

Table 1: Responses to Comments from Government Departments on Planning Application No. A/NE-TKL/784 (14 January, 2025)

COMMENTS	RESPONSES
<p>1. Drainage Services Department</p> <p>Please find our comments on the application and submitted drainage proposal.</p>	
<p>(a) The applicant shall be required to place all the proposed works 3m-away from existing Ping Yuen River to the east of the application site. All the proposed works in the vicinity of the 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 my satisfaction.</p>	<p>(a) All the works within the lot will be carried at least 3m away from Ping Yuen River. The proposed drainage work is designed to provide a proper drainage system so that it will not create any adverse drainage impact both during and after construction. All the works will be at Applicant's cost.</p>
<p>(b) The applicant should be reminded to minimize the possible adverse environmental impacts on the existing streamcourse in his design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the development.</p>	<p>(b) The proposed drainage work is properly designed according to DSD - STORMWATER DRAINAGE MANUAL. DEP and DAFC will be consulted if there is any environmental impact.</p>
<p>(c) The site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development.</p>	<p>(c) Noted. EPD will be consulted regarding foul sewerage.</p>
<p>(d) Please provide site formation plan to indicate the extent and depth of land filling. No pond/land filling on site will be allowed until the flood relief mitigation measures have been implemented to the satisfaction of Director of Drainage Services or the Town Planning Board.</p>	<p>(d) Noted. The proposed land filling is about 1,415m² with a depth of not more than 1.2m for site formation (see Figure 5). The proposed land filling is proposed to facilitate the proposed development. The proposed drainage facilities will be implemented to prevent flooding.</p>
<p>(e) Sketches showing the general information of the site such</p>	<p>(e) A plan showing the catchment areas (see Drawing No. D-001) for this</p>

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<p>as topography, fall direction, proposed paving and formation level, position of the buildings or structure, size and alignment of existing and proposed drains, and nearby available discharge points within the vicinity of the site, etc., should be submitted.</p>	<p>submission of drainage design is attached for your reference.</p>
<p>(f) Please review if the latest requirements of Stormwater Drainage Manual including the Corrigendum have been adopted in the design. In particular, the Table 2d being adopted is outdated, Also, please justify the use of 60 min duration in the calculation.</p>	<p>(f) 4.3.3 Intensity Duration Frequency relationship is also used to calculate the rain intensity and found that it is slightly higher than the figure in Table 2d. For conservative design 10 min duration is used instead of 60min (included in the drainage design calculations).</p>
<p>(g) Details of the proposed drainage channel and catchpit should be provided.</p>	<p>(g) Details of the proposed drainage channel and catchpit (see Sketch No. 1) is attached for your reference.</p>
<p>(h) Please advise how the overland flow from external catchment area is collected by the proposed drainage facilities. 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 drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.</p>	<p>(h) Peripheral U-channels are provided to cater for the catchments from the Application Site and the adjacent site as shown. It is to prevent the stormwater that will affect the adjacent areas. The Applicant will 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 drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.</p>
<p>(i) Photos should be submitted clearly showing the current conditions of the area within and around the site, the existing drainage/flowpaths around the site, the proposed</p>	<p>(i) Site photos are attached for your reference.</p>

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<p>drainage from the site to the downstream existing watercourse. The locations of the camera and the direction of each photo should also be indicated on a plan.</p>	
<p>(j) Please ensure that no site debris / untreated runoff is allowed to be duped and/ or washed into the river. If any refuse or other materials are found to have been deposited in the river as a result of your works, the applicant shall take immediate actions to remove them without undue delay.</p>	<p>(j) The Applicant will ensure that no site debris / untreated runoff is allowed to be duped and/ or washed into the river. If any refuse or other materials are found to have been deposited in the river as a result of our works, the Applicant will take immediate actions to remove them.</p>
<p>(k) Free and unobstructed right of way to DSD and/or his Contractor to reach the river for drainage inspection, maintenance and repair works at all times shall be provided.</p>	<p>(k) DSD or his Contractor is always allowed to inspect the site.</p>
<p>(l) During the construction works at the river, damage to the river should be avoided as far as possible, and should be reinstated to our satisfaction if so caused.</p>	<p>(l) The Applicant will try their best not to damage the river, if done the Applicant will reinstate to the satisfaction of DSD.</p>
<p>(m) Please ensure that any existing discharge points to the river should not be hindered by the construction works at the river (in particular, should not be hindered by the rise in water level after the narrowing down of the river width).</p>	<p>(m) In fact, there is no change of catchment areas as existing situation, the proposed drainage system will improve the existing situation.</p>
<p>(n) In the event that any of your works in the vicinity of the river shall cause or lead to aggravation of any flooding, which in tum shall cause loss or damage to a third party, you shall bear liability for any such loss or damage attributable to such works.</p>	<p>(n) The Applicant will bear the liability if the works causing any flooding.</p>
<p>(o) After the course of works, the applicant shall reinstate the</p>	<p>(o) The Applicant will reinstate the landscape of affected slope and adjoining</p>

