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Cheryl Tsz Man TSANG/PLAND

From: Isa Yuen <[redacted]>
Sent: Thursday, January 15, 2026 8:55 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Shirley Ka Kei CHAN/PLAND <[redacted]>; Samuel Xing WANG/MND/DSD <[redacted]>; Shinuo DENG/LDD/DSD <[redacted]>; Thomas Luk <[redacted]>
Subject: [PLG10315] Planning Application No. A/NE-FTA/264 - Further Information (4)

Dear Sir/Madam,

We refer to the departmental comments received from the Drainage Services Department (dated 9.1.2026) regarding the subject application and would like to provide further information for your processing please.

The cover letter, Reponses to Comment Table, Revised Drainage Impact Assessment and updated icm model are saved under the link below.

https://fespld.pland.gov.hk/FsShare?key=24fdc1fe8f33ea54297523607e31ec58460c24b41b186183f8e906cd5754158c
Thank you for facilitating the planning application and should you have any queries, please feel free to contact us.

Best regards,

Isa Yuen Town Planner

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Date : 15th January, 2026
Our Ref. : ADCL/PLG-10315/L008

The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Material and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land at Lot Nos 346, 347 S.A, 347 S.B, 347 RP, 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
(Planning Application No. A/NE-FTA/264)

We refer to the departmental comments received from the Drainage Services Department regarding the subject application and would like to provide a *Responses-to-Comments Table and Revised Drainage Impact Assessment* to address the abovementioned departmental comments and facilitate considerations by the DSD and the Town Planning Board.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at [redacted].

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited

Thomas LUK

Encl.
c.c. Client

Address 地址：
[redacted]

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 Drainage Impact Assessment

	Comment from DSD	Responses
1	Table 5.4 refers a) It is observed that the flooding overflow situation at note ID r4 would become worse after the development. Please provide structural mitigation measures, such as provision of storage tank, to control the additional surface runoff discharged to the downstream streamcourse during heavy rain. b) Please consider to run sensitivity analysis to study freeboard at Nodes under 10 year return period scenario.	For the flooding overflow situation at note ID r4, we propose to construct two stormwater storage tanks as a flow control and detention measure to mitigate peak runoff rates from the developed site. Our revised Drainage Impact Assessment (DIA) models the system's performance with the storage tank under the 50-year return period storm event. The results confirm that the proposed tank effectively prevents overflowing situation. Please refer to Appendix F for detailed calculations and supporting figures. Apart from that, the Infoworks ICM model has been updated with the latest topographic survey data (refer to Appendix B) to accurately represent the existing site conditions and downstream ground levels for a reliable assessment.
2	Calculation of the storage tank was not found. Please describe the storage tank's design intent, operational mechanism and hydraulic performance.	The storage tank is modelled in the Infowork. Please refer to Drawing No. WNG/25086/C/DRA/004 for details and dimension of the tank. The layout of branch 9 and branch 5 is modified so when extreme rainfall occurs, the excessive stormwater will flow into the tank instead of the stream. Temporarily storing incoming peak flows, thereby attenuating the discharge.

