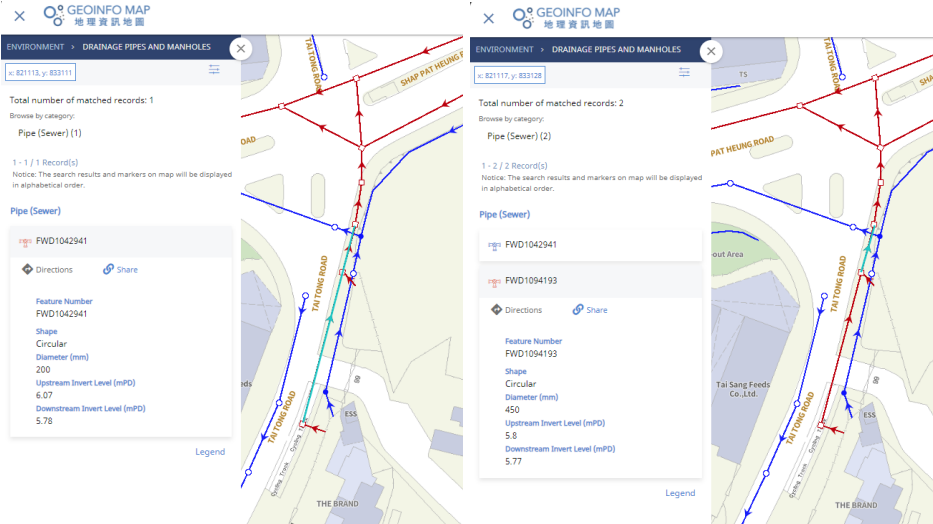


Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat and Proposed Shop and Services Uses in “Residential (Group B)” Zone and an area shown as ‘Road’ at Lots 4614 and 4615 RP in D.D. 116, Lots 1753 S.B ss.3 (Part), 1753 S.B RP (Part), 1756 S.A (Part), 1756 RP (Part), 1757, 1758 RP and 1760 RP in D.D.120, and Adjoining Government Land, Tai Kei Leng, Yuen Long, New Territories
Sewerage Impact Assessment (Rev. A)

Comments received on 9th October 2023 for Sewerage Impact Assessment (Rev. A)

Item Reference	Comment	Response
1	Comments from EPD, From: Mr. Kidman KONG, Date: 9th October 2023	
1.1	Our comments on the Sewerage Impact Assessment (SIA) in the further information from sewerage planning perspective are given below. Please advise the applicant to address our comments and revise the SIA as appropriate: (a) Please include the intake year of the proposed development;	The intake year of the proposed development is anticipated to be 2028. Tables 1.1 and 1.2 are updated.
1.2	(b) Appendix C: the project name is incorrect;	Appendix C has been updated.
1.3	(c) Appendix D2: Please advise if there would be any restaurant development of which a different UFF should apply;	The ‘Eating Place’ use (restaurant and catering service) under OZP has not been included in this Application so not to be provided in this application. To demonstrate the worst scenario, it is assumed that 50% of the GFA of the Retail Building (220m ²) is retail and the rest is for restaurant. The calculation of the sewage estimation under proposed condition is updated in Appendix D.2 . The hydraulic calculations have been updated accordingly in Appendices D.3 to D.5 .after the upgrade of the sewer from 200mm to 250mm , the generated flow will take up 46% of the capacity only.

