



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-KTS/1139

Our Ref.: 25/868/L04

July 14, 2026

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

By Email

Dear Sir/Madam,

Temporary Market (Flea Market) and Eating Place for a Period of 3 Years in “Village Type Development” Zone and Area shown as “Road”, Lots 398(Part), 399SA(Part), 399RP(Part), 400 (Part) and Adjoining Government Land in DD109, Kam Sheung Road, Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTS/1139)

In response to the comments suggested by the Drainage Services Department dated 6.7.2026 and the Fire Services Department dated 13.7.2026, we would like to submit herewith a revised Drainage Proposal (Appendix A) and a revised Fire Service Installations proposal (Appendix B) for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.

Lo Ming Kong

Encl.

c.c. Mr. Tang Shui Sang (the Applicant)



Drainage Submission in support of

S16 Planning Application for

Temporary Market (Flea Market) and Eating Place for a Period of 3
Years in “Village Type Development” Zone and Area shown as
“Road”, Lots 398(Part), 399SA(Part), 399RP(Part), 400(Part) and
Adjoining Government Land in DD109, Kam Sheung Road, Kam
Tin, Yuen Long, New Territories

(HT25144)

July 2026

Planning Consultant: Top Bright Consultants Limited

Drainage Consultant:

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

Prepared & Approved by:	LEE Kwok Cheung <i>RPE(CVL)(Registration No. RP0159301)</i> Signature: 
-------------------------	---

Responses to Comments from Government Departments on Planning Application

COMMENTS	RESPONSES
Drainage Services Department (DSD)	Applicant
i. In view of the latest climate change effect and the size of the site area, please review and upgrade the existing and the proposed drainage facilities accordingly. Please make reference to the latest Technical Note No. 1 issued by DSD for more details;	The latest Technical Note No. 1 issued by DSD was adopted in the updated Drainage Submission
ii. Peripheral surface channels shall be provided along the site boundary (i.e. the western side of the application site (the Site), etc.) at the existing/original ground level (instead of the revised ground level) to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands. For Section X-X, the proposed peripheral surface channel should be located within the Site;	There are existing buildings/structures/fence walls of the adjacent developments adhering to the external walls of the existing structure of the Application Site along the southern, western and northern boundary of the Application Site as shown in the following photos (details refer to the aerial photo in the Section 3, Plan 2 and Plate 3, 6 and 8 of the updated Drainage Submission): <u>Southern side</u> 

COMMENTS	RESPONSES
	Western side A photograph showing the western side of a building. In the foreground, there is a paved area. To the left, there are some trees and a white container. To the right, there is a white container with a sign that reads "私人地產 不可作證" (Private Real Estate, Cannot be proven). In the background, there is a building with a red roof and some other structures. A photograph showing a garden area. There are several plants, including a large tree and some smaller plants. A brick wall is visible in the background. The ground is paved with bricks.

COMMENTS	RESPONSES
	<u>Northern side</u>  Hence, peripheral channel cannot be constructed along the western boundary of the Application Site, and only partial peripheral channels can be constructed along the southern and northern boundary of the Application Site. At present, surface water on the western and northern adjacent developments are conveyed within their own boundary without flowing onto the Application Site; and surface flow if any within the Application Site would be confined by the external walls of the existing structure of the Application Site. In order to prevent rainfall on the roofs dropping onto the adjacent areas, gutters are proposed to be installed at the roof edges of the structure of the Application Site to collect the rainwater. The proposed gutters will be connected to the downpipe for discharging into the channels at ground level as shown on Plan 4.

COMMENTS	RESPONSES
iii. For Plan 5, please use clear legend(s) or color(s) showing the proposed drainage facilities with catchpits for review;	Plan 5 has been amended accordingly.
iv. For Section X-X, please advise whether the proposed upgrading works (from 225mm u-channel to 375mm u-channel) will be carried out and maintained by the applicant at his own cost. If affirmative, please clearly state the above on the drainage plan for record;	The proposed upgrading works (from 225mm u-channel to 375mm u-channel) will be carried out and maintained by the applicant at his own cost. It is stated on the drainage plan (Plan 5 of the updated Drainage Submission) for record.
v. The gradient of the proposed and the existing u-channels should be shown on the drainage plan;	The gradient of the proposed and the existing u-channels are now shown on the drainage plan of the updated Drainage Submission.
vi. Please advise if any site formation/levelling works to be carried out under this application. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given;	The subject development (the 'Red Brick House') has been operated as the currently applying use not later than 2008. No site formation/levelling works would be carried out under this application. Section X-X and Y-Y of the Application Site are shown on Plan 3 .
vii. The cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan;	The cover levels and invert levels of the proposed u-channels, catchpits/sand traps are now shown on the drainage plan of the updated Drainage Submission.
viii. Sand trap or provision alike should be provided at the last catchpit(s) within the Site (as close as the site boundary) before the collected runoff is discharged to the public drainage facilities;	Catchpit with trap would be provided as the last catchpit within the Site (as close as the site boundary) before the collected runoff is discharged to the public drainage facilities
ix. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development;	The hydraulic capacity of the existing drainage facilities at the downstream would not be adversely affected by the Application Site.

