

**Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses and
Minor Relaxation of Plot Ratio and Building Height Restrictions
In “Residential (Group E) 1” Zone at 21-35 Wang Yip Street East,
Tung Tau Industrial Area, Yuen Long (Yuen Long Town Lot 362)
S16 Planning Application**

(Planning Application No: A/YL/332)

Appendix IV

Replacement Pages of the Sewerage Impact Assessment

3. OVERALL SUMMARY

- 3.1.1 A residential redevelopment is proposed at Nos. 21-35 Wang Yip Street East. The potential sewerage impacts have been evaluated.
- 3.1.2 Sewage generated from the Proposed Development will be discharged and connected to the existing manhole nos.: FMH1008777 (S1) via new Ø300mm sewerage pipeline.
- 3.1.3 Based on the sewerage impact assessment results, it is found that the capacity of the existing and proposed sewerage system serving the area would be sufficient to cater for sewage generated from the Proposed Development and cumulative impact by accounting nearby catchment areas.
- 3.1.4 With the proposed work in place, the hydraulic capacity will be adequate to receive cumulative sewage discharge. This assessment confirms the feasibility of the Proposed Development in terms of impact on the public drainage and sewerage system.
- 3.1.5 Revised sewage impact assessment (SIA) will be conducted and submitted at a later stage.