

Proposed Flat and Shop and Services Uses with Minor Relaxation of Plot Ratio Restriction at Lots 4614 and 4615RP in DD116, and Lots 1753sBRP (part), 1753sBss3 (part), 1756sA (part), 1756RP (part), 1757, 1758RP, 1760RP in DD120, and adjoining Government Land, Tai Kei Leng, Yuen Long

Item Reference	Comment	Response
1	Comments from EPD : Mr. Kidman KONG, Tel.:2835 1267 via DPO email 9.8.2023	
	General Comment	
	i. Please note that the previous advices from DEP remains valid on that he is not able to lend support to the application from environmental planning perspective at this stage since the environmental assessments in the current further information (FI) could not demonstrate the environmental acceptability of the proposed development;	Assessment (including the additional flats) for the whole development is completed and submitted in the attached Appendixes 1 and 2 except AQIA and NIA are under separate cover.
	ii. He would like to reiterate that the assessments shall address the potential environmental impacts of the whole development; and	Noted.
	iii. Please highlight all the changes/amendments in the next submission for easy review; and	Noted.
	iv. His comment from the noise perspective will be given once available	Noted.
	<u>Comments on the AQIA and SIA</u>	
	(a) Air Quality	To be submitted under separate cover.
	(b) Sewerage	SIA for the whole development is in Appendix 1 .
	General comment	
	i. The SIA should be a standalone and comprehensive assessment that review the sewerage impact of the proposed development as a whole, not only the portion subject to the minor relaxation application;	The proposed sewerage impact assessment (SIA) for the entire development is in Appendix 1 .

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	ii. The applicant should review the existing sewerage system and propose sewerage connection to collect sewage from the proposed development to existing public sewer; and	Two proposed 300mm PE pipes is proposed to convey sewage generated from the proposed development to existing manhole FMH1035400 for discharge.
	iii. The applicant should conduct hydraulic assessment to assess the cumulative impact to the existing downstream sewerage network, taking into account also the flow from other existing and planned development in the same catchment and propose mitigation measures where necessary;	The existing downstream sewerage network has been assessed. Based on the hydraulic calculation, the sewage flow from the proposed development is within the capacity of the existing and proposed sewerage pipelines (Appendix 1).
	<p><u>Comment on sewage estimation</u></p> <p>iv. According to the GESF: the total unit flow generated from an employee in a particular trade is the sum of the UFF of employee and the unit flow factor of commercial activities of a particular trade under consideration, UFF of 0.28 should be adopted for estimating the flow from employee.</p>	Unit flow factor of 0.28 has been adopted in the sewerage impact assessment.
2	Comments from TD : Mr. Louis IP via DPO 11.8.2023	
	i. The bicycle parking spaces ratio shall be 1 space per 7.5 flats for residential use.	Based on this ratio, a total of 46 nos. of bicycle parking space are provided. Please refer to the Table 3.2 and Figure 3.1 in revised TIA, Appendix 2 .

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	<p>ii. Separation between pedestrian and vehicles is required to enhance the road safety. Please review the layout of the proposed Development and specify the width of the walkway within the proposed Development and clarify whether the run-in/out would be accessible by pedestrian.</p>	<p>Noted. Figure 3.1 in revised TIA shows a 1.5m-wide walkway which is separated from vehicles. Pedestrians are not expected to use the run-in/out because the walkway is not connected to the run-in/out, but from the entrance lobby to Tai Tong Road.</p>
	<p>iii. Please review the location of the loading and unloading bay of 11m GV to ensure a smooth traffic movement could be obtained.</p>	<p>Noted. The location of the loading and unloading bay HGV is relocated to ensure a smooth traffic movement.</p>
	<p>iv. Section 4.18 refers. Please check and review whether the improvement works at junction of Tai Kei Leng Road/Tai Shu Ha Road East/Tai Shu Ha Road West has been gazetted. If affirmative, the wording “Hypothetical” shall be revised to “Gazetted”.</p>	<p>Paragraph 4.18 is revised.</p>
	<p>v. Figure 3.2 refers. Please note that the length of the existing layby at the frontage of the proposed development shall be maintained.</p>	<p>Noted. Figure 3.2 in the revised TIA shows that the length of existing layby at the frontage of the proposed development is maintained, and also extended to cater for the run-in/out.</p>
	<p>vi. Figure 4.4 refers. Please review the layout of the junction improvement works if it is already gazetted.</p>	<p>Figure 4.4 is revised.</p>

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Appendix 1

Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat and Proposed Shop and Services Uses at Lots 4614 and 4615 RP in D.D. 116, Lots 1753 S.B ss.3 (Part), 1753 S.B RP (Part), 1756 S.A (Part), 1756 RP (Part), 1757, 1758 RP and 1760 RP in D.D. 120, and Adjoining Government Land, Tai Kei Leng, Yuen Long, New Territories

Sewerage Impact Assessment (Revision A)

August 2023

Proposed Flat and Shop and Services Uses with Minor Relaxation of Plot Ratio Restriction at Lots 4614 and 4615RP in DD116, and Lots 1753sBRP (part), 1753sBss3 (part), 1756sA (part), 1756RP (part), 1757, 1758RP, 1760RP in DD120, and adjoining Government Land, Tai Kei Leng, Yuen Long

Appendix 2

Proposed Flat and Shop and Services Uses with Minor Relaxation of Plot Ratio Restriction at Lots 4614 and 4615RP in DD116, and Lots 1753sBRP (part), 1753sBss3 (part), 1756sA (part), 1756RP (part), 1757, 1758RP, 1760RP in DD120, and adjoining Government land, Tai Kei Leng, Yuen Long

Traffic Impact Assessment

Final Report

August 2023