



PLANPLUS 思顧  
CONSULTANCY 雋問

Date : 29 August 2025  
Our Ref. : PPCL/PLG/10189/L001

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

Attention: The Secretary of the Town Planning Board

Via EPASS

Dear Sir/Madam,

**Section 16 Planning Application for Temporary Shop and Services for a Period of Three Years  
at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109,  
Kam Tin South, New Territories**

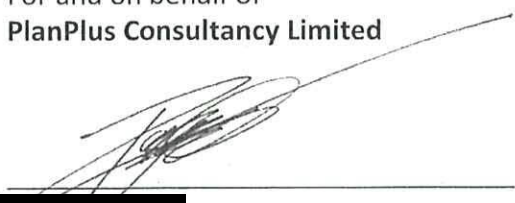
Pursuant to Section 16 of the Town Planning Ordinance (Cap. 131), we act on behalf of the Applicant, *Promise Luck Limited*, in submitting herewith a planning application to the Town Planning Board for Temporary Shop and Services for a Period of Three Years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories.

The following documents are submitted via Electronic Planning Application Submission System (EPASS) for your onward processing:

- i. A copy of the notification given to the "current landowner(s)", including proof of sending notice to the rural committee and publication in three local newspapers;
- ii. A copy of Authorisation Letter from the Applicant to the Authorised Agent;
- iii. A soft copy Supplementary Statement; and
- iv. A soft copy of Annexes.

Should you have any queries, please do not hesitate to contact Miss [REDACTED] or the undersigned at [REDACTED]

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**

  
[REDACTED]  
Managing Director

Encl. As above  
c.c. The Applicant – by email

2025年 9月 3 日

此文件在 [REDACTED] 收到。城市規劃委員會  
只會在 [REDACTED] 及文件後才正式確認收到  
日期 [REDACTED]

2025-09-30

The [REDACTED] will formally acknowledge  
the receipt of the application only upon receipt  
of all the required information and documents.

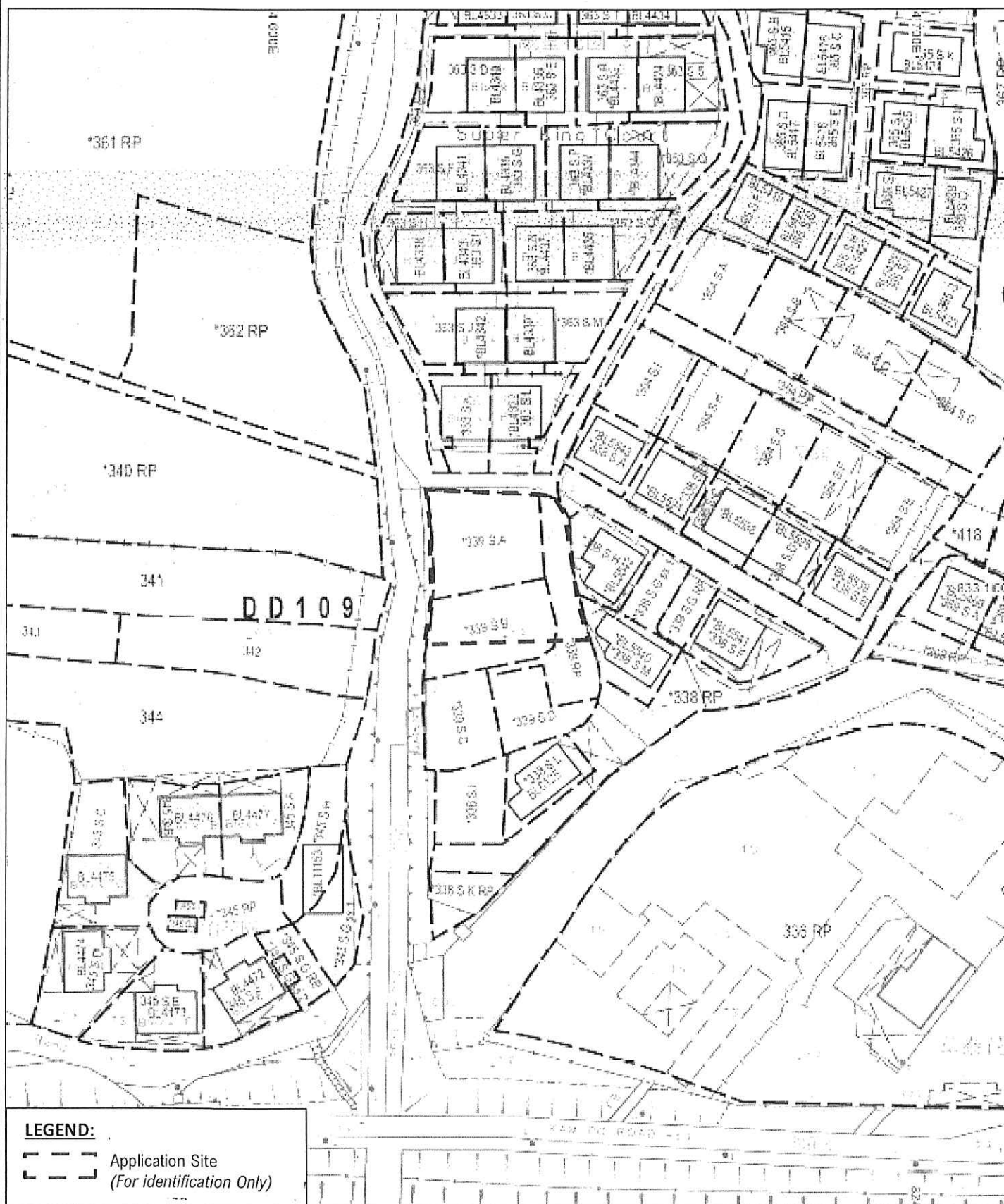
## **Annex 1**

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### Location Plan

# 地段索引圖

# LOT INDEX PLAN



PLANPLUS 思願  
CONSULTANCY 顧問

**Figure Title:** Location Plan  
(Extract of Lot Index Plan)

**Project No.:** PPC-PLG-10189

**Drawing No.:** N/A

## Project:

Section 16 Planning Application for Temporary Shop and Services for a Period of Three Years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories

**Annex:**

1

**Scale:**

N/A

**Date:**

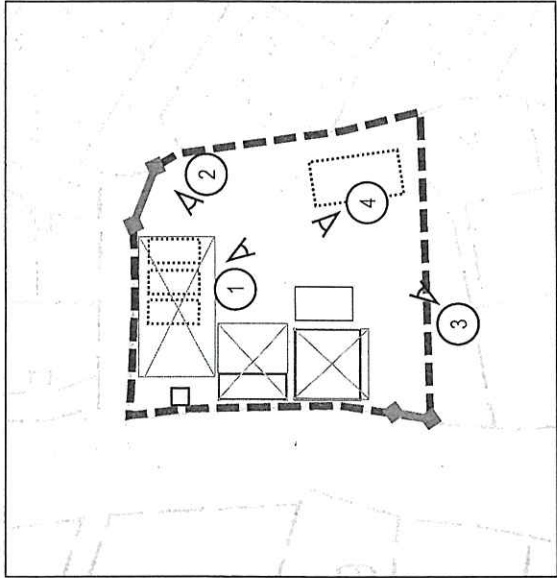
August  
2025



## **Annex 2**

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### Site Photos



Application Site (For identification only)

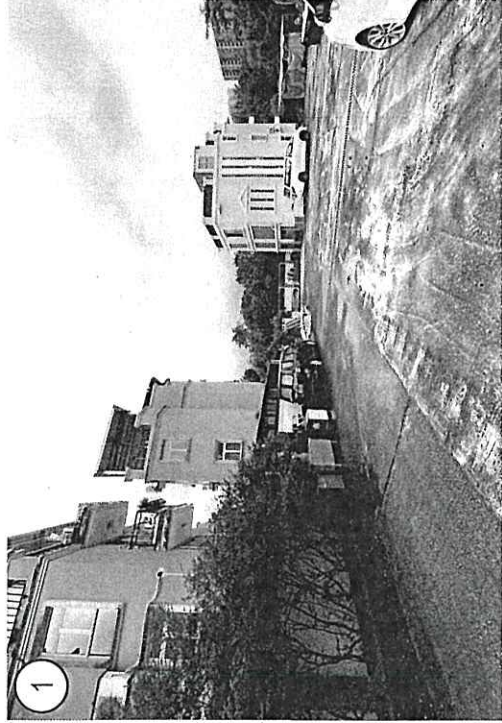


Figure Title:  
Site Photos

Project No.:  
PPC-PLG-10189

Project:

Section 16 Planning Application for Temporary Shop and Service for a Period of Three Years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories

