
From: [REDACTED] >

Sent: Wednesday, September 30, 2026 5:53 PM

To: tpbpd/PLAND <tpbpd@pland.gov.hk>

Cc: [REDACTED]
[REDACTED]

Subject: S.16 Planning Application No. A/YL-SK/469 - Submission of Further Information (1)

Your Ref.: TPB/A/YL-SK/469

Dear Jason,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
Proposed Temporary Open Storage of Construction Materials and Construction Machineries
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, Shek Kong, Yuen
Long
(Planning Application No. A/YL-SK/469)**

Submission of Further Information (1)

Reference is made to the captioned planning application and the departmental comments received via email from the Planning Department on 24.9.2026.

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 Drainage Proposal

In view of DSD’s comments, a revised drainage proposal is prepared to demonstrated that the proposed development would not induce any adverse drainage impacts on the surrounding areas.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

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

Best regards,

Tiffany HUI

Town Planner

Tensor Planning and Surveying Limited

Direct Line: + [REDACTED] Fax: + [REDACTED]

[REDACTED]

Attachment 1

Response-to-Comments Table

Attachment 1 - Response-to-Comments Table

No.	Comments	Responses
1	Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Jeff TSE), dated 24.9.2026 (i) According to the drainage plan and Section B-B, there is an existing DSD's 750mm u-channel located at Kam Shui South Road and it may be affected/disturbed due to the proposed levelling works, which is not desirable from public drainage point of view. Please review.	In order to suit the level of the egress/ingress of the site, the cover level of the existing 750UC within the site is proposed to be modified to match with that of the egress/ingress level. CP5 and CP6 is provided. The flow would not be affected.
	(ii) Please make reference to the latest Technical Note No. 1 issued by DSD for more details in preparing the drainage proposal. In view of the site area, please consider upgrading all drainage facilities size accordingly.	Noted.
	(iii) 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 application site and to intercept the overland flow from the adjacent lands. Please review the level of the proposed peripheral surface channels in cross sections accordingly.	The cover level of the proposed peripheral channel is at the existing level. Cross sections are revised accordingly.

