

**S12A Amendment of Plan Application
Proposed Amendment to the Building Height Restriction of the
“Government, Institution or Community” Zone
for Permitted Social Welfare Facility
(Redevelopment of The Pok Oi Hospital Yeung Chun Pui Care and Attention Home)
at 58 Sha Chau Lei Tsuen, Ha Tsuen, Yuen Long, New Territories
(Planning Application No. Y/HSK/1)**

Comments	Responses
Comments from Director of Environmental Protection, Environmental Protection Department (received on 7 October 2024) (Contact Person: Miss. Zhongming HE, Tel: 2835 2390)	
<u>General</u>	
1. Please be reminded that TD’s agreement on the road type should be supplemented.	Noted. The endorsement of Transport Department is attached in Appendix 7.3 of the Environmental Assessment (Annex C refers).
<u>Sewerage planning</u>	
<u>P.9, Table 4-2 - Existing Development & Appendix B1 Table 1</u>	
2. ADWF for residents in Table 4-2 (i.e. 27.0 m ³ /day) is inconsistent with the calculation in Appendix B1 (i.e. 27.2 m ³ /day)	Noted. ADWF in Table 4-2 of the Drainage and Sewerage Impact Assessment (DSIA) (Annex D refers) has been revised to 27.2 m ³ /day.
3. Peaking factor in Table 4-2 (i.e. 6) is inconsistent with the calculation in Appendix B1 (i.e. 8). Please be reminded that peaking factor (excluding stormwater allowance) should be adopted for facility with new upstream sewerage (i.e. the proposed sewer connecting FTMH1 and FMH1009620 to be upgraded), while peaking factor (including stormwater allowance) should be adopted for facility with existing upstream sewerage (i.e. other existing sewers not to be upgraded).	Noted. The Peaking Factor in Table 4-2 of the DSIA has been revised to 8 (including stormwater allowance).
4. Please check the calculation of Peak flow in Appendix B1, the peak flow of ADWF = 49.5m ³ /day with peaking factor = 8 is not equal to 0.0006 m ³ /s.	Noted. The peak flow in Appendix B1 of the DSIA has been revised to 0.0046 m ³ /s (Annex D refers).
5. Please delete “+ staff staying overnight (dormitory)” in the title of the calculation of C&A Home.	Noted. The title in Table 4-2 of the DSIA has been revised accordingly (Annex D refers).

Comments	Responses
<u>P.9-12 Table 4-2 - Proposed Redevelopment & Appendix B2 Table 2</u>	
6. Please clarify "(i.e.50)" in the remark of Total no. of persons of HSMH (5/F) in Table 2.	Noted. The remarks of capacity of HSMH in Appendix B2 Table 2 of the DSIA is clarified as 50 nos. of bed refer to the proposed development layout plan (Annex D refers).
7. The worker to resident ratio of HMMH (6/F) in the remark in Table 4.2 (i.e. 0.66 workers / resident) is inconsistent with the calculation in Appendix B2 (i.e. 0.38 workers / resident).	Noted. The worker to resident ratio of HMMH in Table 4-2 of the DSIA has been revised to 0.38 (Annex D refers).
8. Please delete "Generation from Residents + staff staying overnight" the calculation of Elderly Day Care (1/F) as there is no resident nor overnight staff.	Note. Appendix B2 Table 2 has been revised accordingly.
9. Typo on the manholes of Stream B in Appendix B2 Table 2, please check.	Noted and revised accordingly.
<u>P.14, Para. 4.6.1</u>	
10. The sewer connecting the discharge point (FTMH1) in the site to FMH1009620 is proposed to be upgraded from 150mm to 200mm, and further connect to the existing downstream 300mm sewers at FMH1009620. Please review and amend this paragraph.	Noted, Para. 4.6.1 of the DSIA (Annex D refers) has been revised as following. "The discharge point (FTMH1) from the proposed redevelopment will be connected to the existing sewer (S1: FMH1009620). The sewer connecting the FTMH1 and S1 is proposed to be upgraded from 150 mm to 200 mm diameter, and further connect to the existing downstream 300mm sewer at FMH1009620".
<u>Appendix C1</u>	
11. Peaking factor (including stormwater allowance) should be adopted for existing sewers.	Noted. Peaking Factor (including stormwater allowance) has been adopted for existing sewers in Appendix C1 of the DSIA (Annex D refers).
12. Peak discharge of Site – S1 (i.e. 0.003 m ³ /s) is inconsistent with Table 4-2 and Appendix B Table 1 (i.e. 0.0006 m ³ /s). Please check.	Noted. The peak discharge from Site has been revised to 0.0046 m ³ /s.

