

寄件者: Isa Yuen [REDACTED]  
寄件日期: 2024年11月20日星期三 16:30  
收件者: tpbpd/PLAND  
副本: David Chi Chiu CHENG/PLAND; Thomas Luk; YC Lit  
主旨: [PLG10262] Planning Application No. A/YL-KTN/1065 - Submission of Further Information  
附件: ADCL\_PLG\_10302\_L003.pdf  
類別: Internet Email

Dear Sir/Madam,

We refer to the latest comments from Drainage Services Department and would like to enclose herewith our Responses-to-Comments Table to address the abovementioned departmental comments for their consideration. Enclosed a self-explanatory letter for your onward processing please.

Best regards,

Isa Yuen Town Planner

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毅勤發展顧問有限公司

**Aikon Development Consultancy Limited**  
Estate Agent's License (Company): C-045740

[REDACTED]



Date : 20<sup>th</sup> November, 2024  
Our Ref. : ADCL/PLG-10302/L003

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 Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories (Planning Application No. A/YL-KTN/1065)**

We refer to the latest comments from Drainage Services Department and would like to enclose herewith our Responses-to-Comments Table to address the abovementioned departmental comments for their consideration.

We would like to clarify that although the current application and planning applications (A/YL-KTN/1048, A/YL-KTN/1057) are submitted by the same applicant for proposed temporary shop and services for a period of 5 years, they are intended to serve different operators. Given that the proposed types of shops and services may vary and may involve different scales for future operations, the applications have been submitted separately to ensure that the future needs of each operator can be adequately met.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at

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

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Thomas Luk  
Planning Consultant

Encl.



Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
Drainage Services Department (DSD)	11.11.2024	<p>The application site is adjacent to an existing natural watercourse. As such, the applicant is reminded that the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the existing natural watercourse. All the proposed works in the vicinity of the existing natural watercourse should not create any adverse drainage impacts, both during and after construction. It should be demonstrated in the drainage proposal.</p>	<p>Noted. The proposed development would not obstruct overland flow nor adversely affect existing natural streams. As demonstrated in Figure 4 of the Planning Statement, a 3m-buffer from the existing streamcourse is proposed. No proposed works would be undertaken within the stream course or placed 3m away from the top of the bank of the existing natural watercourse.</p> <p>The application site is currently paved and vacant, located near an existing stream. Historically, there have been no flooding issues, as rainfall drains effectively into the stream. Given the small scale of the project, intended for shop and service use with converted containers, no significant changes to drainage patterns are anticipated. More importantly, the site boundary will include tree plantings that can naturally absorb rainwater, further mitigating any potential drainage impacts.</p> <p>Should the application be approved, the applicant will submit a drainage proposal to demonstrate that all the proposed works in the vicinity of the existing natural watercourse should not create any adverse drainage impacts and implement drainage facilities to the satisfaction of the DSD by way of compliance of approval condition(s).</p>