

Section 16 Planning Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui, New Territories

Department	Date	Comments	Responses to Departmental Comments
Environmental Protection Department	15.8.2025	1. It is noted from the plans that septic tanks are located within the site. Please clarify whether toilets will be provided within the site and provide information on the associated sewage treatment facility.	It is clarified that stormwater storage tanks are reserved for drainage purposes. During operation of the proposed use, the major source of wastewater will be sewage from toilet generated by staff. Portable toilets would be provided within the application site and licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.

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Department	Date	Comments	Responses to Departmental Comments
Drainage Services Department	15.8.2025	a) The application site is large scale in terms of site area, the proposal involves substantial filling works and the existing watercourse within the application site. With consideration of the above-mentioned, the application site is considered as a complicated site and the applicant should submit a Drainage Impact Assessment (DIA) referring to DSD Advice Note No.1 rather than drainage proposal.	Noted. A Drainage Impact Assessment (DIA) has been conducted and attached in the drainage proposal (Appendix E refers).
		b) The DIA shall demonstrate that there would be adequate resources of the applicant to ensure capacity of streamcourse/drainage facilities 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 stormwater runoff. Flood mitigation measures proposed in the DIA and other storm-water drainage facilities should be provided and maintained by the applicant to the satisfaction of this Division.	The downstream capacity is assessed in the DIA. The result showed the downstream has sufficient capacity to receive the natural stormwater runoff and the discharge from the proposed development.
		c) As the existing stream course traversing the application site is crucial to the drainage condition of the region, it should be maintained at all time. The applicant shall be required to place all the proposed works including landfilling works at least 3m away from the top of the banks of existing streamcourse, and all the proposed works in the vicinity of existing streamcourse should not	Noted. Min. 3m away from the top of the banks of existing stream course are reserved for all proposed works. Construction waste will be properly handled to ensure waste materials or sediment enters the watercourse, thereby preventing any adverse drainage impacts during or after construction.

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Department	Date	Comments	Responses to Departmental Comments
		create any adverse drainage impacts, both during and after construction.	
		d) Planning Statement Paragraph 4.1.4 and Illustration refer. The existing streamcourse should be aligned by the filling materials, rectification and improvement works should be planned to resume the hydraulic performance of the streamcourse.	The existing streamcourse has a cross-sectional flow area of 0.581m ² . The proposed improvement works provide a box culvert of with 10.5m ² cross section flow area. This will significantly enhance the hydraulic capacity, improve flow efficiency, and reduce flood risk, thereby resuming and substantially upgrading the hydraulic performance of the drainage system.
		e) Filling plan of the Subject Site under the Drainage Proposal refers. Please advise whether substantial landfilling degrades or analyses the implication to the existing streamcourse and adjoining catchment areas. No land filling on site shall be allowed until the flood mitigation measures have been implemented to the satisfaction of DSD.	It is clarified that no substantial landfilling is involved in the current application. While it is stated that the depth of landfilling will not exceed 3m, it should be noted that the site level of the application site is significantly lower than the adjoining road. The proposed landfilling aims to align the site with road level to prevent flooding (Illustration 2 refers). In generally, site levels within the application are proposed to be raised by about 1 to 1.5 m to create a flat surface for the proposed use. The proposed levels will maintain a gradual decrease from the southwest to the northeast, and it is anticipated that rainwater will continue to flow from this direction to the river without significant changes. Please refer to Figure 4 of the Planning Statement. The drainage impact assessment also evaluates the drainage impact at proposed filling level and shows no adverse drainage impact.

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		f) Effective catchment area under the drainage proposal refers. Please advise to delineate the catchment areas. The ground level of area to the west and south of the existing streamcourse is generally higher; therefore, the application site should be studied when assessment to the existing streamcourse traversing the application site is made. Please review the calculations accordingly.	The catchment is delineated according to the geological condition around the site. And further segmented according to different drainage branches. The calculation and the drainage alignment is reviewed and revised.
		g) In view of the scale of development, please evaluate and devise temporary drainage measures to mitigate potential drainage impacts to the adjoining areas during the construction process.	A temporary stormwater drainage system will be installed for the duration of the construction works. Additionally, water pumps will be deployed as needed to enhance drainage capacity and manage surface runoff effectively across the site.
		h) 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 drainage watercourses and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan.	Additional photos are supplemented in the proposal. (please refer to Appendix A)
		i) The applicant shall take all precautionary measures to prevent any disturbance, damage, and pollution from the development to any parts of the existing drainage facilities and existing watercourses within the development area. In the event of any damage to the existing drainage facilities and watercourse, the applicant shall be held responsible for the cost of any	Noted.

