

**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 ss. 1 (Part), 232 S.A ss. 2-3, 232 S.A ss. 4 (Part), 232 S.A ss. 5-14, 232 S.A RP,
232 S.B ss. 1-27, 232 S.B RP, 232 S.C - S.E, 233 S.A (Part), 233 S.B - S.M, 233 RP,
237 S.A - S.R, 237 RP, 239 S.A - S.G, 239 RP in D.D.23, Tung Tsz, Tai Po, N.T.
S12A Application for Planning Application No. Y/NE-TK/20
Response-to-Comment – DSD
(Updated 16 March 2026)**

Comments	Response
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department as follows: <u>Drainage Impact Assessment (DIA)</u> (a) Section 4(iii)(d) “Rainfall Intensity” refers. Based on Figure 3 of SDM, the subject site is located within “the area adopted statistics of HKO Headquarters” (instead of North District Area). Therefore, Table 2a should be referenced instead of Table 2d. Please update accordingly. (b) Section 4(iv) “Drainage Plan” and “Section 1-1” refer. A minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively. (c) Section 5 refers. Please explain why assuming “0.5 full bore” is considered as a conservative estimate. Please also advise if deposition of sediment in drainage system has been considered as per the requirement in Stormwater Drainage Manual (Section 9.3). In addition, please provide the utilization of the concerned existing box culvert for both the scenarios “with the proposed development” and “without the proposed development”, ensuring that the box culvert has sufficient spare capacity to accommodate the additional runoff from the proposed development.	The table of no. of bed is revised due to design change. Refer to SIA P.4 and DIA P.4. Revised. Refer to DIA P.7. Therefore, the calculation revised refer to DIA P.9-11. Referring Section 1-1 of page 12 of DIA, the expected soil cover cannot be reached due to the existing profile of the exiting Box Culvert. Only a 150mm cover could be provided. However, those would be reinforced by 10mm thick steel plate above to protect the pipe. (supersede by DSD R-to-C 14 July 2026) Assuming “0.5 full bore” is considered a conservative estimate because it uses “only half of the culvert capacity” to represent the actual operating water level, which effectively reserves the other half of the capacity as a safety, making the design appearance. The utilization of the concerned existing box culver for both the scenario added on P.15.

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(d) Please be reminded that the extreme sea level due to climate change by the end of the 21st century under a 50-year return period is 5.42mPD. The design of any structures/ drainage facilities should consider this to minimize flood risk. <u>Sewerage Impact Assessment (SIA)</u> (e) The SIA for the proposed development needs to meet the full satisfaction of Environmental Protection Department (EPD), the planning authority of sewerage infrastructure. Please be reminded to seek comments/ agreement from EPD. (f) Tables 8 and 9 refers. Similar to Table 7, please conduct the assessment/ checking for both the scenarios “without proposed development” and “with proposed development”. (g) Table 9 refers. The Table does not demonstrate overflow at the flow rate of 1.5 times peak flow. The Consultant should calculate the water level of the relevant sewer/ manhole under 1.15 times peak flow. If the calculated water level exceeds the cover level for the sewer/ manhole, overflow is anticipated and upgrading works should be	The following measure would be applied to tackle the extreme sea level: Flood protection measures: provide upstands, bunds, flood barriers, and demountable flood boards at low-lying areas. Backflow prevention: install non-return valves or flap valves at stormwater / sewage outlets. Regrade site drainage: ensure the ground falls away from the building to prevent runoff from flowing toward the building. Temporary emergency measures: keep sandbags, portable flood gates, and pumping equipment on standby. Noted. Comments from EPD would be addressed. Revised. Refer to SIA P.14. Revised. Refer to SIA P.14.

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proposed. (h) Sections 4.5 and Section 1-1 refer. Please specify soil cover of the proposed sewer at the downstream of the terminal manhole and (i) Sections 4.6 and 5 refer. Please advise whether the Applicant would carry out the sewerage upgrading works from manhole FMH1034305 to FMH1034308. If yes, the details of the proposed upgrading works should be provided for comment.	Revised. Refer to SIA P.10. The Applicant would carry out the upgrading works. The upgrading scope includes replacement of the existing 375/400 mm sewer section with 450 mm diameter sewer section from manhole FMH1034305 to FMH1034308, while maintaining the existing alignments and invert level as for us practicable.