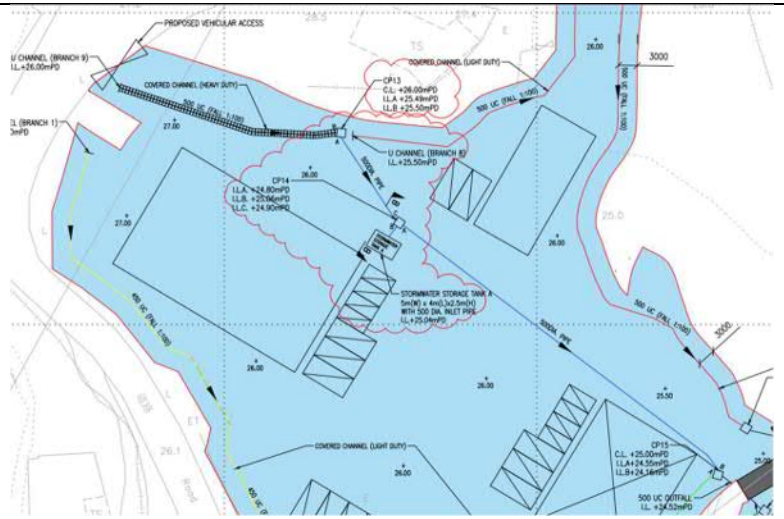


Figure 1: Modification to Branch 9 and storage tank A

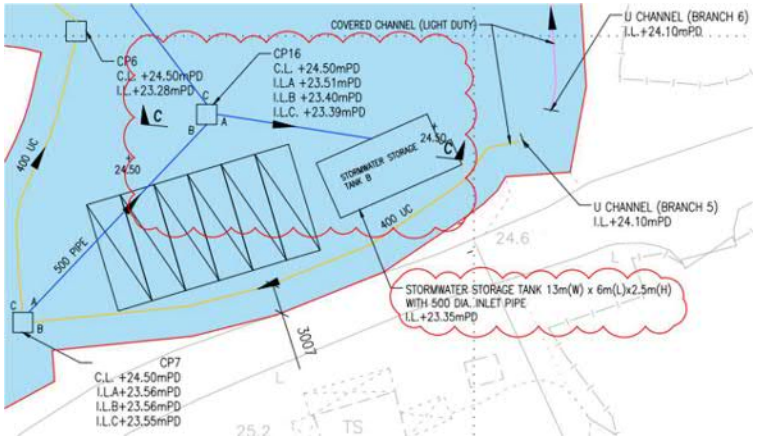


Figure 2: Modification to Branch 5 and storage tank B

Operational Mechanism and Hydraulic Performance: In extreme rainfall events, the inlet pipe connected to the downstream end of existing surface channel diverts into the tank. The stored water in the tank will be emptied by pump after the rainfall

Storage tank A: The inlet level of the tank is set at the highest water level (for branch 9) during the peak flow (see the figure below). This ensures that only

excessive stormwater is diverted into the tank for temporary detention. Once rainfall subsides, the stored water will be pumped out to restore the tank's capacity for the next event.

