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Kary Ka Wai HO/PLAND

寄件者: Martin Wu <[REDACTED]>
寄件日期: 2026年9月25日星期五 16:31
收件者: Jackin Ho Yeung YIP/PLAND; Kary Ka Wai HO/PLAND
主旨: RE: [EXTERNAL] Re: s.16 planning application No. A/SK-HC/378 - Departmental Comment
附件: P200R046-01-I1-Drainage.pdf
類別: Internet Email

Dear Jackin

Thank you for taking my return call on Monday and for discussing DSD's comments.

Regarding DSD's comments, we expressed our wish that any drainage proposals only be required after the approval of the application by TPB as approval conditions, so as to prevent abortive works. Given that such arrangement was possible in the previous application, we had hoped that the same could apply this time.

Notwithstanding the above, and in the interest of facilitating the processing of the case, we have reached an understanding with DSD and provide a drainage plan for their and TPB's consideration. Please see the attached and the following R-to-C for your kind consideration and further handling as necessary.

	Comment	Response
Comments from Drainage Services Department (Mr. Andy WONG, Tel: 3965 7320)		
1.	Supporting Planning Statement, Paragraph 8.5 – The description of the Application Site is apparently incorrect. In particular, please clarify and further elaborate (i) whether your proposed development would affect the watercourse or drainage path within and/or around of your site and whether (ii) there is a alternation of the ground level of the site.	As the finished ground levels of the proposed development will approximately match with the existing levels, there is no alternation of the ground level of the site. In addition, no solid boundary wall will be proposed. There is no change in the drainage flow path of the Site after the proposed development. Hence, the proposed development will not affect the watercourse or drainage flow path within and/or around of the site.
2.	The applicant shall ensure that his proposed drainage works will not cause any adverse drainage or environmental impact in the vicinity. The applicant shall also check and ensure that the proposed drainage works and the downstream drainage systems have adequate capacity and are good condition to accommodate all discharge water collected from the lot and all upstream catchments. The applicant shall provide a detailed drainage proposal for the captioned application for our further consideration.	A Drainage Plan has been prepared to assess the potential drainage impact that may be generated from the proposed development. Stormwater from the identified catchments will be collected by proposed concrete lined U-channels and discharged into the existing drainage system at the southern boundary of the Site. The assessment results have demonstrated that there is sufficient capacity for the proposed U-channels to receive surface runoff from the Site and relevant catchment areas as estimated. The project proponent(s) will be responsible for the design and construction of the proposed drainage works. A detailed Drainage Proposal will be prepared and submitted to DSD during the detailed design stage.

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3.	There is a low lying area with a minimum spot level of +3.9 mPD adjoining the western-north boundary of the application site, which is susceptible to flooding during heavy rainstorms. The applicant shall be fully aware of the drainage condition of the concerned area and shall not carry out any work which may interfere with, damage, disturb or obstruct the existing drainage paths.	Noted. Given that there is no change in the drainage flow path of the Site and the U-channels are proposed at the site perimeter to collect the surface runoff from on-site and off-site catchment areas, the drainage condition of the concerned area should not be worsened by the proposed development.
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Reason for Previous Lapse in Planning Approval and Current Situation

Further to the supporting planning statement previously submitted, we wish to provide further clarification on this matter.

In the submitted statement, we explained that the Applicants experienced commercial hardship and were unable to satisfy the approval conditions due to operational considerations. We would like to further advise the TPB that the Applicants had made genuine efforts to acquire the operational systems required for the approved public vehicle park and engaged consultants to address the fire and drainage approval conditions.

However, due to their inexperience, the Applicants were unable to identify consultants who could satisfactorily provide the reports and studies necessary to fulfil the approval conditions. In light of this experience, the Applicants have now engaged an experienced and reputable Hong Kong public vehicle park operator to assist with the preparation and operation of the public vehicle park, as well as compliance with the planning approval conditions. We ask the TPB to kindly consider the Applicants genuine effort to fully utilise idle land.

Should you have any questions on the above, you may reach out to us at any time.

Regards



Martin Wu 胡伯欣 MHKIS MRICS MRTPI RPS(GP)(PD) RICS Registered Valuer

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