

Responses to Departmental Comments

Departmental Comments		Responses
A.	Drainage Services Department [Email dated 9.12.2025] (Contact Person: Mr. Kenneth CHAN, Tel: 2300 1259)	
1.	The applicant committed to regularly maintain the existing 225mm u-channels running along the eastern and northern boundary of the application site is noted. However, the applicant is required to demonstrate with hydraulic calculations that the existing drainage facilities, i.e. 225mm u-channels, are adequate to collect, convey and discharge the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands.	With respect to the existing ground levels, surface runoff of the adjacent areas flows away from the Application Site. Therefore, the concerned channels are generally to collect and convey rainfall falling within the application site itself. Hydraulic capacity of the existing 225mm u-channels is assessed and included in the updated Drainage Submission. The channels are adequate to collect, convey and discharge the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands.
B.	Transport Department [Email dated 9.12.2025] (Contact Person: Mr. Phil CAI, Tel: 2399 2421)	
1.	There is no car parking space within the application site. The applicant shall provide information on how many visitors will come to the development using own transportation, the envisaged number of visitors and whether the public transport could meet the demand of the development.	<p>(1) The proposed development will be open on Saturdays, Sundays and public holidays from 10:00 am to 8:00 pm. According to past records, there are no more than 400 visitors per day and fewer than 60 visitors per hour. The Application Site is easily accessible by public transport, including the MTR, buses, minibuses and taxis. Most visitors go to the Application Site by MTR, which is an 8-minute walk. As such, public transport could meet the demand for the development.</p> <p>(2) Visitors using their own transport, such as private vehicles, should park in the public car park at Kam Sheung Road MTR Station (with 610 spaces). This car park is about 600 metres (or an 8-minute walk) from the Application Site.</p>