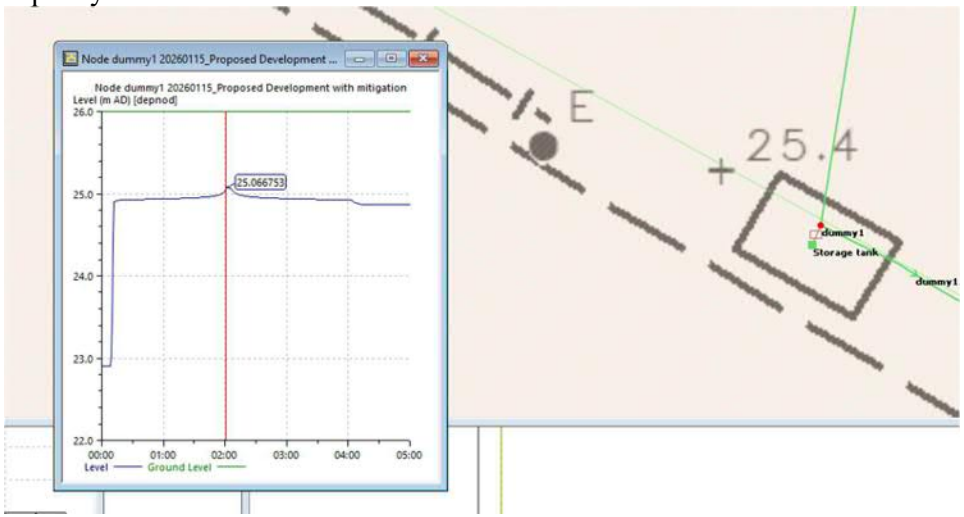


Figure 3: Water level (+25.066 mPD) from the model result for storage tank A

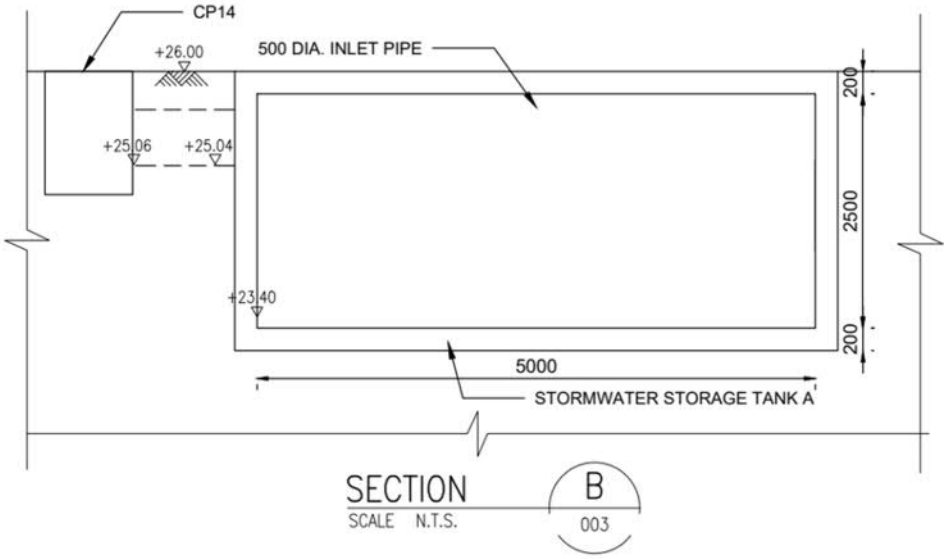