Annex: 2

Scale: N/A

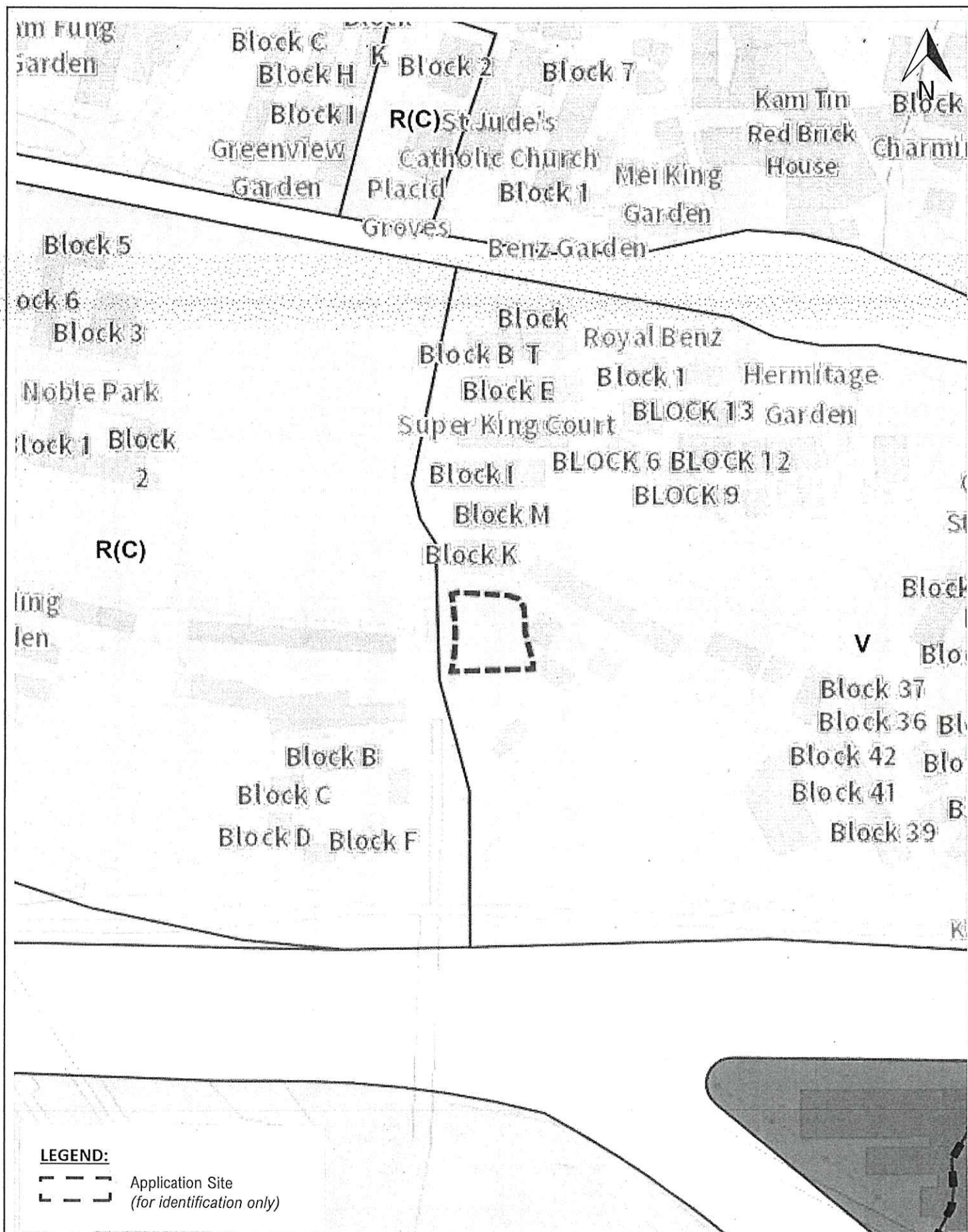
Date: August 2025

### **Annex 3**

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Extract of the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15





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CONSULTANCY 顧問

Annex:  
3

Scale:  
N/A

Date:  
August  
2025

Figure Title: Extract of OZP

Project No.: PPC-PLG-10189

Drawing No.: N/A

**Project:**

Section 16 Planning Application for Temporary Shop and Services for a Period of Three Years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories

## **Annex 4**

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Compliance Letter for Approval Condition (a) for Application No. A/YL-KTS/927



## 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



## Planning Department.

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-KTS/927  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax (2329 8422)

30 October 2023

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (a)  
- The Implementation of the Accepted Drainage Proposal**

**Proposed Temporary Shop and Services  
for a Period of 3 Years in "Village Type Development" ("V") Zone,  
Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South  
(Application No. A/YL-KTS/927)**

I refer to your submission for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.** Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.**

Should you have any queries, please contact Mr. Jeff C W TSE (Tel: 2300 1627) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department

## **Annex 5**

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Compliance Letter for Approval Condition (c) for Application No. A/YL-KTS/927

## 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-KTS/927  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

**By Post & Fax (2329 8422)**

28 June 2023

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (c)  
- The Implementation of the Accepted Fire Service Installations Proposal**

**Proposed Temporary Shop and Services  
for a Period of 3 Years in "Village Type Development" ("V") Zone,  
Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South  
(Application No. A/YL-KTS/927)**

I refer to your submission received on 25.5.2023 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.**
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.**

Should you have any queries, please contact Mr. WONG Ho-yin (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

( Anthony LUK )  
District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department

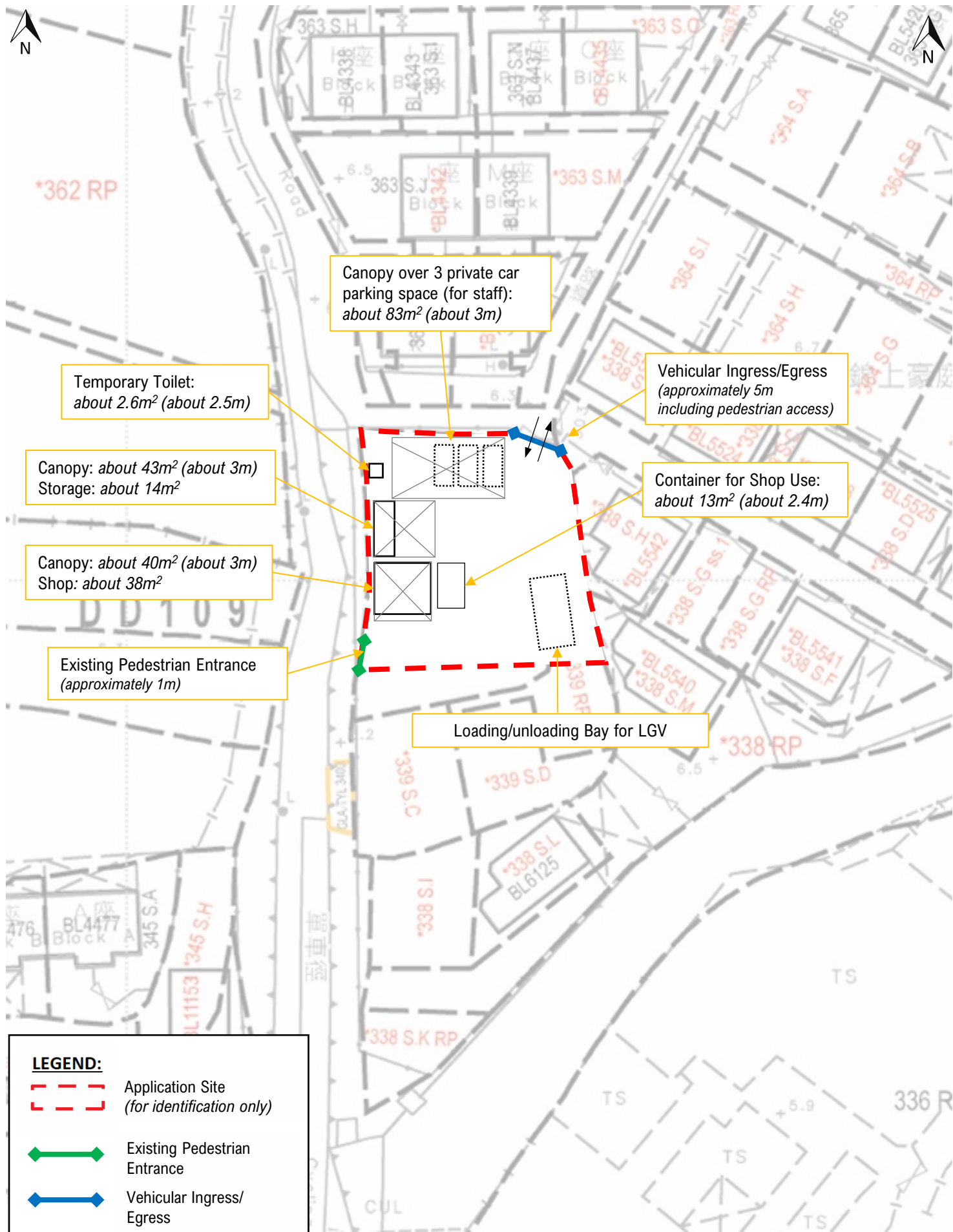
C.C.



## **Appendix 1**

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Revised Layout Plan

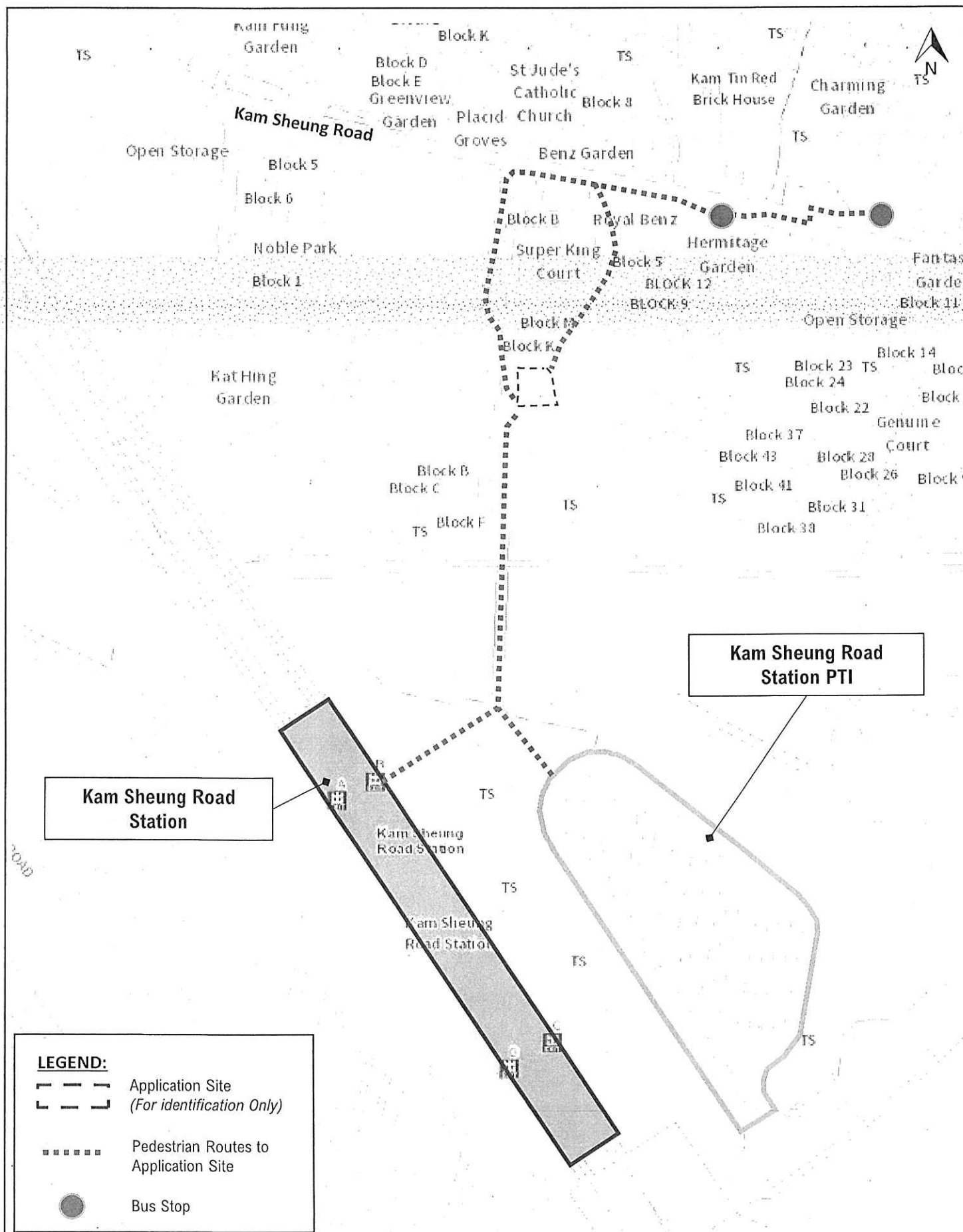


## **Annex 7**

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### Public Transport Nearby and Pedestrian Routes to the Application Site