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Response-to-Comment – DSD
(Updated 14 July 2026)**

Comments	Response
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department as follows: <u>Drainage Impact Assessment (DIA)</u> (a) Please seek the latest information from PlanD and/ or LandsD to ascertain whether there are approved planning applications in the relevant catchment area (not yet included in the assessment) to update the percentage of paved and unpaved area in the calculation. (b) R-t-C Item 1(b) and Section 1-1 refer. The top level of the top slab of the existing box culvert should be +3.03mPD and therefore the proposed DN600 pipe will have conflict with the existing box culvert. Since there is insufficient clearance for laying the proposed DN600 pipe, you may consider to connect the pipe to the wall of the existing box culvert. Please review the invert level of the proposed DN600 pipe and demonstrate that the flow velocity of the pipe will not exceed 3 m/s. (c) R-t-C Item 1(c) refers. Please be reminded that as per the requirement in SDM (Para. 6.6.2 & Table 10), pipes with size or box culverts with an equivalent diameter equal to or larger than 1.8 m are normally considered as trunk drains and 200-year design return period should be adopted. (d) R-t-C Item 1(d) refers. Please provide details of the proposed measures in the DIA	We have seek the latest information from the department. There is no approval planning application in the relevant catchment area by seeking information from TPB open source. The connection to the box culvert is revised. Please refer to P.12 of DIA. Revised. Refer to P.7-11 of DIA. Revised. Refer to P.17 of DIA.

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Comments	Response
report. (e) Page 9 of 17 refers. The word “ProposedDevelopmentSituationQp” should be read as “Proposed Development Situation Qp”. Please check the whole submission and amend accordingly. (f) General comments on the DIA: (i) Peripheral drainage system shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. (ii) The Applicant is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The Applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system. (iii) The Applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the Applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom.	Revised accordingly. Noted and would comply. Noted and would comply. Noted and would comply.

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(iv) General: The proposal must not obstruct overland flow or existing flow paths. All existing flow paths as well as the runoff falling onto and passing through 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. (v) The Applicant is required to ensure that no construction debris, silt and sediments, or cementations materials will be discharge to or deposited inside the public drains from the site. Any blockage or damage of public drains arising from the construction works shall be made good at the cost of the Applicant and to our satisfaction. (vi) Please be reminded to comply with “DSD Technical Circular No. 1/2017 Temporary Flow Diversions and Temporary Works Affecting Capacity in Stormwater Drainage Systems” if the proposed works involve the construction of permanent or temporary works within, over or adjacent to DSD’s stormwater drainage systems. In addition, the drainage works related to existing stormwater drainage systems should be implemented during dry seasons only.	Noted and would comply. Noted and would comply. Noted and would comply.

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Comments	Response
<u>Sewerage Impact Assessment (SIA)</u> (g) The SIA for the proposed development needs to meet the full satisfaction of Environmental Protection Department (EPD), the planning authority of sewerage infrastructure. Please be reminded to seek comments/agreement from EPD. (h) Table 9 refers. In the table, two rows of manholes are present with differing values for (1) from FMH1034307 to FMH1034308 (existing) and (2) from FMH1034307 to FMH1034308 (1.15 times peak flow). Please check and amend accordingly. (i) Section 1-1 refers. A minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively.	Noted and seeked. Amended. Refer to SIA P.14. Due to the site constraint, a minimum soil cover of 450mm and 900mm is not achieved to the protect the pipe. Concrete surrounding is proposed. Refer to P.9 of the SIA.