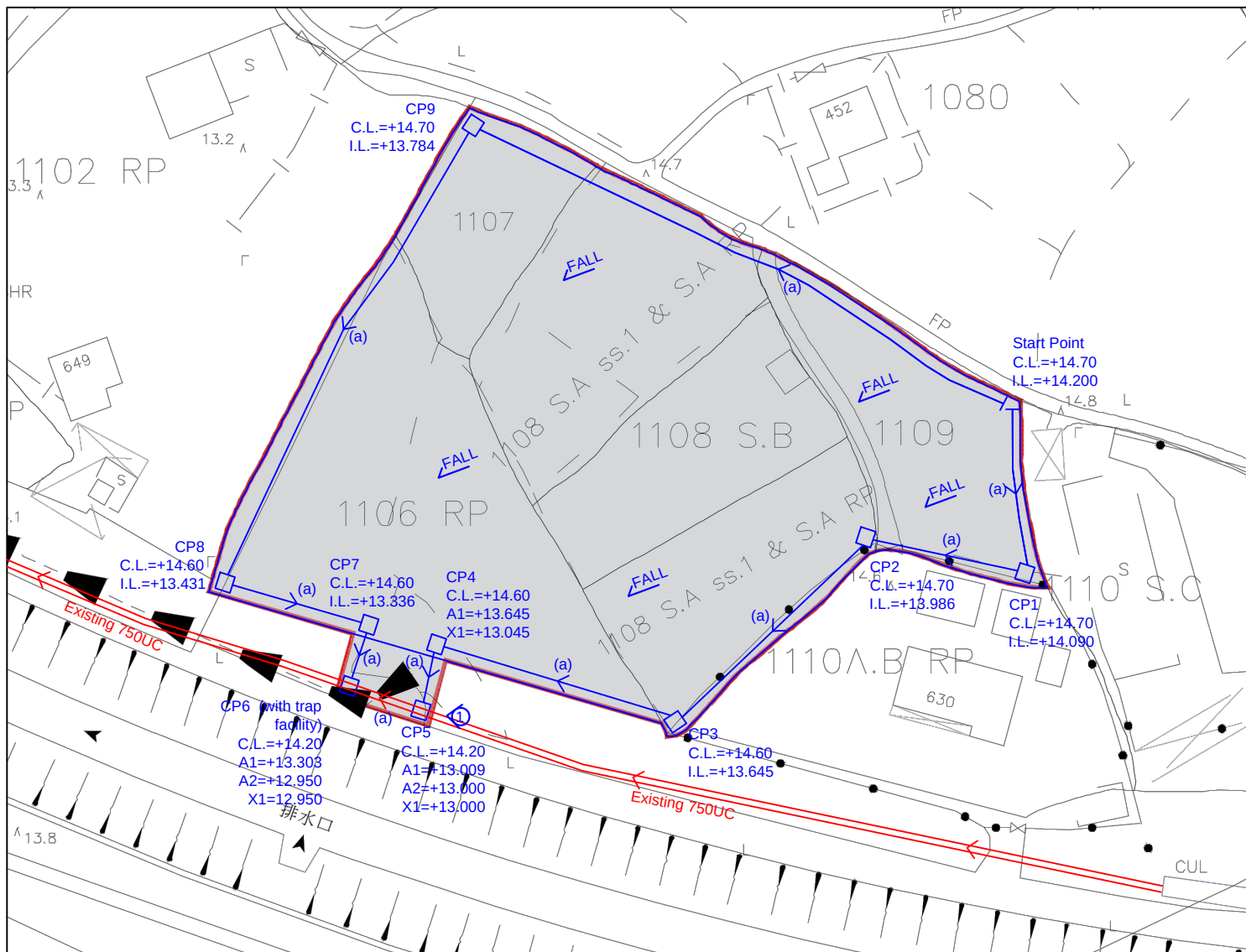
	(iv) In general, only one catchpit with sand trap/terminal manhole will be provided near the site boundary and located within the private lot for each application site before the collected runoff is discharged to the public drainage facilities. Please review the proposed arrangement accordingly.	Trap facility is provided in CP6 only.
	(v) Please indicate the invert level at the proposed start points of peripheral surface channels on the drainage plan in Appendix D for reference.	It is indicated.
	(vi) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
	(vii) The applicant should consult DLO/YL 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.
	(viii) The applicant should submit form HBP1 to this Division for application of technical audit for any proposed connection to DSD's drainage facilities.	Noted and agreed.

Attachment 2

Revised Drainage Proposal

Attachment 2

Revised Drainage Proposal



Note:

1. Catchpits (CP6) with trap facility shall follow CEDD standard drawing No. C24061.

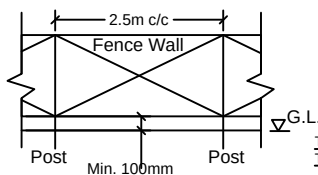
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

3. Fence Wall to be erected (if any) shall be Open-bottom type.

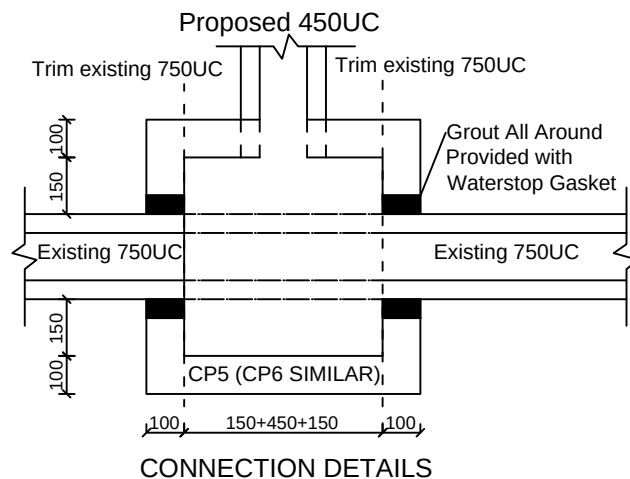
4. Maximum 500mm filling for levelling the site.

