

Response to Comments

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF THREE YEARS IN “AGRICULTURE” ZONE

LOT 356 OF D.D. 87, FU TEI AU, NEW TERRITORIES

Departmental Comments	Applicant’s Response
<p><u>Chief Engineer/Mainland North, Drainage Services Department</u></p> <p>1. As stated under the Para. (b) in our memo dated 26.1.2024, the applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the existing streamcourse. However, according to the FI submitted by the applicant (Para.1.1.2 under the drainage proposal refers) , works on the streamcourse was carried out and concrete blocks were placed along the streamcourse without prior consent from DSD. The applicant should reinstate the original streamcourse and place all proposed works, including the concrete blocks, at least 3m away from the reinstated streamcourse.</p>	<p>The modification works were performed as emergency measures in response to the flooding incidents in recent years. As the majority of the stream course falls within or between private lots, we understand difficulties for the government to perform necessary modification works on the streamcourse. And as the rain season is fast approaching, it was necessary to make improvements to avoid further flooding. After detailed calculations, widening of the streamcourse has increased the capacity of the streamcourse significantly, however, it was not adequate to receive the runoff from the entire catchment. The applicant proposes to push the northern bank 0.4m back, thus widening the streamcourse by 0.4m to 2.6m and deepen the stream course to 0.9m. Please find attached revised drainage proposal with calculations showing that the proposed improvement works would increase the streamcourse’s capacity such that it has adequate capacity and has satisfactory condition to cater for the entire catchment area. The applicant also proposes to push back the concrete blocks 3m to create a buffer area. The buffer area will be at +23mPD with a slight gradient sloping towards the streamcourse. Below please find the revised drainage plan and cross section detailing buffer area and streamcourse.</p>
<p>2. Please also find the following comments on the drainage proposal:</p> <p>i) Please review the design with consideration of the latest DSD stormwater drainage manual pursuant to the its Corrigendum No. 1/2022, 1/2024 and 2/2024. Specifically, the storm constants and design rainstorm profile in North District has been updated in Corrigendum No. 1/2024 and the latest standard should be adopted.</p>	<p>Please find attached revised Drainage Proposal with the updated storm constants and design rainstorm profiles.</p>

S.16 Planning Application No. A/NE-FTA/240

ii) 1.3.3 refers. Given that the ground level of the land to the west of application site is higher than the application site, please clarify if potential overland flow from the west has been considered in the drainage proposal.

Although a portion of the land towards the South Western border commands a slightly higher, the majority of the land to the West commands a lower level. It is also noted that the land to the West is occupied by an open storage site that is completely fenced off with corrugated metal. Therefore, we assume overland flow from the West to be minimal.

Figure 1 Drainage Plan

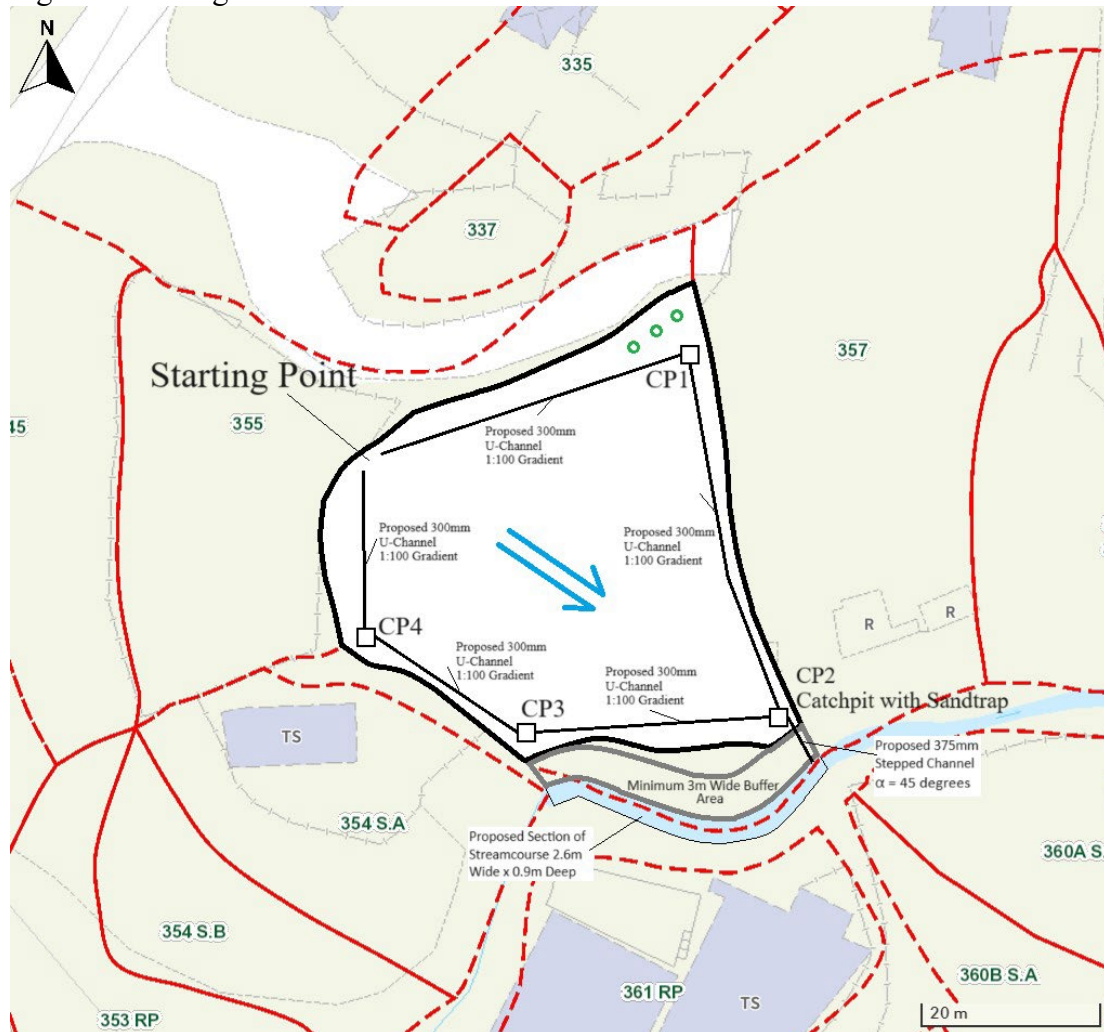


Figure 2 Cross Section of Streamcourse and Buffer Area

