Filling of Pond for Permitted Agricultural Use for a Period of 3 Years
in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") and "Village Type Development" ("V") zones, Lots 1212 S.E ss.1 and 1212 S.E RP (Part) in D.D. 115 and adjoining Discrepant Areas (Part), Nam Sang Wai, Yuen Long, New Territories

Section 16 Planning Application No. A/YL-NSW/357

Response to Departmental Comments Table

No.	Comments Received	Our Responses
Date: 12 December 2025		
A.	***Comments from the Drainage Services Department (Contact person: Ms. Jessica KWAN, Tel: [redacted])***	
1.	With reference to the applicant's submission, it is noted that pond (about 14,933 m2) originally located at the southern portion of application site was filled with soil that the ground level of application site is raised by about 2m. Since the pond originally located within application site functions as retention area for collecting surface runoff from the vicinity during rainfall but there is no substantiation to show how the overland flow from adjacent areas would not be interrupted by the proposed pond and land filling works under the subject application and in View of large area of the application site (i.e. about 21,929 m2), I have reservation on the proposed application rom drainage point of View unless the applicant can submit satisfactory Drainage Impact Assessment (DIA) during planning application stage. The DIA should include but not limited to all adverse drainage impacts on the drainage system, existing natural streams, village drains, ditches, the adjacent areas and etc resulting from the proposed development, along with recommendations for mitigation measures, improvement works and other measures and works. In preparing the BIA, the applicant could make reference to DSD Advice Note No. 1 - Application of the Drainage Impact Assessment Process to	Noted.

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	Private Sector Projects". The applicant should employ a qualified engineer (Registered Professional Engineer in the Civil Engineering discipline) to prepare for drainage submission. The drainage submission should be signed and certified by a qualified engineer.	
2.	I have the following comments on the submitted drainage proposal.	/
A.	Specific Comments	
1)	Cross sections showing the proposed drainage facilities and existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	**Figures 3.3**, **3.3A** and **3.3B** of the **DIA** have been supplemented accordingly.
2)	The proposal should indicate how the runoff (the flow direction) within the application site and from the adjacent areas would be discharged to the proposed drainage system.	**Figure 3.1** of the DIA has been revised accordingly.
3)	Peripheral surface channels shall be provided to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. It is noted that there is proposed land filling works under the subject application. Proper surface channels should be provided at the lower platform and wall toe to collect the overland flow to/ from adjacent areas. The applicant should review the proposed drainage system.	**Figure 3.2** of the DIA has been revised accordingly.
4)	The applicant should demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.	**Appendix B** of the DIA has been supplemented accordingly.
5)	Section 3.4 & Appendix C: The applicant should explain why rainfall increase at the end of 21st century (with design allowance) as per requirements in Stormwater Drainage	**Appendix C** of the DIA has been supplemented accordingly. Please note about 12.1% of rainfall increase at the end of 21st century (with

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	Manual (SDM) Corrigendum No. 1/2022 is not adopted in the submitted hydraulic calculation. In addition, the applicant should advise if deposition of sediment in the proposed drainage system has been considered as per the requirement in SDM (Section 9.3).	design allowance) as per requirements in the Stormwater Drainage Manual (SDM) Corrigendum No. 1/2022 has been adopted.
6)	The applicant should demonstrate the existing facilities to be discharged to have sufficient capacity to cater for any additional flow generated due to the subject application.	It is clarified that no any existing drainage facilities are provided within the Application Site. Hence, no additional flow will be generated from the Site.
7)	Sand trap or provision alike should be clearly indicated on the proposed drainage plan and provided before the collected runoff is discharged to the public drainage facilities.	**Figures 3.2** and **3.5** of the DIA have been supplemented accordingly.
8)	Standard details should be provided to indicate the sectional details of the proposed drainage facilities. For the construction details of the proposed drainage facilities, reference should be made to current CEDD'S standard drawings.	**Figures 3.4** and **3.5** of the DIA have been supplemented accordingly.
9)	The cover levels and invert levels of the proposed drainage facilities should be shown on the drainage plan. The applicant should also clarify invert level of the existing watercourse mentioned in the submitted proposal.	**Figure** 3.2 of the DIA has been supplemented accordingly.
10)	The applicant should provide details for the connection of the proposed and existing drainage system mentioned in the proposal.	**Figure** 3.2 of the DIA has been supplemented accordingly.
11)	Consideration should be given to provide granting for the surface channels.	Noted.
B.	General Comments	
1)	The proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.

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2)	Where walls or hoarding are erected are laid along the site boundary, adequate openings should be provided to intercept the existing overland flow passing through the site.	Noted.
3)	The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.	Noted.
4)	The applicant should submit form HBPl to this Division for application of technical audit for any proposed connection to DSD's drainage facilities.	Noted.
5)	The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Noted.
6)	Connection to existing watercourse should be designed and constructed to prevent back flows at the drainage outlet when water level at the existing watercourse is high.	Noted.
7)	The applicant should ensure that all runoff currently directed towards the pond would be intercepted and redirected to the proposed drainage system.	Noted.
8)	The applicant should ensure that the proposed development must not obstruct overland flow or existing flow paths. All existing flow paths as well as the runoff falling onto and passing though the site will be intercepted and disposed of via proper discharge points. Free flow condition of the adjacent drains, channels and watercourses should be maintained at all time during and after the development.	Noted.
9)	The applicant should be reminded to comply with "DSD Technical Circular No. 1/2017 Temporary Flow Diversions and	Noted.

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	Temporary Works Affecting Capacity in Stormwater Drainage Systems" if the proposed works under the application involve the construction of permanent or temporary works within, over or adjacent to DSD's stormwater drainage systems.	