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Response-to-Comments

Section 12A Planning Application No. Y/NE-LYT/16

Request for Amendment to the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No.S/NE-LYT/19 from “Residential (Group C)” Zone and “Agriculture” Zone to “Residential (Group A)2” Zone at Various Lots in D.D. 83 and Adjoining Government Land in D.D. 83, Lung Yeuk Tau, New Territories

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Date	Department	Comments	Responses
6.6.2023	Environmental Protection Department (EPD)	<u>Batch 1</u> 1. Please highlight the changes in next submission for ease of checking.	Noted (See Appendix 1).
		<u>Appendix 6 of Planning Statement – Environmental Assessment Report</u> <u>Air Quality Perspective</u> 2. Sections 2.2.6 and 2.2.7 Please discuss the buffer distance requirement for odour source.	Please refer to Appendix 1 for the revised Environmental Assessment Report. Buffer distance requirement for odour source has been included in Section 2.2.8.
		3. Section 2.3 Please present the data of Air Quality Monitoring Station (AQMS) and PATH.	Data of AQMS and PATH have been included in Tables 2-4 and 2-5.
		4. Section 2.4.1 Please also identify other air sensitive uses of the proposed development, e.g. fresh air intake of shopping arcade and club house.	Fresh air intakes of shopping arcade and club house of the Proposed Development have been included as ASRs in Table 2-6 and also indicated in Figure 2-1.
		5. Table 2-4 Please provide the assessment heights of the air sensitive receivers (ASRs).	Noted. Assessment heights of the ASRs have been included in the table (renamed as Table 2-6).

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		<p>6. Section 2.4.7</p> <p>Please be reminded that it is the responsibility of the applicant and their consultants to ensure the validity of the chimney data. The applicant should confirm that the chimney emission data to be used in their assessment have been validated and updated by their own survey. If there are any errors subsequently found in their chimney data used, the assessment results may be invalidated.</p>	<p>Noted. The Site has been re-visited in 12 June 2023. It is confirmed that no active chimneys are under operation in the vicinity of the Site.</p>
		<p>7. Section 2.4.8</p> <p>Although the section of Sha Tau Kok Road (Lung Yeuk Tau) is classified as “Rural Road” in the ATC 2021, there is no indication on the road type (local distributor, district distributor or primary distributor) and thus the buffer distance requirement for this road is unclear. Please seek confirmation from Transport Department on whether Sha Tau Kok Road (Lung Yeuk Tau) shall be treated as local distributor, district distributor or primary distributor.</p>	<p>TD Officer has been contacted to discuss the road type of Sha Tau Kok Road (Lung Yeuk Tau). Nevertheless, TD replied verbally that the road has been classified as “Rural Road” in ATC. Hence, TD has no other road type definition for this road, apart from “Rural Road”.</p>
		<p>8. Please discuss the buffer distance requirements for the nearby roads, e.g. Dao Yang Road, Hai Wing Road.</p>	<p>Buffer distance requirements for Dao Yang Road and Hai Wing Road have been discussed in Section 2.4.9 and Table 2-7.</p>
		<p>9. Section 2.4.11</p> <p>It is noted that both site surveys were conducted in winter which is usually not the season for the worst odour impact. Please conduct odour sampling during hot and humid season to confirm that there is no odour impact from Tung Chun Soy</p>	<p>The site has been re-visited in June 2023 and description has been supplemented in Section 2.4.12. Information request letter for complaint record and reply from EPD have been attached in Appendix A.</p>

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		Sauce Factory. Please check with the regional office of EPD for any complaint record for the odour impact from the factory.	
		10. It is noted that there is a sewage pumping station within 200m from the site boundary of the proposed development. Please discuss its odour impact.	Odour impact of the sewage pumping station has been discussed in Section 2.4.14.
		11. Figure 2-1 ASRs should be represented as points instead of blocks. Please amend. Also, please show the ASRs of the proposed development in this figure.	Noted. Figure 2-1 has been revised accordingly. ASRs within the Proposed Development were also marked on the figure.
		<u>Water Quality Perspective</u> 12. Section 4.2 Please include ETWB TC (Works) No. 5/2005.	Noted. ETWB TC (Works) No. 5/2005 has been included in Section 4.2 accordingly.
		13. Section 4.4.1 Although “During the site visits on 6 December 2022 and 18 January 2023, no watercourse was observed within the site boundary...”, please be reminded that, as per Section 4.3.2, water sensitive receivers (WSRs) are identified within the 500m assessment area, mitigation measures shall be taken during construction and operation phases to secure the water quality of the watercourses and to minimize the water quality impact.	Well noted. Mitigation measures/ recommendations stated in Sections 4.4.3 and 4.4.4 shall be followed during construction and operation phases to minimize water quality impacts on surrounding WSRs.
		14. Section 4.4.4 Please propose mitigation measures from ProPECC PN 5/93, e.g. for drainage / sewer system of the swimming pool.	Noted. Relevant mitigation measures from ProPECC PN 5/93 have been included in Section 4.4.4.