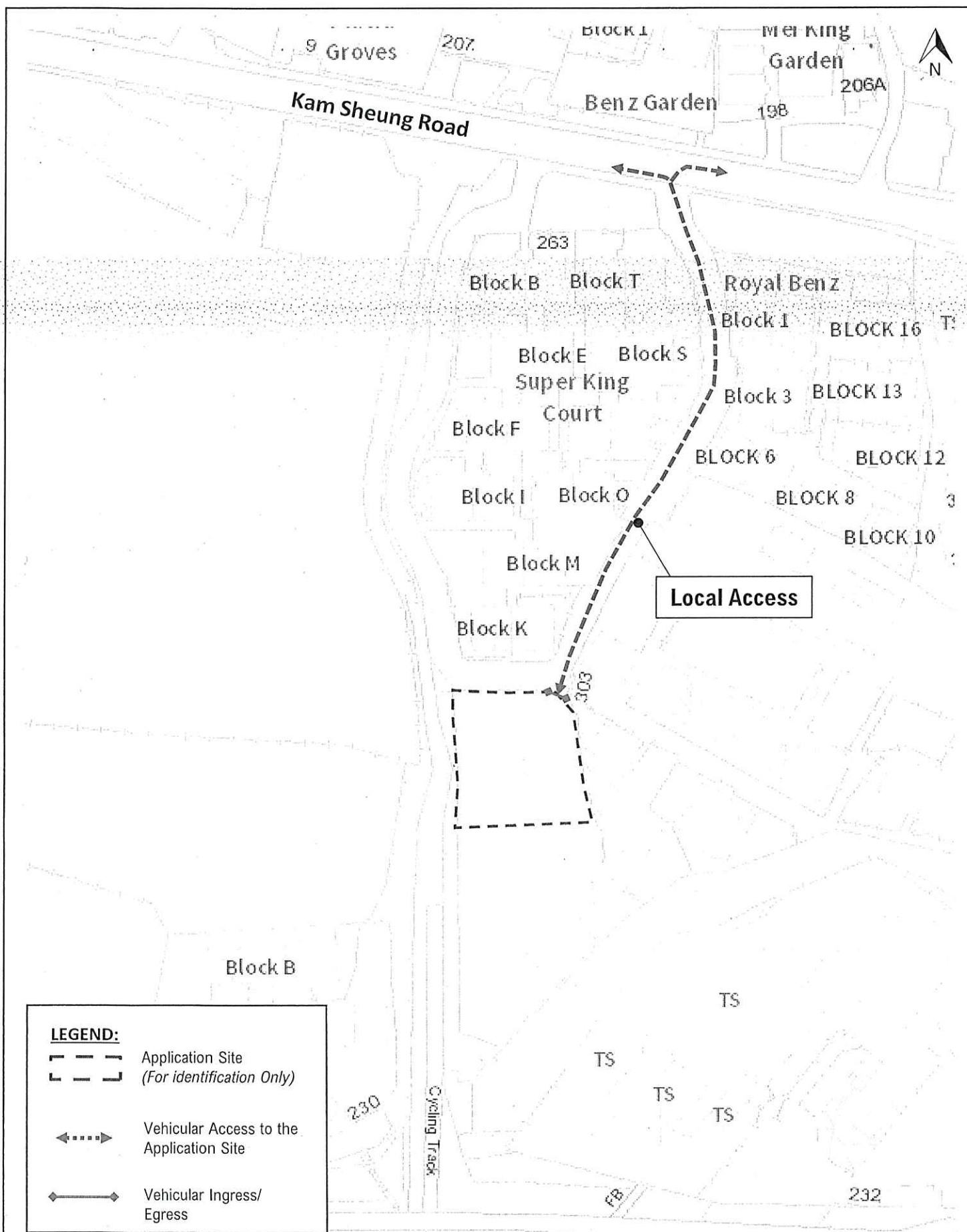





## **Annex 8**

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### **Vehicular Access to the Application Site**



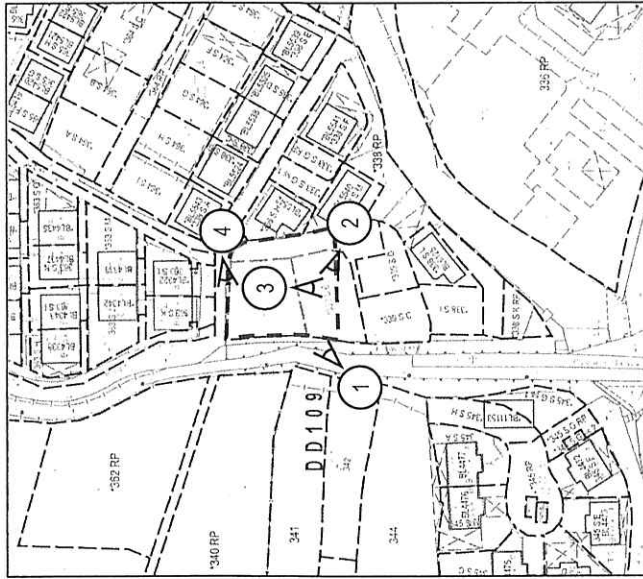
 <b>PLANPLUS 思顧</b> <b>CONSULTANCY 顧問</b>			<b>Figure Title:</b> Vehicular Access to the Application Site <b>Project No.:</b> PPC-PLG-10189 <b>Drawing No.:</b> N/A	<b>Project:</b> Section 16 Planning Application for Temporary Shop and Services for a Period of Three Years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories
<b>Annex:</b> 8	<b>Scale:</b> N/A	<b>Date:</b> August 2025		



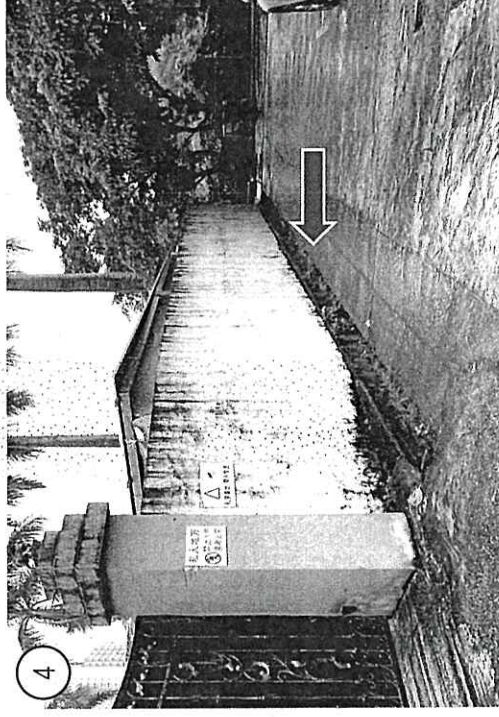
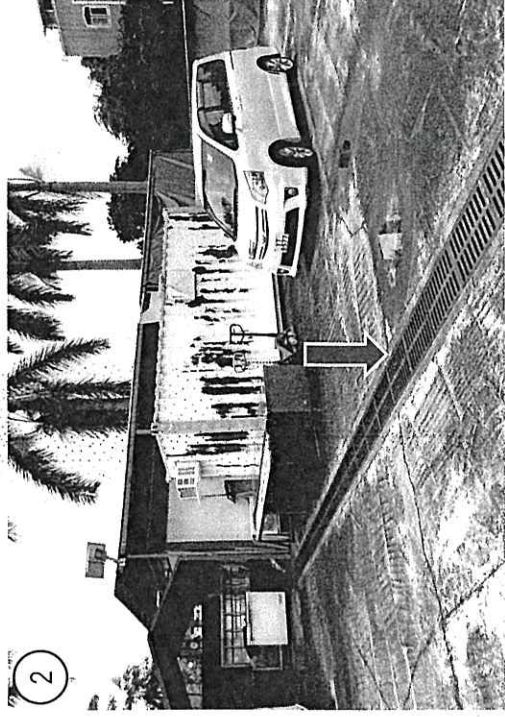
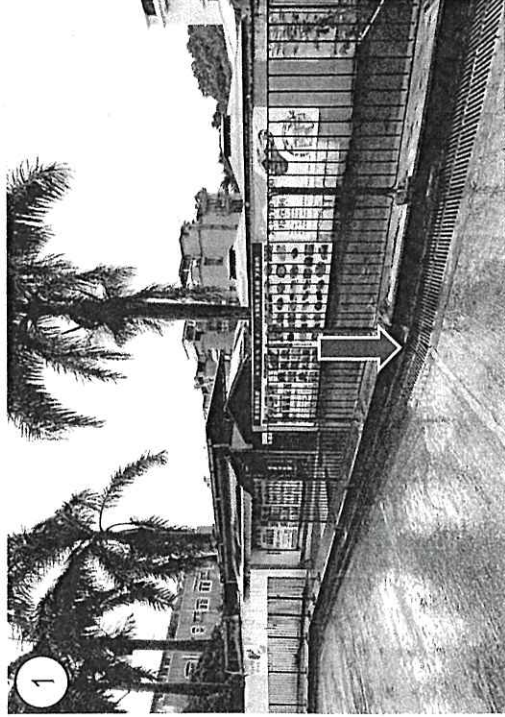
## **Annex 9**

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### Site Photos of Existing Drainage Facilities at the Application Site



□ Application Site (For identification only)



#### Figure Title:

A photographic record of the existing drainage facilities

#### Project No.:

PPC-PLG-10189

#### Project:

Section 16 Planning Application for Temporary Shop and Service for a Period of Three Years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories

#### Annex:

9

#### Scale:

N/A

#### Date:

August 2025



Date : 3 October 2025  
Our Ref. : PPCL/PLG/10189/L002

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

**Attention: The Secretary of the Town Planning Board**

**By Email**

Dear Sir/Madam,

**Application No. A/YL-KTS/1100**

**Section 16 Planning Application for Temporary Shop and Services for a Period of Three Years  
at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109,  
Kam Tin South, New Territories**

We refer to the captioned Section 16 Application submitted to the Town Planning Board (“**TPB**”) on 29.8.2025. Referring to comments from the Fanling, Sheung Shui & Yuen Long East District Planning Office (“**DPO**”), we are writing to submit this Supplementary Information (“**SI**”) for your consideration.

