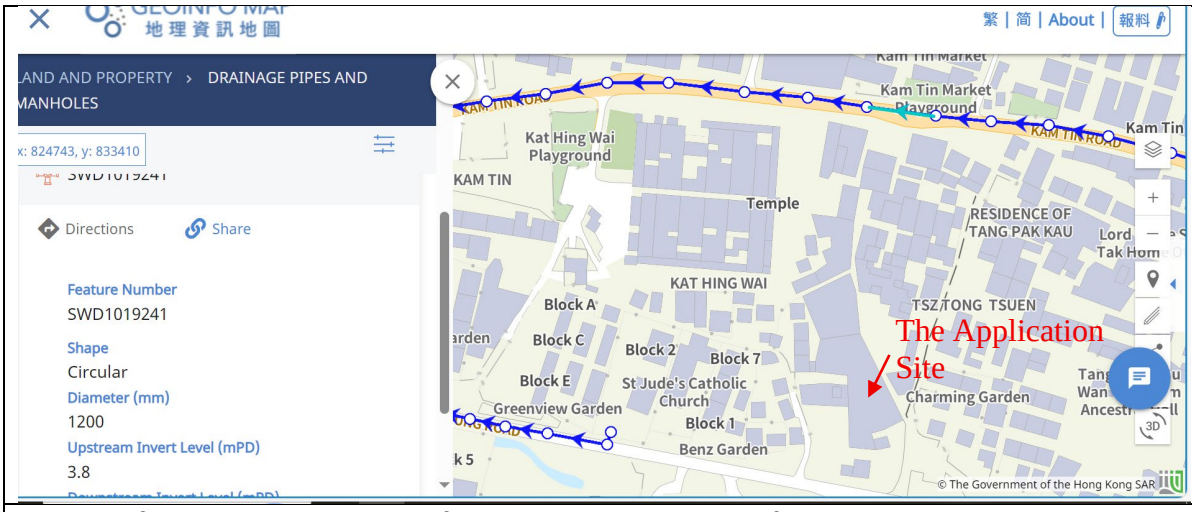


Plate 10 – Existing 225mm channel between the existing main building and the associated small building at the northwest corner of the Application Site.



Extract of the Drainage Records from the LandsD's GeoInfo Map in October 2025

4. Drainage Assessment and Proposal

4.1 The Application Site is generally covered by the temporary buildings. With respect to the existing levels, surface runoff of the surrounding areas would not flow toward the Application Site boundary in general, and would flow directly to the north or the south respectively. The existing ground levels of the concerned area would not be altered by the Application Site. The existing flow patterns of the surface runoff of the area would remain unchanged.

4.2 There are existing 225mm channels running along the eastern and northern boundary of the Application Site and the channels will be maintained to collect and convey the stormwater flow from the Application Site to the existing 375mm channel at the downstream. No site formation nor leveling works of the Application Site is required. The existing site conditions would be maintained.

4.3 The drainage concern is to avoid stormwater falling onto the roof of the building of the Application Site to fall directly onto the adjacent areas in particular along the western boundary of the Application Site. It is therefore proposed to install additional gutter at the edge of the roof of the building of the Application Site. The additional gutter will be connected to the downpipe to discharge into the channel as shown on **Plan 4**.

4.4 The Applicant is committed to maintain regularly to avoid blockage of the drainage system to the satisfaction of relevant Government departments.