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		<p><u>Waste Management and Land Contamination Perspective</u></p> <p>15. Section 5.1 Please review and incorporate all relevant Ordinances, Regulations, Guidelines, and Technical Circulars on waste management for this Project. For instance, (i) DEVB TCW No. 9/2011, Enhanced Control Measures for Management of Public Fill; (ii) Monitoring of Solid Waste in Hong Kong 2021; (iii) Practice Note for Authorized Persons and Registered Structural Engineers – Construction and Demolition Waste (PNAP ADV – 19) issued by the Buildings Department; (iv) Code of Practices and Guidelines for Asbestos Control and Handling; (v) Air Pollution Control Ordinance etc.</p>	<p>Noted. Relevant Ordinances, Regulations, Guidelines and Technical Circulars on waste management have been included in Section 5.1.</p>
		<p>16. Section 5 This chapter does not include the assessment methodology for reviewing the waste management implications during the construction and operational phases. The applicant shall incorporate an additional section after describing the relevant environmental legislation and standards (i.e., Section 5.1).</p> <p>The assessment methodology shall include but not limited to (i) identification/estimation of the types and quantities of waste arising from the Project; (ii) addressing impacts caused by</p>	<p>Noted. Assessment methodology for waste management has been included in a new Section 5.2.</p>

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		<p>handling (including stockpiling, labelling, packaging and storage), collection, transportation and reuse/disposal of wastes in detail and propose appropriate mitigation measures;</p> <p>(iii) adoption of waste management hierarchy with priorities towards waste reduction, on-site or off-site reuse and recycling;</p> <p>(iv) estimation of the types and quantities of wastes required to be disposed of and their disposal method; and (v) assessment of the impacts on the capacity of waste collection, transfer and disposal facilities.</p>	
		<p>17. Section 5.2.1</p> <p>Please list out the major construction activities/items considered in the waste assessment (e.g., site clearance, excavation for construction of basement and foundation, site formation, site construction, superstructure works, building demolition, etc.).</p>	<p>Noted. The section has been renamed as 5.3.1 and revised accordingly.</p>
		<p>18. Section 5.2.7</p> <p>Please provide the extract of Section 3.2 of A Guide for Managing and Minimizing Building and Demolition Waste published by PolyUHK for review and further assessment.</p>	<p>The section has been renamed as 5.3.8. The extract of the reference has been attached in Appendix F.</p>
		<p>19. Section 5.2.9</p> <p>Please clarify if 93% or 95% was adopted in the calculation of the waste index for inert C&D materials. The applicant is reminded to update the calculation accordingly.</p>	<p>93% was adopted in the calculation of the waste index for inert C&D materials. The typo in the calculation has been revised accordingly.</p> <p>The section has been renamed as 5.3.10.</p>