COMMENTS	RESPONSES
x. Referring to Plate 10, the said existing 225mm channel should not be covered by wooden board/anything and this drainage facility does not indicate on the drainage plan (Plan 5);	The obstruction upon the concerned existing 225mm channel was removed (please refer to the plate in the following).  The channel is an internal channel within the existing structure and therefore is not shown on the drainage plan (Plan 5) for clarity.
xi. The existing u-channels, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant(s) shall resolve any conflict/disagreement arisen for discharging the runoff from the Site(s) to the proposed discharge point(s). In the case that it is a local village drains, District Officer (Yuen Long) should be consulted. Moreover, the applicant(s) should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site(s). Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system;	Noted, agreed and will strictly follow.

COMMENTS	RESPONSES
xii. Further to (xi) above, since there is no record of the said discharge path, please provide more site photos at different locations and views to demonstrate its existing condition;	Please refer to the additional photos (Plate 9 to 17) in the updated Drainage Submission.
xiii. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and	Noted, agreed and will strictly follow.
xiv. The applicant should consult District Lands Officer, Yuen Long 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, agreed and will strictly follow.

CONTENT

1. Background
2. The Application Site and Subject Development
3. Existing Drainage Conditions of the Concerned Area
4. Drainage Assessment and Proposal
5. Conclusion and Recommendations

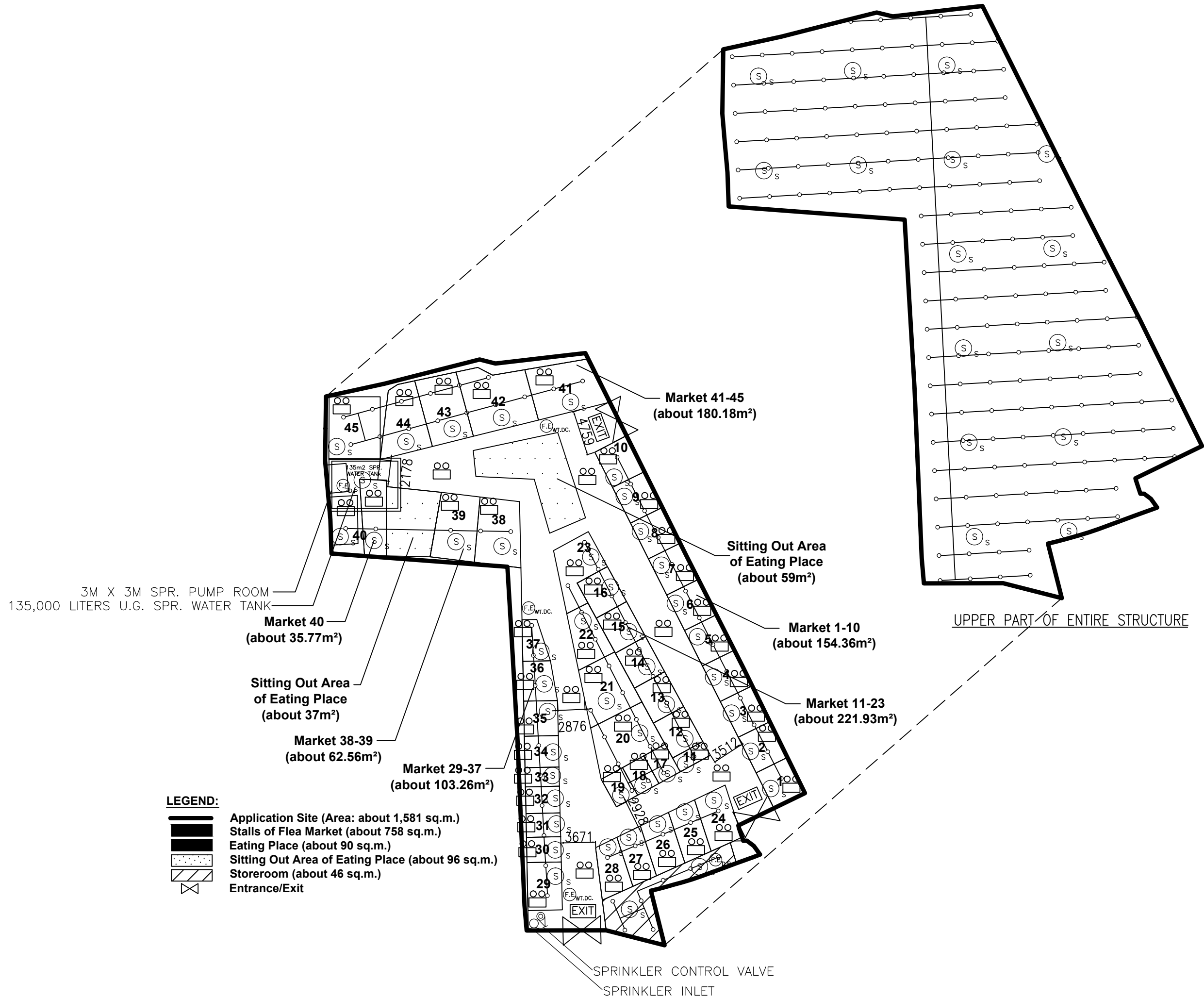
FIGURE (Referenced from the same figures enclosed in the Planning Statement of this Application)