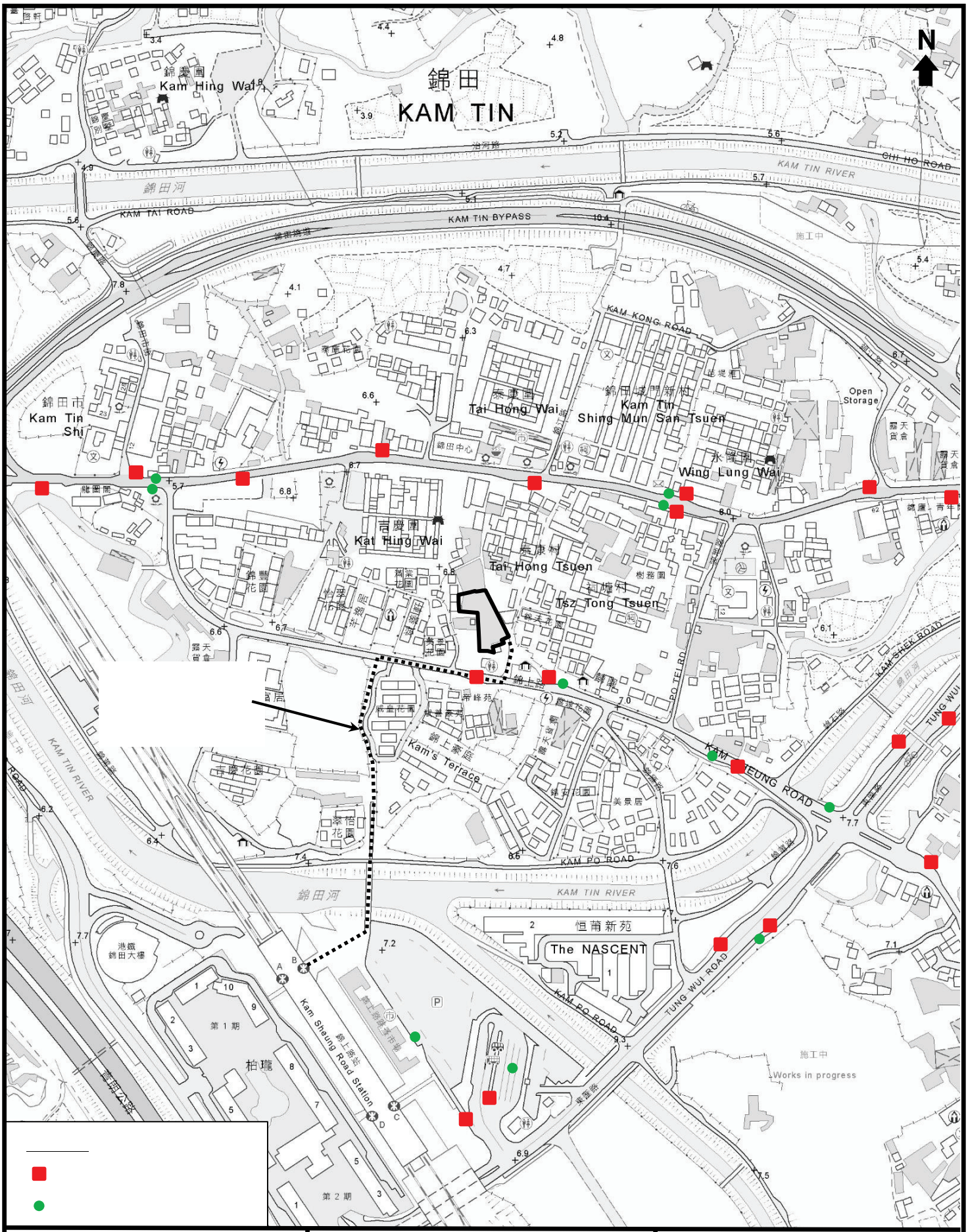
5. Conclusion and Recommendations

5.1 The planning application is for a Temporary Market (Flea Market) and Eating Place for a Period of 3 years. The Application Site has been operated as the currently applying use and built over not later than 2008 without complaints on flooding nor drainage conditions. The existing site and building conditions would be maintained and no site formation/leveling works would be carried out.

5.2 Additional gutters are proposed to be installed at the roof edges of the Application Site to collect stormwater from falling directly onto the adjacent development. The gutter will be connected to the downpipe for discharging into the channel at ground level.

