

**Proposed Rezoning From “AGR” & “GB” To “G/IC” for
a Proposed “Social Welfare Facilities” (Residential Care Homes for The Elderly) (RCHE)
Lot 232 RP, 232 S.A RP, 232 S.A ss. 1 to 14, 232 S.B RP, 232 S.B ss. 1 to 27,
232 S.C to 232 S.E, 233 RP, 233 S.A to 233 S.M, 237 RP, 237 S.A to 237 S.R,
239 RP, 239 S.A to 239 S.G in D.D.23, Tung Tsz, Tai Po, N.T.
S12A Application for Planning Application No. Y/NE-TK/19
Response-to-Comment – DSD
(Updated 27 February 2025)**

Comments	Response
<p>1. Comments of the Chief Engineer / Mainland North, Drainage Services Department as follows:</p> <p><u>Drainage Impact Assessment (DIA)</u></p> <p>(a) Section 4 (i) refers.</p> <p>(i) Please advise the area of the Site and the percentage of paved/unpaved area before and after implementation of the proposed development. The flow from the Site under these two scenarios should be provided.</p> <p>(ii) As the surface runoff from Lot No. 238 in DD. 23 will pass through the Site, catchment area 1 should include this lot.</p> <p>(b) Section 4 (ii) refers. Climate change impact should be considered in the assessment. Please refer to Corrigendum No. 1/2022 of DSD’s Stormwater Drainage Manual (SDM).</p> <p>(c) Section 4 (iii)(b) refers, Please justify the adoption of runoff coefficient of 0.85 and 0.15 for asphalt and grassland (heavy soil) respectively.</p> <p>(d) Section 4 (iii)(d) refers.</p> <p>(i) Please justify why "Duration of 60 mins is used".</p> <p>(ii) Please note that Corrigendum No. 1/2024 of DSD’s SDM has been issued, the assessment should consider SDM 2018 with the Corrigendum.</p>	<p>According to the engineering information, the existing site has been paved with concrete while the proposed site will be paved with asphalt. Section 4 (i) is updated accordingly. The flow from the Site under the two scenarios are provided in Section 4 (iii)(f) accordingly.</p> <p>Catchment area of Lot No. 238 in DD. 23 is included in the assessment accordingly.</p> <p>Climate change impact is considered, please refer to Section 4(iii)(e) and calculation under Section 4(iii)(f).</p> <p>Section 4 (iii)(b) runoff coefficient is revised as conservative approach.</p> <p>Duration of 5 mins is adopted as conservative approach.</p> <p>Noted with thanks. Corrigendum No. 1/2024 of DSD’s SDM is considered in the assessment.</p>

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<p>(e) Section 4 (iii)(f) refers. According to Section 9.3 of SDM, deposition of sediment in stormwater channels and pipes should be considered in the design. Please review.</p> <p>(f) Section 4 (iv) refers.</p> <p>(i) Sharp change of flow direction at U-channel without the provision of catchpit is not desirable from drainage point of view. Please review.</p> <p>(ii) Please specify the manhole number of the stormwater manhole proposed to be connected.</p> <p>(iii) Please specify the downstream invert level of the proposed DN 375 drain pipe.</p> <p>(iv) There is an existing stormwater box culvert underneath the access road at the southwest side of the Site. Please demonstrate that the proposed DN375 drain pipe will not have conflict with the box culvert. Our drainage record plan is attached for your case of reference.</p> <p>(g) Section 5 refers. Please advise the drainage impact on the existing drainage system.</p> <p>(h) There are proposed landscaping areas and building structure at the southwest side of the Site. Please demonstrate that the proposed development will not have impact the existing stormwater box culvert underneath the access road at the southwest side of the Site.</p>	<p>Noted. Deposition of sediment in stormwater channels and pipes are considered in the design. Section 4 (iii) (f) is updated accordingly.</p> <p>Noted. Please be kindly advised that catchpit has been designed as given in Section 4 (iv). Catchpits are indicated as blue square in the Proposed Drainage Plan.</p> <p>Manhole number of the stormwater manhole is specified in Section 4 (iv) accordingly.</p> <p>The downstream invert level of the proposed drain pipe will be 2.04. Please refer to Section Drawing 1-1 under Section 4 (iv) for the tentative drainage design.</p> <p>The proposed drainage system will be connected to the existing box culvert. Please refer to section drawing 1-1 under Section 4 (iv) for the tentative drainage design.</p> <p>Impact to the existing drainage system is provided in Section 5 and 7.</p> <p>Referring to Section Drawing 1-1 under Section 4 (iv), the existing stormwater box culvert is out of the site boundary of the Project. As such, the proposed development will not impact the existing stormwater box culvert.</p>

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<p>(i) Please provide details of proposed temporary drainage impact mitigation measures and monitoring and audit requirements during construction stage.</p> <p>(j) Please indicate in the DIA report that the project proponent will be responsible for the construction and maintenance of the proposed stormwater drainage system.</p> <p><u>Sewerage Impact Assessment (SIA)</u></p> <p>(k) Section 4(iii) refers. Please add “>” after “0.00695m³/s”.</p> <p>(l) Section 4(iv) refers.</p> <p>(i) Please specify the manhole number of the sewage manhole proposed to be connected.</p> <p>(ii) Please specify the downstream invert level of the proposed DN225 sewer.</p> <p>(iii) Acute angle should be avoided.</p> <p>(iv) There is an existing stormwater box culvert underneath the access road at the southwest side of the Site. Please demonstrate that the proposed DN225 sewer will not have conflict with the box culvert.</p> <p>(m) Please indicate in the SIA report that the project proponent will be responsible for the construction and maintenance of the proposed sewerage drainage system.</p> <p>(n) Please note that the Environmental Protection Department (EPD) is the Planning Authority of sewerage infrastructure, submission of SIA or any sewerage review</p>	<p>Section 6 is updated accordingly.</p> <p>Section 7 is updated accordingly.</p> <p>Please refer to the updated section 4.4.</p> <p>Please refer to updated section 4.5. Manhole No. FMH1034356 will be connected.</p> <p>Paragraph 1 of Section 4.5 is updated accordingly.</p> <p>Noted, acute angle is avoided.</p> <p>Conflict with the existing box culvert will be avoided, please refer to the section drawing under section 4.5.</p> <p>Paragraph 1 of Section 4.5 is updated accordingly.</p> <p>Noted, sewerage impact to the existing sewerage system is assessed according to comment of EPD. Section 4.5 is updated and Appendix A is supplemented.</p>

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<p>shall be circulated to Sewerage Infrastructure Group, EPD for their comments and approval. Subject to EPD, it may be required to assess and demonstrate the potential sewerage impact to the existing sewerage system, and formulate appropriate mitigation measures if any adverse sewerage impact is identified.</p>	

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Comments	Response
<p>1. Comments of the Chief Engineer / Mainland North, Drainage Services Department as follows:</p> <p><u>Sewerage Impact Assessment (SIA)</u></p> <p>- It is noted that DSD’s comments on the SIA report via the Planning Department’s email dated 27.2.2025 are not addressed in this further information submission. Please incorporate DSD’s comments and resubmit the report with R to C for consideration.</p>	<p>Noted. SIA is revised accordingly. Please refer to below replies.</p>