

Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials, Construction Machineries and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond and Excavation of Land in “Green Belt” Zone and area shown as ‘Road’,
Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

(Application No. A/YL-HTF/1168)

- (i) The applicant has signed the authorisation letters with each of the operators of the concerned operations (**Annexes I & II**). The applicant and the operators are mutually agreed that upon planning approval has been granted by the Town Planning Board (the Board), the application site (the Site) will be utilised by the operators of the concerned operations for the proposed development during the planning approval period. Given that the proposed development is to facilitate the relocation of the affected business premises in Hung Shui Kiu due to land resumption to pave way for the development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA), the special background of the application should be considered on its individual merit.
- (ii) A RtoC Table:

Departmental Comments	Applicant’s Responses
1. Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Vicky SY; Tel: 2300 1347)	
(a) It is noted that the runoff of the existing channel is estimated with catchment D1. It is considered that the catchment D1 has not enclosed the whole catchment of the river, thus underestimating the channel flow. Therefore, it is considered that the checking in Appendix D is not valid. Furthermore, a 300mm freeboard should be allowed after the development, which has not been considered in the checking exercise.	Please see the revised drainage impact assessment (Annex III). The catchment D1 is revised to enclose the whole catchment of the river before the 2.5m Box Culvert No. SBP1002981. The revised catchment D1 is shown in the Drawing No. DIA1 and DIA2 in Appendix A . The corresponding runoff collected by the box culvert and its capacity checking are updated accordingly in Appendix B and D . Its freeboard is checked to be larger than 300mm under 50 year rainfall return period after the proposed development.
(b) Checking of the capacity of the proposed U channels was against the flow generated by the development site only in this assessment. Please note that surface runoff of the adjacent land will	The catchment areas of each U channel are defined in Drawing No. DIA4 in Appendix A for your information.

	also enter the U channels. Thus, catchment area of each U channel should be defined during checking.	As 900UCs (1:100) are adopted for the whole site, the runoff generated from Natural Catchment (D) + Site Catchment (D) (Largest amount of runoff collected by the 900UC) is estimated. 98723 (L/min) would be checked against the chart of rapid design of channels and the 900UC is found to be adequate to collect the flow generated by the Site and surface runoff of the adjacent land.
(c)	The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed U channels.	The runoff (the flow direction) within the site is indicated in Drawing No. DIA3 in Appendix A for your information. District Officer (Yuen Long) would be consulted if local village drain(s) is affected.
(d)	U channels from CP12 & 13 to CP 14 & 15 are running over the existing stream, which is not possible. Please review.	The u channels are revised not to run over the existing stream. The runoff generated inside Lot Nos. 1373 to 1378 would be directly discharged from CP11 to the existing stream. Please kindly refer to the revised drawing no. DIA3 in Appendix A