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Item Reference	Comment	Response
<p>1.4</p>	<p>(d) Appendices D3, D4 and D5:</p> <ul style="list-style-type: none"> The sewers FMH1035400 - FMH1064703 and FMH1064703 - FMH1035401 are missing; 	<p>In accordance with the sewerage record on Geoinfo Map of Lands Department, there are two set of existing sewers, including an existing sewer FWD1042941 (from FMH1035400 to FMH1035401) and an existing sewer FWD1094193 (from FMH1064703 to FMH1035401). There is no existing sewer connecting from FMH1035400 to FMH1064703.</p> <p>Since the proposed sewers FMD-P2 will be connected to existing manhole FMH1035400, the sewage generated from the Development will be conveyed from FMH1035400 to FMH1035401 via existing sewer FWD1042941 without passing through existing sewer FWD1094193. Thus, existing sewer FWD1042941 is considered as a branch system to the concerned sewerage network and existing sewer FWD1094193 is not included in the hydraulic calculation. But the sewage flow collected by the sewer FWD104291 has been considered in the assessment of downstream sewers (see our respond to Item 1.5).</p> 
<p>1.5</p>	<ul style="list-style-type: none"> Discharge from Reach Summit should be included in the sewers FMH1064703- FMH1035401; 	<p>As mentioned above, existing sewer FWD1042941 is not included in the hydraulic calculation as it is a branch system to the concerned sewerage network. The sewage flow generated from Reach Summit will be conveyed to the concerned sewerage network via existing manhole FMH1035401 and it has been included in the hydraulic calculation for existing sewer FWD1043890.</p>

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Item Reference	Comment	Response
1.6	<ul style="list-style-type: none"> Please check the utilisation of sewers FMH1060062 - FMH1060063 and FMH1036052 - FMH1036049; 	The utilisation of sewers FWD1081064 and FWD1043892 is updated in Table 5.1 as well as Appendices D.3, D.4 and D.5 .
1.7	<ul style="list-style-type: none"> Please calculate the utilisation of sewers FMH1036051 - FMH1036050 and FMH1036051 - FMH1036049 separately; and 	Appendices D.3, D.4 and D.5 have been updated to demonstrate the utilization of sewers FWD1043910 and FWD1081044 separately. It is noted that both sewers have various size and slope, thus the distribution of flow to those two sewers is determined in Appendix E .
1.8	(e) Please update relevant section of the report accordingly.	Note. The report is updated.
2	Comments from DSD From: Mr. Jeff TSE Date: 9th October 2023	
2.1	Please find our comments on the further information as below: (a) The SIA report needs to meet the satisfaction of the Environmental Protection Department, the planning authority of sewerage infrastructure;	Noted. The SIA Report has been circulated to EPD for comment.
2.2	(b) Table 4.1: Please confirm that there is no planned restaurant/catering service in the proposed development;	Under the current application, there is no restaurant/catering service.
2.3	(c) Section 5.2.3: Please indicate that the project proponent will be responsible for the implementation of the required sewerage works;	The direct related proposed sewerage works within application site will be constructed and maintained by the project proponent. Other required works will be handed back to the government for maintenance.
2.4	(d) Appendix B1: Please be reminded to check the Buildings Department’s drawings and ensure the sewage of existing developments – The Reach and La Pradera are not disposed to the concerned sewerage network;	La Pradera is phases 3 and 4 of Sereno Verde. As mentioned in Section 3.1.2, the sewage from Sereno Verde, including La Pradera, is treated by an internal sewage treatment plant within Sereno Verde based on drawings from Buildings Department. Therefore, the sewage from La Pradera does not discharge to the concerned sewerage network. For The Reach, it is also checked that the sewage from The Reach will be discharged to existing manhole FMH1036045 according to drawings from Buildings Department, thus the sewage from The Reach does not be disposed to the concerned sewerage network.
2.5	(e) Appendix D4: The minimum velocity of the proposed sewers, pursuant to the Sewerage Manual, should be complied with; and	Appendices D.4 and D.5 are updated. The proposed sewers and the sewer to be upgraded will be complied with the minimum velocity stipulated in the Sewerage Manual.

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Item Reference	Comment	Response
2.6	(f) Appendix D4: Please consider upgrading the sewer FWD1042941, which is over 90% utilisation after taking into account the proposed development.	The existing sewer FWD1042941 will be upgraded from 200mm to 250mm in diameter and the utilization of that sewer will be decreased from 91% to 46%. Appendices D.4 and D.5 are updated.