

By Email

Our Ref: S3130/LWT/24/007Lg

18 July 2025

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



PLANNING LIMITED

規劃顧問有限公司



電話TEL: [REDACTED]  
傳真FAX: [REDACTED]  
電子郵件EMAIL: [REDACTED]

Dear Sir/ Madam,

**Proposed Temporary Religious Institution (Zen Practice Hall) with Ancillary Shop and Services for a Period of 3 Years in “Industrial (Group D)” Zone, Lot 1633 in D.D. 114 and Adjoining Government Land, Kwun Yam Shan, Yuen Long (Section 16 Planning Application No. A/YL-SK/419)**

**- Further Information No. 1 -**

Reference is made to the captioned S16 Planning Application scheduled for consideration by the Town Planning Board (“TPB”) on 1 August 2025 and the departmental comments received on 7 and 10 July 2025.

In response to the comments received, we hereby submit this Further Information (“FI”) No.1 for the TPB’s consideration. This FI submission consists of:

- 1) Response-to-Comment Table
- 2) Annex A – Revised Drainage Proposal
- 3) Annex B – Traffic Arrangement Plan

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

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

Benjamin TUNG

Encl.

cc. the Applicant & Team

PL/BT/vy

**Proposed Temporary Religious Institution (Zen Practice Hall) with Ancillary  
 Shop and Services for a Period of 3 Years in "Industrial (Group D)" Zone,  
 Lot 1633 in D.D. 114 and Adjoining Government Land, Kwun Yam Shan, Yuen Long  
 (Section 16 Planning Application No. A/YL-SK/419)**

**- Further Information No. 1 -**

Items	Comments	Responses
<b>1</b>	<b>Comments from District Lands Officer, Yuen Long, Lands Department received on 7 July 2025                      (Contact Person: Mr. Y.C. WONG; Tel: 2443 3474)</b>	
1.1	DLO(YL) objects to the application.	Noted.
1.2	The following irregularities <u>not</u> covered by the subject planning application have been detected.	The objection was mainly related to the occupation of Government Land <b><u>NOT</u></b> covered by this planning application.
1.3	<p><u>Unlawful occupation of Government land not covered by the planning application</u></p> <p>The Government land adjoining Lot Nos. 694, 1625, 1630 and 1636 all in D.D. 114 and Sheung Tsuen Lot No. 416 in D.D. 112 has been unlawfully occupied by Ling Wan Monastery with unauthorised structures without permission. The Government land being unlawfully occupied is not included in the application. Please clarify the extent of the application site with the applicant. According to the record, a Short Term Tenancy Offer Letter dated 21.9.2017 was issued to the applicant. However, the offer was not accepted. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice.</p>	<p>The Application Site does <b><u>NOT</u></b> cover the said Government Land adjoining Lot No. 694, 1625, 1630 and 1636 all in D.D. 114 and Lot No. Sheung Tsuen Lot No. 416 in D.D. 112. Lands Department's concern and the right to take necessary land control action against the unlawful occupation of Government Land is noted. However, DLO(YL) and the Ling Wan Temple are currently working together with a view to regularise the unauthorised occupation of Government land in question by way of a Short Term Tenancy ("STT"). For details please refer to the progress vide DLO Case File Ref. DLOYL23/YKT/2015.</p> <p>This Application only covers Lot 1633 in D.D. 114 and adjoining Government land which is 60m to the east of the aforesaid Government land. The Application Site which is owned by Sham Shing Tong (who will offer his land to Ling Wan Temple upon planning approval) shall be considered separately on a case-by-case basis and therefore should not jeopardise its development right.</p>
<b>2</b>	<b>Comments from Chief Engineer/Mainland North, Drainage Services Department received on 7 July 2025                      (Contact Person: Mr. CHAN Yue Lap, Kenneth; Tel: 2300 1259)</b>	
2.1	I have reservation on the proposed application from drainage point of view. The applicant should take into account the comments below to	A revised drainage proposal ( <b>Annex A</b> ) is prepared and attached.