Comments	Responses
<p><u>Appendix C2</u></p> <p>13. Peaking factor (including stormwater allowance) should be adopted for existing sewers.</p>	<p>Noted. Peaking Factor (including stormwater allowance) has been adopted for existing sewers in Appendix C2 of the DSIA (Annex D refers).</p>
<p>Comments from Environmental Protection Department (received on 7 November 2024) (Contact Person: Miss. Zhongming He, Tel: 2835 2390)</p>	
<p><u>General</u></p> <p>1. Please be reminded to address our comments on the FI provided on 7 October 2024.</p>	<p>Noted. Comments provided on 7 October 2024 have been addressed. Please refer to our responses above.</p>
<p><u>Waste Management</u></p> <p>2. It is noted that the following comments have been revised, however, the relevant sections have not been attached. Please provide the extracts below:</p> <p>a) Rtc (2) 10.3.2 & 10.3.8 - The comment that remove the phrase "as far as possible".</p>	<p>Noted. Section 10.3.2 and 10.3.8 of the Environmental Assessment (Annex C refers) have been revised.</p>
<p>b) Rtc (3) 10.3.8 - Please delete the duplicated sentence "The Contractor shall develop and implement their Environmental Plan (EMP) and Waste Management Plan (which is part of the EMP) to control any potential adverse impact associated with the construction waste as far as possible."</p>	<p>Noted. Section 10.3.8 has been revised accordingly.</p>
<p><u>Land Contamination</u></p> <p>3. Rtc (2) Table 9-2 - It is noted that the reply from FSD dd. 30 Jul 2024 has been received, and Table 9-2 has been updated accordingly. However, the reply letter has not been attached. Please provide the relevant document record.</p>	<p>The FSD reply has been attached in Appendix 9.2 of the Environmental Assessment (Annex C refers).</p>

Comments	Responses
Comments from Director of Social Welfare, Social Welfare Department (received on 7 October 2024) (Contact Person: Ms. Eunice LEUNG, Tel: 3575 8335)	
<p>1. Please further revise the NOFA figures for DE and IVRSC in Table 3.4 of the Supporting Planning Statement on page 25 as follows –</p> <p>(i) It is noted that NOFA of DE shown in Table 3.4 is 511m². However, the sum of NOFA of DE facilities in the layout plan of 1/F (Appendix A) is 512.32m². The proposed area for the “Staff Changing Room” shown on the proposed SoA (14.9m²) and the layout plan (16.1m²) are different. There is a discrepancy in NOFA figures between the proposed SoA (511.12 m²) and the layout plan (512.32 m²). If the proposed NOFA of DE is 511 m², please amend the figure for the “Staff Changing Room” on the layout plan of 1/F to 14.9 m² (Appendix A).</p>	<p>Please note that the layout and NOFA provided in the S12A Planning application are indicative only and are subjected to approval by the relevant Government Departments in the TFS and detailed design stage. Table 3.4 of the Supporting Planning Statement (Annex A refers) and layout plan (Annex B refers) have been updated with the footnote added.</p>
<p>(ii) Please revise the NOFA for IVRSC from 451m² to 452m² to tally with that in the TFS report.</p>	<p>Table 3.4 of the Supporting Planning Statement (Annex A refers) has been updated accordingly.</p>
<p>2. Please follow-up our comments on Table 2 - Estimation of Sewage Flow from the proposed redevelopment as extracted in Appendix I.</p>	<p>The total ADWF of the estimated sewage flow is 137.2 m³/day and the peak flow is 0.0095 m³/s as shown in Section 4.2 and Table 4-2 of the DSIA (Annex D refers).</p>
Comments from Chief Town Planner/Urban Design & Landscape, Planning Department (received on 7 October 2024) (Contact Person: Ms. Charlotte KO, Tel: 3565 3946)	
<u>Replacement Pages of VIA</u> <u>Detailed Comment/Advisory Comment</u>	
<p>1. Figure 3 (VP1) – The planned public housing developments under the Planning Application No. A/HSK/452 should appear to be taller and wider, and its extent would partially overlap/be located behind the proposed development.</p>	<p>Noted. Figure 3 has been updated accordingly (Annex E refers).</p>

Comments	Responses
2. Figure 3 (VP1) & Figure 4 (VP2) – As indicated in our previous comments, an proper/complete outline of the planned public housing developments including those parts behind the proposed development could allow clearer and better illustration of the additional visual impact to be caused by the proposed development.	Noted. Figures 3 and 4 have been updated accordingly (Annex E refers).
3. Figure 6 (VP4) – The proposed development should appear to be slightly wider.	Noted. Figure 6 has been updated accordingly (Annex E refers).
4. Despite these above observations, the summary of the VIA in Para. 5 above remains generally applicable.	Noted.
Comments from Civil Engineering and Development Department (received on 7 November 2024) (Contact Person: Ms. Celia YY Yang, Tel: 2762 5362)	
1. R-to-C item (1): The response from the Consultant is noted. The applicant and his Consultants should refer to the updated 1:20,000-scale geological map Sheet 6 (2nd Edition; GEO, 2019) for <u>solid geology</u> for latest geological information. According to the updated geological map, the site is underlain by marble clast-bearing rocks of the <u>Tuen Mun Formation</u> instead of <u>Lok Ma Cha Formation</u> as stated in Section 2.2 of the report. Please revise the geological descriptions in the section accordingly. Our previous comments provided on 29 August 2024 remains valid.	Noted. Section 2.2 of the Preliminary Geotechnical Appraisal and Foundation Proposal (Annex F refers) has been updated accordingly.

Compiled by: KTA

Date: 04 December 2024