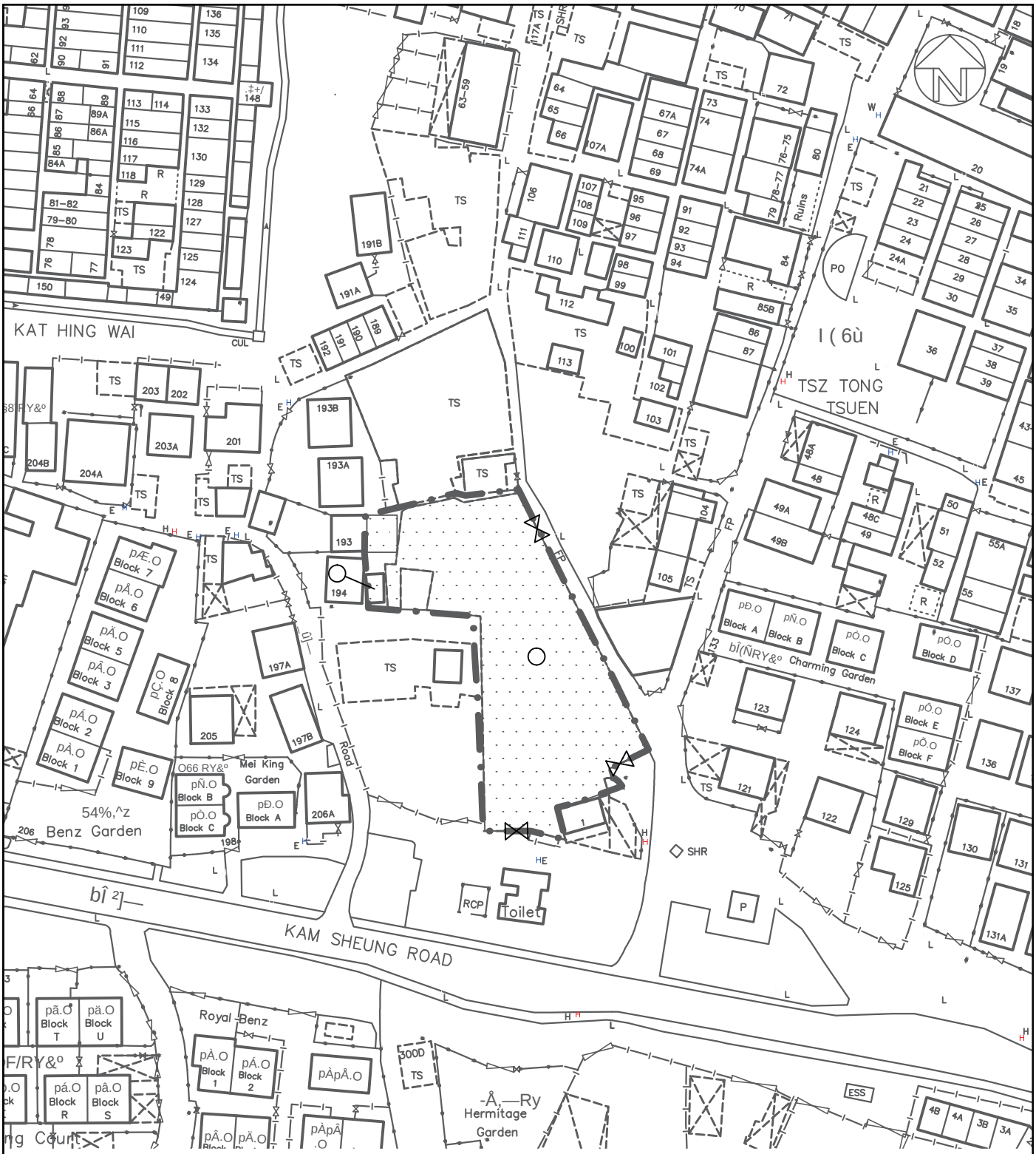
5.3 Besides, the Applicant is committed to maintain regularly to avoid blockage of the drainage system to the satisfaction of relevant Government departments.

