

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. We reiterate that it is crucial for the applicant to reinstate the original streamcourse and place all proposed works, including the concrete blocks, at least 3m away from the reinstated streamcourse. No adverse drainage impact to the adjoining areas should be induced by any further works.</p>	<p>The applicant understands the urgency of the situation, and will immediately perform the reinstatement and will maintain a 3m wide buffer area away from the streamcourse. All works will be completed within 1 week from the submission of this response.</p>
<p>2. Para. 1.2.1 - it is mentioned that the site is mostly paved. However, based on the aerial photo in recent years, the site was not paved and was covered with vegetation. The calculation should assess the potential drainage impact due to the proposed hard paving works and no net increase of runoff shall be allowed given the inadequacy of the drainage capacity of the streamcourse to the south of the site area.</p>	<p>In order to reduce the drainage impact on the existing natural stream, an underground storage tank is proposed to store the additional runoff due to the proposed development. Preliminary design and calculations for a proposed water tank with pumping system is included in the revised Drainage Proposal attached. For the calculations, we assumed that the existing site is primarily flat grassland, and the proposed development is mostly paved concrete. Thus, the runoff coefficients of 0.25 and 0.95 were adopted for the Site before and after the proposed development, respectively. Below please find the revised drainage plan with the location of the underground storage tank for your reference</p>
<p>3. In checking the capacity of the streamcourse, assumptions were made for the catchment area. Please provide layout plan to indicate and validate the catchment assumptions.</p>	<p>The drainage proposal has been updated to include the layout plan of the catchment</p>
<p>4. Para. 1.3.2 - please indicate the mentioned existing streamcourse to the Northwest of the site and the proposed 300mm stepped channel in drainage plan.</p>	<p>Correction, the existing streamcourse is to the South of the site. Please find revised drainage proposal with the location of the 375mm stepped channel</p>
<p>5. Para 3.1.1 - please clarify whether 300mm stepped channel or 375mm stepped channel is proposed. Please also provide typical details for the stepped channel.</p>	<p>For the proposed drainage system, the surface channel is 300mm, while the stepped channel is 375mm, with $\alpha = 45$ degrees. Attached please find revised drainage proposal with</p>

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	typical details for the stepped channel, and catchpits, and catchpit with sandtrap
6. The applicant should properly maintain the section of streamcourse within the application area, i.e. regular grass cutting.	Noted. The applicant will perform regular maintenance on the section of the streamcourse as well as the buffer area, including regular grass cutting and removing any debris.

Figure 1 Drainage Plan

