

Man Chi Consultants and Construction Limited
敏志顧問及建築工程有限公司



Date : 15th November, 2024
Our Ref. : ADCL/PLG-10263/L008


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

By Email

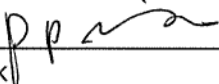
Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (Planning Application No. A/YL-KTN/1048)

We refer to the latest comments from Water Supplies Department, Transport Department, Lands Department, Agriculture, Fisheries and Conservation Department, Planning Department and Drainage Services Department and would like to enclose herewith our Responses-to-Comments Table with revised layout plan to address the abovementioned departmental comments for their consideration.

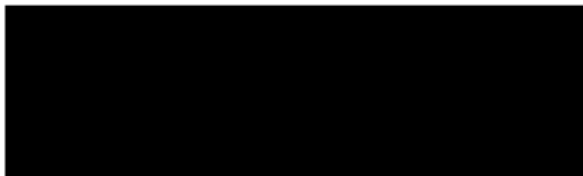
Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at .

Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited



Thomas Luk
Planning Consultant

Encl.




Department	Date	Comments	Responses to Departmental Comments																																																
Water Supplies Department (WSD)	16.9.2024	<p>Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.</p> <p>In case it is not feasible to divert the affect water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built, or material stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies of their contractor to carry our construction, inspection, maintenance and repair works.</p>	<p>It is noted that there are existing water mains within Lot 1198 S.B. Considering the proposed use is temporary in nature, the applicant has no intention to divert the existing water mains. In order not to disturb the existing water mains, the proposed layout has been revised to avoid any structure built, or material stored within the waterworks reserve. The proposed structures have been relocated and the periphery planting on the waterworks reserve has been removed. Please refer to the Figure 4. The applicant will ensure the water mains not to be affected and ensure free access available at all times for staff of the Director of Water Supplies of their contractor to carry out construction, inspection, maintenance and repair works.</p>																																																
Transport Department (TD)	16.9.2024	<p>The applicant shall elaborate how the trip generation and attraction for the site are derived.</p>	<p>According to para. 4.2.3 of the planning statement, the estimated trip generation and attraction of the proposed use would be 14-28 trips per day for visitors and staffs and 10-12 trips per week for loading and unloading activities during the opening hours (i.e. from 7:00 a.m. to 9:00 p.m. daily (including public holidays)), which would be fully under the capacity of the traffic capacity in the area. The estimated trip generation and attraction is presented below.</p> <table border="1" data-bbox="1263 890 1865 1385"> <thead> <tr> <th colspan="3">Estimated No. of Trips for Visitors and Staffs Per Day Monday to Sunday (including Public Holiday)</th> </tr> <tr> <th>Time</th> <th>Entering to</th> <th>Getting Out</th> </tr> </thead> <tbody> <tr><td>07:00-08:00</td><td>2</td><td>0</td></tr> <tr><td>08:00-09:00</td><td>0</td><td>0</td></tr> <tr><td>09:00-10:00</td><td>3</td><td>0</td></tr> <tr><td>10:00-11:00</td><td>0</td><td>3</td></tr> <tr><td>11:00-12:00</td><td>2</td><td>0</td></tr> <tr><td>12:00-13:00</td><td>0</td><td>2</td></tr> <tr><td>13:00-14:00</td><td>5</td><td>0</td></tr> <tr><td>14:00-15:00</td><td>0</td><td>5</td></tr> <tr><td>15:00-16:00</td><td>1</td><td>0</td></tr> <tr><td>16:00-17:00</td><td>1</td><td>1</td></tr> <tr><td>18:00-19:00</td><td>0</td><td>1</td></tr> <tr><td>19:00-20:00</td><td>0</td><td>0</td></tr> <tr><td>20:00-21:00</td><td>0</td><td>2</td></tr> <tr><td>Total</td><td>14</td><td>14</td></tr> </tbody> </table>	Estimated No. of Trips for Visitors and Staffs Per Day Monday to Sunday (including Public Holiday)			Time	Entering to	Getting Out	07:00-08:00	2	0	08:00-09:00	0	0	09:00-10:00	3	0	10:00-11:00	0	3	11:00-12:00	2	0	12:00-13:00	0	2	13:00-14:00	5	0	14:00-15:00	0	5	15:00-16:00	1	0	16:00-17:00	1	1	18:00-19:00	0	1	19:00-20:00	0	0	20:00-21:00	0	2	Total	14	14
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		<p>The applicant shall also demonstrate the traffic management measure when the car parking space is full.</p>	<p>While the proposed use is located near existing villages, and public franchised buses are readily accessible, visitors are primarily expected to arrive by public transport or on foot. However, to effectively manage parking and ensure smooth traffic flow, the applicant has proposed traffic management measures. It is proposed to implement a reservation system, encouraging visitors who wish to drive to the application area to secure a parking space in advance via telephone or other suitable methods. Upon arrival, visitors will be required to notify staff in advance to facilitate arrangements for any necessary waiting spaces. Given the limited size of the application site, the overall capacity is intentionally modest. This encourages visitors to utilize alternative transport methods, thereby reducing congestion.</p> <p>When parking is full, clear signage indicating "Full Parking" and "No Waiting" will be prominently displayed to inform visitors. Staff will actively monitor the area to prevent unauthorized parking and ensure that vehicle access and public roads remain unobstructed.</p>																					
		<p>The applicant should note the local access between Chi Ho Road. and the site is not managed by this Department.</p>	<p>Noted.</p>																					