Please find below our clarifications with supplementary documents for your onward processing:

1. A revised Layout Plan, indicating that the additional container is for shop use. A replacement page for p. 3 of the Supplementary Statement is provided to reflect the change. Please refer to the enclosed *Appendices 1 and 2*.
2. With respect to the drainage facilities at the Application Site, the approval condition in relation to the implementation of the drainage facilities under the previous Application No. A/YL-KTS/927 has been complied with and accepted by the Drainage Services Department. As such, the previous approved Drainage Proposal under Application No. A/YL-KTS/927 is adopted for the Applied Use under the current application. Please refer to the attached *Appendix 3*.
3. There will be no open storage activities at the Application Site.
4. Considering the adjoining residential use to the north of the Application Site, mitigation measures are in place, such as the canopy over the parking area, to help reduce vehicular noise. All shop-related activities will also be carried out within the structures. Significant noise nuisances to nearby residents are not anticipated during the operation of the Applied Use.
5. There will be only private cars and Light Goods Vehicles entering the Application Site. Due to the small-scale operation, it is estimated that loading/unloading activities will occur at most twice per week during the operational hours of the grocery shop. Hence, the traffic flow of the surrounding road network will not be adversely affected by the Applied Use.



The above submissions do not result in a material change of the nature of the captioned application. Thus, this SI should be accepted by the Secretary of the TPB for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact Miss [REDACTED] or the undersigned at [REDACTED].

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**



[REDACTED]  
Managing Director

Encl. As above  
c.c. The Applicant – by email  
Mr. LIN Ka Wai, Woody (TP/Yuen Long E 5) – by email  
Ms. TONG Ka Yan, Anna (TPG/Fanling, Sheung Shui & Yuen Long E 7) – by email

### **Appendix 3**

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Approved Drainage Proposal under Previous Application No. A/YL-KTS/927

**Section 16 Planning Application for Temporary Shop and Services  
for a Period of 3 Years  
at Lots 339 S.A, 339 S.B (Part) & 339 RP (Part) in D.D. 109,  
Kam Tin South, Yuen Long**

**Stormwater Drainage Proposal Report**

**May 2022**



**LI KOK KEUNG**  
MEng MICE MIStructE  
MHKIE CEng RPE



## **Contents**

- 1. Introduction**
- 2. The Existing Site**
- 3. Existing Drainage Facilities**
- 4. Proposed Drainage Facilities**
- 5. Conclusion**

**Appendix A – Location Plans and Photos of Application Site**

**Appendix B – Drainage Plans D01 and D02**

**Appendix C – Design Checking of Existing 375mm UC and the Proposed 225mm UC**

**Appendix D – Site Photos**

## **1. Introduction**

The owners of the captioned lot intend to submit a Section 16 town planning application to the Town Planning Board (TPB) seeking planning permission for Temporary Shop and Services (Real Estate Agency) at **Lots 339 S.A, 339 S.B (Part) & 339 RP (Part) in D.D. 109**, Kam Tin South, Yuen Long for a period of 3 years. The development intends to provide real estate agency services to the residents in Kam Sheung Road area.

In association with the said application, this report outlines the existing drainage facilities on the proposed site and proposes the drainage facilities to be implemented on the site during the planning approved period.

## **2. The Existing Site**

The proposed site is generally flat with site area of about **540m<sup>2</sup>** located inside an area enclosed by concrete boundary walls as shown in the layout plans and site photos enclosed in **Appendix A**. The enclosed site is presently a well-developed site with hard concrete paving and is located between Kam Sheung Road in the North and Kam Po Road in the South as shown in the location plans in **Appendix A**. According to the applicants, the development involves three single-storey structures with building height of 2.5m to 3m and total floor area of about 54m<sup>2</sup> for office, lumber room and temporary toilet. Three private car parking spaces and one loading /unloading bay for light goods vehicle will be provided in the site. The surroundings are rural in character intermixed with low-rise residential structures/dwellings, shop and services, eating place, indoor children playground, parking of vehicles and unused land.

## **3. Existing Drainage Facilities**

The existing drainage provisions are shown in the drainage plan **D01** enclosed in **Appendix B**.

As shown in the existing drainage plan D01, there is an existing public 375mm covered U-channel running along the western boundary of the site (Photo Nos. 1 and 2) conveying rainwater to the drainage system at Kam Sheung Road. Another 300mm U-channel (Photo No. 3) is located outside the northern boundary wall of the site. This 300mm U-channel collects surface runoff from areas north of the development site and direct the flow to the said existing 375mm U-channel that runs northwards to the Kam Sheung Road drainage. Also shown in the existing drainage plan is a natural channel running along the south boundary of the site collecting surface runoff from the areas east and south of the development site discharging water to the Kam Tin River through an outfall in the river (Photo No. 4).

As stated in the above, the existing development site is within an area surrounded by concrete boundary walls. The gradient of the site is slightly falling towards the southern part of the site. All rainwater falling onto the development site and its adjacent areas within the concrete boundary walls is presently being drained away through a number of existing gullies constructed at the southern part of the site (Photos Nos. 5, 6 and 7). The gullies discharge the collected rainwater well to the southern existing natural channel and finally to the Kam Sheung River without any records of flooding during severe rainstorms.

#### **4. Proposed Drainage Facilities**

As stated in the above section, the development site is well drained through a number of existing gullies located at the south part of the enclosed site without any record of flooding. In order to better drain the runoff within the application site, it is proposed to constructed a covered 225mm U-channel in the application site to discharge the stormwater to the existing 375mm surface channel running along the western boundary of the development site as shown in the proposed drainage plan enclosed in **Plan D02 in Appendix B**. For design purpose, the capacity of the proposed 225mm would be designed to sufficiently discharge the whole catchment of the development site of 540m<sup>2</sup>.

The calculations showing that the capacity of the proposed 225UC in discharging the rainwater from the application site and the drainage capability of the existing public 375mm U-channel were enclosed in **Appendix C** of this report.

#### **5. Conclusions**

The areas adjacent to the proposed site is well managed and drained by an existing public 375mm U-channel running northwards to Kam Sheung Road, an existing 300mm U-channel at the northern boundary directing runoff to the 375mm public channel and a natural channel at the southern boundary conveying flows to the Kam Sheung River.

The proposed development site itself is small and has been well draining through the existing gullies established at the southern part of the site discharging water ultimately to the Kam Tin River without record of flooding. To cater for the rainwater from the application site, it is proposed to install a new 225mm covered U-channel as shown in the proposed drainage plan to discharge rainwater from within the application site to the existing 375mm public channel running alongside the western boundary of the site. The application site will only be of temporary use with a period of about three years, the proposed drainage facilities were considered more than sufficient and safe.

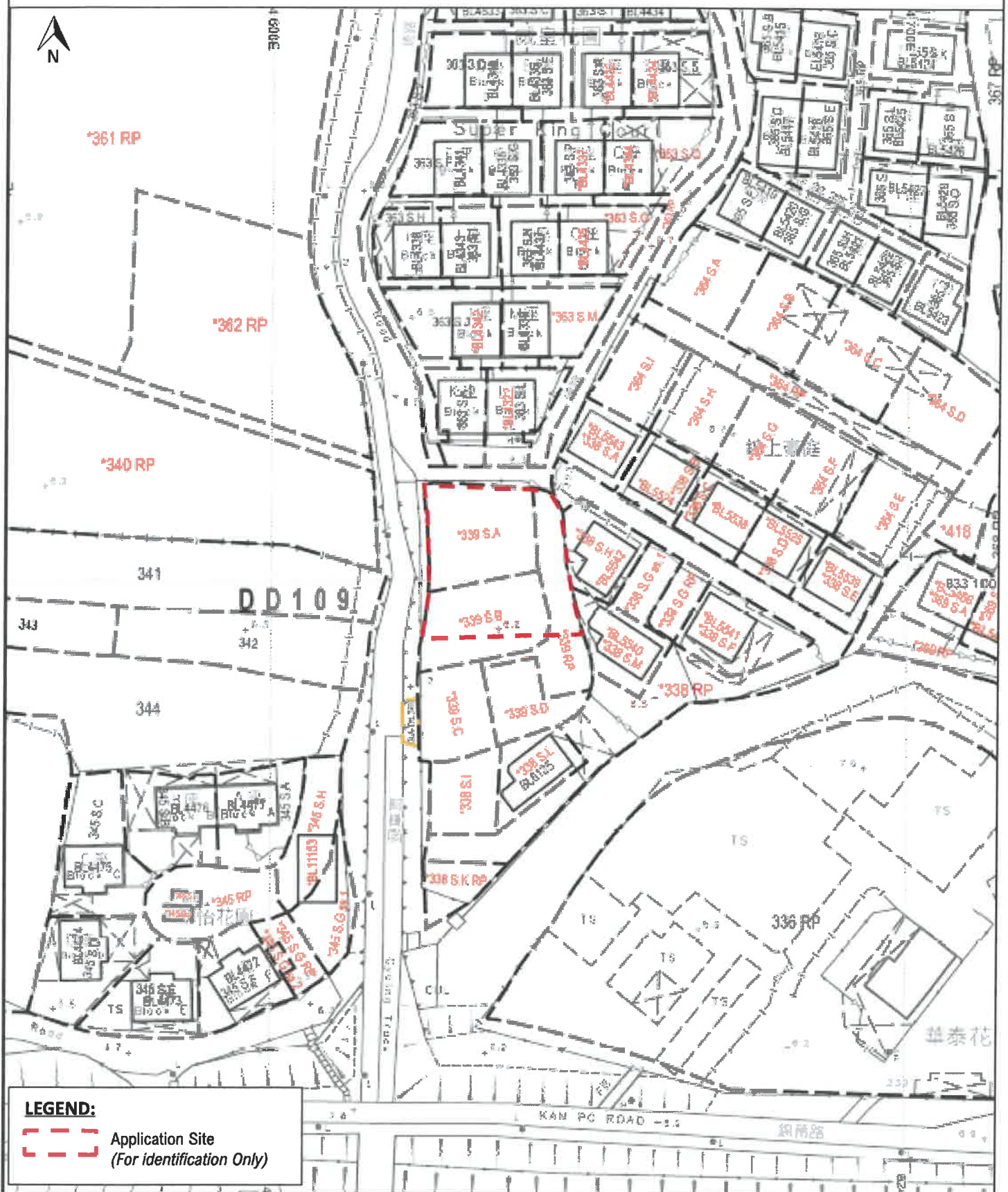


## **APPENDIX A**

### **Location Plans and Photos of Application Site**

# 地段索引圖

# LOT INDEX PLAN



## LEGEND:



Application Site  
(For identification Only)



