

Response to Comments s.16 Planning Application No. A/TP/702

Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility at Taxlord Lot T77 RP in D.D. 34, Tai Po, New Territories

Contents

<i>Table R1: Response to Departmental Comments</i>	<i>1</i>
<i>Comments from Social Welfare Department</i>	<i>1</i>
<i>Comments from Drainage Services Department</i>	<i>1</i>
<i>Comments from Lands Department</i>	<i>2</i>

Appendix 1: Replacement Pages of SIA

Table R1: Response to Departmental Comments

Comments from Social Welfare Department

Comments from Social Welfare Department, dated 7.2.2025 [Contact person: Ms. HUI Kai Shan, Sami (Tel: 3575 8427)]		Response
1	Provided that the applicant NGO will address our comments conveyed on 13.12.2024 in its upcoming TFS submission and to incorporate those changes into its Section 16 planning application (if applicable), we have no further comments on the subject submission.	Noted.

Comments from Drainage Services Department

Comments from Drainage Services Department, dated 20.2.2025 [Contact person: Mr. LAU Hong Lok, Justin (Tel: 2300 1545)]		Response
1	Please note that EPD is the planning authority of sewerage infrastructure, submission of sewerage impact assessment (SIA) or any sewerage review shall be circulated to SIG/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;	Noted.
2	Section 3.1.4 Table 3.1 and Appendix B - Please ensure that the proposed unit flow factors have been reviewed and agreed with the EPD. Special attention may be required if there may be unusual water consumption and wastewater/sewage generation that have not been accounted for by the typical unit flow factors recommended in the EPD's Guidelines;	Noted. The SIA report has been reviewed by EPD and no further comments are received.
3	Section 3.2 - Please note that the proposed use and design of the proposed on-site sewage treatment plant should be subject to the views and agreement of EPD and the relevant statutory requirements.	Noted. The SIA report has been reviewed by EPD and no further comments are received.
4	For report completeness, please provide tentative details of the sewerage treatment facilities including the plant size, location, elevation, pipe size, etc.	The tentative details of the sewerage treatment facilities were mentioned in Appendix C in SIA submitted on 27.1.2025 (i.e. Further Information (1) of the planning application). Relevant references to Appendix C and details on location and elevation are also added in revised section

		3.2.1 and Figure 3.1 (Appendix 1). Further details could be supplemented in the detail design stage.
5	According to your report, the flow of the sewerage generated and stormwater runoff from the Site will exceed the capacity of the existing drainage system. Please submit the upgrading works of the drainage pipes to cater the treated sewerage and drainage discharge. Stormwater drainage proposal demonstrating stormwater drainage collection and disposal facilities of adequate flow capacity already exist/to be provided can deal with surface runoff within the lots or flow from adjacent areas including overland flow. The lot owner shall effect the necessary modification/upgrading work of downstream drainage system.	The calculation of the upgrading works of the drainage pipes will be conducted in detailed design stage and calculations could be supplemented for the compliance of relevant planning approval conditions related to SIA. The lot owner shall effect the necessary modification/upgrading work of downstream drainage system as stated in section 3.2.4. (Appendix 1).

Comments from Lands Department

Comments from Lands Department, dated 27.2.2025 [Contact person: Ms. LEUNG Man Chi, Algie (Tel: 2654 1187)]		Response
1	Please note that this office has no further comment on the RtoC relating to LandsD.	Noted.