



盈卓規劃有限公司

Our Ref. : DD 109 Lot 348 & VL
Your Ref. : TPB/A/YL-KTS/1088

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

By E-mail

23 February 2026

Dear Sir,

4th Further Information

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park
(Excluding Container Vehicle) for a Period of 5 Years in “Residential (Group C)” Zone,
Lots 347 S.B (Part), 347 S.D (Part) and 348 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1088)

We write to submit Further Information in response to departmental comments on the captioned application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

 

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

[REDACTED]

[REDACTED]

Response-to-Comment (RtC)

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park
(Excluding Container Vehicle) for a Period of 5 Years in “Residential (Group C)” Zone,
Lots 347 S.B (Part), 347 S.D (Part) and 348 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories**

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(i) An RtC table:

| Departmental Comments | | Applicant’s Responses |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) | | |
| (a) | According to Figure 3 and the photos in Appendix D of the submission, the applicant proposed to discharge the surface runoff to the drainage channels within KCRC’s fenced off area. Please seek KCRC’s comment on the applicant’s proposal. | As per the request of the CE/MN, DSD, the applicant has submitted an enquiry to the Mass Transit Railway Corporation (MTRC) in relation to the drainage proposal. Upon communication, MTRC replied on 20.02.2026 that they have <u>no objection</u> on the proposed development (Annex 1). |
| (b) | Subject to KCRC’s comment on the drainage discharge proposal, condition could be stipulated in the approval letter requiring the applicant the implementation and maintenance of the agreed drainage impact assessment’s proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board, if KCRC agreed the applicant to discharge the surface runoff to the existing channels within the KCRC’s fenced off area. | Should the planning permission be granted, the applicant will implement the drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board, and maintain the drainage facilities in good conditions at all times during the approval period of the planning permission. |

Christian Chim

From: [REDACTED]
Sent: 2026年2月20日星期五 15:20
To: Christian Chim; [REDACTED]
Cc: [REDACTED]
Subject: RE: [Urgent] RE: [External Email] S.16 Planning Application A/YL-KTS/1088 - Departmental Comments (DSD)
Attachments: A_YL-KTS_1088 - RtC to MTRC (20260206).pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Christian,

We have no objection on the proposed application subjects to the following comments:

1. No additional discharge/discharge via the KCRC/MTR maintained/vested area.
2. No modification to the KCRC/MTR assets
3. Any change/modification to the catchment area shall be subjected to separate review.
4. No oil or other contaminated fluid or material, except for its original intended purpose, shall be discharged via the KCRC/MTR-maintained vested area.
5. Catchpit with a trap will be provided to capture debris and prevent blockage of the drainage system.
6. For any works within the railway protection area, method statement and impact assessment shall be submitted for review and comment before commencement of work.

Regards,

David Yuen

Senior Railway Protection Engineer
Hong Kong Transport Services
MTR Corporation Limited

Tel (852) [REDACTED]