LEGEND

- Existing 750UC
- Proposed CatchPit
- Proposed 450UC (1:150) with Cast Iron Cover
- Photo Viewspot



TYPICAL DETAIL OF OPEN-BOTTOM TYPE FENCE WALL



CONNECTION DETAILS

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project:

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERIES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS AT VARIOUS LOTS IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES (A/YL-SK/469)

Title:

Drainage Proposal - LAYOUT

D01

Drawn by:

DM

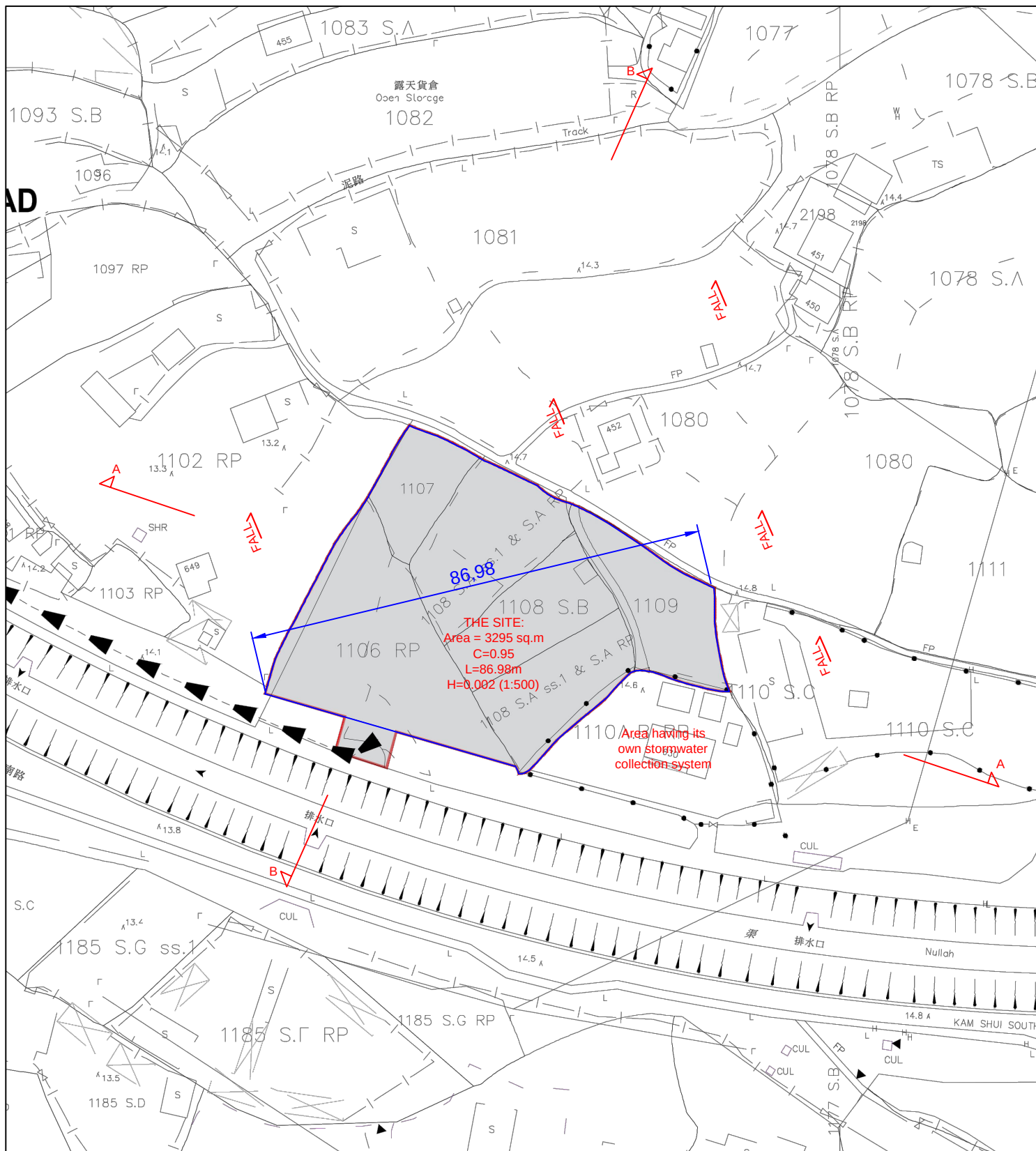
Date:

30-9-2026

Check by:

DM

Scale:



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CHING WAN ENGINEERING CONSULTANT COMPANY

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PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERIES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS AT VARIOUS LOTS IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES (A/YL-SK/469)

Title:

Drainage Proposal -
CATCHMENT AREA PLAN

D02

Drawn by:

DM

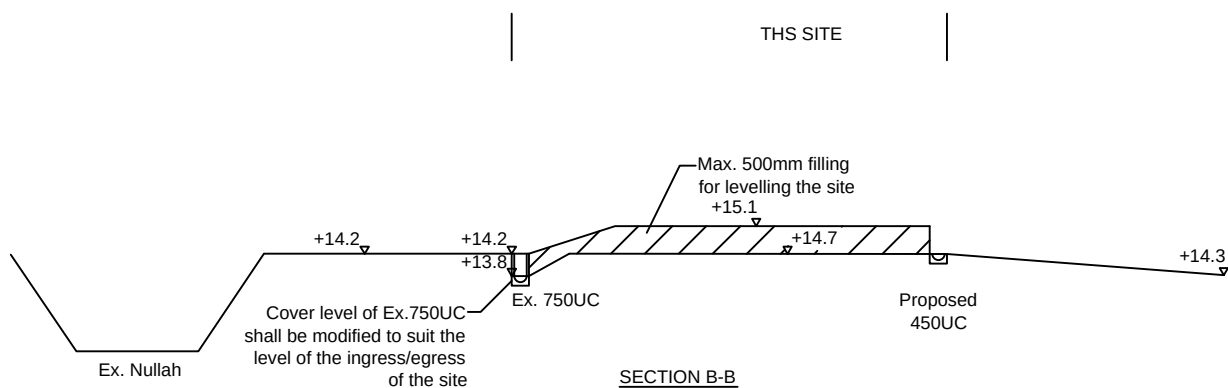
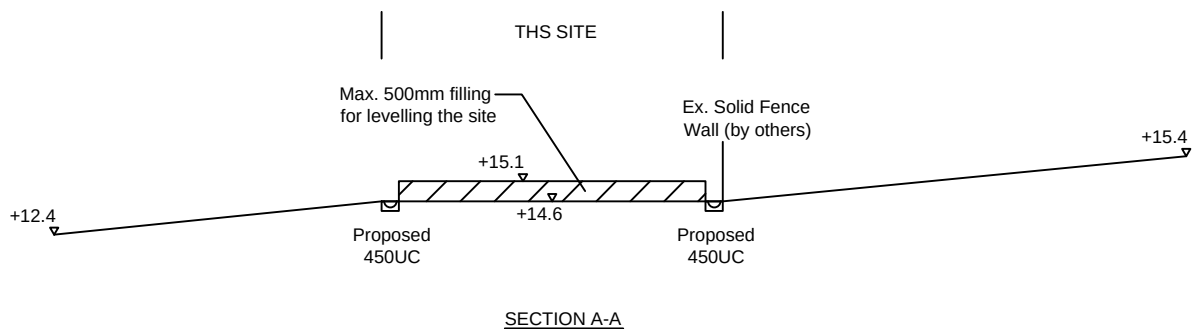
Date:

30-9-2026

Check by:

DM

Scale:



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Project:

**PROPOSED TEMPORARY OPEN STORAGE OF
CONSTRUCTION MATERIALS AND CONSTRUCTION
MACHINERIES WITH ANCILLARY FACILITIES AND
ASSOCIATED FILLING OF LAND FOR A PERIOD OF
3 YEARS AT VARIOUS LOTS IN D.D. 106, SHEK KONG,
YUEN LONG, NEW TERRITORIES (A/YL-SK/469)**

Title:

Drainage Proposal -
SECTIONS

D03

Drawn by:

DM

Date:

23-9-2026

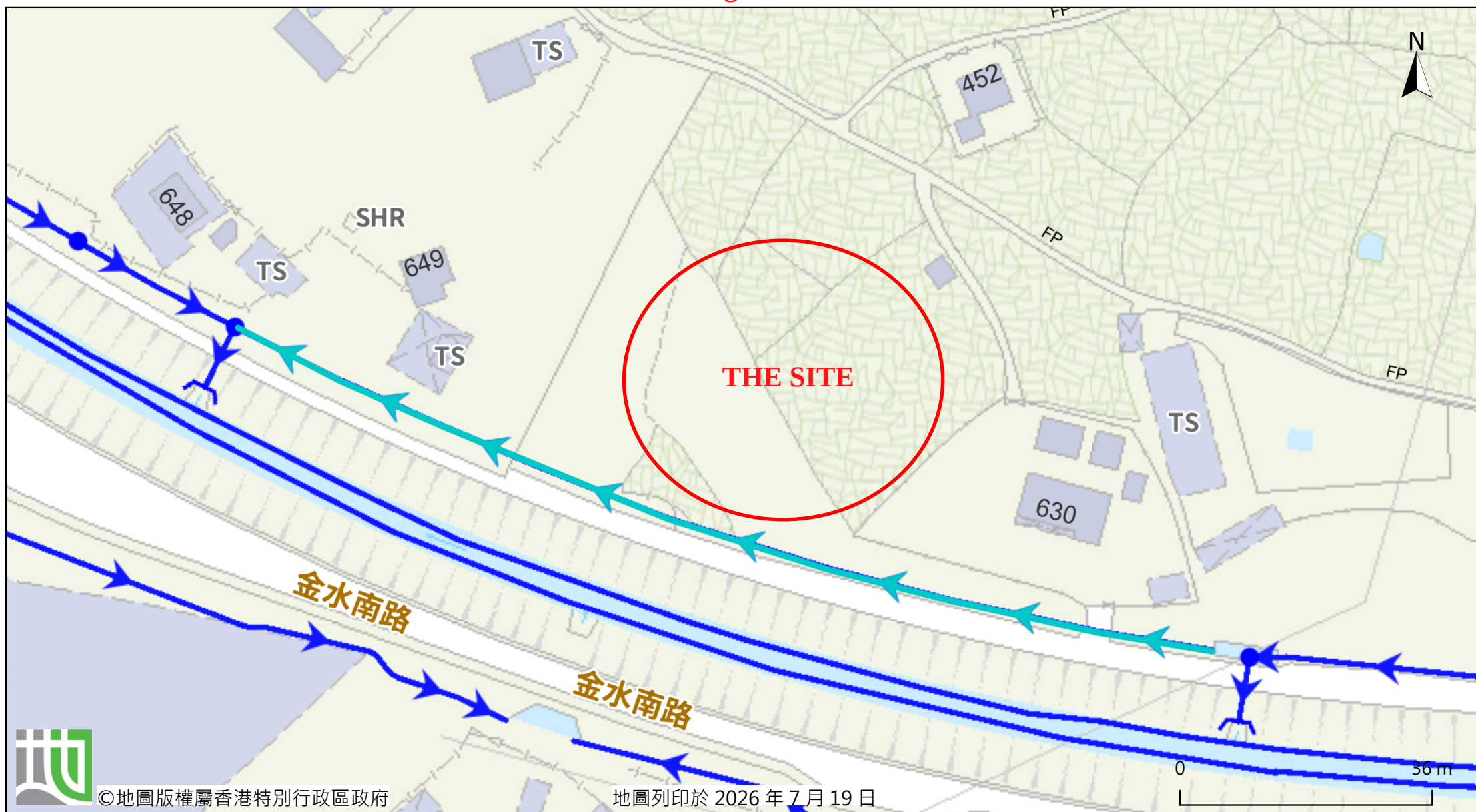
Check by:

DM

Scale:



Ultimate Discharge Path



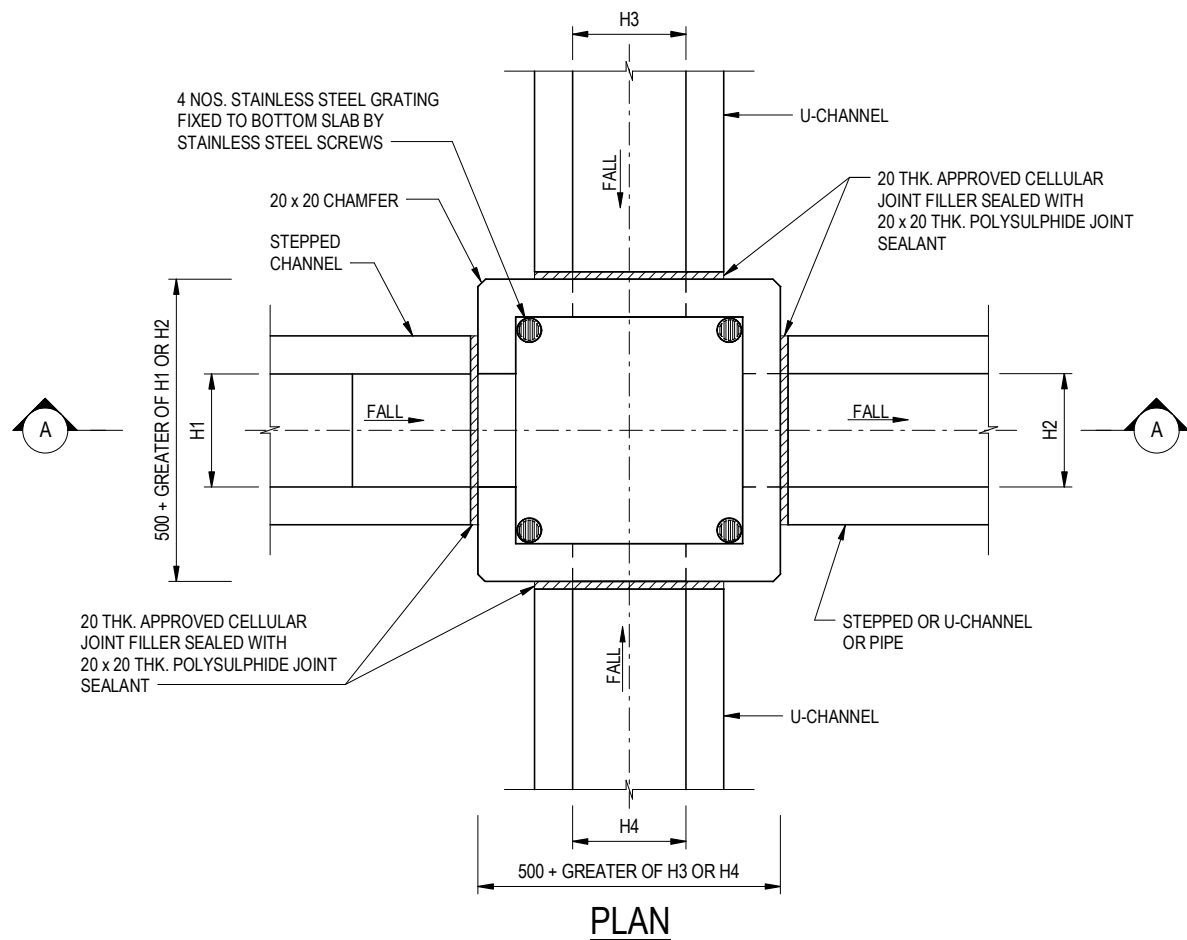
Provide 450UC (1:150) is OK

Photo 1

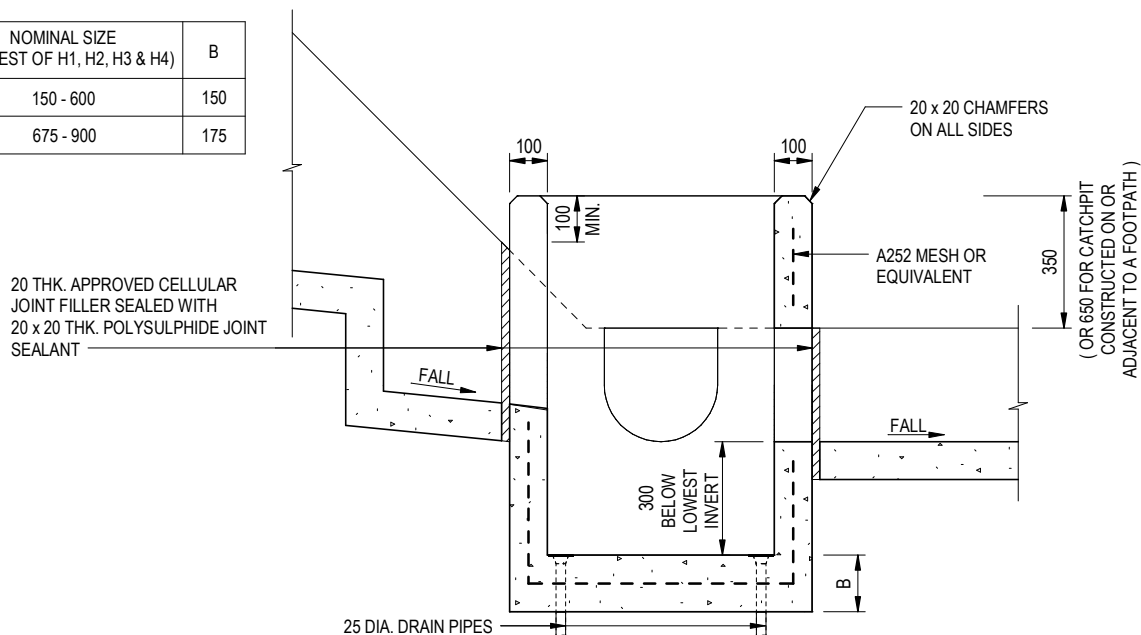


Photo 1a





NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
150 - 600	150
675 - 900	175



NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- REFER TO SHEET 2 FOR OTHER NOTES.

**CATCHPIT WITH TRAP
(SHEET 1 OF 2)**

A	BIM OBJECT REVISION.	Original Signed	12.2025
—	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



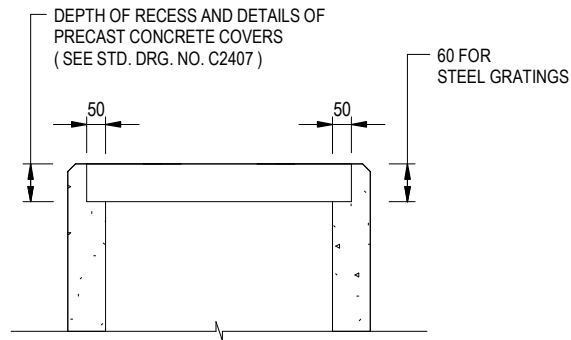
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1A



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

B	BIM OBJECT REVISION.	Original Signed	12.2025
A	MINOR AMENDMENT.	Original Signed	04.2016
—	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2B