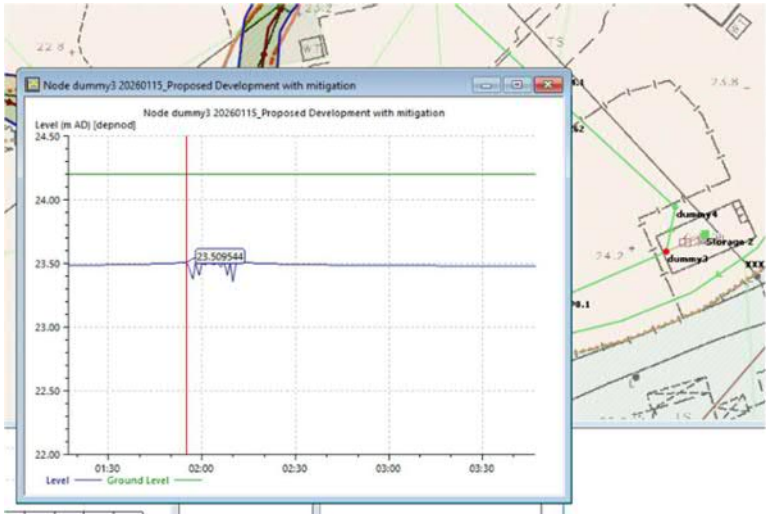
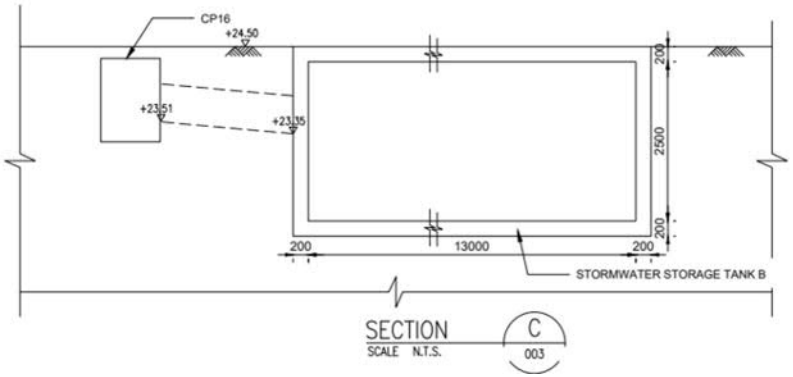
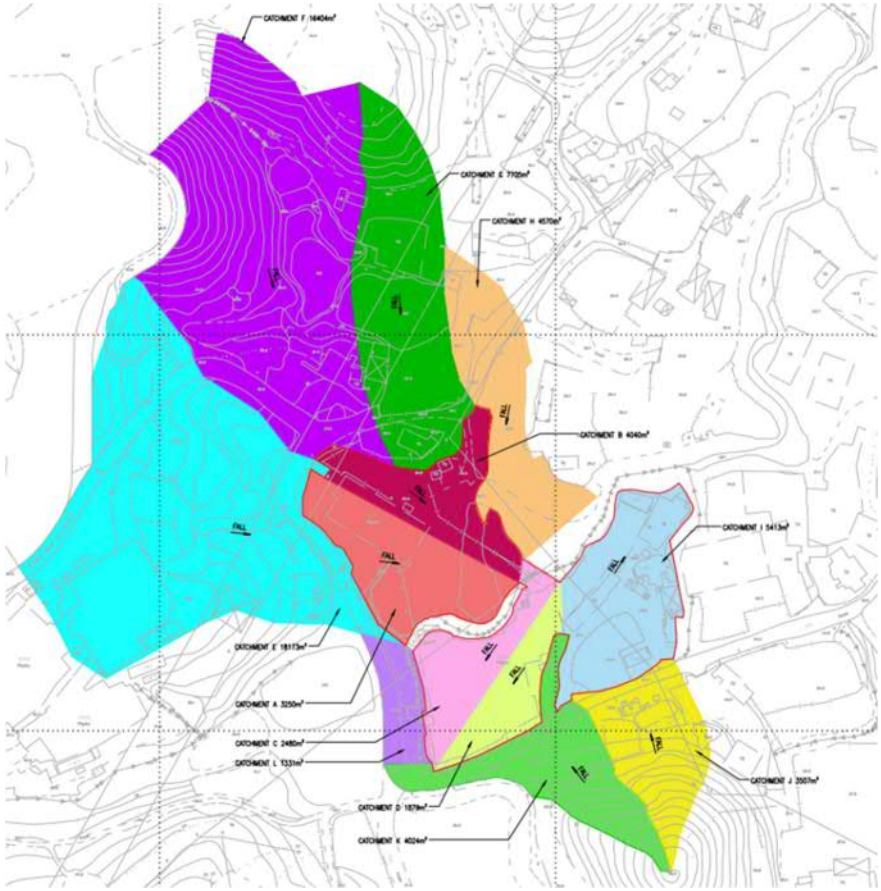