5.4 The subject development would not alter the existing drainage conditions and patterns of the area. In addition, additional gutter would be installed at the roof edge. Therefore, in conclusion, the subject development would not cause any unacceptable adverse drainage impact onto the area.



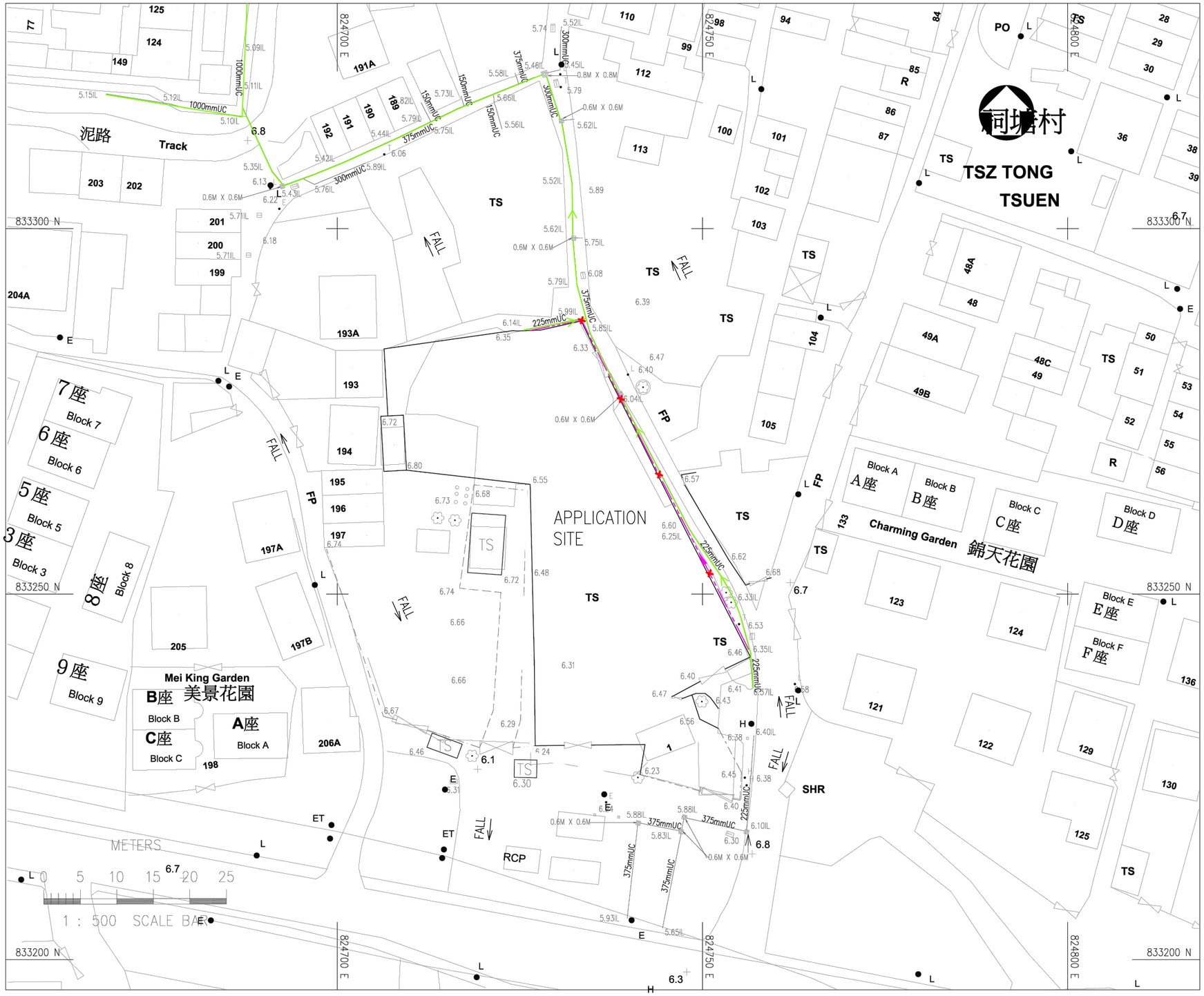
Plan Showing the General Area

FIGURE 3



Layout Plan

FIGURE 5



LEGEND :

