

R to C Table

	Departmental Comments	Applicant's Response
1. Comments of CE/MN, DSD		
(i)	The drainage proposal submitted under the planning statement was vetted and was considered acceptable in general. The applicant is requested to supplement with the following information:	The acceptance of the drainage proposal in general is noted.
	(a) a topographic survey plan that supports the fall direction indicated on the drainage layout plan;	Noted. Please see Plan 3B . the farming area is relatively flat with gradients between 1:25 and 1:100
	(b) a layout showing the proposed formation level of the proposed hard paved area to demonstrate that the proposed fall direction would be achieved; and	Noted. Please see Plan 3B ¹ .
	(c) a set of record photos should be provided showing that the existing open channel is cleared.	Noted. Please see Plan 3C
(ii)	General comments regarding the drainage aspect:	
	(a) the limited desk-top checking by the Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligation to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impact in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have adequate capacity and are in good conditions to receive the flows collected from his lot and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage system whenever necessary;	Noted
	(b) all stormwater drainage facilities to be completed under the proposed development, whether within private lots or Government Land, shall be constructed and solely maintained by the applicants of the proposed development at their own resources. The applicant of the proposed development would be duly bound by such obligations and all other conditions related to stormwater drainage. The applicant shall be liable for and indemnify claims and demands arising out of damage or nuisance caused by any inadequate construction or maintenance of the drainage facilities completed under the development;	Noted

¹ It should be noted that apart from the proposed 0.2m hard paving, excavation (max. 0.42m) and soil paving (max. 0.83m) using cultivable soil in-situ would be required. Such minor formation works are always permitted.

	(c) to facilitate checking and enforcement of the obligations in (i)(b) above in the future, records of the drainage works completed under the proposed development should be submitted to his office;	Noted
	(d) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary;	Noted
	(e) the applicant shall allow connections from the adjacent New Territories Exempted House (NTEH) to the completed drainage works on Government Land when so required;	Noted
	(f) the applicant shall take extreme care when working in the vicinity of any existing drainage works in order not to disturb, interfere with or cause damage to them. Any blockage or damage to the said works due to the proposed development shall be made good at the applicant's cost;	Noted
	(g) for drainage works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from the District Lands Officer/ North and/or relevant private lot owners;	Noted
	(h) as the proposed stormwater drainage facilities are to be connected to the existing drainage facilities not maintained by DSD, the applicant shall identify the relevant owners or parties who are responsible for maintenance of such existing facilities and seek their consent;	Noted
	(i) the applicant shall submit the as-built drawings showing the completed proposed drainage facilities for record purpose;	Noted
	(j) if walls are to be erected or kerbs are to be laid along the site boundaries, adequate openings should be provided at the wall/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the proposed development, unless the proposal justifies otherwise;	Noted
	(k) peripheral U-channels with Cast-Iron grated cover with levels matching the adjacent ground to intercept any surface runoff flowing across the lot boundary should be provided. The applicant is required to review their submission to provide adequate peripheral channels; and	Noted. Please see Plan 3B . Details of peripheral U-channels would be provided in the formal submission of drainage proposal upon approval of the planning application.
	(l) the applicant shall check and ensure that the proposed channel covers are at right levels to collect the existing overland flow from the adjacent land, if any.	Noted

2. Comments of GEO, CEDD		
(i)	Since there is a sizable man-made slope feature that meets the criteria stated in para.1(ii) of the “GEO Advice Note for Planning Applications under Town Planning Ordinance (Cap. 131)” and that may affect or be affected by the proposed development, the applicant is required to submit a Geotechnical Planning Review Report (GPRR) to support the application pursuant to Annex B of the Guidance Notes of the “Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131).	The major part of slope feature no. 3 SW-C/CR 581 is outside the Site with only a small part falls within the western fringe (Plan 3A). The gradient of the Site is between 1:25 and 1:100 and far smaller than 15°. Besides, the retaining wall outside the Site is between 1.94m and 2.3m high (Plan 3B) and is far below 6m as stipulated in the GEO Advice Note. To avoid affecting this slope feature, a 6m wide geotechnical intact zone (GIZ) is designated on the layout. It is a non-building area to be used as fallow land within the application period. If cultivation is reactivated in future, GEO, CEDD would be consulted to see if submission of GPRR is required.
3. Comments of C for T, TD		
(i)	The applicant shall provide a swept path analysis for vehicles manoeuvring into and out of the subject site;	Noted. Please see Plans A1 to A3 and B1 to B3.
(ii)	Noted that advanced booking is required for the visit to the subject site. Please clarify whether there will be a gate installed at the entry. If so, please ensure such arrangement will not cause queuing of vehicles outside the subject site;	Noted. A gate would be installed at the entry. The parking and L/UL facilities would only be opened to visitors with prior appointment. Their time of arrival would be properly regulated so that no simultaneous entry of vehicles would occur.
(iii)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	The hard paved area and the field paths/furrows of the farming/ planting areas can serve as pedestrian walkway. Visitors would need to report to the farm office upon arrival and leave. Staff would then guide and manage pedestrian movement to ensure no conflict of pedestrian and vehicular traffic.
(iv)	Please note that the local track leading to the subject site from Fan Kam Road is not managed by TD. The applicant shall seek agreement/comment from the responsible party for the management and maintenance measures to be implemented for the vehicular access.	Noted