

**S.16 Application No. A/YL/316**

**Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for  
Permitted Public Housing Development  
at Shap Pat Heung Road, Yuen Long**

**Response to Comment**

|    | <b>Comments</b>  | <b>Responses</b>   |
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|    | <b><u>Mainland North Division, Drainage Services Department (DSD)</u></b> (27.2.2024)  |  |
| 1. | <p><b>Drainage Impact Assessment</b></p> <p>This Drainage Impact Assessment (DIA) is the approved DIA report of CE 46/2020 (CE) (Task Order 4 – Shap Pat Heung Road), which was made reference to SDM 2018 version but not Corrigendum No. 1/2022. The submission should meet the latest requirements and made necessary revision accordingly.</p>   | <p>The preliminary assessment reviewing the impacts under the requirement of Corrigendum No. 1/2022 is added on <b>Attachment 1</b>.</p> <p>The findings confirmed the conclusion stated in the approved DIA remains valid. That is no adverse drainage impact due to the proposed housing development and no mitigation measures or upgrading works would be necessary.</p>                                     |
| 2. | <p><b>Sewerage Impact Assessment</b></p> <p>Drawing No. 5210095-ATK-SIA-1021 and Appendix A: It is common practice for the size of PE pipe to be presented in outer diameter (OD) instead of inner diameter (ID), thus please indicate the OD size of the proposed PE pipe instead of 375ID on the proposed sewerage system plan for clarity.</p>  | <p>Relevant pages with updated paras. 4.3.1, 7.1.1, Appendix A-2 and Drawing No. 5210095-ATK-SIA-1021 are supplemented (<b>Attachment 2</b>).</p> <p>The OD size of the PE pipe (i.e. 400mm) has been indicated. An extract of DSD’s “Specification for Gravity Sewer and Stormwater Drain Connections” on the equivalent size of OD/ID of the PE pipe (<b>Attachment 3</b>) is attached for easy reference.</p> |
|    | <b><u>Urban Design and Landscape Section, Planning Department</u></b> (27.2.2024)  |  |
| 3. | <p>In Section 4.10 of the supporting planning statement, a total <b>49</b> nos. of existing trees were identified and proposed to be felled. No Old and Valuable Trees (OVT) identified within the Site was reported. According to the Master Landscape Plans at G/F, 2/F and Podium Floor, a total <b>76</b> new trees are proposed at G/F (16 trees) and Podium Floor (60 trees) to compensate the loss of 49 nos. of existing trees. Moreover, vertical green, planting</p> | <p>The Master Landscape Plans are illustrative only and subject to detailed design of the housing scheme. However, tree compensation will be provided within the site in accordance with the Development Bureau Technical Circular (Works) No. 4/2020 as far as practicable. Regardless whether compensatory trees and new trees are proposed on the podium/other levels of the housing</p>                      |

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|  | areas at G/F, planting areas and seating at 2/F, and green roof, planting areas, communal/children play area, fitness area and shelters at Podium Floor are proposed within the application site;   | development, adequate soil depth will be provided in accordance to latest PNAP APP-152 issued on September 2023. Optimization of native species would be considered to include a planting species proposal for the proposed development in detailed design stage. The minimum of at least 20% green coverage within the site would be provided. Subject to site constraints, the overall target of 30% green coverage will be explored and implemented if feasible. |
| 4.   | Please provide Sections to illustrate the proposed landscape design, open space demarcation plan and greenery coverage plan for the subject development site; and   | The plans requested are shown in <b>Attachment 4</b> .  |
| 5.   | We would reserve our comment upon receipt of the required supporting information for consideration.   | Noted.  |
| <b><u>Environmental Protection Department (EPD) (5.3.2024)</u></b> |   |   |
| 6.   | The applicant is advised to revise the extracted Environmental Assessment Study (EAS) to address the following textual comment from air quality perspective, and to include a statement in the extracted EAS as appropriate, in addition to S.4.12 of the planning statement that the Housing Department (HD) is committed to continue to carry out the EAS under the existing mechanism between HD and Environmental Protection Department (EPD) in the detailed design stage to address the potential environmental impacts with suitable mitigation measures proposed for our agreement. | The Environmental Assessment Study (EAS) ( <b>Attachment 5</b> ) for the S16 Application has been updated. Section 5.3 is added into the EAS as per EPD's comments.   |
| 7.   | Textual Comments:<br>1. Section 4.3.2 - Please append Transport Department's endorsement to confirm the road type of Shap Pat Heung Road is Local Distributor;<br>2. Section 4.3.4 – Please revise “Shap Pat Heung Road” as “Park Signature Access Road” in the 2 <sup>nd</sup> last line;<br>3. Section 4.4.1 –  | Transport Department's confirmation (Appendix 4-1) is supplemented in the EAS. Please refer to <b>Attachment 5</b> .<br>Section 4.3.4 in the EAS ( <b>Attachment 5</b> ) is revised.<br><br>The relevant information for Item (a) and (b) has   |

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| <p>(a) Please clarify the meaning of 2<sup>nd</sup> sentence, whether it means that the site surveys were conducted by the consultant of the Final Preliminary Environmental Review Report for Shap Pat Heung Road report (approved PER report) submitted on behalf of the Civil Engineering and Development Department or the site surveys were conducted by the consultant of this application. Please revise the text accordingly;</p> <p>(b) Please clarify if the odour patrol is conducted <u>around the site boundary of the Ma Tin Sewage Pumping Station (Ma Tin SPS)</u>;</p> <p>(c) Please provide the correspondence from Drainage Services Department (DSD) to support that the sewage capacity of Ma Tin SPS and the odour removal efficiency of its deodorization unit mentioned in the report are correct;</p> <p>(d) Please provide the correspondence from DSD and EPD to support that there is no odour complaint record associated with the Ma Tin SPS in the past five years.</p> | <p>been incorporated in the revised Section 4.4.1 of the EAS (<b>Attachment 5</b>) for clarity.</p> <p>For item (c) and (d), the correspondences from DSD and EPD (Appendix 4-2) are supplemented in the EAS (<b>Attachment 5</b>).</p> |