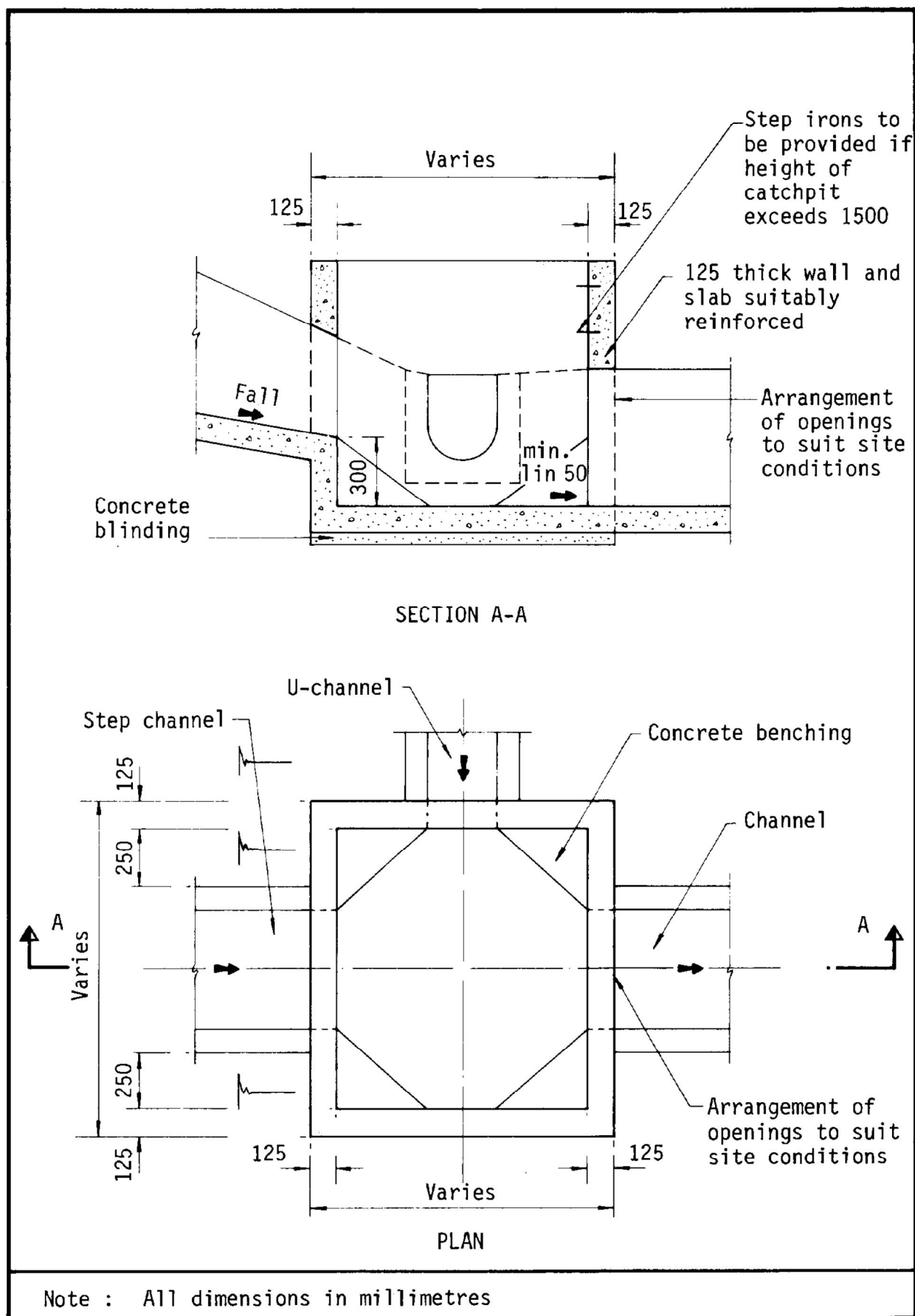
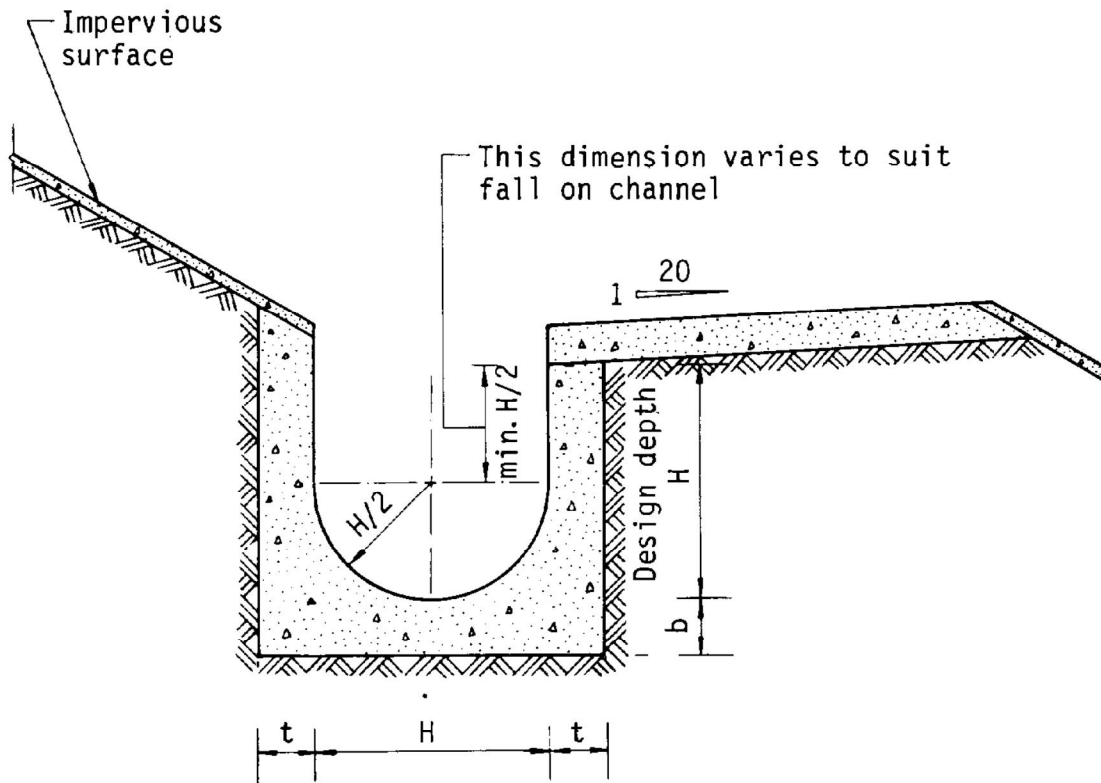


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details