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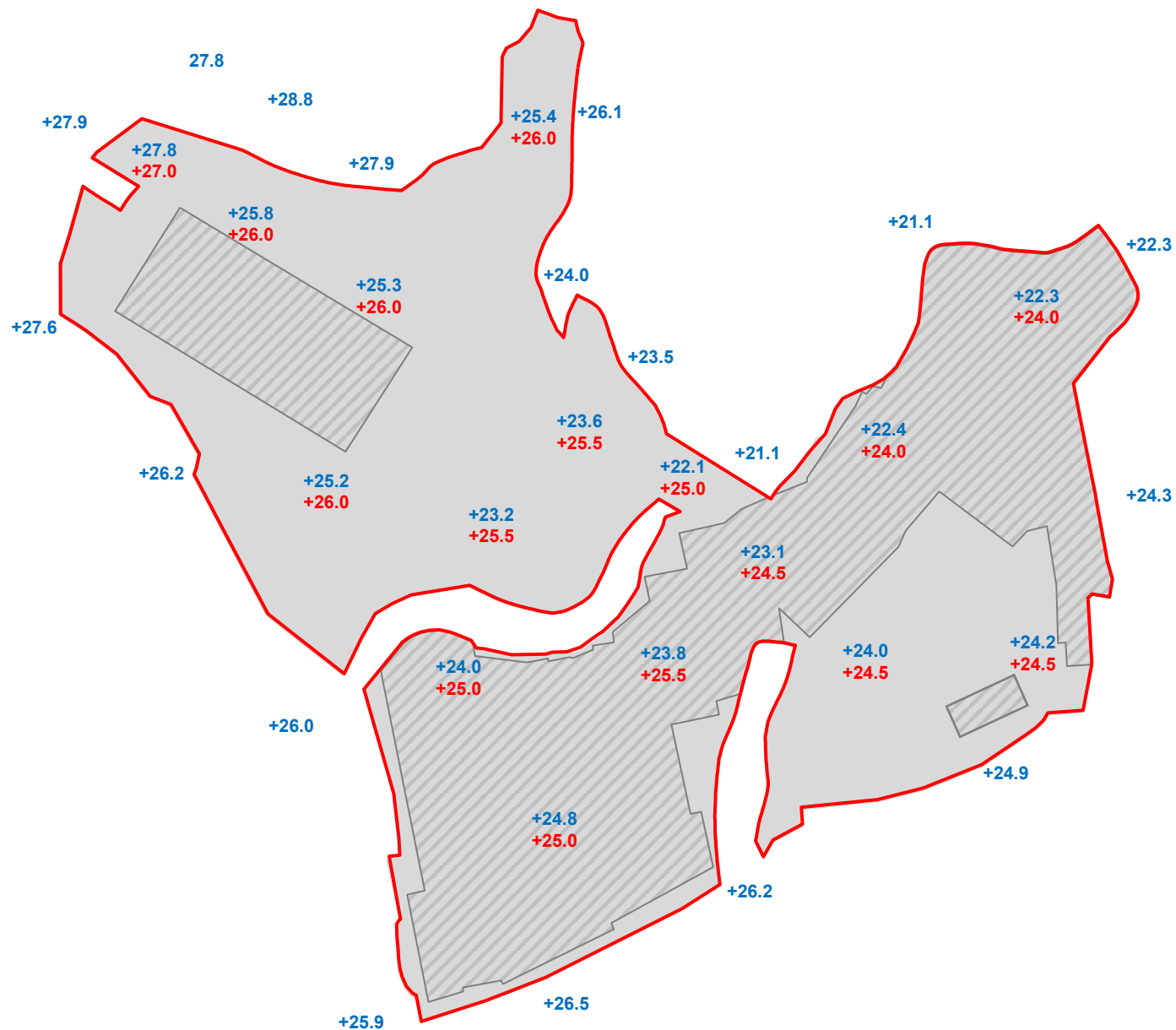
Department	Date	Comments	Responses to Departmental Comments
		necessary repair works, compensation, and any other consequences arising from this.	
		j) The applicant should be reminded to minimize the possible adverse environmental impacts on the existing watercourse in his design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the development.	Noted.
		k) 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.	Noted.
		l) 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.	Noted.
		m) The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.	Noted.
		n) 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.	Noted.
		o) The site is in an area where no public sewerage connection is available. EPD should be consulted	Noted.

Planning Application No. A/NE-FTA/264

Responses to Comments Table

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Department	Date	Comments	Responses to Departmental Comments
		regarding the sewage treatment/disposal facilities for the proposed development.	