- WALL
- U-CHANNEL
- FOOTPATH
- TS
- FENCE
- HOARDING
- FLOWER BED
- GATE
- LAMP POST
- TELEPHONE POLE
- TREE
- MANHOLE FOUL WATER
- MANHOLE TELECOM
- FIRE HYDRANT
- ELECTRIC POLE
- CATCHPIT

Client

Project Engineer

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Project title

DRAINAGE IMPROVEMENT
FOR "RED BRICK HOUSE", TEMPORARY MARKET
KAM SHEUNG ROAD, KAM TIN SOUTH,
YUEN LONG, N.T.

Drawing title

PROPOSED NEW DRAINAGE LAYOUT

SHEET 1 OF 1

Drawing no.		Rev.
A663/1		
Drawn: Pui	Date: 12/12/10	Checked	Approved
Scale: 1 : 125	Original size: A1		

LEGEND:

- EXISTING GUTTER AT ROOF LEVEL
- EXISTING CHANNEL AT GROUND LEVEL
- × EXISTING DOWNPIPE FROM THE ROOF LEVEL

PROJECT

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

TITLE

EXISTING DRAINAGE CONDITIONS AND FLOW DIRECTIONS OF THE CONCERNED AREAS

SCALE: N.T.S.

DRAWING No.: PLAN 1

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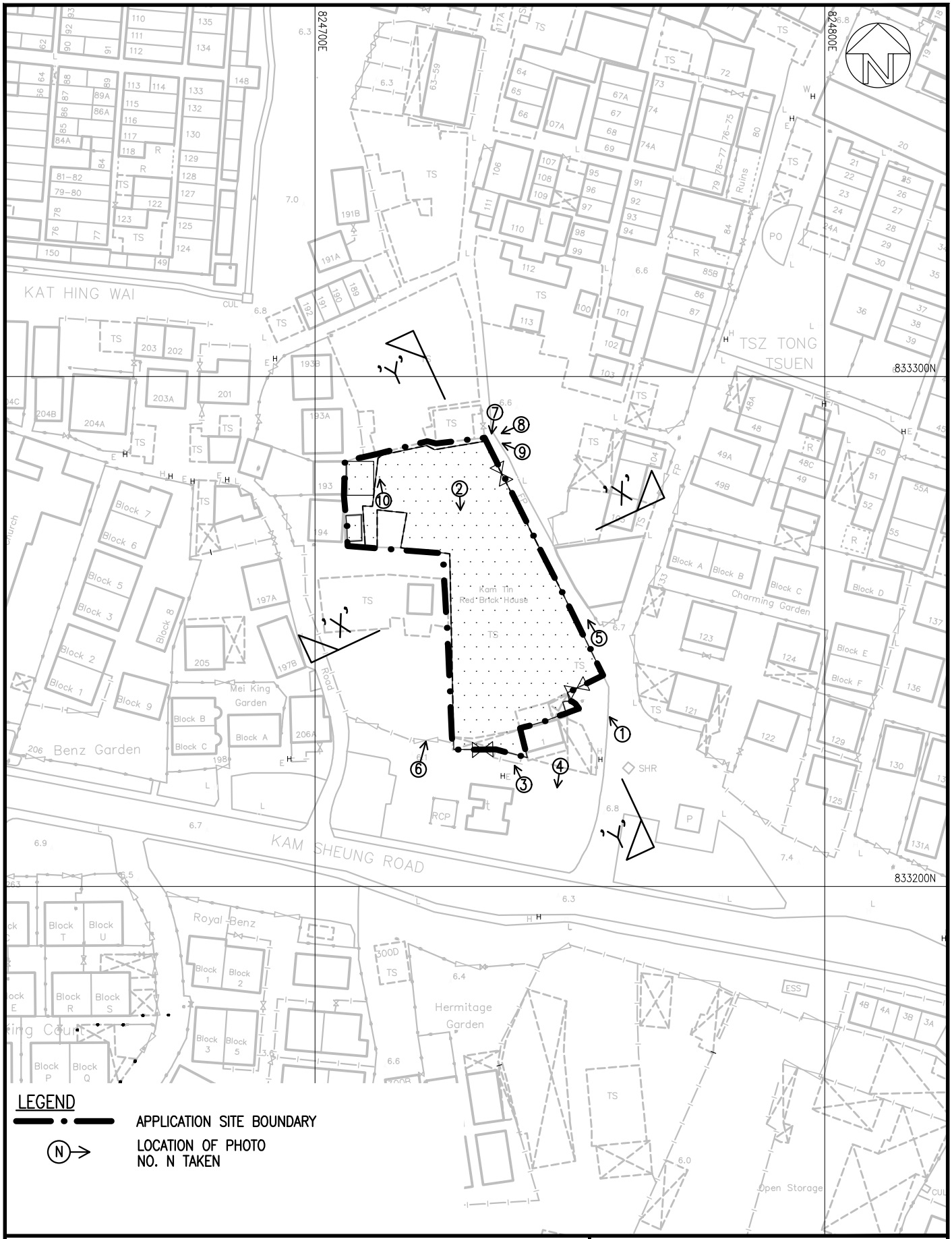