Figure 4: Section of storage tank A (inlet level +25.06mPD)

		Storage tank B: The operation mechanism is the same with tank B, except is diverts excessive stormwater from branch 5  Figure 5: Water level from the model result for storage tank B (+23.509mPD)  Figure 6: Section of storage tank B (inlet level +23.51mPD)
3	Section 4.4 "The adopted parameters are summarised in table 2-1". Table was not found, please revise.	It is a typo and the parameters are referring to table 4-1. The report is revised.

4	Table 4-1 refers a) Manning's n = 0.016 was adopted according to Table 2-2. However, the model adopted different values. Please clarify. b) Based on the site photos, the existing stream does not appear to be a concrete channel. Please review whether the value for "rectangular concrete channels" should be adopted.	Table 4-1 are revised to table 4-2. a) The adopted roughness values are clarified in Table 4-2, stating the values adopted for different conditions (RC channel, surface channel, riverbed, RC pipe). We also would like to clarify the model only assesses the downstream capacity, the internal drainage networks are check through hand calculation (refer to Appendix C). b) For the existing conditions model, the roughness value for RC channel was **not used**, since there are no paved area. The concrete channel roughness was applied only in the improvement case (where a rectangular concrete channel is proposed), to allow a direct comparison between the existing and improved scenario.
5	Section 5.2.1 refers. The statement "Associated stormwater drainage network is proposed along the alignment" lacks specificity on the mitigation measures. Please elaborate.	Noted, Section 5.2.1 is revised. Please refer to the revised report.
6	Section 6.6 refers. It was mentioned that openings on fencing and walls would be provided to prevent obstructing surface flow. However, this seems to conflict with the responses in RtoC item 13. Please clarify.	We wish to clarify that a boundary chainlink fence is proposed as part of the development. A minimum 75mm gap has been provided for the proposed chain-link fence wall, in addition, the hollow nature of the fence prevents any obstruction to the **existing overland flow paths**. Details of the proposed chain-link fence can be found referred to the attached CEDD Standard Drawing attached in Appendix H. Any surface runoff entering the site through these gaps will be collected by the proposed internal drainage network, which has sufficient capacity to convey these flows for proper discharge downstream. Therefore, there will be no adverse impact on overland flow from adjacent catchments.
7	The depth of landfilling works could be up to 3m as inferred from Figure 3-3, which contradicts with response in RtoC item 13. Please clarify.	To clarify, there will be filling to create a flat surface with slight gradient to provide falls to drainage features and match the existing road surface outside the lot boundary. The design of the site's grading and drainage system specifically ensures that the **finished filling levels and gradients will direct overland flow into the proposed internal drainage network**. This system has sufficient capacity to collect and convey all surface runoff (refer to calculation in Appendix C), including flows from adjacent catchments to the approved downstream discharge point without causing obstruction or flooding.



Catchment (outside lot)	Existing ground level (mPD)	Adjacent catchment (color)	Ground level (mPD)
E (Cyan)	+27.0	A (Orange)	+26-27.0
F (Purple)	+27.5	B (Red)	+25.0-26.0
G (Green)	+26.1-27.4	B (Red)	+25.0-26.0
H (Skin)	+25.0-25.5	B (Red)	+25.0-26.0

<table>
<tr><td></td><td></td><td>
<table>
<tr><td>J (Yellow)</td><td>+24.7-25.2</td><td>I (Light blue)</td><td>+24.0-24.5</td></tr>
<tr><td>K (Lime green)</td><td>26.6-28.4</td><td>D (mint)</td><td>+25.0-25.5</td></tr>
<tr><td>L (Light purple)</td><td>26.1-26.3</td><td>C (pink)</td><td>+25.0-25.5</td></tr>
</table>

Furthermore, as shown in the table, although the lot is filled to a higher platform level, the finished level will remain lower than the adjacent catchment. Thus, the filling works will not obstruct the overland flow path.
</td></tr>
<tr><td>8</td><td>Section 6.8 and RtoC item 5 refer. Please clarify whether "mid-century" events were assessed as it was not mentioned in the previous sections.</td><td>Since the “End of 21st Century” event produces the worst drainage impact to the site, "mid-century" events are not assessed or adopted for the drainage assessment.</td></tr>
<tr><td>9</td><td>Appendix C and Drawing No. WNG/25086/C/DRA/003 refer. Branch 1 was shown as 400mm in Appendix C but 450mm in the drawing. Please clarify.</td><td>The dimension should be 450mm. All discrepancies are revised. You may refer to the revised drawings and report.</td></tr>
<tr><td>10</td><td>Section 3.1 notes that the existing channel within the boundary will be backfilled and removed. However, no further discussion on this channel was found in the report.

Please review the text.</td><td>The existing channel within the lot boundary will be removed to facilitate the development. This change was not discussed in further detail as the hydrological design of the site is based entirely on the new, fully engineered condition.

The proposed internal drainage network is designed to replace the function of the existing channel. The new system has sufficient capacity to manage all site runoff and maintain downstream flows, so no adverse impact is anticipated from the channel's removal.</td></tr>
<tr><td>11</td><td>Please clarify if the existing channel was modified to a 450mm UC as shown in the layout below. If so, please provide justification for such modification including the design intent of this 450mm UC and its selected size.</td><td>The existing channel will be removed before the landfilling works and will not be modified or reuse in the proposed development. The 450UC (which revised to 500 pipe in this submission) is now revised as part of the drainage branch 1 to discharge stormwater to the downstream river.</td></tr>
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