
**Appendix A –
Response-to-Comments Table**

Section 16 Planning Application for Proposed Amendments to an Approved Comprehensive Residential Development Scheme and Minor Relaxation of Gross Floor Area and Building Height Restrictions at Various Lots in D.D. 385 and Adjoining Government Land, Tai Lam Chung, Tuen Mun (Application No. A/TM-SKW/134)

Response to Departmental Comments

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Response to Departmental Comments

	Departmental Comments	Responses to Comments
1.	Comments of Environmental Protection Department	
	<u>Environmental Assessment (EA)</u>	
	<u>Noise</u>	
1.1	NIA is required for the review, exploration, demonstration and implementation of appropriate Noise Mitigation Measures (NMMs) to ensure full compliance with the relevant noise criteria and requirements under ProPECC PNs, HKPSG and NCO during the operational phase of the proposed development.	Please be clarified that an NIA has already been conducted and submitted under the EA as part of the Application. The Applicant has no objection to the imposition of an approval condition for submission of a revised NIA if required.
	<u>Air Quality</u>	
1.2	Section 1.5.3 – Please add “and July 2025” after “June 2024”.	Noted. Section 1.5.3 of the revised EA under Attachment 1 has been revised accordingly.
1.3	Section 1.5.5 – Please revise as “air pollutant emissions” in Line 2.	Noted. Section 1.5.5 of the revised EA under Attachment 1 has been revised accordingly.
1.4	Section 1.5.6 – Suggest to replace “should be” by “is” in Line 2.	Noted. Section 1.5.6 of the revised EA under Attachment 1 has been revised accordingly.
1.5	Section 4.2.1 – Suggest to remove “and Hazard to Life” in the 10-th bullet. For 4-th bullet, please note it should be “Air Pollution Control (Fuel Restriction) Regulations”. Same comment for Section 4.2.7.	Noted. Sections 4.2.1 and 4.2.7 of the revised EA under Attachment 1 have been revised accordingly.
1.6	Table 4.1 – Please remove Footnote (iv) (or shade the cells accordingly).	Noted. Table 4.1 of the revised EA under Attachment 1 has been revised accordingly.
1.7	Section 4.2.7 – Suggest to revise as “further tightened” in Line 5.	Noted. Section 4.2.7 of the revised EA under Attachment 1 has been revised accordingly.

	Departmental Comments	Responses to Comments
1.8	Section 4.3.1 and Table 4.5 – Please note that the air quality monitoring data up to 2024 is now available. Please present the latest five-year data and revise Table 4.5 and Section 4.3.1.	Noted. The air quality monitoring data up to 2024 have been incorporated into Section 4.3.1 and Table 4.5 of the revised EA under Attachment 1 accordingly.
1.9	Table 4.6 – The AQO for 24-hour averaged SO2 is incorrect. Please check.	Noted. Table 4.6 of the revised EA under Attachment 1 has been revised accordingly.
1.10	Section 4.4.1 – • Please replace “area” by “buffer distance” in Line 1. • Please remove “on” before “site survey” in Line 1. • Please revise the title as: “Review on Industrial Emission Impact”. • (Section 4.4.2) Please revise the title as: “Review on Vehicular Emission Impact”.	Noted. Sections 4.4.1 and 4.4.2 of the revised EA under Attachment 1 have been revised accordingly.
1.11	Section 4.4.2 – Please supplement that TD’s advice on the road type of the concerned roads have been sought.	Noted. Section 4.4.2 of the revised EA under Attachment 1 has been supplemented accordingly.
1.12	Section 4.4.4 – Please add “as advised by TD” after “Feeder Road” in Line 9.	Noted. Section 4.4.4 of the revised EA under Attachment 1 has been supplemented accordingly.
1.13	Section 4.4.5 – • Please add “the air sensitive use of” before “the Development Site” in Line 9-10 • Please add “and no openable windows shall be located along the building façade marked Fixed Glazing / Blank Wall in Figure 4.2b and 4.2c” after “no air sensitive uses shall be located within the buffer zones” in Line 11-12.	Noted. Section 4.4.5 of the revised EA under Attachment 1 has been revised accordingly.
1.14	Section 4.4.6 – Please replace “no exceedance on the concentration of cumulative 19th highest 1-hour NO2 , annual NO2, 10th highest 24-hour RSP, annual RSP, 19th highest 24-hour FSP and annual FSP” by “no adverse air quality impact expected” in Line 4-6.	Noted. Section 4.4.6 of the revised EA under Attachment 1 has been revised accordingly.
1.15	Section 4.5.1 – Please replace “a nuisance” by “air quality impact” in Line 9.	Noted. Section 4.5.1 of the revised EA under Attachment 1 has been revised accordingly.