Items	Comments	Responses
	prepare and submit a drainage proposal to support the captioned application.	
2.2	The ground level at the eastern and southern sides of the application site are higher. The applicant should take into account the surface drain discharged from the site and the adjacent lands to design the drainage system.	The surface discharges from the eastern and southern sides of adjacent lands are included in the hydraulic calculation of <b>Annex A</b> .
2.3	Please advise the C.L. and I.L size and gradient of the proposed drainage facilities to be discharged from the site and/or the overload flow intercepted from the adjacent lands.	Please refer to Drg. No. Drain 01 of <b>Annex A</b> .
2.4	Please demonstrate with hydraulic calculation that the proposed/existing drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.	Please refer to the hydraulic calculation of <b>Annex A</b> .
2.5	Cross sections at longitude direction showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Please refer to Drg. No. Drain 02 of <b>Annex A</b> .
2.6	Standard details should be provided to indicate the sectional details of the proposed u-channel and the catachpi.	Please refer to Drg. No. Drain 02 of <b>Annex A</b> .
2.7	Adequate opening should be provided at boundary walls to intercept the existing overland flow passing through the site.	No boundary wall will be erected. Thus, no opening is required.
2.8	The applicant shall resolve any conflict /disagreement with relevant owners(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the application site.	Noted.
<b>3</b>	<b>Comments from Commissioner for Transport received on 10 July 2025 (Contact Person: Mr. HON Ho Ting, Louis; Tel: 2399 2427)</b>	
3.1	Please ask the applicant to provide the following information:- (1) estimated hourly trips (including the trips for common logistic apart from visitor trips) to/from the site;	As stated in Supporting Planning Statement paragraph 4.3.3, all practitioners are required to take public transport to visit the Application Site. For common logistics, one light goods vehicle arrives and departs the loading and unloading area indicated in <b>Annex B</b> at 11:00a.m. and 4:00p.m. at present serving Ling Wan Temple. The proposed zen practice hall will utilise the existing logistic service serving Ling Wan Temple and will not induce additional traffic.

Items	Comments	Responses
3.2	(2) the location of the loading/unloading for common logistic; and	The location of the loading/unloading area for the Application Site is indicated in <b>Annex B</b> . Common goods will be transported from the L/UL area to the Application Site by hand or trolley via the route indicated.
3.3	(3) the location of the proposed traffic control guard for controlling traffic.	The location of the proposed traffic control guard is indicated in <b>Annex B</b> .

Encl.

**Annex A – Revised Drainage Proposal**

**Annex B – Traffic Arrangement Plan**

**Complied by: KTA Planning Limited**

**Date: 18 July 2025**

**File Ref: 20250718\_S3130\_R-to-C**

## ***Annex A***

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### **Revised Drainage Proposal**

Proposed catchpit STT-B1 with 150 sand trap C.L. 79.9, G.L.79.6, I.L. 79.46

Proposed catchpit STT-B2 with 150 sand trap C.L. 79.9, G.L.79.6, I.L. 79.41

Proposed catchpit Lot-2 with 150mm sand trap C.L.83.6, G.L. 80.6, I.L. 80.37

Proposed DN 225 UPVC down pipe connected from catchpit Lot-2 to STT-A1

Proposed catchpit STT-A1 with 150 sand trap C.L. 79.9, G.L. 79.6 I.L. 79.40

Proposed catchpit STT-Last with 150 sand trap C.L. 79.9, G.L. 79.6, I.L. 79.37

Proposed 225 UPVC down pipe (with steel brackets @ 1.5m centres fixing into slope) to discharge storm water into extg open nullah

extg 300 U-C to open nullah

Extg electricity pole



2) First start of proposed STT 225mm U-C with C.I cover at 1 in 200 gradient for area 251.6 sq.m (n.e. 350 sq.m. Appendix A in DSD's Tech Note 1 refers)

Proposed catchpit Lot-A1 with 150 sand trap C.L. 80.9, G.L. 80.6, C.L. 80.45

1) Start of proposed lot peripheral 225mm U-C with C.I. cover at 1 in 200 gradient for area 232.2 sq.m (n.e. 350 sq.m. Appendix A in DSD's Tech Note No.1 refers)