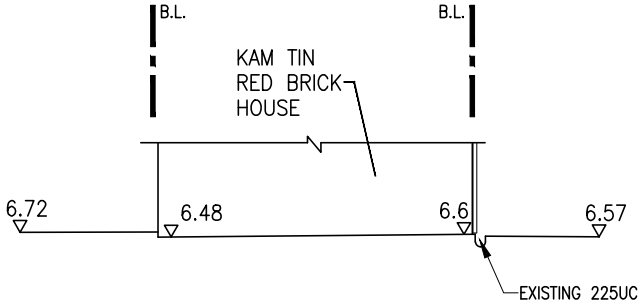
TITLE

LOCATIONS OF PHOTO TAKING

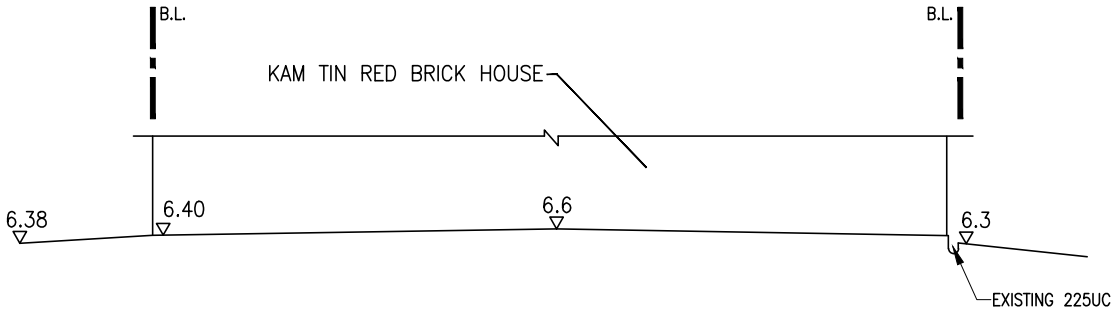
何田顧問工程師有限公司
HO TIN & ASSOCIATES CONSULTING ENGINEERS LIMITED

SCALE	DRAWING No.
1 : 1000 – A4	PLAN 2

H:\25144_KamSheungRoad\DRAWINGS\25144_PLAN 2_00 PLAN 3_00 & PLAN 4_00.dwg, 31/10/2025 10:46:05



SECTION 'X'–'X'



SECTION 'Y'–'Y'

TITLE

SITE CROSS SECTIONS

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HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

SCALE
1 : 500 – A4

DRAWING No.
PLAN 3