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Figure:  
1

Scale:  
As Shown

Date:  
March  
2022

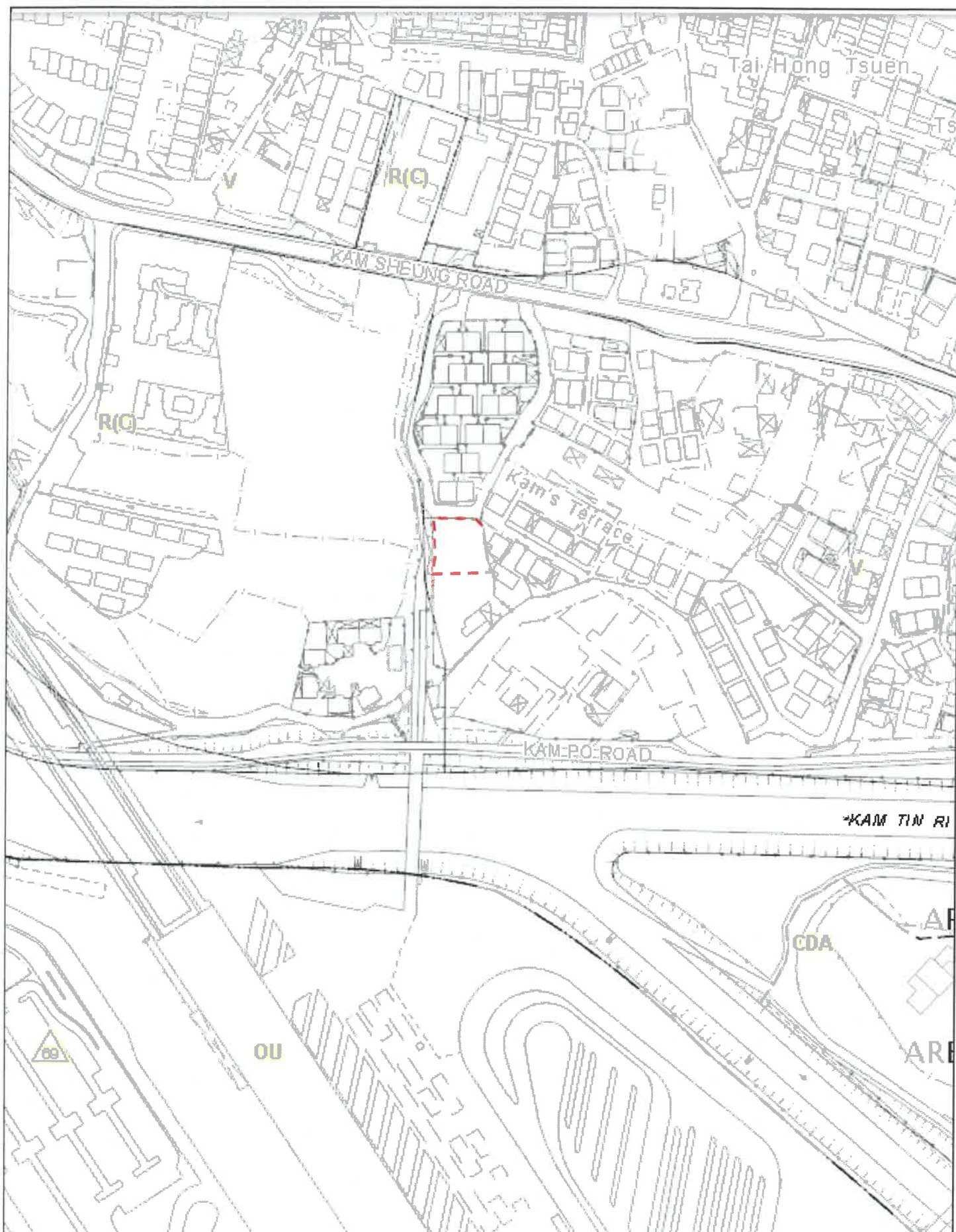
Title: Location Plan  
(Extract of Lot Index Plan)

Project No.: PPC-PLG-10103

Drawing No.: N/A

## Project:

Section 16 Planning Application for Temporary Shop and Services for a Period of 3 years at Lot 339 S.A, 339 S.B (Part) & 339 RP (Part) in D.D.109, Kam Tin South, New Territories



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CONSULTANCY 策問

Figure:  
2

Scale:  
N/A

Date:  
March  
2022

Title: Extract of the Outline Zoning Plan  
(S/YL-KTS/15)

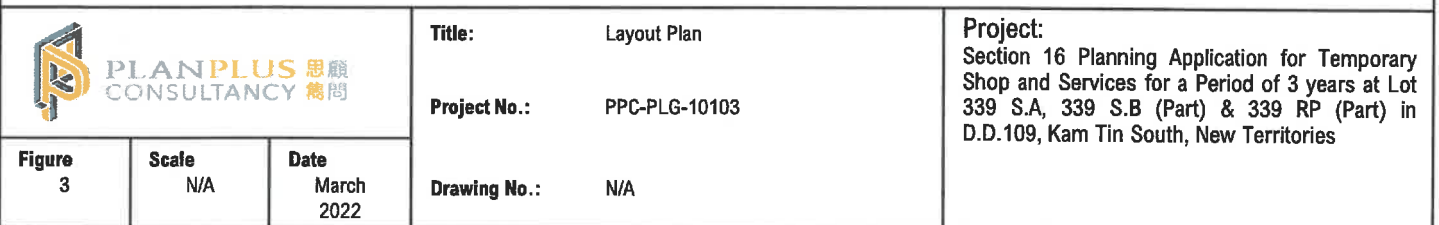
Project No.: PPC-PLG-10103

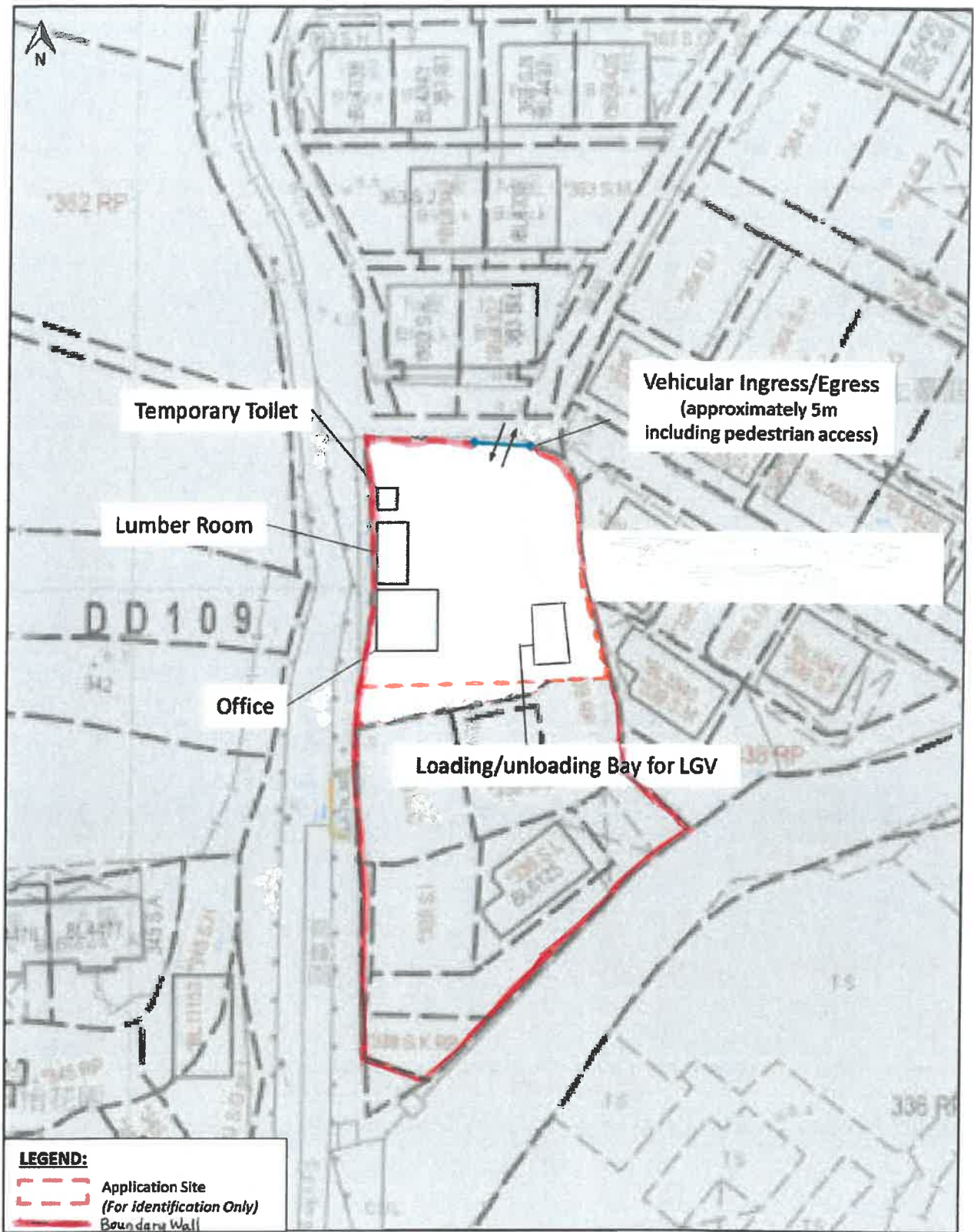
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**Project:**

Section 16 Planning Application for Temporary Shop and Services for a Period of 3 years at Lot 339 S.A, 339 S.B (Part) & 339 RP (Part) in D.D.109, Kam Tin South, New Territories







 <b>PLAN CONSULTANCY</b> 策劃顧問			<b>Title:</b> Layout Plan <b>Project No.:</b> PPC-PLG-10103 <b>Drawing No.:</b> N/A	<b>Project:</b> Section 16 Planning Application for Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 years at Lot 339 S.A and 339 S.B in D.D.109, Kam Tin South, New Territories
<b>Figure:</b> 3	<b>Scale:</b> As Shown	<b>Date:</b> November 2020		

參考編號  
REFERENCE No.