	Departmental Comments	Responses to Comments
1.16	Section 4.6.1 – - Please replace “STPS” by “STPs” in Line 3. Please also revise Line 2 of Section 4.6.7. - Please replace “a nuisance” by “odour impact” in Line 9. - Section 4.6.2. Please replace “can” by “shall” in Line 4.	Noted. Sections 4.6.1 and 4.6.2 of the revised EA under Attachment 1 have been revised accordingly.
1.17	Section 4.6.4 and R-t-c 6.14 – According to Appendix 4.4, the closest separation between the exhaust of the Yau Kom Tau STP and the ASRs is 25 m. Please review whether the separation distance between the STPs and ASRs of this project would be over 25 m otherwise it is unclear the assessment result of the Yau Kom Tau STP is applicable to the project. Please review whether the paragraph should be removed or refer to another reference.	Noted. Section 4.6.4 has been removed from the revised EA under Attachment 1 .
1.18	Section 4.7.3 – Please add “Chapter 9” after “HKPSG” in Line 1.	Noted. Section 4.7.3 of the revised EA under Attachment 1 has been supplemented accordingly.
1.19	Section 4.7.5 – - Please replace “design criteria” by “design guideline / practice note” in Line 3-4. - Please replace “is minimal” by “would not be adverse” in Line 4.	Noted. Section 4.7.5 of the revised EA under Attachment 1 has been revised accordingly.
1.20	Section 4.8.2 – Please revise as “no adverse air quality impact” in Line 2.	Noted. Section 4.8.2 of the revised EA under Attachment 1 has been revised accordingly.
1.21	Section 4.9.1 – Please add “and appropriate Air Pollution Control Equipment” after “Exhaust hoods” in Line 1. Please correct typo “Cooling” by “Cooking” in Line 6.	Noted. Section 4.9.1 of the revised EA under Attachment 1 has been revised accordingly.
1.22	Section 4.10.2 – Please remove “it is anticipated that” in Line 6 and replace “can” by “shall” in Line 7. Please note it should be “Air Pollution Control (Fuel Restriction) Regulations” in Line 14.	Noted. Section 4.10.2 of the revised EA under Attachment 1 has been revised accordingly.
1.23	Section 4.10.3 – Please remove “air” in Line 3 and Line 10 of Section 4.10.4.	Noted. Section 4.10.3 of the revised EA under Attachment 1 has been revised accordingly.

	Departmental Comments	Responses to Comments
1.24	Figure 4.1 – Please replace “assessment area” by “buffer distance” in the title and legend.	Noted. Figure 4.1 of the revised EA under Attachment 1 has been revised accordingly.
	<u>Water Quality</u>	
1.25	Please be reminded that any effluent discharge shall comply with Water Pollution Control Ordinance (WPCO) requirements.	Noted. Section 5.1.1 of the revised EA under Attachment 1 has been supplemented accordingly.
1.26	The applicant is also reminded to apply relevant WPCO licence from the EPD.	Noted. Section 5.1.1 of the revised EA under Attachment 1 has been supplemented accordingly.
	<u>Waste Management</u>	
1.27	Section 6.2.1 – Please ensure that the font size and font type of the three bullet points are consistent.	Noted. Section 6.2.1 of the revised EA under Attachment 1 has been revised accordingly.
1.28	Section 6.2.2 – Please remove the “;” for bullet 12.	Noted. Section 6.2.2 of the revised EA under Attachment 1 has been revised accordingly.
1.29	Section 6.3.2 – Please revise “disposed at Y-Park” to “sent to Y-PARK”.	Noted. Section 6.3.2 of the revised EA under Attachment 1 has been revised accordingly.
1.30	Section 6.5.6 – Please provide the full name of the Waste Statistics report upon first mention.	Noted. The full name of the report has been supplemented in Section 6.5.6 of the revised EA under Attachment 1 .
1.31	Sections 6.5.8 & 6.5.9 – Since the disposal rates of domestic and commercial waste are being used for calculation, rather than the generation rates, there is no need to deduce the recovery rate, as the disposal rate has already excluded the recovery quantity. Please remove Sections 6.5.8 & 6.5.9 as appropriate.	Noted. The original Sections 6.5.8 and 6.5.9 have been removed from the revised EA under Attachment 1 .
	<u>Hazard</u>	
1.32	Section 7.1.2 – It is noted that Figure 7.1 is missing from the EA report. Please supplement.	Noted. Figure 7.1 has been supplemented in the revised EA under Attachment 1 .

	Departmental Comments	Responses to Comments
1.33	<u>Land Contamination</u> Table 8-1 & Appendix 8.1 – - Years 1985 & 1990 – Please clarify what structures were present and whether land contamination issues were involved. - Year 2000 and onward – It appears that there have been changes in land use since 2000. Please update the table accordingly. - Year 2025 – Please review if 2024 should be written instead.	- Noted. The structures in 1985 and 1990 were storing containers. Table 8.1 and Section 8.3.2 of the revised EA under Attachment 1 have been supplemented accordingly. - Noted. Table 8.1 of the revised EA under Attachment 1 has been supplemented accordingly. - Noted. Table 8.1 of the revised EA under Attachment 1 has been revised accordingly.
1.34	Table 8.5.2, Table 8.2 & Appendix 8.4 – - Please append the project location plan attached to the information request letter/email sent to the departments. - Please follow up the outstanding reply from FSD. <u>Sewerage Impact Assessment (SIA)</u>	Noted. The project location plan sent to departments has been appended in Appendix 8.4 of the revised EA under Attachment 1. Reply from FSD has also been supplemented in Table 8.2, Section 8.5.3 and Appendix 8.4 of the revised EA under Attachment 1.
1.35	Section 4.3.1 – noted that the project proponent would only be responsible for the site formation of the village houses site, the project proponent shall clarify the estimation of sewage generated from the village housing sites is for reference only.	Noted. The estimation of sewage generated from the village housing sites is for reference only. Section 4.3.1 of the revised SIA under Attachment 6 has been supplemented accordingly.
1.36	Section 5.2 – suggest to delete, as the development did not include the construction and installation of sewerage systems of the village houses.	Noted. The original Section 5.2 has been deleted from the revised SIA under Attachment 6.
1.37	Appendix B2 – The calculation shall be referred to “General Specifications for Swimming Pool Water Treatment Installation (ArchSD, 2017) instead of 2012 edition.	Noted. Appendix B2 of the revised SIA under Attachment 6 has been revised accordingly.

