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

Attachment 3 - Response-to-Comments Table

No.	Comments	Responses
1	Drainage Services Department (DSD), dated 28.3.2025	
	(a) Section 2.2 & Appendix B: According to the record, there is existing streamcourse at the north eastern site rather than underground drain DN900. Please verify and substantiate on the site environment. Please advise if the landfilling works would have adverse impact to the existing streamcourse and upstream catchment area.	(a) According to site inspection and consulted with nearby villagers, existing streamcourse at the north eastern site no longer exists and changed to underground drain DN900. Current site environment present is in **Appendix H Site Photos**. Landfilling works would be done within site boundary. No adverse impact would be induced to the existing streamcourse and upstream catchment area.
	(b) The applicant should check and demonstrate that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. The applicant should also ensure that the flow from this site will not overload the existing drainage system.	(b) Noted. Capacity of existing drainage downstream to which the proposed connection will be made have been checked. Based on our hydraulic checking, peak runoff is about 1.64m3/s and existing drainage downstream capacity is about 5.23m3/s. As such, the existing drainage downstream to which the proposed connection will be made have adequate capacity to cater for the additional discharge from the captioned site. Applicant will keep monitor existing drainage downstream to ensure it has satisfactory condition and flow from this site will not overload the existing drainage system.
	(c) Appendix C and Appendix D: please provide legend for the colored areas and please indicate the flow paths to demonstrate the changes before and after the development. Especially, please advise the external catchment area to be captured by the proposed drainage facilities under the development.	(c) **Appendix C Existing Sub-catchment Plan** and **Appendix D Proposed Sub-catchment Plan** have been revised. Revised drawings are incorporated legend, flow paths which the changes before and after the development. Catchment area to be captured by the proposed drainage facilities under the development has been presented in Revised **Appendix G Design Calculation for Proposed Drainage Works.**
	(d) Appendix F: Please indicate the future ground level of the site and adjoining areas, a cross section view would be helpful. Specifically, please advise how the overland flow from the west and south can be conveyed to the downstream streamcourse to the east of the application site.	(d) Future ground level of the site and adjoining areas, a cross section are provided in updated **Appendix A Master Layout Plan**. Overland flow flows from the east and north to the downstream streamcourse. Detail of flow paths can refer to revised **Appendix D Proposed Sub-catchment Plan**.
	(e) Photos should be submitted clearly showing the current conditions of the area around the site, the existing drainage/flowpaths around the site, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse. The locations of the camera and the direction of each photo should also be indicated on a plan.	
	(f) It is noted from Appendix A that 1m thick	

	concrete wall is proposed around the pond, please advise if such provision shall have any adverse impact to the planned/existing drainage path.	(e) Photos showing the current conditions of the area around the site, the existing drainage/flowpaths around the site, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse is provide in **Appendix H Site Photos**. The locations of the camera and the direction of each photo have been marked on Drawing No. 005. (f) In respond to AFCD's comments, the subject site boundary has been setback by at least 3m to the north in order to prevent encroachment upon the pond situated to the north. Also, the applicant will construct a concrete wall (1m (L) x 1m (W) x 1m (H) each brick) along the northern site boundary at all times during the planning approval period in order to prevent any land filling materials from affecting the pond in the vicinity. Such provision will not have any adverse impact to the planned/existing drainage path.
2	Geotechnical Engineering Office, Civil Engineering and Development Department, dated 28.3.2025 (a) It is noted from Appendix IV of the FI that the Consultants of the applicant, SMEC, prepared a Geotechnical Planning Review Report (GPRR), which contains a recent topographic survey plan and the envisaged layout plan of the proposed development. (b) The subject planning application would affect or be affected by a man-made slope of approximately 5m high (according to the topographic survey) adjoining the northern boundary of the Lot 1219 in D.D. 96. A no-built zone of 5m wide should be provided by the applicant to cordon off the development site from the slope (see attached plan for the extent). (c) The applicant should be reminded of the requirements of making necessary site formation submission(s), including but not limited to any necessary stability assessments of existing geotechnical features in the vicinity of the site, to the Buildings Department for approval as required by the provisions of the Buildings Ordinance if found applicable.	(a) Noted. (b) The no-build zone of 5 meters wide hall be provided along the northern boundary of lot 1219 in D.D. 96 to fence off the development site from the slope as included in the updated report. (c) Noted. We will be reminded to prepare the site formation if necessary.