繪圖 DRAWING  
A-1





**Viewpoint 1 – Existing Pedestrian Entrance from Southwest of the Application Site**



**LEGEND:**

  Application Site  
(For identification Only)



**PLANPLUS** 聯順  
CONSULTANCY 顧問

Figure:  
6a

Scale:  
N/A

Date:  
March  
2022

Title: Current Conditions of the Site

Project No.: PPC-PLG-10103

Drawing No.: N/A

**Project:**

Section 16 Planning Application for Temporary Shop and Services for a Period of 3 years at Lot 339 S.A, 339 S.B (Part) & 339 RP (Part) in D.D.109, Kam Tin South, New Territories





**Viewpoint 2 - Structures within the Application Site**



**LEGEND:**

   Application Site  
(For identification Only)



**PLAN PLUS** 聯和  
CONSULTANCY 顧問

Figure:  
6b

Scale:  
N/A

Date:  
March  
2022

Title: Current Conditions of the Site

Project No.: PPC-PLG-10103

Drawing No.: N/A

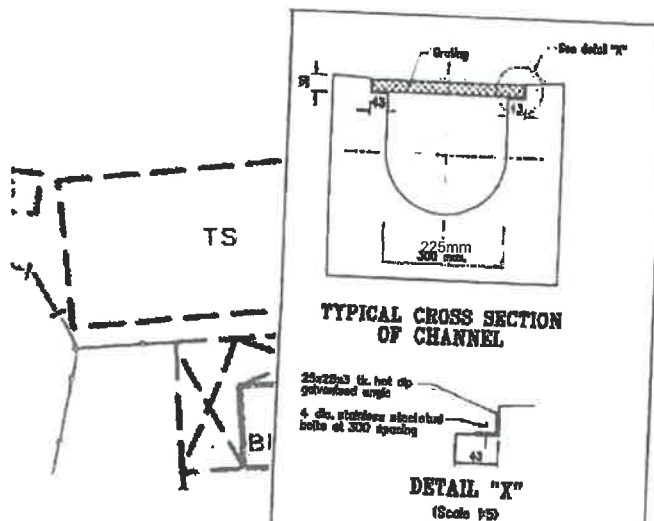
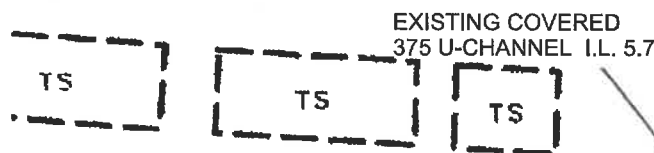
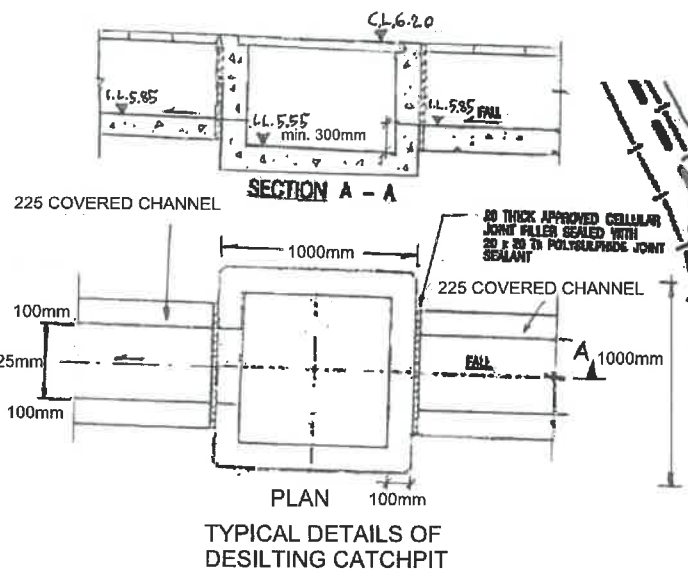
**Project:**

Section 16 Planning Application for Temporary Shop and Services for a Period of 3 years at Lot 339 S.A, 339 S.B (Part) & 339 RP (Part) in D.D.109, Kam Tin South, New Territories