	Departmental Comments	Responses to Comments
2.	Comments of Fire Services Department	
2.1	He has no comment on the further information and his previous comments are still valid.	No comment on the FI is well-noted.
3.	Comments of Food and Environmental Hygiene Department	
3.1	Since the existing PT and the existing RCP in Wong Uk Tsuen will be demolished due to the land exchange, a temporary PT and a temporary RCP will be provided nearby the existing ones to ensure uninterrupted services to the public. As a usual practice, the applicant should be responsible for the management and maintenance of the temporary PT and RCP including but not limited to the provision of cleansing, maintaining and desludging services.	Noted.
4.	Comments of Lands Department	
4.1	The Applicant's acknowledgement of his previous comments in Item 11 of the R-to-C table at Appendix B of the FI are noted.	Noted.
4.2	It is noted that there are changes in alignments of the proposed drainage facilities and addition of a u-channel proposed to be maintained by DO on the revised Drainage Maintenance Arrangement Plan at Figure 7 of the revised Drainage Impact Assessment (DIA), as compared to the original Drainage Maintenance Arrangement Plan agreed by DSD and DO(TM) in 2023 for the land exchange for proposed TMTL 417 under processing (relevant correspondences are at Annex I). Both plans are extracted at Annex II for reference. The Applicant should seek agreement from DSD and DO(TM) on the proposed revised design and maintenance arrangement.	Noted. The revised DIA including the revised drainage maintenance arrangement plan has been circulated to DSD and DO(TM) for comments.
4.3	Subject to the above, his comments are still valid.	Noted.

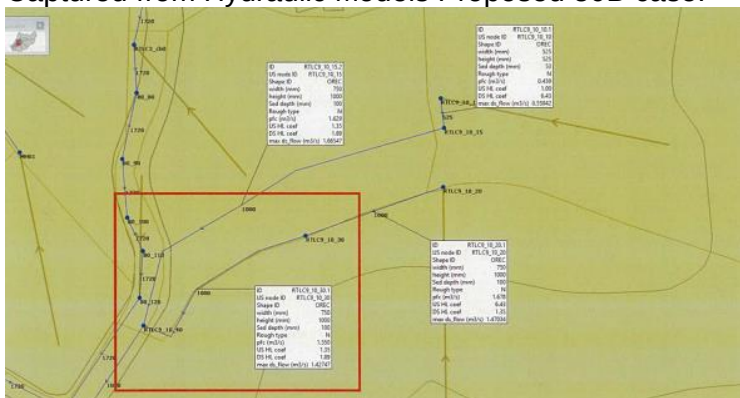
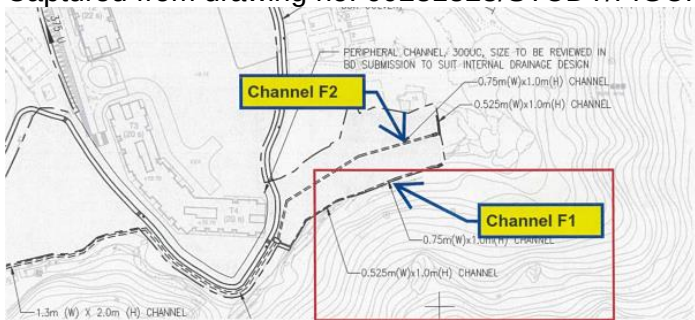
	Departmental Comments	Responses to Comments
5.	Comments of Planning Department – Tuen Mun and Yuen Long West District Planning Office	
5.1	<u>Landscape Master Plan</u> Please clarify when was the recent tree survey as mentioned in para 4.1 conducted.	The tree survey on existing trees, i.e. previously approved retained and transplanted trees, was conducted in May 2024.
5.2	As mentioned in the previous batch of comments conveyed to you, T6 and the house cluster are adjacent to an area zoned “Green Belt”, while the unique configuration of the East Wing is acknowledged, buffer and/or other measures such as landscape treatments/setback should be provided to allow adequate separation and alleviate the impacts towards the neighbouring woodland and Tai Lam Country Park.	To respect the adjacent Green Belt zoning, the following additional measures have been proposed to create a harmonious transition between the Proposed Development and the surrounding natural terrain along the boundary of East Wing Extension: • A 1.5m-wide buffer strip with tree planting is provided where maintenance access is feasible, including the northern boundary of Tower 7, Houses H3, H7–H10; the eastern boundary of Tower 6, H11–H13; and the southern boundary of H15–H17; • In areas with space constraints or difficult maintenance access, a narrower 0.6m buffer with shrub planting is proposed. Please refer to revised Landscape Master Plan and Landscape Sections under Attachment 2 for illustration.
5.3	It is noted that the slope with trees near T7 forms part of the Development Site, please clarify if the tree survey conducted has taken in account the existing tree cluster along the slope.	All existing trees with a DBH over 95mm near Tower T7 and within the Application Site were included in the tree survey. For trees growing on slopes outside the Application Site, separate submissions to the relevant departments under lease will be made if they are impacted in the future, if any.

