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Sent: 2026-09-11 Friday 09:44:36
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Subject: S. 16 Planning Application No. A/YL-KTS/1135 - Submission of Further Information (2)
Attachment: A_YL-KTS_1135_FI2_Attachment 1_RtoC.pdf; A_YL-KTS_1135_FI2_Attachment 2_Revised DIA.pdf; A_YL-KTS_1135_FI2_Attachment 3_Plans.pdf

Dear Selena,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and
Associated Filling of Land for a Period of 3 Years
in “Agriculture” Zone at Various Lots in D.D. 106 and adjoining Government Land, Kam Tin South,
Yuen Long
(Planning Application No. A/YL-KTS/1135)**

Submission of Further Information (2)

Reference is made to the captioned planning application and the departmental comments received via phone/email from the Planning Department on 15.6.2026, 24.6.2026, 25.6.2026 and 20.7.2026.

In response to the concerned departmental comments, we are pleased to submit further information including the following documents for your consideration:

Attachment 1 – Responses to Comments Table

Attachment 2 – Revised DIA

Attachment 3 – Revised Plan 1 to Plan 5

In view of DSD’s comments on 20.7.2026 (**Attachment 1**) and the discussion with DSD, a re-alignment of the existing (ex.) watercourse S1 within the Site is proposed, by which it would be replaced by a rectangular channel (1.0m(W)x1.0m(D)) at the landscape buffer along the northern boundary (**Attachment 3**). Moreover, the applicant proposed to setback the eastern and western part of the application boundary for 3m to exclude part of the ex. watercourses S1 and S2, thus minimising the impact on the existing watercourse.

In this connection, the application site area has been slightly reduced (-627m² (-3.9%)), which would not result in a material change to the subject application. Part of the site area originally reserved as landscape buffer would be excluded from the application due to the setback proposed, while the remaining landscape buffer not

overlapping with the ex. watercourses S1 and S2 shall be kept. This results in a 2m to 5m wide landscape strip to be provided along the eastern, northern and western site boundaries. Please find the following table of the comparison of the major development parameters of the current and previous submitted scheme for reference.

Major Development matters	Previous Scheme	Current Scheme	Differences
Application Site Area (about)	16,076m ²	15,449m ²	-627m ² (-3.9%)
Total Gross Floor Area (about)	9,109m ²	9,109m ²	No change
Plot Ratio	0.57	0.59	+0.02 (+3.5%)
Site Coverage	57%	59%	+2% (+3.5%)
No. of Structures	3	3	No change
BH	Not more than 11m	Not more than 11m	No change
Parking Space for Private Car	2	2	No change
Loading/Unloading Space for HGV	3	3	No change

The applicant would like to clarify that the proposed warehouse will be used for storage of miscellaneous goods (e.g. construction materials, construction machineries and vehicle parts etc.). All goods will be stored within the enclosed warehouse structure to minimise nuisance to the surrounding areas.

Regarding to the current status of the applicant's original business operation in Ha Tsuen, Yuen Long, New Territories, the applicant has discontinued the business operation on October 2025. The Site has been resumed by the Government as Government Land. The applicant desperately needs to find a suitable site for relocation in order to continue his business operation.

Best regards,

Tiffany HUI

Town Planner

Tensor Planning and Surveying Limited

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[REDACTED]

Attachment 1

Response-to-Comments Table

Attachment 1 - Response-to-Comments Table

No.	Comments	Responses
1	Chief Engineer/Mainland North, Drainage Service Department (Contact Person: TSE Chi Wai), dated 24.6.2026 (a) The applicant is reminded that Drainage Impact Assessment (DIA) is required for this application. Please make reference to the Advice Note 1 issued by DSD for more details in preparing the DIA;	A Drainage Impact Assessment (DIA) with reference to DSD Advice Note 1 has been conducted to review the existing drainage system in the vicinity of the Site and the potential drainage impacts that may arise from the proposed development. Please refer to the FI(1) submitted on 12.6.2026 for your reference.
	(b) As noted, the application site (the Site) is close/adjacent to the existing watercourse at its eastern side. Since there is a potential increase flooding risk to the area if this watercourse is disturbed or affected by the operation of the applicant(s). Therefore, the Site shall exclude the watercourse and the adjoining area 3m from the crest of the watercourse from the captioned S.16 application;	A DIA report is submitted to supersede this drainage proposal. The DIA involve the replacement of the said existing watercourse.
	(c) The ground to the south and west of the Site are generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation. Please make reference to the latest Technical Note	The catchment from the ground to the south and west of the site is considered in the DIA report.

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	No. 1 issued by DSD for more details in preparing the drainage proposal. Please upgrade all drainage facilities size accordingly	
	(d) Peripheral surface channels shall be provided along the Site boundary at the existing /original ground level (instead of the revised ground level) to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands. Please review the level of the proposed peripheral surface channel in Section A-A and B-B accordingly;	Peripheral channel is provided.
	(e) According to the notes of Drawing No. D01-1, sand trap or provision alike will be provided at the proposed catchpit (CP10). Please also indicate the above on the drainage plan for reference;	It is indicated in the DIA report.
	(f) The existing 1 m width watercourse, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by his office. The applicant(s) shall resolve any conflict/disagreement arisen for discharging the runoff from the Site to the proposed discharge point(s). In the case that it is a local village drains, District Officer (Yuen Long) should be consulted. Moreover, the applicant(s) should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site. Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system;	Noted.