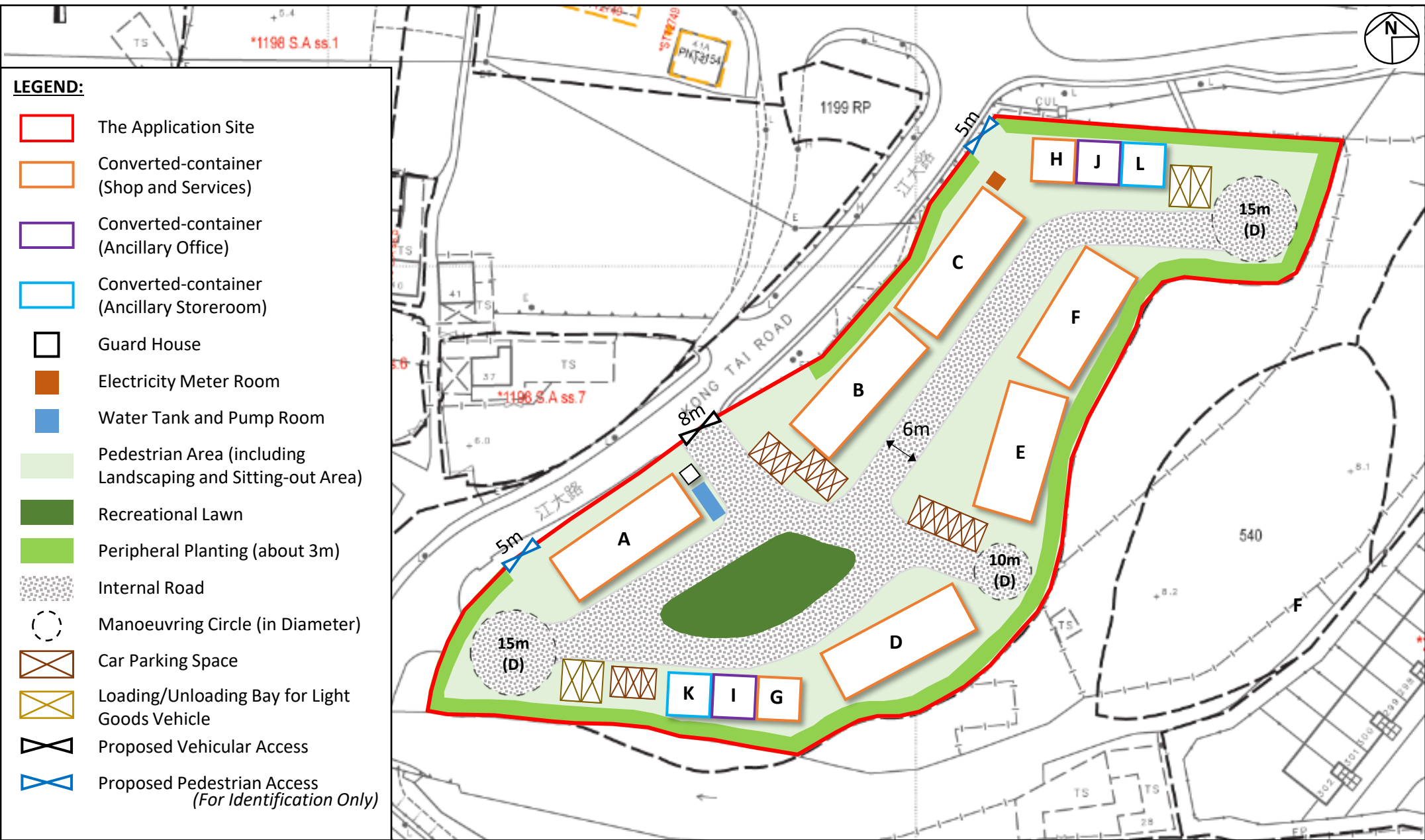
Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198