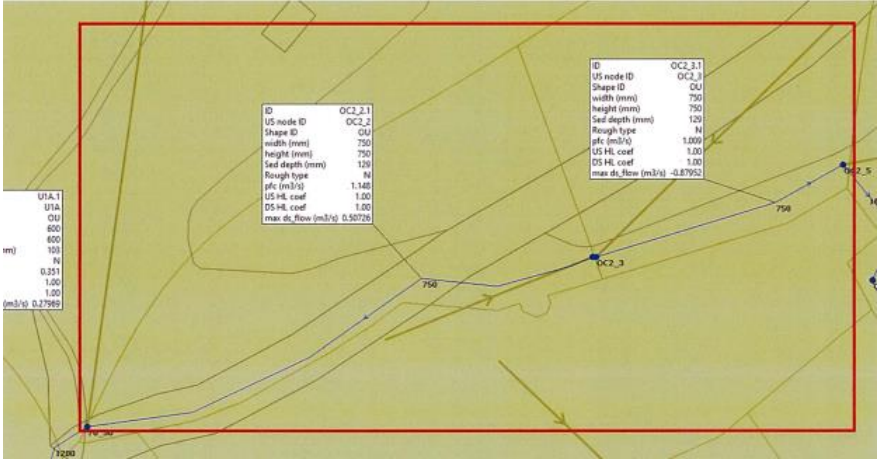
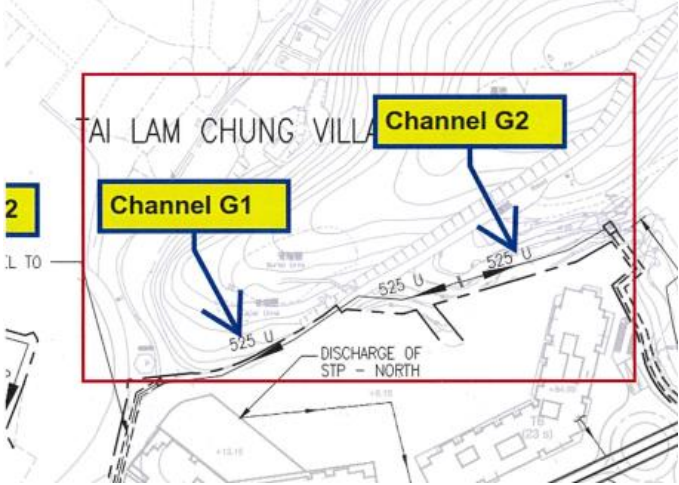
	Departmental Comments	Responses to Comments
6.	Comments of Planning Department – Landscape Unit	
6.1	Having reviewed the submitted Response-to-Comments (R-to-C) table and the FI, it is noted that the proposed landscape at the East Wing Extension is diminished compared to the approved scheme under approved No. A/TM-SKW/32-1 (Revision Dec 2023). Please note our comment from landscape planning perspective as follows: Further to R-to-C item 13.4 and the revised 'Landscape Master Plan' (Appendix A to Attachment 5), it is noted additional trees planting adjacent to Tower 7 was provided and "opportunities to provide a substantial green buffer within the extension itself are very limited" due to the narrow configuration. However, please consider to provide further additional landscape buffer and measures at the private garden area or boundary wall to alleviate the impact towards the surrounding woodland as well as the Tai Lam Country Park at the east. Blow-up sections and design details may be required to demonstrate adequate separation to the woodland zoned in "GB" is allowed.	To respect the adjacent Green Belt zoning, the following additional measures have been proposed to create a harmonious transition between the Proposed Development and the surrounding natural terrain along the boundary of East Wing Extension: • A 1.5m-wide buffer strip with tree planting is provided where maintenance access is feasible, including the northern boundary of Tower 7, Houses H3, H7–H10; the eastern boundary of Tower 6, H11–H13; and the southern boundary of H15–H17; • In areas with space constraints or difficult maintenance access, a narrower 0.6m buffer with shrub planting is proposed. Please refer to revised Landscape Master Plan and Landscape Sections under Attachment 2 for illustration.
7.	Comments of Planning Department – Urban Design Unit	
	<u>General Comments</u>	
7.1	<u>Urban Design and Visual</u> The proposed comprehensive residential development with a maximum building height (BH) of 84mPD/23 storeys, which is taller than the surrounding low-rise village houses and GIC cluster, would inevitably alter the existing rural character of the natural hillside area. Notwithstanding, it is noted that the application seeks for proposed minor relaxation of the BH restriction which is already 70mPD/18 storeys. Also, the planning (and hence urban design context) of Tuen Mun East area is subject to the recommendations of the Study for Developments of Tuen Mun East and Adjacent Green Belt Cluster - Feasibility Study.	Noted.