Proposed catchpit STT-C3 with 150 sand trap C.L. 79.9, G.L.79.6, I.L. 79.5

Proposed catchpit Lot-B1 with 150 sand trap C.L. 80.9, G.L. 80.6, I.L.80.44

Proposed catchpit STT-D1 with 150 sand trap C.L. 79.9, G.L.79.6 I.L. 79.47

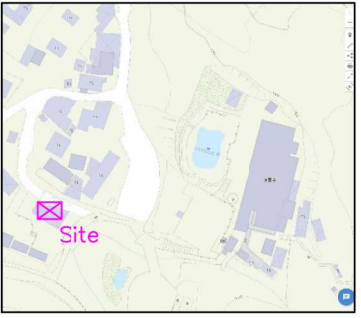
Proposed catchpit STT-C2 with 150 sand trap C.L. 79.9, G.L.79.6, I.L. 79.52

Proposed catchpit STT-C1 with 150 sand trap C.L. 79.9, G.L.79.6, I.L. 79.56

3) Second start of proposed STT 225mm U-C with C.I. Cover at 1 in 25 gradient

LEGEND

LOCATION



DESCRIPTION	AREA (SQ.M/SQ. FT)	PORTION
LOT 1633	232.2/2,500	
PROPOSED STT	251.6/2,708	
PROPOSED S#1	91.0/979	
PROPOSED S#2	35.0/376	
PROPOSED S#3	35.0/376	

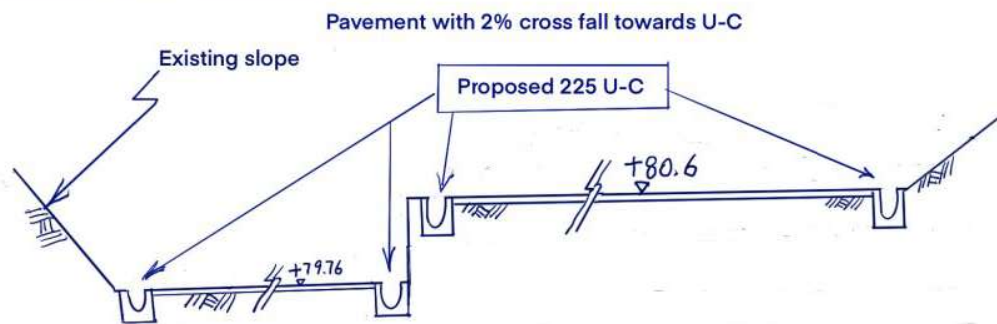
Proposed Implementation of Drainage Proposal for Lot No.1633 and proposed STT

Drg. No. Drain 01

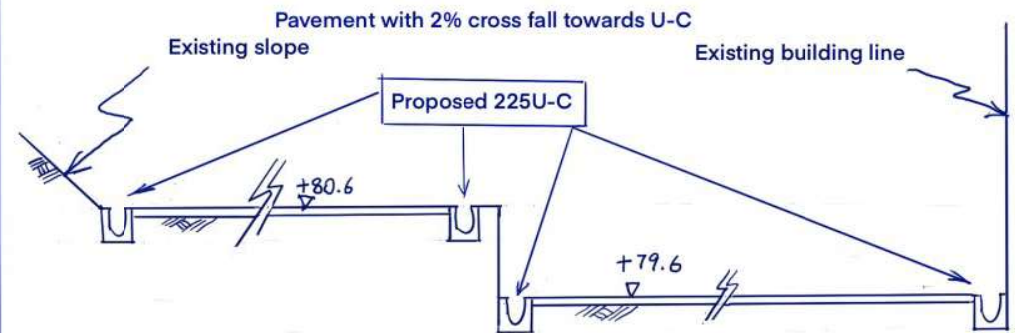
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Date : 16/07/2025

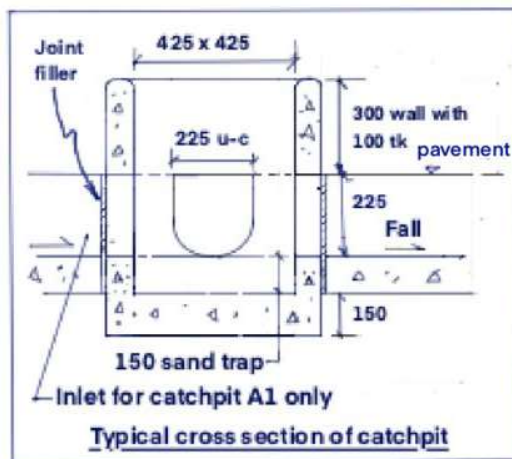
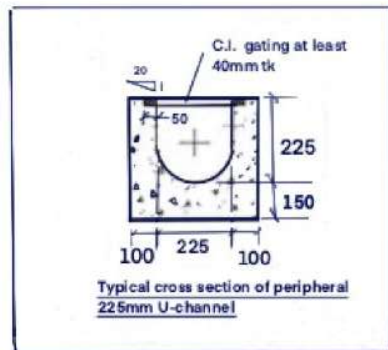




