

**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 12 June 2025)**

Comments	Response
<p>1. Comments of the Director of Drainage Services Department as follows:</p> <p>Please find my comments on the Drainage Impact Assessment and Sewerage Impact Assessment below.</p> <p><u>Drainage Impact Assessment (DIA)</u></p> <p>(a) R to C Item 1 (h) refers. Please demonstrate that the proposed development will not affect the structural integrity of the existing stormwater box culvert underneath the access road at the southwest side of the application site during and after the construction works.</p> <p>(b) Section 4 iii) e) refers.</p> <p>(i) Please refer to Table 28 of Storm Drainage Manual (SDM) - Corrigendum No. 1/2022 to adopt proper rainfall increase due to climate change. Also, according to Corrigendum No. 1/2022, unless there are practically unsolvable site/technical constraints, projection year up to the end of 21st century for rainfall increase and extreme sea level rise plus design allowance should be considered as far as practicable. Please elaborate on the unsolvable site/technical constraints for adopting the scenario of mid-21st century in the assessment.</p>	<p>Excavation and lateral support works will be conducted before major construction work which can prevent damage of the box culvert from ground movement.</p> <p>Steel road plates will be provided at the entrance of the construction site to protect the box culvert from damage caused by heavy vehicles.</p> <p>Section 4 iv) is updated accordingly.</p> <p>Noted. End of 21st century of Table 28, 16% increase of rainfall is used in the revised design.</p> <p>Relevant sections are updated accordingly.</p>

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<p>(ii) The flood risk due to high tide should be considered in the assessment.</p> <p>(c) Section 4 iii) g) refers. The red line is higher than the line of 375U. Larger size of U-channel should be adopted.</p> <p>(d) Section 4 iii) h) refers. Please advise why velocity is 1.7m/s is adopted in the calculation.</p> <p>(e) Section 4 iv) refers. Details and method statement for connection of proposed DN600 pipe to the existing box culvert should be submitted for DSD's approval before the connection works. CCTV inspection should be conducted before and after the connection works. DSD should be informed before commencement of the works and the connection works should be conducted in dry season.</p> <p>(f) Section 6 refers. Please provide details of the temporary drainage system.</p>	<p>With reference to Table 9 of SDM - Corrigendum No. 1/2022, the mean higher high water (MHHW) levels of Tai Po Kau is 2.02mPD while the foundation level of ground level of the proposed development is about 3.5mPD.</p> <p>Section 4 iii) e) is updated accordingly.</p> <p>Noted. 450U channel is used and relevant sections are revised accordingly.</p> <p>Normally, 0.75m/s is the accepted minimum velocity to achieve selfcleansing. The choice of the velocity is to provide adequate capacity of flow. The design velocity is revised to 1.8m/s to cater the increased flow due to climate change. 1.7m/s or 1.8m/s is considered reasonable.</p> <p>Noted. Undertaking is updated in Section 4 iv) accordingly.</p> <p>Section 6 is updated according. Detailed temporary drainage management plan will be prepared by the Contractor during construction stage.</p>

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<p><u>Sewerage Impact Assessment (SIA)</u></p> <p>(g) Section 4.5 refers.</p> <p>(i) A minimum soil cover of 450mm and 900mm should be provided for the proposed sewer constructed under footpath and carriageway respectively.</p> <p>(ii) Please specify both the invert level and disconnecting trap level of the terminal manhole in Section 1-1.</p> <p>(h) Appendix A3 refers. Please note that not only the sewage flows due to the proposed catchment sites, but also the existing/planned/committed sewage flows contributed from other catchment sites should be taken into account in the sewerage impact assessment in order to assess the potential sewerage impact and identify any mitigation measures required to be implemented. Please confirm with the SIG/EPD the list of catchment sites contributing to the sewerage network under assessment, in particular, if any catchment sites not included in your assessment (e.g. HKPF Tung Tsz Holiday Home, Jade Forest Villa, Tung Tsz Scout Centre, etc.) should however be included.</p> <p>(i) Appendix A4 refers. Impact assessments should be provided for each existing sewer, rather than only for the first and last pipe segments.</p>	<p>It is noted that minimum soil cover is to protect the integrity of the pipe. However, there is a site constraint of the existing box culvert located between the site and the public sewerage system. Therefore, the pipe on the footpath and carriageway will be surrounded by concrete.</p> <p>Section 1-1 is revised accordingly.</p> <p>Noted. As commented by EPD, "HKPF Tung Tsz Holiday Home" (TPU Zone 722) and "Tung Tsz Scout Centre, Scout Association of Hong Kong" (TPU Zone 721) is included in the assessment accordingly.</p> <p>Noted, impact assessments are updated for each existing sewer. Appendix A is updated accordingly.</p>

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(j) Appendix A4 and Appendix A5 refer. Please clarify whether the existing foul manhole to be connected by the proposed RCHE development should be FMH1034356 or FMH1034355.	Please be kindly advised that existing manhole FMH1034356. Relevant sections are amended accordingly.