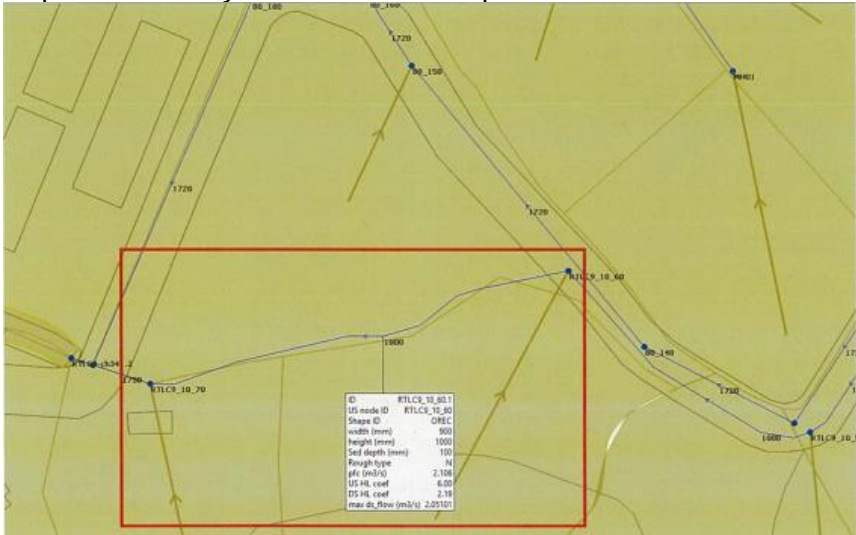
	Departmental Comments	Responses to Comments
7.2	According to the visual impact assessment (VIA), as compared with the latest Approved Scheme under planning application No. A/TM-SKW/32, the Proposed Scheme would have additional visual impacts ranging from slightly adverse at 5 out of the 6 selected public viewing points (VPs) and slightly to moderately adverse to the remaining VP.	Noted.
7.3	<u>Air Ventilation</u> According to the revised Air Ventilation Assessment - Expert Evaluation (AVA-EE), the Proposed Scheme may result in some localized wind blockage to the downwind areas, but would not have significant air ventilation impacts to the surrounding pedestrian wind environment as compared with the Approved Scheme.	Noted.
7.4	In the Proposed Scheme, various design/mitigation measures including stepped BH profile, building separations, building setbacks and landscape treatment, etc. are incorporated to mitigate its visual and air ventilation impacts. Besides, provision of public open space and access road to/from Wong Uk Tsuen are also proposed.	Noted.
7.5	<u>Detailed/Advisory Comments</u> Paras 4.1.5 of the Revised AVA-EE & Para. 4.2.3 of the Replacement Pages of the Planning Statement – Having reviewed the relevant analyses and discussions, the conclusion of the AVA-EE should read “the Proposed Scheme/Development <u>would not have significant air ventilation impacts</u> on the pedestrian wind environment compared to the Baseline Scheme” instead of “<u>acceptable</u> in terms of air ventilation/in air ventilation terms”. Notwithstanding this, the comments above remain generally applicable.	Noted. Para. 4.1.5 of the AVA-EE and Para. 4.2.3 of the Planning Statement have been revised accordingly. Please refer to the replacement pages of AVA-EE and Planning Statement under Attachments 3 and 4 respectively.

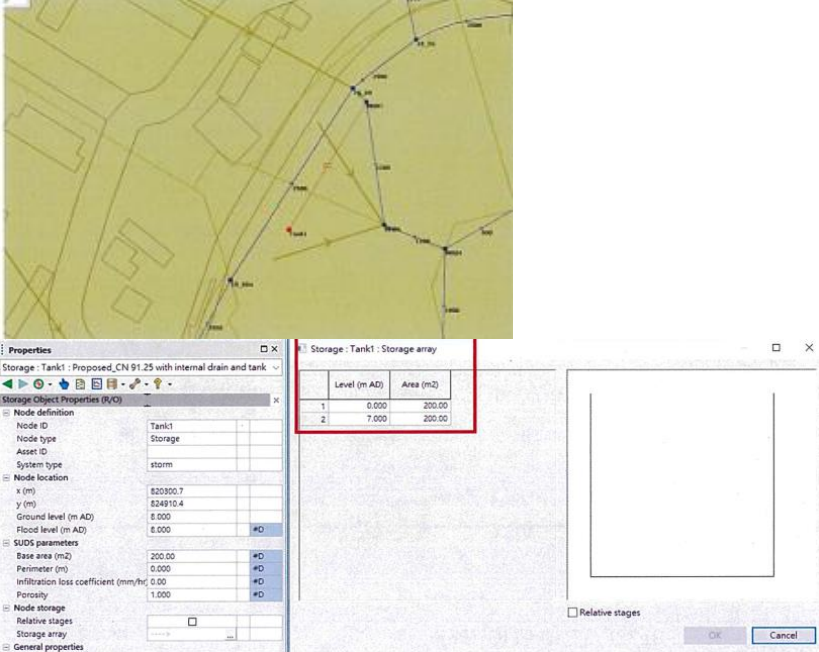
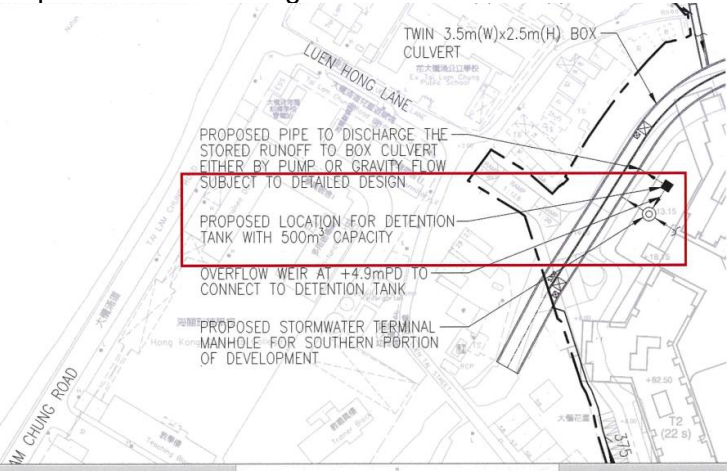
	Departmental Comments	Responses to Comments
8.	Comments of Drainage Services Department	
	<u>Drainage Impact Assessment (DIA)</u>	
8.1	RtC item 4.6 - Please declare such statement in the main content of the DIA report instead of merely in the RtC section. Please also devise necessary measures to ensure pool water would not be discharged into the stormwater drainage system during adverse rainstorm events.	Noted. The statement has been supplemented in Section 4.7.2 of the revised DIA under Attachment 5 . Detailed measures to ensure pool water would not be discharged into the stormwater drainage system during extreme rainstorm events will be discussed in the detailed design stage.
8.2	Figure 2: DIA Study Boundary - It appeared the study boundary includes a catchwater which leads to the Tai Lam Chung Reservoir. In accordance with Section 6.7 of the Stormwater Drainage Manual of DSD, when part of a drainage basin is a WSD catchment, the stormwater drainage should be designed for the greater of: • maximum runoff assuming the absence of the WSD catchwaters; • runoff from the catchment excluding the part of the WSD catchment but include the estimated overflows from the catchwaters and reservoir spillways as provided by WSD. Please clarify whether the above design consideration was included in the DIA and review the DIA & hydraulic model accordingly.	Please be clarified that maximum runoff assuming the absence of WSD catchwater has been adopted in the design. Section 4.6.2 of the revised DIA under Attachment 5 has been supplemented accordingly.
8.3	Section 6.1.3 and Figure 7 - Other than the proposed 2.5m(W) x 2.5m(H) twin box culvert (BC), there were other drainage facilities which proposed to be maintained by DSD located within/in close proximity to the development boundary, e.g. 2.20m(W) x 1.72m(H) BC at the south. The respective Drainage Reserve should also be provided. Please review the section accordingly.	The alignment of the proposed 2.20m(W) x 1.72m(H) box culvert has been revised in accordance with the email discussion with DSD for detailed maintenance arrangement for the concerned box culvert in October 2023 and subsequent maintenance arrangement plan as agreed with DSD (Letter ref. VPPW:TMCY:wtsk:60281828-2023016671L dated 20 October 2023). The email record regarding the discussion on the detailed maintenance arrangement for the concerned box culvert has also already been included in Annex A of the letter, which is enclosed in Appendix F of the submitted DIA. Therefore, drainage reserve is not required for maintenance of the concerned box culvert.