Section X-X (not to scale)



Section Y-Y (not to scale)

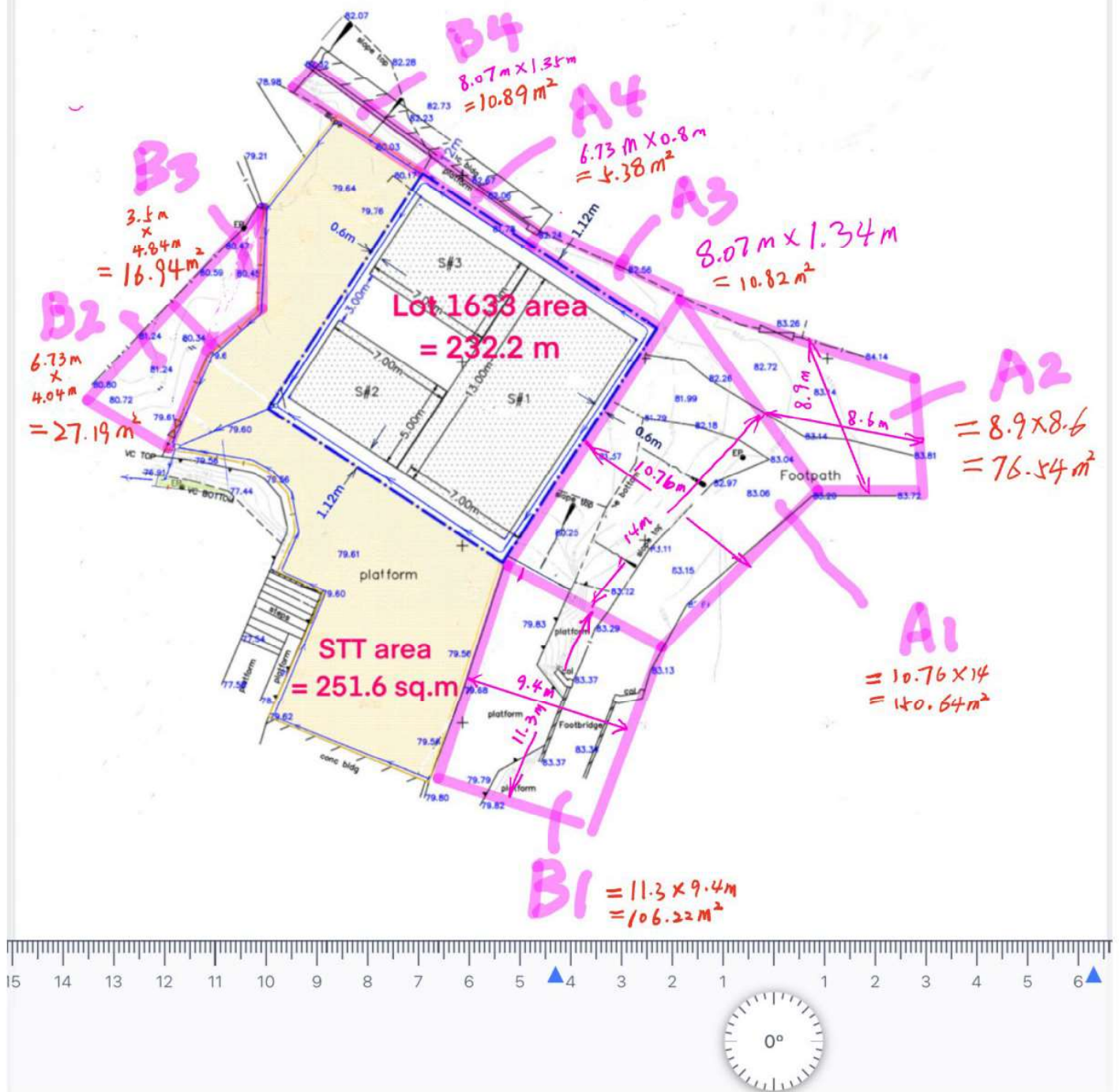


Proposed Implementation  
of Drainage Proposal for  
Lot No.1633 and proposed  
STT

Drg. No. Drain 02

Scale : Not to scale

Date : 16/07/2025



Total area A = Lot area + STT area + A1 + A2 + A3 + A4 + B1 + B2 + B3 + B4  
 $= 232.2 + 251.6 + 150.46 + 76.54 + 10.82 + 5.38 + 106.22 + 27.19 + 19.64 + 10.89$   
 $= 890.94 \text{ ( say 900 sq.m)}$



## Hydraulic calculation

As slope of proposed dn 225 down pipe is greater than  $45^\circ$ , take slope 35 (0.6%) for checking.  
Slope = 0.6

### Criteria:

For rural area, taking the HK 500-year heavy rain return period as 158mm/hr, thus

Rain fall intensity  $I = 158\text{mm/hr} = 0.158\text{m/hr}$

Runoff coefficient  $C = 0.8$  (concrete pavement)

Catchment area  $A = 900\text{ sq.m}$

Safety factor  $f = 1.5$

### i) Determine Safety Water Flow Rate

By Rational Method,

$$\begin{aligned}\text{Designed water flow rate } Q_d &= (C \cdot I \cdot A) / 3600 \text{ cu.m/s} \\ &= (0.8 \cdot 158 / 1000 \cdot 900) / 3600 \\ &= 0.0316 \text{ cu.m/s} \\ &= 31.6 \text{ L/s}\end{aligned}$$

$$\text{Safety water flow rate } Q_s = Q_d \cdot f = 31.6 \cdot 1.5 = 47.4 \text{ L/s}$$

### ii) Checking of water carrying capacity of proposed dn 225 UPVC pipe

Internal diameter  $d = 0.225\text{m}$ , hydraulic radius  $R = d/4 = 0.05625$

Cross area of pipe  $a = \pi \cdot d^2 / 4 = 3.1416 \cdot 0.225^2 / 4 = 0.039 \text{ sq.m}$

Manning coefficient for UPVC pipe  $n = 0.009$

Pipe gradient  $S = 0.6\% = 0.006$

By Manning Formula (for water flow under gravity):

(a) Flow rate of full bore pipe  $Q_{full}$

$$\begin{aligned}Q_{full} &= (1/n) \cdot a \cdot R^{2/3} \cdot S^{1/2} \\ &= 1/0.009 \cdot 0.039 \cdot (0.05625)^{2/3} \cdot (0.006)^{1/2} \\ &= 111.11 \cdot 0.0398 \cdot 0.149 \cdot 0.07746 \\ &= 0.051 \text{ cu.m/s} \\ &= 51 \text{ L/s}\end{aligned}$$

$$Q_{full} > Q_s \text{ (checked ok)}$$

b) Velocity of full bore flow

$$V_{full} = Q_{full} / a = 0.051 / 0.039 = 1.307 \text{ m/s}$$

Velocity of designed flow  $V_d$

$$V_d = Q_d / a = 0.0316 / 0.039 = 0.81 \text{ m/s} \text{ (} > 0.6 \text{ m/s min flow velocity required to prevent flooding)}$$