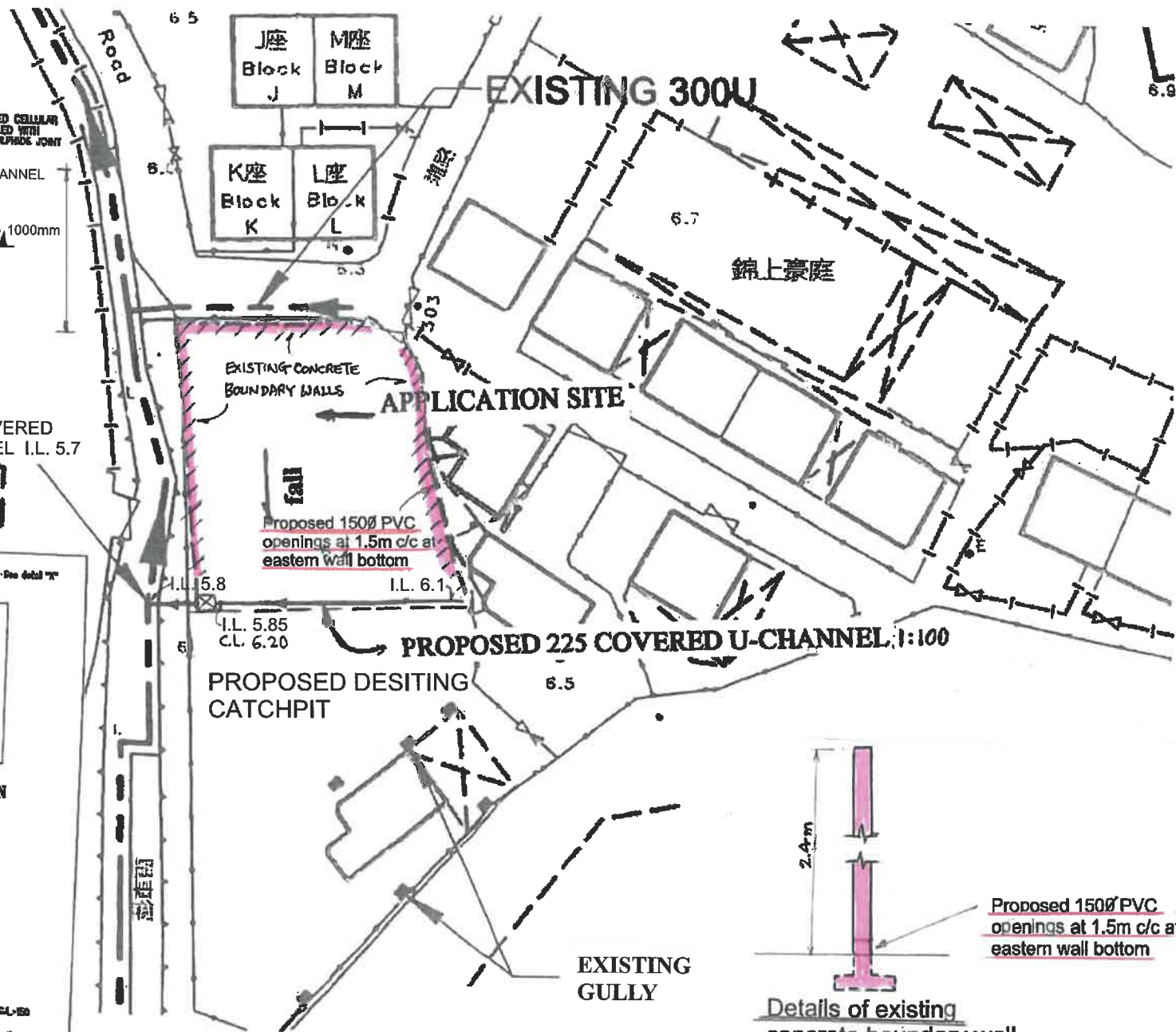


## **APPENDIX B**

### **Drainage Plans D01 and D02**

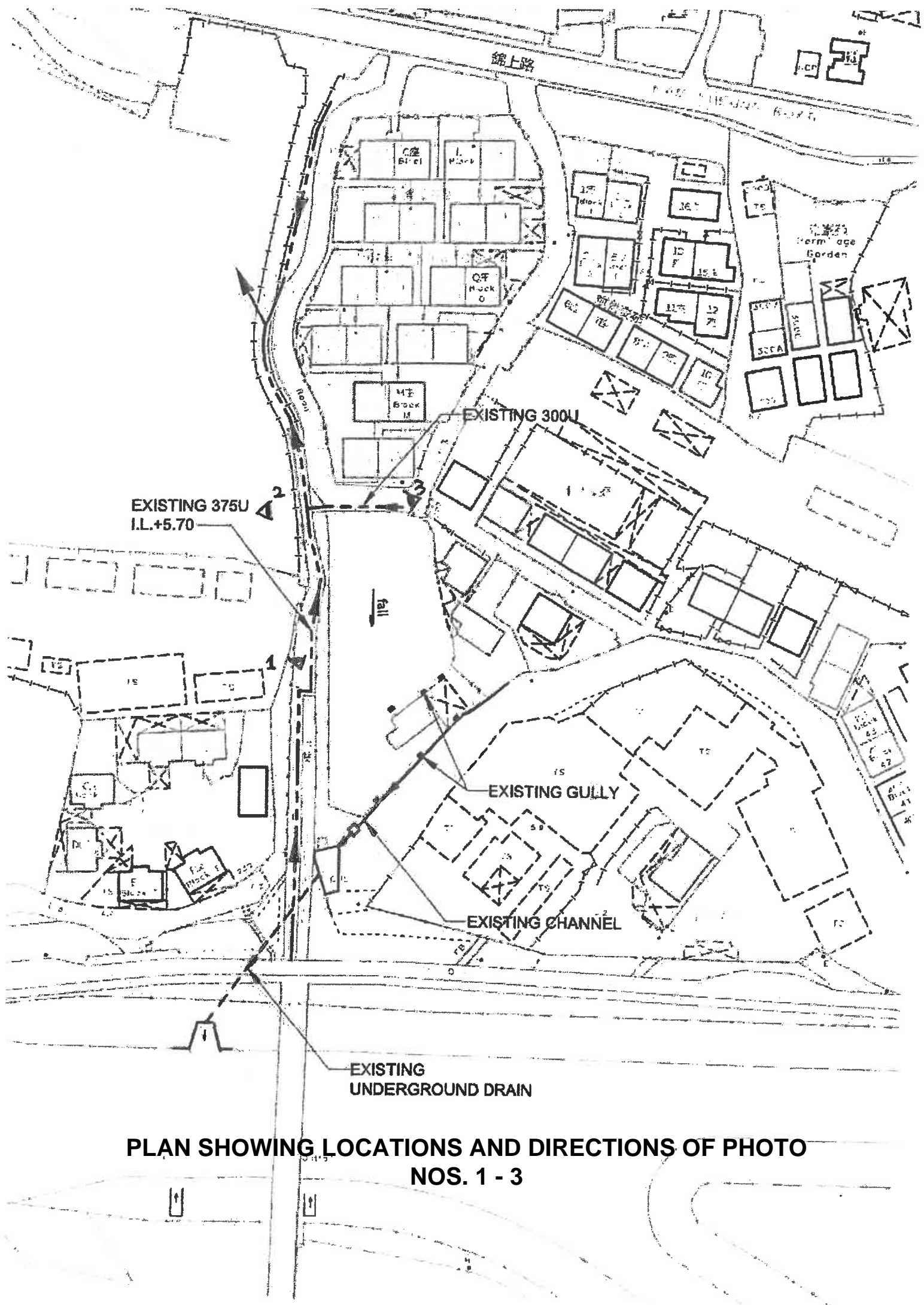


- Notes
1. All dimensions are in millimetres.
  2. Gratings are cast iron to conform with grade EN-1561-150 of BS EN 12440.
  3. All cast iron parts shall be coated with a bitumen coating.
  4. All grating corners shall be rounded to approximately 2mm.
  5. Gratings with square hole pattern are suitable for use on cycle tracks. Gratings with oblong hole pattern are suitable for use along the back of footpaths or along verges.
  6. Stainless channel shall be placed on 500mm wooden with special pieces purposely manufactured to suit actual site conditions and to avoid create cutting of grating.

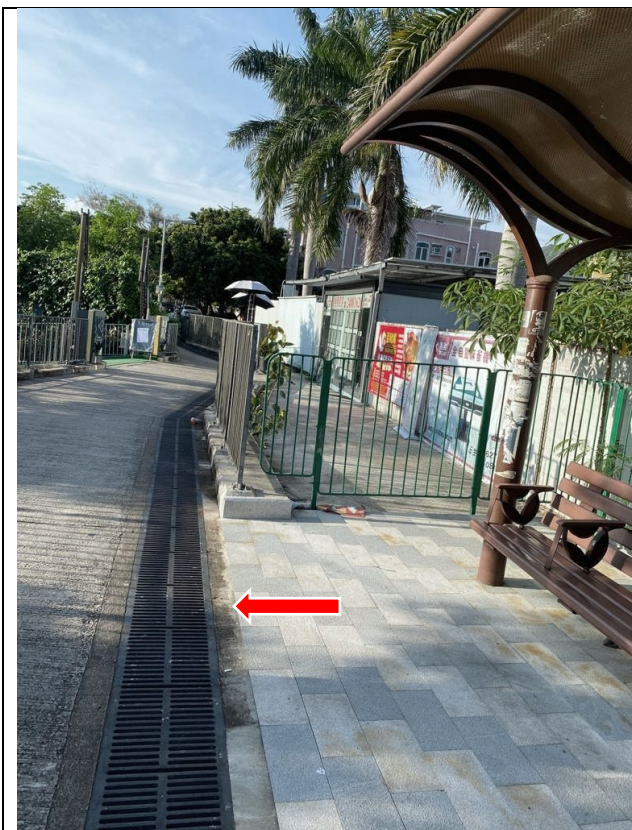


DRAINAGE PLAN NO. D02

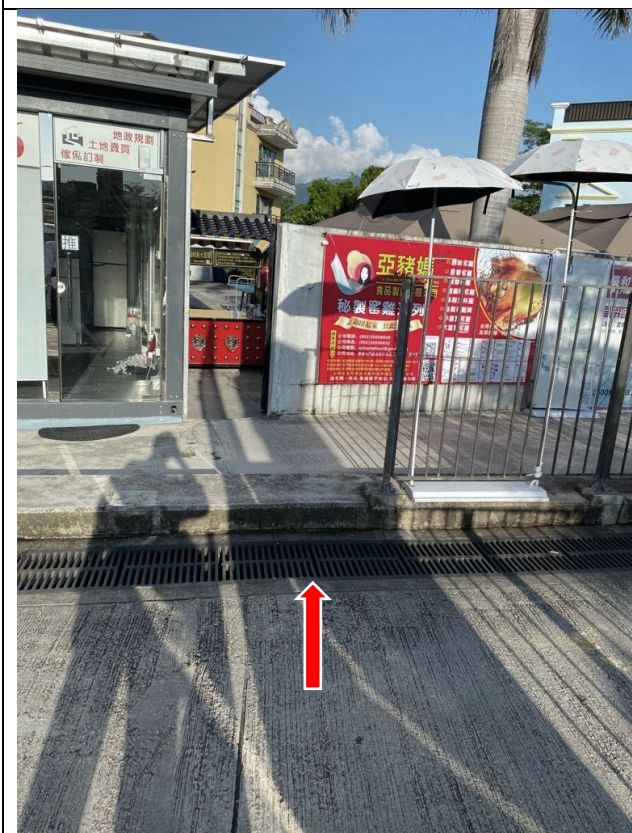
PROPOSED DRAINAGE CHANNEL IN THE DEVELOPMENT SITE



**PLAN SHOWING LOCATIONS AND DIRECTIONS OF PHOTO  
NOS. 1 - 3**



**Photo No.1: Existing 375mm UC along Western Boundary**



**Photo No.2 Existing 375mm UC along Western Boundary**





**Photo No.3: Existing 300mm UC along Northern Boundary**

## **APPENDIX C**

### **Design Checking of Existing 375mm UC and the Proposed 225mm UC**

### **Drainage Design Calculation**

The proposed site was generally flat with site area of about 540m<sup>2</sup>.

Assuming possible inflow from adjacent land with catchment area of about 30% of the site area,

Total Catchment Area = 540 x 1.3 = 702m<sup>2</sup>

Runoff coefficient k = 1.0

Rainstorm return period = 1 in 50 year

Assume time of concentration = 5 minute,

#### **Checking of Capacity of Proposed 225mm UC:-**

From Figure 8.2, i = 260 mm/hr

$$Q = kAi/3600 = 1 \times 702 \times 260 / 3600 = 50.7 \text{ l/s} = 3,042 \text{ l / min.}$$

For 225 UC of gradient of 1 : 100,

From Figure 8.7,

$$Q = 3,200 \text{ l/min.} > 3,042 \text{ l/min.} \quad \text{O.K.}$$

$$\text{Flow velocity} = 1.50 \text{ m/s} > 1.3 \text{ m/s} \quad \text{O.K.}$$

#### **Checking of Capacity of Existing 375mm U-channel:-**

The catchment area for the existing 375mm U-channel is assumed to be as shown in the enclosed plan.

The estimated catchment area is about 100m x 40m = 4,000m<sup>2</sup>.

For time of concentration of 10 minutes, under 1 in 50 return period,

From Figure 8.2, i = 240 mm/hr

For estimated catchment area of 4,000 m<sup>2</sup>, with average runoff coefficient, k, of 0.8,

$$Q = kAi/3600 = 0.8 \times 4000 \times 240 / 3600 = 213 \text{ l/s} = 12,800 \text{ l / min.}$$

For 375 UC of gradient of 1 : 100,

From Figure 8.7,

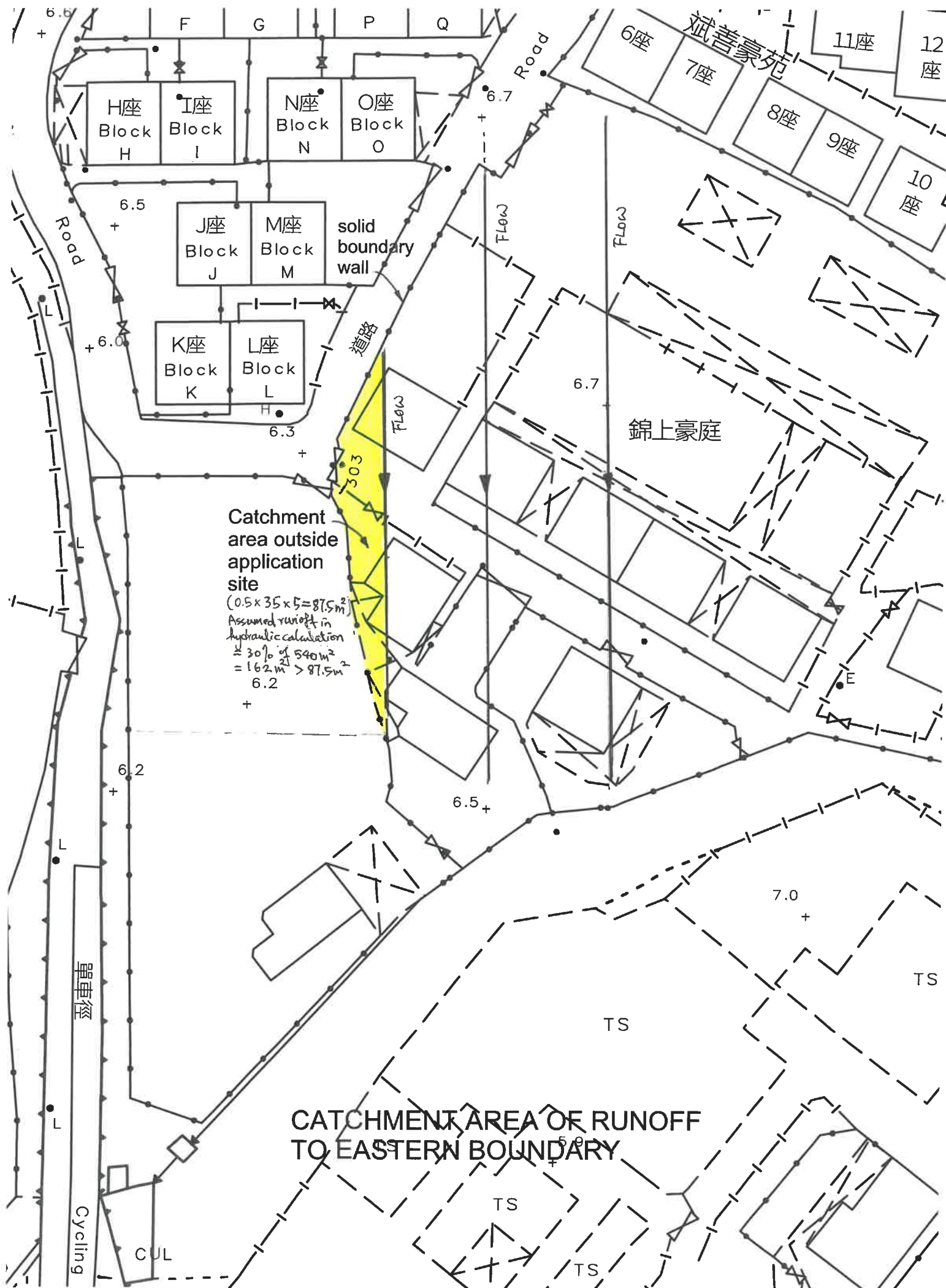
$$Q = 15,000 \text{ l/min.} > 12,800 \text{ l/min.} \quad \text{O.K.}$$

$$\text{Flow velocity} = 2.1 \text{ m/s} > 1.3 \text{ m/s} \quad \text{O.K.}$$

The existing 375mm U-channel is therefore sufficient to carry and discharge the runoff from the development site and its associated areas.