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landscaping of affected slope and adjoining access ramp to the DSD satisfaction.	access ramp to the DSD satisfaction.
(p) The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary.	(p) Wall with opening will be erected to ensure no blockage of stormwater from adjacent catchment areas, wall details (see Sketch No. 2) is attached for your reference.
(q) The proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense.	(q) The proposed drainage works, whether within or outside the site boundary, will be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense.
(r) The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.	(r) DSD or his Contractor is always allowed to inspect the site.
(s) The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required.	(s) The applicant and the successive lot owners will allow connections from the adjacent lots to the completed drainage works on Government Land when so required.
(t) For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.	(t) Noted.
(u) The applicant should make good all the adjacent affected areas upon the completion of the drainage works.	(u) Noted.

COMMENTS	RESPONSES
<p>2. Transport Department</p> <p>Please note our comments on the subject application below from a traffic engineering point of view:</p>	
<p>(a) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;</p>	<p>(a) To ensure no queuing of vehicles outside the Application Site, the Applicant will adopt the following measures:</p> <ul style="list-style-type: none"> (i) Prior appointment will be arranged for the goods vehicles to deliver the storage materials; (ii) All goods vehicles will leave the Application Site after loading/unloading activities; (iii) No storage materials will be placed at the manoeuvring space to avoid blocking of loading/unloading spaces and manoeuvring of vehicles; (iv) On-site staff will be deployed to manage the in and out traffic flow during the operation hours. Vehicle entering the site would be directed to the loading/unloading space to prevent the blocking of the ingress/egress.
<p>(b) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety;</p>	<p>(b) The visibility from the Application Site to the local track is good. The Applicant is willing to maintain the existing pedestrian route to ensure pedestrian safety. Revolving warning light is proposed to be added at the site access to warn the staff and nearby pedestrian when there are vehicles getting in/out of the site to ensure pedestrian safety.</p>
<p>(c) The applicant shall advise the measure in preventing illegal parking by visitors to the subject site; and</p>	<p>(c) To prevent illegal parking by visitors to the subject site, prior appointment for visitors who drive to the Application Site is required.</p>
<p>(d) The proposed vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.</p>	<p>(d) Noted.</p>
<p>We may offer further comments on the application after receiving the above information.</p>	<p>Noted.</p>

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<p>3. Agriculture, Fisheries and Conservation Department</p> <p>(a) <u>From agricultural perspective</u> The subject site falls within the “AGR” zone and is generally vacant. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.</p>	<p>(a) The surrounding areas of the Application Site are mostly converted to open storage, warehouse and workshop uses. The natural and landscape character of the surrounding areas have been changed and the Application Site falls within a ‘Category 2’ area under the TPB PG-No. 13G. The proposed development at the Application Site is considered compatible with the surrounding areas. In addition, the Application Site is for temporary use and will not jeopardize the long-term planning intention of the “AGR” zone.</p>
<p>(b) <u>From nature conservation perspective</u> The subject site is largely paved. Ping Yuen River is located to the immediate east of the subject site. While I have no comment on the subject application from nature conservation perspective, please remind the applicant to adopt good site practice to avoid adverse impact to the Ping Yuen River should the application be approved.</p>	<p>(b) Noted. The Applicant will adopt good site practice to avoid any adverse impact to the Ping Yuen River.</p>