

Comments from Related Departments

Page No.

1. Environmental Protection Department, Environmental Assessment Division, Territory North Group, Yuen Long, dated 11 November 2025 2
2. Water Supplies Department, Construction Division, System Planning Section, dated 11 November 2025 4
3. Drainage Services Department, Land Drainage Division, dated 13 November 2025..... 5

COMMENTS FROM RELATED DEPARTMENTS

No.	Comments	Responses
1.	Environmental Protection Department, Environmental Assessment Division, Territory North Group, Yuen Long, dated 11 November 2025 The subject <u>Further Information (1)</u> included (i) a revised sewerage impact assessment (SIA) and (ii) a revised water supply impact assessment. Since (ii) the revised water supply impact assessment falls outside EPD's ambit, they have no comment on it. As for (i), please find their comments below on the revised SIA for your coordination <u>RtoC No. 5 on Table 3.3</u> Please further elaborate how to derive the pumping capacity and base case ADWF with simple calculation and provide reference (if any).	The following clarifies how the baseline pumping capacities for SPS2 and SPS3 (47,229 m³/day and 12,341 m³/day respectively) were derived as the base case for this Sewerage Impact Assessment (SIA). Please note that the baseline figures are based on updated planned population and employment figures at nine housing sites advised by the Housing Department (Sites 4-3, 4-4, 4-5, 4-6, 4-22, 4-24, 4-28, 5-16, and 5-17) and Planning Application No. A/HSK/573. For SPS2, the latest design cumulative ADWF assessed under the nine Housing Department's sites is 43,422 m³/day. As the Planning Application No. A/HSK/573 introduces an additional ADWF of 3,807 m³/day, the total ADWF becomes 47,229 m³/day. This exceeds the original pumping capacity of 46,121 m³/day indicated in the technical assessment for the Housing Department's proposed developments. Therefore, the pumping capacity for SPS2 is assumed to be upgraded to 47,229 m³/day as the base case for this SIA. For SPS3, it is unaffected by Planning Application No. A/HSK/573 but faces a shortfall of 441 m³/day (latest figure) under the Housing Department's proposed developments. As shown in the capture below, SPS3's capacity is upgraded from 11,900 to 12,341 m³/day under the latest

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	Appendix C – Hydraulic Checking on Proposed Gravity Sewer Please check and delete the calculations of sewers if they will not be affected by the proposed development under this planning application (e.g. upstream sewers of SPS 1). The subject Further Information (3) included an Appendix (B) of a revised Preliminary Environmental Assessment (PEA) and other Appendixes for the replacement of other submission documents. The Appendix B of the revised PEA is relevant to EPD. As discussed, please provided the copy of the finalised TIA Report for their internal record purpose. While they have no in-principle objection on the revised PEA from the air quality and noise impact perspectives, please find their comments below on the revised PEA for clarification and improvement of the completeness and accuracy. Air Quality i. Table 2.4, Note[2]: Please revise to “The road type of planned roads is determined from the road configuration by traffic engineer and confirmed by TD in the Traffic Impact Assessment Report (Annex X) for this study”.	technical assessment for Housing Department’s proposed developments. Table below shows the latest details of sewage pumping capacities under the nine public housing sites in Housing Department’s proposed developments. <table><tr><th rowspan="2">SPS</th><th colspan="3">ADWF (m³/day) ⁽¹⁾</th><th rowspan="2">Proposed Condition (Base Case + Increment)</th><th rowspan="2">Capacity Shortfall (m³/day) (Proposed ADWF– Pumping Capacity)</th><th rowspan="2">Remarks</th></tr><tr><th>Pumping Capacity</th><th>Base Case</th><th>Increment under Proposed Condition</th></tr><tr><td>HTSPS ⁽²⁾</td><td>193,100</td><td>48,278</td><td>+542 (0.3%)</td><td>48,820</td><td>-</td><td rowspan="3">Pumping Capacity > Proposed ADWF</td></tr><tr><td>SPS1</td><td>30,077 ⁽³⁾</td><td>28,634</td><td>+1,050 (3.5%)</td><td>29,684</td><td>-</td></tr><tr><td>SPS2</td><td>46,121 ⁽³⁾</td><td>41,480</td><td>+1,942 (4.2%)</td><td>43,422</td><td>-</td></tr><tr><td>SPS3</td><td>11,900</td><td>11,449</td><td>+892 (7.5%)</td><td>12,341</td><td>441 (3.7%)</td><td>Pumping Capacity < Proposed ADWF</td></tr></table> Notes: (1) Design ADWF includes a return liquid allowance of 2.5%. (2) Only sewerage catchment within HSK/HT NDA and TKTPHD of 4960 m³/day are considered. (3) The updated pumping capacities of SPS1 and SPS2 are derived in Appendix D. Noted. Appendix C of the SIA has been revised to update the hydraulic calculations. (Appendix B of this Further Information refers). Noted. The finalised Traffic Impact Assessment (TIA) report has been separately provided to EPD on 12 November 2025 for their internal record purpose. Please be advised that the TIA report is Appendix B for this study. The footnote of Table 2.4 has been revised accordingly. Please also refer to Appendix C of this Further Information for the revised Preliminary Environmental Assessment.	SPS	ADWF (m³/day) ⁽¹⁾			Proposed Condition (Base Case + Increment)	Capacity Shortfall (m³/day) (Proposed ADWF– Pumping Capacity)	Remarks	Pumping Capacity	Base Case	Increment under Proposed Condition	HTSPS ⁽²⁾	193,100	48,278	+542 (0.3%)	48,820	-	Pumping Capacity > Proposed ADWF	SPS1	30,077 ⁽³⁾	28,634	+1,050 (3.5%)	29,684	-	SPS2	46,121 ⁽³⁾	41,480	+1,942 (4.2%)	43,422	-	SPS3	11,900	11,449	+892 (7.5%)	12,341	441 (3.7%)	Pumping Capacity < Proposed ADWF
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	ii. Section 2.6.1: Please revise the last sentence to “Given the considerable separation distance between this development site and Site 3-46, together with the mitigation measures to be implemented for potential odour emissions, no adverse odour impact from the proposed RCP is anticipated”. iii. Section 2.6.4: Please revise “lower” in Line 3 to “similar”. iv. Figure 2.3: Please add a remark to state that “no air sensitive uses, including openable windows, fresh air intake of mechanical ventilation and recreational uses in the open area, would be located within the buffer zones”. As for the other Appendixes of the revised PEA, they shall fall outside EPD's ambit and hence EPD has no comment on them.	Section 2.6.1 has been revised accordingly. Section 2.6.4 has been revised accordingly. The remark has been added to Figure 2.3 accordingly. Noted.
2.	Water Supplies Department, Construction Division, System Planning Section, dated 11 November 2025 i. Appendix C (Dwg No. 278463/C4/WS/1102) – Please provide a freshwater connection tee size of DN100 instead of your proposed NS250. ii. Appendix C (Dwg No. 278463/C4/WS/1302) – Please provide a flushing water connection tee size of DN50 instead of your proposed NS125. iii. Appendix D – The pipe velocity of the proposed fresh water mains DN300 along Road L25 exceeds 1.5m/s. Please review and propose mitigation measures for their consideration. iv. Please be reminded to seek comments from FSD on your proposed fire-fighting mains.	Noted. Appendix C of the Water Supply Impact Assessment (WSIA) has been updated accordingly. (Appendix D of this Further Information refers). Noted. Appendix C of the WSIA has been updated accordingly. Noted. A section of DN300 fresh water mains is upgraded to DN400. Please refer to the revised Appendix C and D of the WSIA for your acceptance. Noted with thanks. Please be advised that the comments from FSD on the proposed fire-fighting mains shall be sought by the future project proponent at the detailed design stage.

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3.	Drainage Services Department, Land Drainage Division, dated 13 November 2025 i. Section 4 - Please liaise with CEDD and elaborate who will be responsible for the required upgrading works. Apart from checking the proposed RMs, please also elaborate the hydraulic assessment on the downstream planned sewers (i.e. downstream of the RMs). ii. Please liaise with CEDD & EPD to collect the latest ADWF estimation of the other site/planned developments, and reflect the latest estimation in the hydraulic check.	Please be advised that CEDD will be responsible for the required upgrading works. The hydraulic assessment on affected SPSs (i.e. SPS2 and SPS3) and HSKEPP has been made. Based on the hydraulic checking, no adverse sewerage impact is envisaged due to the proposed development upon modification works. EPD also has no comment on the hydraulic assessment. Please be advised that the nearby planned and committed developments have been considered in this SIA. For details, please refer to Section 2.1.1. Also, EPD has no further comment on the SIA.

(Last updated 14 November 2025)