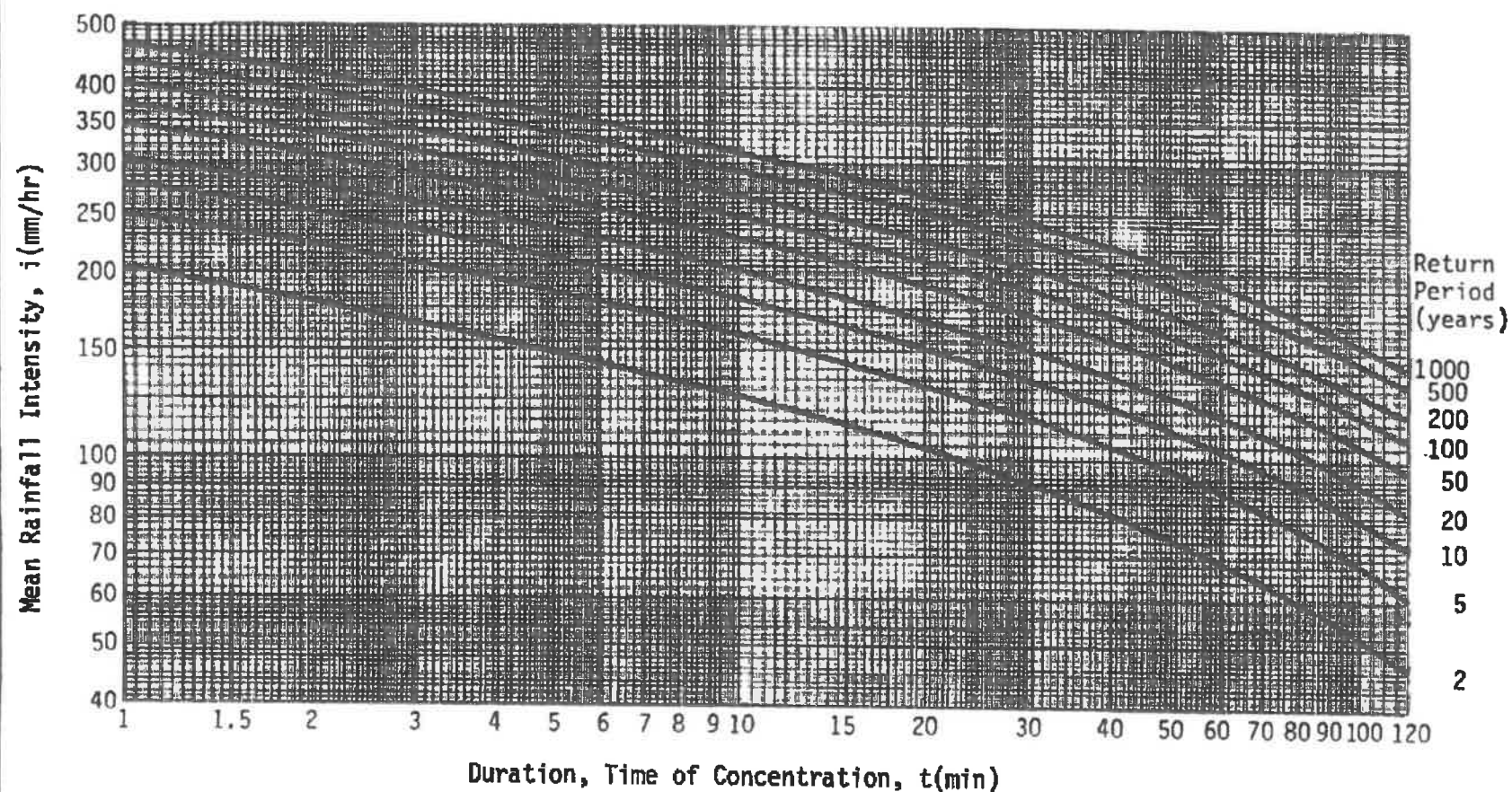






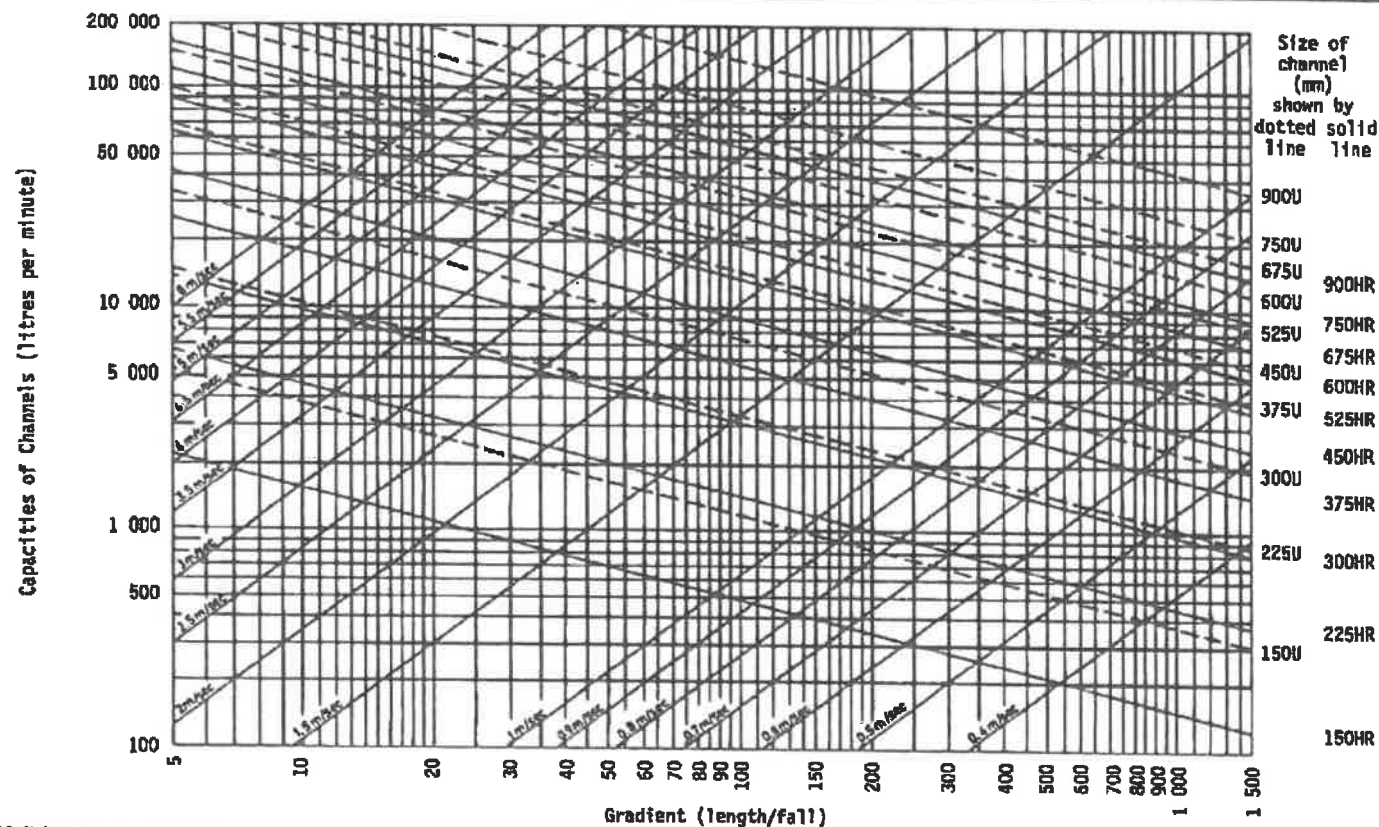
Catchment area outside application site  
(0.5 x 35 x 5 = 87.5m<sup>2</sup>)  
Assumed runoff in hydraulic calculation  
= 30% of 540m<sup>2</sup>  
= 162m<sup>2</sup> > 87.5m<sup>2</sup>  
6.2

CATCHMENT AREA OF RUNOFF TO EASTERN BOUNDARY

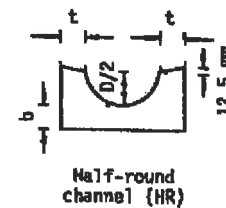
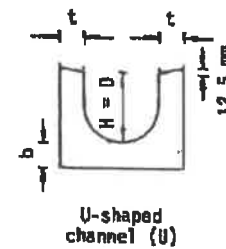


Note : The intensity-duration rainfall curves are from Peterson & Kwong (1981) - A design rainstorm profile for Hong Kong, Technical Note No. 58, Royal Observatory, Hong Kong. Data from tilting siphon records 1947-1980 (Royal Observatory) and instantaneous rate-of-rainfall records 1952-1980 (King's Park).

Figure 8.2 - Curves Showing Duration and Intensity of Rainfall in Hong Kong for Various Return Periods



Channel dimensions



#### DESIGN METHOD USING CHART

(a) Normal channel Solution

1. Runoff
2. Gradient
3. Channel size
4. Velocity

Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. ( $\leq 4$  m/sec.  $\therefore$  OK)

(b) Stepped channel Solution

1. Runoff
2. Velocity
3. Channel size
4. Gradient

Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels