

6 August 2025

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

By Hand and Email

Dear Sir

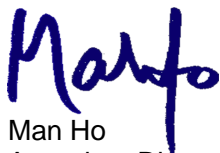
Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly), Shop and Services (Medical Clinic and Consulting Room) and Public Vehicle Park (Private Car Only) in "Village Type Development" Zone at Lots 76 S.G (Part), 76 S.H (Part) in D.D. 101 and adjoining Government Land, Mai Po, Yuen Long (Application No. A/YL-MP/384)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 19 December 2024 and the Further Information submitted on 10 April 2025, 18 June 2025 and 5 August 2025.

Departmental comments from Drainage Services Department were received on 6 August 2025. Enclosed please find 4 hard copies of the responses-to-comments table for your further consideration.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] / Mr Edison Law at [REDACTED]

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Man Ho
Associate Director

MH/el
Encl.

cc (w/ encl.)
DPO/FS&YLE

Attn: Mr Kimson Chiu / Ms Jessie Lau

(by email)



	Departmental Comments	Responses to Comments
1.	Comments of Drainage Services Department received on 6.8.2025	
1.1	Despite the discharge was shown to be lower than the pre-development situation, the project proponent shall nevertheless confirm that the proposed drainage scheme is feasible where its immediate downstream is capable to take up the site discharge. Please supplement.	<p>No adverse impact is anticipated in the Mai Po Tributary (downstream of SNF1002684) due to the Proposed Development, as the runoff from the Application Site is expected to decrease from 0.49 m³/s (pre-development) to 0.43 m³/s (post-development) during a 50-year return period rainfall event. The current assessment is considered to be sufficient to demonstrate that the subject Proposed Development is feasible from drainage perspective, given that there is no open data available for calculating the capacity of the Mai Po Tributary.</p> <p>The Applicant has no objection for stipulation of relevant approval condition, which requires the submission of detailed drainage impact assessment at subsequent detailed design stage.</p>
1.2	RtC Item 1.4: Different runoff values through the network checking were still noted for the different pipe check given the same sub-catchment areas involved. Please review and be sure to check with the consideration of the conservation of flow through the network.	Please note that the 50-year runoff for the pipe section between Manhole SMH1012333 and SMH1012334 (1.04 m ³ /s) was not obtained by simply summing the 50-year runoff contributions from the Application Site (0.40 m ³ /s) and Catchment A (0.85 m ³ /s). Instead, the runoff was calculated using the rational method equation: $Q_p = 0.278 CiA$, where the rainfall intensity (i) applied for this pipe section differs from that used in the individual sub-catchment calculations, due to varying time of concentration.
1.3	While the pond area is part of the site, please include in Appendix C as part of the calculation or with a footnote how the pond was considered in the overall stormwater drainage system planning and advise how Appendix D should be read in conjunction with Appendix C.	Please note that the calculation of the pond area was provided in Appendix C of the previously submitted DIA, while Appendix D of the previously submitted DIA presented the estimation of pond depth for rainfall retention for the rainfall falling directly onto itself. As the pond is not connected to any drainage systems, the two appendices serve separate purposes and are not required to be read in conjunction.
1.4	Please advise if any flood retention function was intended for the proposed pond and the operation mechanism (e.g. any pump or discharge by gravity) in the post-construction situation.	Please note that the design and concept of the landscape pond do not include flood retention as an intended function. Please also note that the general operation of the landscape pond is intended to be as natural as possible with no pumps or other interventions (except for necessary maintenance). The landscape pond will only collect rainfall falling directly onto itself. To maintain a natural setting, water will be discharged solely through infiltration and evaporation, as stated in Section 3.2.4 of the previously submitted DIA.