LEGEND:

- Application Site
- Filling of Land
(Depth: not more than 3m)
(about 16,604m²)
- Existing Paved Area
(about 7,448m²)
- +22.3 Existing Level (about)
- +24.0 Proposed Level (about)

(For Identification Only)

Project:

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Title:

Proposed Land Filling

Figure:

4

Scale:

Not to Scale

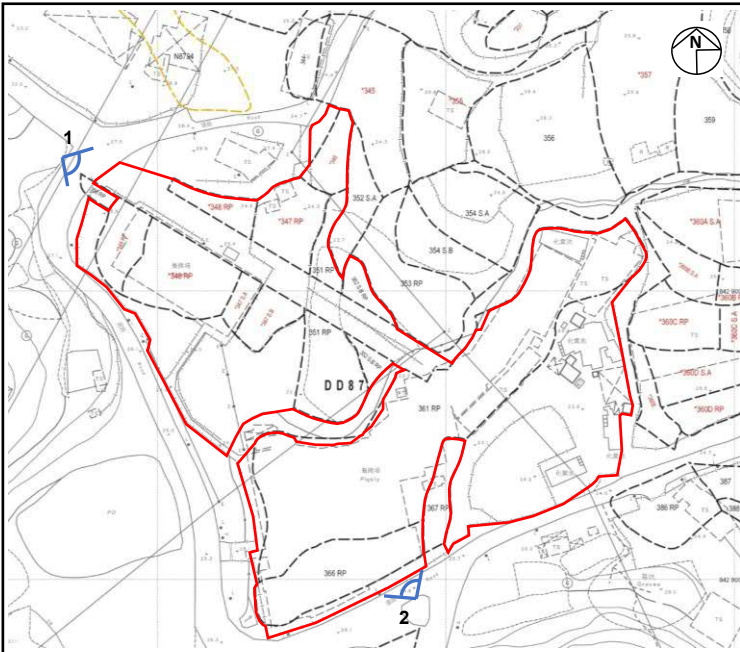
Date:

Jun 2025

Ref.: ADCL/PLG-10315-R001/F004



AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

The Application Site 1 Viewpoint

(For Identification Only)

1



Application Site

Site level of adjoining road: +27.9mPD
Existing Level at the Application Site: +25.8mPD
Proposed Level at the Application Site: +26.0mPD

2



Application Site

Site level of adjoining road: +26.5mPD
Existing Level at the Application Site: +24.8mPD
Proposed Level at the Application Site: +25.0mPD

Project:

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Title:

Existing Condition of the Application Site

Illustration:

2

Scale:

N.A.

Date:

Oct 2025

Ref.: ADCL/PLG-10315-R001/1002



AIKON DEVELOPMENT CONSULTANCY LTD.

Application at Lots 346, 347 S.A, 347 S.B, 348 RP, 349 RP, 351 RP, 352 S.B RP, 361 RP (Part), 366 RP in D.D. 87, and Adjoining Government Land, Kong Nga Po, Sheung Shui, New Territories

Submission of Stormwater Drainage Proposal

	Comment from DSD	Responses
a)	Figures/Tables in the text should be labeled for ease of reference.	Noted. Tables and figures in the proposal are revised.
b)	For Section 2.5, please advise if the existing ponds form part of the proposed drainage networks.	The pond does not form part of the proposed drainage network. The water flow received from the lot will only be discharged to the existing stream as labelled in the proposal.
c)	Please elaborate on the purpose of discussing Tai Po Kau water level.	The water level is irrelevant to the drainage calculation and the proposal. The text is revised and the table for water level is removed.
d)	Existing streams are not legible in the figure.	The figure is revised.
e)	The concrete pipe linking the existing stream is not found in the drawings.	The drawings are revised to show the concrete chamber.
f)	For drawing WNG/25086/C/DRA/003 - Please indicate how the CP1, CP2, CP3, CP9 are connected to the downstream system. - Please also show the drainage features inside and outside the subject site. - Please advise why branches 9 and 10 are discharging to a septic tank.	- The detailed section of the connection is added in WNG/25086/C/DRA/001 - All drainage features are shown in the drawing (drainage branches, septic tank and existing stream). - Since there are no drainage features nearby, and connecting solely to branch 8 will result to a significant increase of surface channel depth. It is proposed to connect to nearby septic tank as stormwater storage tank, an overflow pipe is installed to discharge the stored water gradually for attenuating the peak flow through the downstream stormwater drainage systems during heavy rainstorms.
g)	Appendix C -Design calculation of u-channel - Please advise if the % of utility has included the 10% allowance. - Please review the manning's n coefficient by making reference to the latest SDM.	- The 10% allowance is considered in the calculation, it is shown in the "allowance (reduction %)" column. - The coefficient is clarified in the calculation. (n =0.016 assume bad condition)

	3. Please clarify how "avg depth" is calculated.	3. Avg. depth is the difference in level of upstream ground level and downstream invert level.
h)	Appendix C - Downstream Capacity Checking - Please indicate outlet (section AA) in drawing DRA/003. - Please indicate concrete pipe in drawing DRA/003. - Please show the upstream catchments of the outlet, and how does that compared to the effective catchments shown in DRA/002. - Please justify the use of water level obtained from Ginfo for a capacity assessment under a design scenario of 50 yrs return period.	Downstream capacity is checked by Infowork. The original hand calculation is removed from the proposal.