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		<p>20. Section 5.2.10 Please clarify whether the total GFA is 151,451m in the estimation of the quantity of “building waste”. The applicant shall update the calculation in Section 5.2.10, Table 5 – 1, Section 5.2.12, Section 5.2.18 and 5.2.19 as appropriate.</p>	<p>Total GFA of 151,451m² has been adopted in the calculation. The renamed Table 5-2, the renamed sections i.e. 5.3.11, 5.3.13, 5.3.20 and 5.3.21 have been revised accordingly.</p>
		<p>21. Table 5-1 a) Please provide the sub-total values for each stage of construction works. b) Please state clearly the reference source for the assumption of the conversion value of 1.8 tonnes/m³ c) As per comments (19) and (20), please review and update the estimated quantity for “paving” & “building waste” accordingly. d) Please clarify if other work items such as building demolition, site clearance and other construction works have been considered in the estimation of inert C&D materials generation. e) According to Section 4.1.3 of the Project Administrative Handbook for Civil Engineering Works (2014 Edition) (PAH) and CEDD TC No. 11/2019, the project office is required to draw up a C&DMMP at the feasibility study or preliminary design stage of each Project, which generates more than 50,000m³ of C&D materials. Please also note that for projects which are not classified as “designated projects” under Schedule 2 of the EIAO but generating surplus C&D material in excess of 300,000 m³ or requiring imported fill exceeding</p>	<p>Please note that previous Table 5-1 has been renamed as Table 5-2. (a) Noted. Sub-total value has been provided. (b) Reference has been stated in Table 5-2. (c) Noted and revised accordingly. (d) Inert C&D waste generated from building demolition has been estimated in Section 5.3.4 and Table 5-1. The estimated amount has been included in Table 5-2. (e) Noted. The requirements have been included in Section 5.3.15.</p>

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		<p>300,000 m³, the C&DMMP should be submitted to Public Fill Committee (PFC) for in-principle approval prior to commencement of the detailed design in accordance with PAH Clause 4.1.3 and DEVB TCW No. 9/2011. Please clearly state the above requirements on the C&DMMP (if appropriate) in relevant sections of PER accordingly.</p>	
		<p>22. Section 5.2.13 Please specify how to achieve a 100% reused/recycled rate for inert C&D Material during site formation, in particular the proposed development would involve 2-storey basement carpark as mentioned in Section 5.1.2 of the Planning Statement. The applicant shall review and confirm the assumption is reasonable and sound. In case 100% on-site reuse could not be achieved, the surplus inert C&D materials should be delivered to public fill reception facility for off-site reuse. To assess the impacts on the capacity of waste collection, transfer and disposal facilities, the applicant shall review the transportation arrangement for waste disposal such as the maximum number of dump trucks required per day.</p>	<p>The reused/recycled rate for inert C&D materials has been revised to 10% for use during site re-profiling, while remaining materials would be disposed to public fill reception facilities. The section has been renamed as 5.3.14 and revised accordingly.</p>
		<p>23. Section 5.2.14 Please clarify if appropriate design, general layout, construction methods and programme to minimize the generation of public fill/inert C&D materials and maximize the use of public fill/inert</p>	<p>Noted. The section has been renamed as 5.3.16 and revised accordingly.</p>

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		C&D materials for other construction works have been considered.	
		24. Sections 5.2.19 and 5.2.25 Please state clearly the reference source for the assumption of the conversion value of 1.0 tonne/m ³ .	Reference has been stated in the renamed Sections 5.3.21 and 5.3.27 accordingly.
		25. Section 5.2.20 Please consider updating the last sentence since the disposal site for non-inert C&D materials shall be agreed with EPD/CEDD.	Last sentence of Section 5.3.22 has been revised accordingly.
		26. Section 5.2.25 Please consider to make reference to the generation rate (i.e., 0.65 kg/person/day) adopted in approved Environmental Impact Assessment Reports instead of 0.94kg/person/day from “Monitoring of Solid Waste in Hong Kong – Waste Statistics for 2021”	Noted. Generation rate of 0.65kg/person/day has been adopted for the calculation of general refuse. The section has been renamed as 5.3.27 and revised accordingly.
		27. Sections 5.2.27 and 5.3.6 The construction workers will generate refuse comprising food waste, waste paper, aluminum cans, and plastic bottles throughout the construction period. These materials should be reused or recycled as far as possible prior to landfill disposal, which should only be considered the last resort for waste handling.	Noted. Recommendations for general refuse treatment have been supplemented in Sections 5.4.7 and 5.4.8.

