

Responses-to-Comments

Proposed Temporary Place of Recreation, Sports or Culture (Horse Riding Centre and Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 76 and Adjoining Government Land, Hok Tau, Fanling, New Territories

(Application No. A/NE-HT/22)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	The applicant is advised to consult the Geotechnical Engineering Office of Civil Engineering and Development Department (GEO, CEDD) regarding proposed tree plantings within ‘No-build zone’ before commencement.	Noted.
(b)	The applicant is advised to provide continuous soil trench/planter instead of individual tree pit for healthy tree growth.	Noted. The applicant will provide continuous soil trenches/planters for healthy tree growth.

Departmental Comments		Applicant's Responses
2. Comments of District Lands Officer/North, Lands Department (DLO/N, LandsD)		
(a)	Erection of unauthorised structures and illegal occupation of Government land (GL) first and then applied for regularisation should not be encouraged. The lot owners/applicant should remove the unauthorised structures and cease the illegal occupation of GL immediately. The applicant should demonstrate her confirmation of structural safety of unauthorised building works (UBWs) by certification of AP/RSE. If there is no prior policy support from the relevant Bureau, the applicant should confirm there is no illegal occupation of GL.	<p>Noted. Upon obtaining relevant planning permission from the Town Planning Board, the applicant will:</p> <ul style="list-style-type: none"> - confine the proposed development <u>within</u> the site boundary of the planning application; - remove the existing temporary structures <u>within</u> the site boundary of the planning application; - submit an application to DLO/N, LandsD for Short Term Waiver for the erection of the <u>proposed</u> temporary structures as shown on the layout plan (Plan 4 of the original submission refers);
(b)	Our previous comments conveyed to you via email dated 30.9.2024 still remain valid.	<ul style="list-style-type: none"> - submit an application to DLO/N, LandsD for Short Term Tenancy for the occupation of Government Land <u>within</u> the site boundary (Plan 3 of the original submission refers); and - ensure all proposed temporary structures to be erected thereon be structurally safe.

Departmental Comments		Applicant's Responses
3. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
General Comments		
(a)	The applicant is advised that the limited desk-top checking by Government on the DIA covers only the fundamental aspect of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to accommodate all discharge water collected from his lot and all upstream catchments. The lot owner shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary.	Kindly note that the paved ratio is reduced after the development. In addition, with the proposed drainage system, the discharge points are more downstream compared with the existing conditions. Positive impact to the existing drainage system and its utilization ratio are anticipated.
(b)	The cover levels of proposed u-channels and catch pits should be flush with the adjoining ground level.	Noted.
(c)	The applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned lot. He should also ensure that the flow from this site will not overload the existing drainage system.	Please refer to the updated Appendix A in the Drainage Impact Assessment (DIA) at Annex 1 .
(d)	The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the site, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD.	Noted.

(e)	The existing discharge location to which the applicant proposed to discharge the storm water from the subject site is not maintained by DSD. The applicant should identify the owner of the existing discharge location to which the proposed connection will be made and obtain consent from the owner prior to commencement of proposed works.	Noted.
(f)	The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works.	Noted.
(g)	The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at his own expense.	Noted.
(h)	For works to be undertaken outside the lot boundary, the applicant should obtain prior agreement from DLO/N and/or relevant private lot owners.	Noted.
(i)	The applicant should make good all the adjacent affected areas upon the completion of the drainage works.	Noted.
(j)	The applicant should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation.	Noted.

(k)	As usual, Government should be empowered to inspect conditions of the private drainage system and to enforce its cleansing by the owners, if necessity arises (e.g. upon receipt of complaints).	Noted.
(l)	The existing drainage facilities, watercourse, river, channel and the like should not be affected and obstructed by the construction materials, waste or debris from the proposed development.	Noted.
Specific Comments		
(m)	The application site is in the vicinity of an existing stream course. The applicant shall be placed all the proposed works 3 m away from the top of the bank of the stream course. All the proposed works in the vicinity of the stream course should not create any adverse drainage impacts, both during and after construction. Please supplement sections to show the distances between the proposed works and the existing stream course.	Please refer to the sections on Figure 5.
(n)	Section 1.2.3: Please review the details of the existing stream and the final discharge point.	The width of the stream varies from approx. 5.4 m to 9 m. The stream passes through the application site from south to north and eventually discharges to Tan Shan River at the north. Please refer to the updated Section 1.2.3 and Figure 2. Photos of the existing stream is shown in Appendix D.
(o)	Please provide sectional views of the site in 2 different directions showing clearly any walls would be erected or kerbs would be laid along the boundary of the site, the proposed and existing drainage facilities, flow direction, the existing ground level of the adjacent lands and the formation level of the subject sites for our reference.	Please refer to the sections on Figure 5.

(p)	<p>Figure 2: Please indicate clearly the full alignment and size of the existing drainage facilities downstream of the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).</p>	<p>For full alignment, please refer to updated Figure 2 for your review. The width of the existing stream is approx. 5.4 m to 9 m, which runs through the application site from south to north. The stream ultimately discharges to Tan Shan River at the north.</p> <p>Sections of the application site with existing stream are shown on Figure 5.</p>
(q)	<p>Figure 3 refers:</p> <p>(a) Please review the level differences between the ground levels and the invert levels (e.g. level difference at SP06 is 0.52m which is insufficient to accommodate the proposed 525UC with grating).</p> <p>(b) Please indicate the invert levels of the existing stream and the proposed u-channels at the connection points.</p>	<p>(a) The channel levels are updated on Figure 3 for your review.</p> <p>(b) The invert level of the existing stream and proposed channel are indicated. Please refer to the updated Figure 3.</p>
(r)	<p>Figure 4-2 refers:</p> <p>(a) Please indicate the fall directions within the site.</p> <p>(b) Please justify the validity of the assumption on the percentage of hard paving of adjacent areas.</p>	<p>(a) The fall directions are indicated on Figure 4-2 for your review.</p> <p>(b) The paved area is identified on Figure 4-2. Existing tracks are counted as paved area for conservative purpose.</p>
(s)	<p>The applicant is required to provide photos showing the conditions of the site and the adjoining areas, the existing drainage facilities and the proposed final discharge point for our information. A plan should be submitted to indicate the locations of the camera and directions of all photos taken.</p>	<p>Please refer to the photos at Appendix D.</p>