Figure 1	<i>‘Not used’</i>
Figure 2	<i>‘Not used’</i>
Figure 3	Plan Showing the General Area
Figure 4	<i>‘Not used’</i>
Figure 5	Layout Plan

PLAN

Plan 1	Existing Drainage Conditions and Flow Directions of the Concerned Areas
Plan 2	Locations of Photo Taking
Plan 3	Site Cross Sections
Plan 4	Proposed Roof Drainage Arrangement Plan
Plan 5	Proposed Drainage (at Ground Level) Arrangement Plan

APPENDIX - Hydraulic calculation of the existing 225mm channels



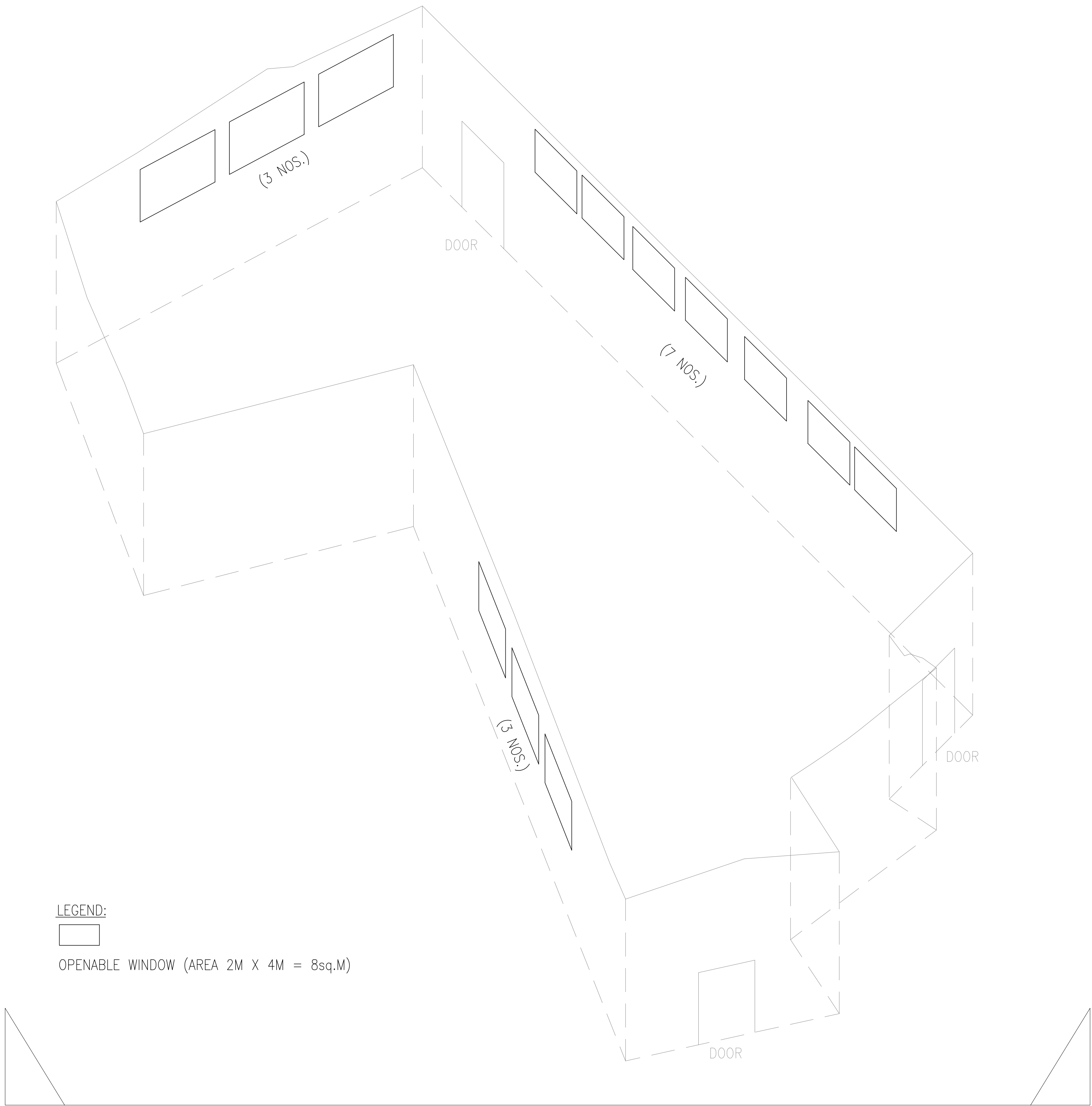
E	FSD SUBMISSION	13-07-2026	WC
D	FSD SUBMISSION	26-06-2026	WC
C	FSD SUBMISSION	19-05-2026	WC
B	FSD SUBMISSION	26-04-2026	WC
A	FSD SUBMISSION	19-04-2026	WC
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR
East Power Engineering Limited
Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT
LOTS 398(PART), 399(PART), 400 AND
ADJOINING GOVERNMENT LAND IN
D.D.109, KAM SHEUNG ROAD, KAM TIN
SOUTH, YUEN LONG, NEW TERRITORIES

DRAWING TITLE
PROPOSED FIRE SERVICE INSTALLATION
LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	WC	CAD	19-04-2026
DESIGNED BY	WC	SEng	19-04-2026