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		<p>In order to minimize the final disposal quantities of general refuse, provisions of recycle bins for different types of recyclable waste should be provided together with general refuse bins. Arrangements should be made with the recycling companies to collect the recycled waste as required.</p> <p>In addition, food waste is the main source of generating unpleasant odour and causing environmental hygiene concerns. Please consider to separate the food waste from other waste to facilitate the recycling of food waste on-site or off-site. Recycling bins should be placed in prominent places to promote waste separation at-source.</p>	
		<p>28. Sections 5.2.29 to 5.2.31</p> <p>a) Please provide a separate sub-section to cover waste management implications for handling asbestos-containing waste.</p> <p>b) In addition to the “EPD’s Code of Practice on the Handling, Transportation and Disposal of Asbestos Waste”, please review and supplement control and management measures as recommended by other relevant Ordinance, Regulations and Code of Practices.</p>	<p>(a) A separate sub-section has been provided for asbestos-containing waste (i.e. Sections 5.3.31 to 5.3.35).</p> <p>(b) Noted. Supplement control and management measures of other relevant regulations have been included in Section 5.3.33.</p>
		<p>29. Section 5.2.32</p>	<p>(a) Noted and included in Section 5.3.36.</p>

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		<p>a) The amount of chemical waste to be generated should be quantified in the Waste Management Plan (WMP) to be prepared by the contractor.</p> <p>b) Please note that chemical waste disposal and handling asbestos-containing waste requires collectors with different licenses.</p> <p>c) Landfills are not appropriate disposal sites for chemical waste.</p>	<p>(b) Noted. Asbestos-containing waste and other chemical waste have been separately discussed in Sections 5.3.33 and 5.3.36 respectively.</p> <p>(c) Landfills has been removed as disposal sites for chemical waste in Section 5.3.36.</p>
		<p>30. Table 5-2</p> <p>a) Please review the practicability for achieving 100% reuse and recycling of inert C&D material on-site.</p> <p>b) The disposal site of non-inert C&D materials shall be agreed with EPD/CEDD.</p> <p>c) The total values do not tally with the sum of the breakdown; please check and revise.</p> <p>d) Please briefly state the material breakdown for each waste types generated during the construction period.</p>	<p>Please note that previous Table 5-2 has been renamed as Table 5-3.</p> <p>(a) Rate of reuse/recycling has been revised to 10%. Table 5-3 has been updated accordingly.</p> <p>(b) Noted and revised accordingly.</p> <p>(c) Checked and revised accordingly.</p> <p>(d) Noted. Table 5-3 has been revised accordingly.</p>
		<p>31. Sections 5.2.37 to 5.2.40</p> <p>a) Given that the domestic waste disposal rate is 0.94kg/person/day, please review if the assumption of 1 flat/person is reasonable (i.e., a total of 3,305 flats as mentioned in Section 5 of the Planning Statement). The applicant shall revise the calculation and the presentation in this section accordingly.</p>	<p>(a) Estimated number of residents for the Proposed Development has been adopted for the calculation of generated domestic waste during operation phase. The section has been renamed as 5.3.42 and revised accordingly.</p>

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		<p>b) In order to minimize the final disposal quantities of general refuse, recyclables shall be segregated for recycling as far as practicable. Provisions of recycle bins for different types of recyclable waste should be provided together with general refuse bins. Arrangements should be made with the recycling companies to collect the recyclable as required.</p>	<p>(b) Noted. Recommendations have been included in the renamed Section 5.3.44.</p>
		<p>32. Section 5.3.2 For a private development project, the applicant should note that the WMP should be prepared and implemented in accordance with Practice Note for Authorized Persons and Registered Structural Engineers – Construction and Demolition Waste (PNAP ADV – 19) issued by the Buildings Department. The applicant should clarify whether the WMP is prepared in accordance to the ETWB TC(W) No. 19/2005 or (PNAP ADV – 19) to the Engineer / Architect for approval.</p>	<p>Noted. The section has been renamed as 5.4.2 and revised accordingly.</p>
		<p>33. Section 5.3.5 a) Please note that concrete and asphalt can be recycled for use in construction. b) Both inert and non-inert C&D materials shall be sorted on-site for reuse and recycling as far as practicable prior to disposal at public fill and landfill.</p>	<p>(a) Noted. The section has been renamed as 5.4.5 and revised accordingly. (b) Noted and mentioned in Section 5.4.5.</p>
		<p>34. Section 5.3.7 Please note that the storage, handling, transport and disposal of chemical wastes should also be arranged per the Code of</p>	<p>Noted and included in Section 5.4.9 accordingly.</p>