S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
Lands Department (LandsD)	27.9.2024	<p>There are unauthorized structures on Lot No. 1198 S.B in D.D.109. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p> <p>If the planning application is approved, the lots owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of wavier fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection temporary structure(s) will be considered.</p>	<p>Noted. The existing structures on Lot No. 1198 S.B in D.D.109 have been removed. The applicant will ensure the proposed use complies with relevant regulations.</p> <p>Noted. The Applicant will apply to LandsD for a Short Term Waiver should be planning application be approved.</p>
Agriculture, Fisheries and Conservation Department	27.9.2024	<p>There are a mitigation wetland maintained by Agriculture, Fisheries and Conservation Department and a retained meander adjacent to the southern boundary of the application site. The applicant is advised to adopt appropriate measures to avoid causing pollution or disturbance the adjacent meander and mitigation wetland.</p>	<p>It is noted that a mitigation wetland maintained AFCD and a retained meander adjacent to the southern boundary of the application site. In order not to disturb the mitigation wetland and retained meander, all construction works and operations would be carried out at least 3m away from the concerned area.</p> <p>The application site is hard-paved land, and the proposed structures will consist of single-storey converted containers, which are temporary in nature, hence, no adverse impact arising from construction is anticipated. Additionally, since the proposed use is for shops and services without eating places, no pollution or disturbance to the adjacent meander and mitigation wetland is expected.</p>
Planning Department	27.9.2024	<p>The applicant shall clarify if any pond filling activities will be/have been involved at the application site.</p>	<p>According to the Applicant, no pond filling activities are/have been involved at the application site.</p>

Department	Date	Comments	Responses to Departmental Comments
Planning Department	2.10.2024	<p>With reference to the aerial photo of 2023, some existing trees are observed within the application site. The applicant states in the application form that no tree felling will be involved. However, according to the Indicative Layout Plan (Figure 4) provided, the proposed layout may be in conflict with the existing trees. The applicant is advised to clarify any tree felling is involved in the application.</p>	<p>According to the Applicant and the aerial photo taken in July 2024, the application site is hard paved and contains no existing trees. Therefore, there will be no conflicts with the proposed layout. Please refer to the aerial photo below.</p> 
		<p>The applicant is advised to provide tree information, including location, species, size, general condition with photos, proposed tree treatment and mitigation measures of the trees or landscape proposal for consideration.</p> <p>According to para. 1.1.1, "Species suitable" for the proposed landscape elements (eg. 3m width peripheral planting, landscaping area, etc) will be planted. The applicant is advised to provide the species information.</p>	<p>Since there are no existing trees on the application site, no proposed tree treatment and mitigation measures of the existing trees are necessary for the current application. In order to visual amenity, the Applicant intends to plant suitable species at the periphery of the application site.</p> <p><i>Lagerstroemia Speciosa</i> is proposed as the tree species to be planted with minimum height of 2.75m. The crown spread will be minimum 5m and the stem diameter will be 75mm. The trees will be planted on 1m X 1m X 1.2m deep soil mix or existing good quality soil. Spacing between the stems of two trees is proposed to be about 6m.</p>

Department	Date	Comments	Responses to Departmental Comments
Drainage Services Department	14.10.2024	It appears that there is a natural stream running at the south of the proposed development. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. Please demonstrate how the development would not adversely affect the watercourse.	<p>The proposed development has incorporated a 3m periphery planting along the application site boundary and serves as a buffer to the natural stream and surrounding areas. No structures will be erected or materials stored in this buffer area. This 3m buffer is designed to effectively absorb rainwater, thereby mitigating any potential overflow issues that could affect the watercourse.</p> <p>The proposed development would be situated on the application site with the existing paved flat surface, which involves no record of flooding. Additionally, there is an existing manhole located near the northern boundary of the application site. Should it be deemed necessary, the applicant is prepared to submit a drainage proposal and implement further drainage solutions to the satisfaction of the Drainage Services Department, in order to ensure compliance with any approval conditions and to safeguard the integrity of the watercourse.</p>



Project:
 Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories

Title:
 Indicative Layout Plan

Figure:
 4

Scale:
 Not to Scale

Date:
 Nov 2024

Ref.: ADCL/PLG-10263/R002/F004

MC Man Chi
 Consultants And Construction Limited