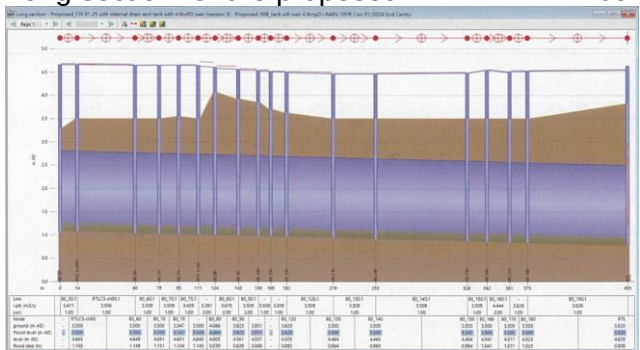
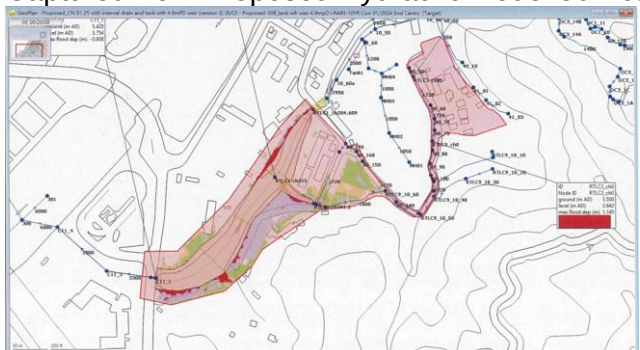
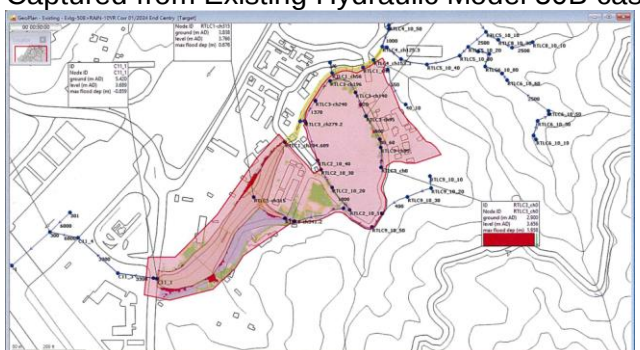
	Departmental Comments	Responses to Comments
8.4	Please include in the submission the respective flood extent map of the predevelopment and post-development scenario for comparison.	Noted. The flood extent maps have been supplemented in Appendix C2 of the revised DIA under Attachment 5 .
8.5	Tables 6a, 6b, 7a and 7b - Relevant layout plan should be provided in the report to show the actual location of the reference nodes, e.g. C11_1, RTLc3-ch315, RTLc3-ch95 and RTLc3-ch0 for easy reference.	Noted. The relevant layout plans have been supplemented in Tables 6a, 6b, 7a and 7b of the revised DIA under Attachment 5 .
8.6	Appendix B1 refers: (i) Several points of chainage were marked in the longitudinal profile, please mark the respective chainages on a location plan for easy reference. (ii) Please provide cross-sections at critical locations of the Tai Lam Chung Tributary to substantiate the dredging extent. (iii) Please provide legends for the lines and hatched areas in the figure.	(i) Noted. The respective chainages have been marked on a location plan in Appendix B1 of the revised DIA under Attachment 5. (ii) Noted. Cross sections have been supplemented in Appendix B1 of the revised DIA under Attachment 5. (iii) Noted. Legends have been supplemented in the figure in Appendix B1 of the revised DIA under Attachment 5.

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8.7	Based on the earlier submitted hydraulic model file by the consultant AECOM on 27 May 2025, his office has marked also some technical observation and comments at Annex III. Please review and address the relevant comments.																									
i.	Please review the size of channel F1. Captured from Hydraulic Models Proposed 50B case:  Captured from drawing no. 60281828/STUDY/FIGURE 6: 	Noted. Drawing no. 60281828/STUDY/FIGURE 6 has been revised. Please refer to the revised DIA under Attachment 5.																								
ii.	Please review the channel sizes in the Hydraulic Calculations table for Tai Lam Chung Development – Peripheral Drains. The sizes of channels C and C1 are different from those shown in the drawings <table border="1" data-bbox="241 1297 1086 1404"><tr><td>Channel C (1800 x 1800 OREC)</td><td>Catchment C</td><td>27.71</td><td>22.8</td><td>12.44</td><td>Rect Channel</td><td>1800</td><td>1800</td></tr><tr><td>Channel C1 (1900 x 1900 OREC)</td><td>Catchment C+I</td><td>34.47</td><td>14.0</td><td>15.95</td><td>Rect Channel</td><td>1900</td><td>1900</td></tr><tr><td>Channel C2 (2000 x 2000 OREC)</td><td>Catchment C+I+H</td><td>36.44</td><td>5.4</td><td>17.25</td><td>Rect Channel</td><td>2000</td><td>2000</td></tr></table>	Channel C (1800 x 1800 OREC)	Catchment C	27.71	22.8	12.44	Rect Channel	1800	1800	Channel C1 (1900 x 1900 OREC)	Catchment C+I	34.47	14.0	15.95	Rect Channel	1900	1900	Channel C2 (2000 x 2000 OREC)	Catchment C+I+H	36.44	5.4	17.25	Rect Channel	2000	2000	To put it simply, please refer to the model result which shows that the hydraulic performance of the proposed drain is satisfactory. Only the calculation of perimeter drain in Wong Uk Tsuen has been included in the hydraulic calculation table.
Channel C (1800 x 1800 OREC)	Catchment C	27.71	22.8	12.44	Rect Channel	1800	1800																			
Channel C1 (1900 x 1900 OREC)	Catchment C+I	34.47	14.0	15.95	Rect Channel	1900	1900																			
Channel C2 (2000 x 2000 OREC)	Catchment C+I+H	36.44	5.4	17.25	Rect Channel	2000	2000																			

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iii.	Cannot find the Channel C2 and VA3 in drawing no. 60281828/STUDY/FIGURE 6, please verify.	Noted. The annotations for Channel C2 and VA3 have been deleted from 60281828/STUDY/FIGURE 6. Please refer to the revised DIA under Attachment 5 .
iv.	The sizes of Channels G1 and G2 are different from those in the hydraulic model. Please verify. Captured from Hydraulic Models Proposed 50B case:  Captured from drawing no. 60281828/STUDY/FIGURE 6: 	Noted. Drawing no. 60281828/STUDY/FIGURE 6 has been revised accordingly. Please refer to the revised DIA under Attachment 5 .