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(Updated 27 August 2026)**

Comments	Response
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department as follows: <u>Drainage Impact Assessment (DIA)</u> (a) R to C Item (e) refers. In section 4(h), the word “Design of Pipe” still be found in the revised submission and it should be read as “Design of Pipe”. Please check the whole submission again and amend accordingly. (b) Last paragraph in Page 8 of 18 refers. Please be reminded that the extreme sea level due to climate change by the end of the 21st century under a 50-year return period and a 200-year return period is projected to be 5.42mPD and 6.74mPD respectively. The design of any structures or drainage facilities should take these values into consideration to mitigate flood risks. (c) Section 4(h) refers. The utilization of the concerned pipe is over 90% ($0.2304/0.2545 = 90.5\%$). Practically, the utilization shall be designed lower than 85% for a conservative approach. Please review accordingly. (d) Section 1-1 on Page 12 of 18 refers. Please demonstrate that the proposed new manhole will not affect the structure integrity of the existing box culvert.	Revised accordingly. Noted. P.8 of DIA and section 7 (P.17) are revised accordingly. The concerned pipe is upgraded to DN675. Section 4(h) revised. The utilization of the concerned pipe is $0.2304/0.3220 = 71.56\%$. Noted. The proposed new manhole and side-entry connection to the existing box culvert have been further addressed in Section 4(i) of the revised DIA. Prior to the connection works, the existing box culvert structure will be verified by site investigation. Detailed structural assessment, connection and strengthening details, ELS design and construction method statement

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Comments	Response
(e) Section 5 refers. Please be reminded to check on site to confirm that there are no other uncharted drainage pipes/ channel flows to the existing box culvert in question and that no overland flow/ runoff is directed towards the box culvert. If any such drainage pipes/ channels or overland flow/ runoff are found, please include them in the calculation. (f) Page 15 of 18 refers. The phase “culvert box” should be read as “box culvert”. (g) Section 6 refers. Please ensure that contingency plans and measures are in place and can be timely implemented in case there is rainfall greater than the designed rainfall depth and profile. (h) Section 7 refers. Please indicate the locations of non-return valves or flap valves to be installed. (i) Please be reminded that the general comments on the DIA in para. (1)(a)(f) of my previous memo of reference (01GDA6) in DSD MN 10/TP/DD23/0 dated 9 July 2026 are still valid.	will be prepared by an RSE and submitted to DSD for approval before commencement of works. CCTV inspections and settlement/ movement monitoring will be carried out before, during and after the works. No uncharted drainage. Revised accordingly. Noted. A contingency plan added in Section 6. Noted. The valve is proposed to be installed at the terminal manhole. Section 7 refers. Noted.

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Comments	Response
<u>Sewerage Impact Assessment (SIA)</u> (j) Section 4.5 and Section 1-1 refer. (i) Section 4.5 mentioned that a minimum 300mm clearance between the proposed sewer and existing box culvert will be provided but the clearance shown in Section 1-1 is less than 40mm. Please clarify. (ii) Please specify the thickness of the proposed sewer and the proposed concrete surround. (iii) Please clarify if the “min. 300 soil depth” indicated in Section 1-1 includes the thickness of the proposed concrete surround.	Due to the site constraint, the clearance between the propose sewer and existing box culvert is changed to 125mm. Section 1-1 and section 4.5 revised accordingly. Thickness of the proposed DI sewer is 7.2mm and the proposed concrete cover is 150mm. Section 1-1 revised. (supersede by DSD R-to-C updated 7 September 2026)

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(Updated 07 September 2026)**

Comments	Response
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department as follows: <u>Drainage Impact Assessment (DIA)</u> (a) The proposed DN675 connection pipe does not have sufficient concrete cover. Please specify the mitigation measures to be provided. (b) Section 7 refers. Please specify the details of the flood protection measure. (c) A detailed drainage proposal should be submitted to DSD for approval before commencement of drainage works. (d) Please be reminded that all the drainage works related to existing stormwater drainage systems should be implemented during dry seasons only. (e) Please be reminded that the general comments on the DIA in para. (1)(a)(f) of my previous memo of reference (01GDA6) in DSD MN 10/TP/DD23/0 dated 9 July 2026 are still valid. <u>Sewerage Impact Assessment (SIA)</u> (f) Section 4.5 and Section 1-1 refer. Please specify the thickness of the pipe concrete surround. The 125mm clearance specified in Section 1-1 should not include the thickness of the concrete surround.	175mm concrete surround is proposed for the DN675 connection pipe. Section 1-1 and additional paragraph on P.13 refer. S7 elaborate the flood protection. Section 7 refers. Noted. Noted. For (1)(a), there are no approved planning application in the relevant attachment area. For (1)(f), noted and will comply. The thickness of pipe concrete surround is 150mm. S4.5 and Section 1-1 refer.