$$\text{Checking: } V_{full} > V_d \text{ --- (o.k)}$$

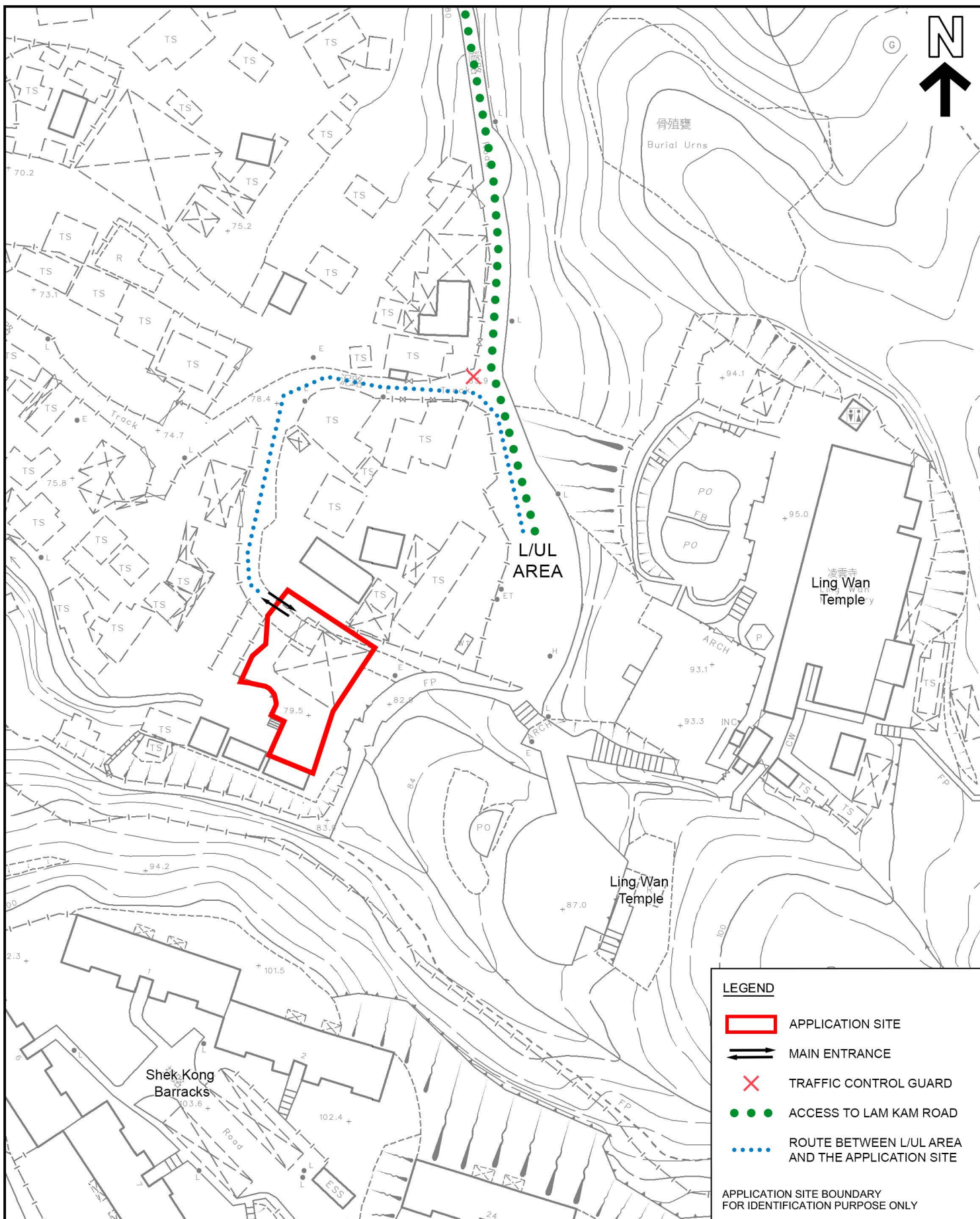
**Conclusion :**

The hydraulic calculation shows that the proposed drainage facilities are adequate enough to discharge the surface runoff from the application site and the adjacent overland areas to the existing open nullah. Therefore, the proposed drainage facilities that to discharge storm water of the 500-year heavy rain return period into the existing drainage facilities under application would be practically implemented.

## ***Annex B***

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### **Traffic Arrangement Plan**



#### LEGEND

- APPLICATION SITE
- MAIN ENTRANCE
- X TRAFFIC CONTROL GUARD
- ● ● ACCESS TO LAM KAM ROAD
- ● ● ● ● ROUTE BETWEEN L/UL AREA AND THE APPLICATION SITE

APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY



**PLANNING LIMITED**  
規劃顧問有限公司

## TRAFFIC ARRANGEMENT PLAN

PROPOSED TEMPORARY RELIGIOUS INSTITUTION  
(ZEN PRACTICE HALL) WITH ANCILLARY SHOP  
AND SERVICES FOR A PERIOD OF 3 YEARS  
LOT 1633 IN D.D. 114 AND ADJOINING  
GOVERNMENT LAND, KWUN YAM SHAN, YUEN LONG

SCALE 1:1 000

## ANNEX B

EXTRACT PLAN BASED ON  
SURVEY SHEETS No. 6-NE-20A & 20B

DATE: 11.7.2025