CHECKED BY	CM	PM	19-04-2026
APPROVED BY	-	-	-
PROJECT NO.	10089		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-20349-FS02		
SCALE	1 : 400@A3	REVISION	E



LEGEND:
[rectangle]
OPENABLE WINDOW (AREA 2M X 4M = 8sq.M)

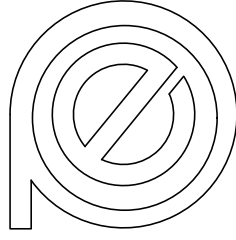
SECTION A-A

OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³					
LOCATION	USABLE FL. AREA (m²) PER FLOOR	OPENABLE WINDOW AREA REQUIRED	NOS. OF WINDOW PROVIDED (8M ² PER WINDOW)	OPENABLE WINDOW AREA PROVIDED	
STRUCTURE 1	<u>1,582</u>	<u>1,582 X 6.25% = 98.875</u>	13	REFER TO ELEVATION-(A-A) = 104	TOTAL = <u>104</u> > <u>98.875</u>

A	FSD SUBMISSION	10-06-2026	WC
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

LOTS 398(PART), 399(PART), 400 AND ADJOINING GOVERNMENT LAND IN D.D.109, KAM SHEUNG ROAD, KAM TIN SOUTH, YUEN LONG, NEW TERRITORIES

DRAWING TITLE

6.25% WINDOW CALCULATION

	INITIAL	DESIGNATION	DATE
DRAWN BY	WC	CAD	19-04-2026
DESIGNED BY	WC	SEng	19-04-2026
CHECKED BY	CM	PM	19-04-2026
APPROVED BY	-	-	-
PROJECT NO.	10089		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-20349-FS03			
SCALE	N.T.S.	REVISION	A