	(g) Further to (6) above, since there is no record of the said discharge path. Please provide site photos at different locations and views to demonstrate its presence and existing condition;	Photos are provided in the DIA report.
	(h) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;	Noted.
	(i) The applicant(s) should consult District Lands Officer/Yuen Long and seek consent from the relevant owners for any drainage works to be carried out his lot boundary before commencement of the drainage works; and	Noted.
	(j) For any change of existing ground level and associated works proposed by the applicant(s) that could affect adjacent land and cause other impacts and/or other issues to public, please consider to require the applicant to submit technical assessment(s) in other aspects and seek comment from relevant department as necessary.	Noted.
2	Chief Engineer/Mainland North, Drainage Service Department (Contact Person: TSE Chi Wai), dated 20.7.2026 (a) Para. 3.1.3: Please note that Corrigendum No. 1/2024 of the Stormwater Drainage Manual has been issued. The storm constants should align with the values specified in Table 3a of the Corrigendum when assessing the drainage impact;	Storm constant according to Corrigendum No. 1/2024 of the Stormwater Drainage Manual is adopted. Please refer to the Attachment 2 for the revised DIA for your reference.

	(b) Section 3.2: For a conservative approach, the runoff coefficient for unpaved area should be 0.35 (instead of 0.25);	0.35 runoff coefficient for unpaved area is adopted.
	(c) Para. 3.4: The proposal for replacing two existing watercourses by the proposed underground concrete pipes is not desirable from public drainage point of view. The overland flow from the adjacent lands cannot be well collected by these concrete pipes and flooding/local ponding would be happened. Besides, the existing connections to these affected watercourses will be also affected due to the proposal and caused flooding to adjacent areas. Since there is a potential increase flooding risk to the area if this watercourse is disturbed or affected by the operation of the Applicant, please consider excluding these watercourses and the adjoining areas 3m from the crest of the watercourse from the captioned S.16 application. Otherwise, please provide adequate measures to ensure the existing watercourse(s) can be operated in good condition anytime;	Site layout is revised and only portion of S1 is replaced by a proposed rectangular channel, and S2 would not be affected.
	(d) Appendix B: It is noted that the utilization rate of some proposed drainage facilities is nearly reached its maximum capacity, which is not desirable from public drainage point of view. Practically, the utilization rate shall be designed lower than 85% for a conservative approach. Please review and upgrade the size and gradient of the proposed drainage facilities accordingly;	It is revised accordingly.

	(e) Appendix D: The Manning coefficient (n) should be 0.016 instead of 0.014. Please amend accordingly;	0.016 Manning coefficient (n) is adopted.
	(f) Please be reminded to comply with "DSD Technical Circular No. 1/2017 Temporary Flow Diversions and Temporary Works Affecting Capacity in Stormwater Drainage Systems" if the proposed works involve the construction of permanent or temporary works within, over or adjacent to DSD's stormwater drainage systems. In addition, the drainage works related to existing stormwater drainage systems should be implemented during dry seasons only;	Noted.
	(g) Figure 4: The size of all existing watercourses at each section (S1, S2 and S3 - inside/outside the application site) shall be indicated on the drainage plan for review. Please provide site photos at different locations and views inside the application site to demonstrate their existing condition. Please also use different colors for the site boundary for easy reference;	Please note that this DIA aims at supporting the S16 application by providing a schematic design and justification. Detailed survey and design shall be carried out upon approval of S16. It is also stated in the report.
	(h) Figure 4: Sand trap or provision alike will be provided at the proposed catchpit (CP10). Please also indicate the above on the drainage plan for reference;	Noted.
	(i) Figure 6: Peripheral surface channels shall be provided along the site boundary at the existing/original ground level (instead of the revised ground level) to collect the surface runoff accrued on the	The surrounding is either flowing away from the site (south, west and north) or there is S2 (east). The proposed development would not affect any overland flow.

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	application site and to intercept the overland flow from the adjacent lands. Please review the level of the proposed peripheral surface channels in Sections A-A and B-B accordingly;	
	(j) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;	Noted.
	(k) The Applicant should consult District Lands Officer/Yuen Long, Lands Department and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;	Noted.
	(l) The Applicant is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The Applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system;	Noted.
	(m) The Applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the Applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom;	Noted.

	(n) The proposal must not obstruct overland flow or existing flow paths. All existing flow paths as well as the runoff falling onto and passing through the site will be intercepted and disposed of via proper discharge points. Free flow condition of the adjacent drains, channels and watercourses should be maintained at all time; and	Noted.
	(o) The Applicant is required to ensure that no construction debris, silt and sediments, or cementitious materials will be discharged to or deposited inside the public drains from the site. Any blockage or damage of public drains arising from the construction works shall be made good at the cost of the Applicant and to his satisfaction.	Noted.
3	Director of Agriculture, Fisheries and Conservation (Contact Person: Ms. WONG Cheuk-ling), dated 25.6.2026 (p) It is noted from the aerial photo that the subject site is vegetated, yet it is noted from part 6 (A) (e) (iii) of form no. S16 III that there will be no tree felling. Please ask the applicant to clarify whether tree will be felled for the proposed use.	Please refer to the submitted tree survey and landscape proposal at Appendix E and Appendix F respectively of the planning statement. According to the site inspection conducted on 26.4.2026, there were a total of five trees identified within the Site. There is no Old Valuable Tree or rare tree species found on-site. For site formation and business operation purposes, three trees are

		proposed to be felled, and two trees are proposed to be retained within the proposed 5m wide landscape strip. To mitigate the potential landscape impacts that would be arisen from the proposed development, three trees of local species, i.e. <i>Polyspora axillaris</i> , are proposed to be planted at the 5m wide landscape strip at a 1:1 compensatory ratio.
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