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v.	The channel size differs between the drawing and the hydraulic model. Please review. Captured from Hydraulic Models Proposed 50B case:  Captured from drawing no. 60281828/STUDY/FIGURE 6: 	Noted. Drawing no. 60281828/STUDY/FIGURE 6 has been revised accordingly. Please refer to the revised DIA under Attachment 5.

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vi.	The proposed Detention Tank 1 (in model) size is different by compare the hydraulic model and drawing. Captured from Hydraulic Models Proposed 50B case:  Captured from drawing no. 60281828/STUDY/FIGURE 6: 	Please be clarified that the detention tank in the model is set to be an arbitrary large size for storage of stormwater to calibrate the size of the detention tank. The volume of stored water indicated in the model would be the required size of detention tank.

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vii.	The 2D zone area is too small for the proposed model, and the flood depth in the proposed model has already overflowed. It seems that the overland flow has not been fully evaluated. Please review. Long section for the proposed 2.2m x 1.72m box culvert.  Captured from Proposed Hydraulic Model 50B case:  Captured from Existing Hydraulic Model 50B case: 	The proposed model is controlled by high tide condition as the boundary water level of the model is +4.51mPD as summarized in Table 2 of the DIA. As the ground level of the 2.2m x 1.72m box culvert is about +3.5 to +4.0mPD, flooding is anticipated under high tide condition. Per your captured screen of the model, it is demonstrated that water level is lower in the post-development case as compared to the pre-development case.

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viii.	Please provide the Flood Extent Map for checking.	Noted. The flood extent maps have been supplemented in Appendix C2 of the revised DIA under Attachment 5 .
8.8	Please supplement the updated hydraulic model file for further checking.	Noted. The updated hydraulic model file has been provided.
8.9	<u>Sewerage Impact Assessment (SIA)</u> Section 5.2 - Please clarify if the village housing sites are existing or proposed new one? Why its generated sewage cannot be handled by the proposed private STPs. If it is different sites, please clarify why the subject SIA needs to take it into account (i.e. why it is covered in this planning application as it does not form part of the proposed development).	Please be clarified that in accordance with the draft lease, the Applicant is only responsible for the <u>formation</u> of the new village housing sites. As stated Section 1.1.3 of the revised SIA under Attachment 6, the proposed development does not cover the construction and installation of sewerage systems for the village housing sites. In this regard, upon thorough consideration and for clarity purpose, the original Section 5.2 has been removed from the revised SIA under Attachment 6. The proposed private STPs are facilities within the private development which exclusively serve the proposed residential development. The village housing sites are in fact a different development and thus the sewerage handling measures cannot be combined.
8.10	The emergency arrangement measures such as dual power supply arrangement, standby units, emergency storage if any, etc. of the proposed STPs should be covered in the report.	Please be advised that the design of the proposed STPs will follow the EPD's Guidelines for the Design of Small Sewage Treatment Plants, as stated in Section 5.2.4. According to Clause 2.3 of the guideline, on-line standby units will be provided as an emergency arrangement measure. Moreover, in accordance with Clause 3.3, equalization tanks is designed to hold excess flow for a period of minimum two hours as emergency storage. The above emergency arrangement measures have been supplemented in Sections 5.2.5 and 5.2.6 of the revised SIA under Attachment 6. The emergency measures will be further elaborated in the detailed design stage.

	Departmental Comments	Responses to Comments
8.11	General - the SIA report needs to meet the satisfaction of SIG/EPD, the planning authority of sewerage infrastructure.	Noted. Please note that the application has been circulated to EPD for comments. Comments from EPD have been addressed in Section 1 of this Response-to-Comment Table.
9.	Comments of Water Supplies Department	
	<u>Comments on WSIA (Appendix H)</u>	
9.1	Para. 5.1.1 & Dwg. No. 60281828/WSIA/405 – The proposed fresh water mains which is connected to the existing DN400 should be kept as a proposed DN300. From your proposed DN300, the proposed connection tee should be a DN250 at the entrance to your proposed development.	Noted. Para. 5.1.1 and Dwg. No. 60281828/WSIA/405 of the revised WSIA under Attachment 7 have been revised accordingly.
9.2	Dwg. No. 60281828/WSIA/404 – The existing fresh water mains are not fully shown on this drawing. Please update accordingly.	Noted. Dwg. No. 60281828/WSIA/404 of the revised WSIA under Attachment 7 has been revised accordingly.
9.3	Dwg. No. 60281828/WSIA/405 – Please connect your proposed fire-fighting connection tee to your proposed DN300.	Noted. Dwg. No. 60281828/WSIA/405 of the revised WSIA under Attachment 7 has been revised accordingly.
9.4	See attached comments on drawing at Annex IV.	
	i. Specify size of water mains.	It is proposed to divert with DN100 pipe and connects to the existing DN100 pipe on the western side and connects to the existing DN80 pipe on the eastern side. Please refer to Dwg. No. 60281828/WSIA/405 under Attachment 7 for the proposal.
	ii. Are these existing mains to be abandoned.	It is proposed to demolish the existing mains after diversion to facilitate the proposed site formation work and proposed developments.