

Attachment 2 - Response-to-Comments Table

No.	Comments	Responses
1	<p>Drainage Services Department (DSD), dated 10.10.2024</p> <p>(a) The application site is in large scale in terms of site area, it is located at low-lying area with natural watercourse within and in the close vicinity of the site, and the application involves earth filling works. With consideration of the above-mentioned, the application site area is considered as a complicated site and the applicant should submit a Drainage Impact Assessment (DIA) referring to DSD Advice Note No. 1;</p> <p>(b) The DIA shall demonstrate that there would be adequate measures provided at the resources of the applicant to ensure capacity of streamcourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development and to avoid the site from being eroded and flooded. The applicant is required to assess whether the downstream for drainage connection would have sufficient capacity to receive the stormwater runoff. Flood mitigation should be provided and maintained by the application to the satisfaction of his Division;</p> <p>(c) Based on the record, the application site is in the close vicinity to a water pond and there is a streamcourse within the site area. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the water pond/streamcourse. All the proposed works in the vicinity of the water pond/streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to the satisfaction of this Division;</p> <p>(d) It is noted that the site area is proposed to be filled with a depth of up to 1.2m. Please justify the landfilling extent and depth and study for the potential drainage impact to the adjoining areas;</p> <p>(e) No land filling on site shall be allowed until the flood mitigation measures have been implemented to the satisfaction of DSD;</p>	<p>(a) Noted. DIA report has been prepared and will be submitted to DSD for your approval.</p> <p>(b) Noted. Boundary drains would be provided to avoid any adverse drainage impacts to adjoining areas by the proposed development. According to our hydraulic assessment, the downstream for drainage connection have sufficient drainage capacity to receive the stormwater runoff. The applicant will take over the maintenance responsibility of proposed drainage facilities.</p> <p>(c) Noted. All proposed will be placed at least 3m away from the top of the bank of the water pond (refer to revised Plan 1). During and after construction, the applicant will not create any adverse drainage impacts to the water pond and streamcourse.</p> <p>(d) Landfilling works will be taken place within site boundary, please note that only the south and northwest of the site will be filled with concrete (refer to revised Plan 1 and Plan 5). As boundary U-channel will be provided before site filling works, there is no adverse drainage impacts to the adjoining area.</p>

	<p>(f) The applicant should be reminded to minimise the possible adverse environmental impacts on the existing watercourse in the design and during construction; and</p> <p>(g) The site is in an area where no public sewerage connection is available. Please advise the sewage treatment/disposal facilities for the proposed development.</p>	<p>(e) Noted. No land filling on site will be conducted until the flood mitigation measures have been implemented.</p> <p>(f) Noted. The applicant will take possible measures to minimise the possible adverse environmental impacts on the existing watercourse in the design and during construction.</p> <p>(g) Given the site is lack of public sewerage connection, a septic tank system is proposed for the site to be located in the wash room. The septic tank will be emptied by a registered waste carrier at regular intervals.</p>
<p>2</p>	<p>Geotechnical Engineering Office, Civil Engineering and Development Department, dated 18.10.2024</p> <p>(a) It is noted that the Site and the surrounding Government Land has been modified by illegal site formation works and the land profile may subject to change upon legal action taken by relevant departments.</p> <p>(b) According to the records of the above-mentioned illegal site formation works, unauthorized slopes of height up to 5m were formed within or in the vicinity of the Site, which may affect of be affected by the proposed development of the planning application. Based on records, her office has no information of the proper design and construction of these concerned unauthorized slopes.</p> <p>(c) As the Site would affect or be affected by the above-mentioned existing unauthorized slopes, the applicant shall submit a Geotechnical Planning Review Report (GPRR) in support of the application. The GPRR should include identification of existing registered and unregistered man-made geotechnical features (i.e. slopes) based on topographical survey results, a preliminary geotechnical review of these identified man-made features which may affect or be affected by the proposed development. The GPRR should also include an assessment of the geotechnical feasibility of the proposed development, and address the scope of geotechnical</p>	<p>(a) Noted. Geotechnical Planning Review report has been prepared and will be submitted to GEO for your approval.</p> <p>(b) Basad on topographical survey record carried out by Land Marker (1980) HK. CO. Ltd., there is an existing unregistered man-made slope located along the northeast site boundary, as shown on Dwg no. 70761022/SKETCH/001 in Appendix D. According to the topographical survey, the unregistered man-made cut slope has a maximum height of about 5 meters, a lateral extent of approximately 50 meters, and an average slope gradient of less than 30 degrees. Site reconnaissance was carried out on 24 January 2025 to inspect the conditions of the Site and its general vicinity to verify the unauthorized slopes.</p> <p>(c) Noted. It is confirmed to follow the requirements stated in Section 4.2.3 of the GEO Advice Note for Planning Applications under the Town Planning Ordinance (Cap. 131) to prepare the Geotechnical Planning Review Report (GPRR). As there is a man-made cut slope along the northeastern boundary of the site, it is recommended to establish a 3m buffer zone along the toe of the cut slope (to the north portion of Lot 1219 in D.D.96) to mitigate potential risks to the proposed development from slope instability (abovesaid buffer zone also have been made, refers to revised Planning Statement and Plans).</p>

Your ref: TPB/A/NE-MTL/11

	<p>investigation of the existing registered and unregistered slopes and any associated remedial/slope upgrading works that may be required. The essential contents of a GPRR are given in the attached GEO Advice Note (Attachment 1).</p> <p>(d) The applicant should be reminded to submit the proposed building works and associated site formation works to Buildings Department for approval as required under the provisions of the Buildings Ordinance.</p>	<p>(d) Noted.</p>
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