Response-to-Comment (RtC)

Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years in "Village Type Development" Zone, Lot 404 in D.D. 105, Shek Wu Wai, San Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/STT/36)

Departmental Comments		Applicant's Response
Comments of the Chief Engineer/Mainland Norh, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. CHENG Wai Ting; Tel.: 3965 8870)		
(1)	The applicant should be fully aware that the application site falls within flood-prone area and is one of the flooding blackspots. In this aspect, the applicant shall submit a drainage submission to demonstrate how he will deal with the flooding risk prior to the full implementation of the drainage facilities to be provided by San Tin Technopole Project, collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations and charts should be included. The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on Site.	The drainage proposal and the authorisation letters from the land owners for the drainage construction work are enclosed at **Annexes 1** and **2** respectively.
(2)	After completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs.	Noted.

(3)	The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas.	Noted.
(4)	The applicant is reminded that the proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction.	Noted.
(5)	No public sewerage maintained by DSD is currently available for connection. For sewage disposal and treatment, agreement from the Environmental Protection Department shall be obtained.	Noted.
(6)	The applicant should consult District Lands Office, Yuen Long regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future.	Noted.
(7)	All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on Site under proper maintenance at all times.	Noted.
(8)	To encourage a higher quality submission and avoid rounds of comments, thereby shortening the processing time, the applicant is advised to complete the attached checklist. Otherwise, a longer processing time may be required by DSD.	Noted.