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		Practice on the Packaging, Labelling and Storage of Chemical Wastes published by the EPD.	
		35. Section 5.3.8 (10 th bullet point) Sewage issues should be addressed in the relevant chapter (e.g., water quality). Please rearrange the paragraphs to the appropriate chapter(s).	Noted. The section has been renamed as 5.4.10 and the bullet point has been removed from this section.
		36. Section 5.3.11 At present, most of Hong Kong's food waste is disposed of at landfills together with other municipal solid waste (MSW). In 2021, some 11,358 tonnes of MSW were disposed of at landfills daily. About 3,437 tonnes (30%) of these were food waste, constituting the largest MSW category. The applicant shall also review and explore the possibility of collecting food waste alongside other recyclables in the proposed residential development.	Noted. The section has been renamed as 5.4.13 and revised to avoid mentioning food waste as non-recyclable waste.
		37. Section 5.4 a) Please provide standalone section for land contamination assessment. b) Please prepare a sub-section to incorporate all relevant Ordinances, Regulations, Guidelines, and Technical Circulars for land contamination assessment. c) Please state the assessment methodology and information sources which have been collated and reviewed	(a) A standalone section (i.e. Section 6) has been provided for Land Contamination Assessment. (b) Relevant Ordinances, Regulations, Guidelines, and Technical Circulars has been provided in Section 6.1 of the EA report. (c) Assessment methodology has been included in Section 6.2 of the EA report.
		38. Section 5.4.2 and Table 5-3	

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		<p>a) There were land use changes throughout Year 1963 to 2022, please consider describing each historical aerial photograph (i.e., Years 1963, 1973, 1982, 1993, 2002, 2013, 2020, and 2022) separately or with an adjusted scale.</p> <p>b) The description in Table 5-3 could not accurately present the historical site conditions. The applicant shall review and further elaborate in detail whether there were any “potential land contaminating activities” (e.g., fuel storage and transfer, maintenance of equipment and vehicles, open area storage, scrap yards etc.) that may cause land contamination at the Project Site. If affirmative, please address the potential land contamination issue. If not, please provide justifications.</p> <p>c) Please provide the aerial photo reference numbers in Table 5-3.</p> <p>d) The site history descriptions do not tally with the aerial photos; please revisit the aerial photos and revise accordingly. Some examples are given below for your reference.</p> <ul style="list-style-type: none">i. For the aerial photo in 1973, please review if building structures were at the northwestern part of the Project Site.ii. For the aerial photo in 1993, please review if there was an open car park in the northwestern part and four building structures in the southern part of the Project Site. The applicant shall review and evaluate	<p>(a) Noted. Section 6.3.2 and Table 6-1 have been revised to separately discussed the historical aerial photographs.</p> <p>(b) Aerial photos have been reviewed again and description in Table 6-1 has been revised accordingly. Potential contamination activities have been identified and stated in Section 6.3.3.</p> <p>(c) Noted. Reference numbers of the aerial photos have been provided in Table 6-1.</p> <p>(d) Noted. Aerial photos have been reviewed again to revise the site history descriptions. Section 6.3.2 and Table 6-1 have been revised accordingly.</p> <ul style="list-style-type: none">i. For aerial photo in 1973, small temporary structures were identified at the northwest of the Site. Description has been revised accordingly.ii. For aerial photo in 1993, possible open carpark and four building structures were identified respectively at the northwest and south of the Site. Description has been revised accordingly.
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		<p>the likelihood of contamination associated with the land use changes in then site.</p> <p>iii. Please describe if the site was paved or not.</p> <p>iv. Please confirm if part of the site was occupied by heavy trucks and open storage of materials (e.g., Year 2013).</p> <p>v. Please state clearly whether there were underground contamination sources such as storage tank and pipe works within the Project Site</p>	<p>iii. Condition of paving in the Site has been described in Table 6-1.</p> <p>iv. Parking of heavy trucks and open storage of materials could be observed in aerial photos since 2013. Description has been revised accordingly.</p> <p>v. As advised by the Applicant, there were no underground contamination sources within the Site in the past. Such information has been supplemented in Section 6.3.2 of the report.</p>
		<p>39. Section 5.4.3</p> <p>a) Section 2 of this Planning Statement describes the Project Site as follows: “The application is a flat land, being occupied for the use of workshop, storage and warehouses. The northern portion of the application site is currently occupied by one permanent domestic structure, some temporary structures for open storage yards, storage of construction materials and workshops, open carparks and vacant land with little vegetation cover. The southern portion of the application site is currently occupied by the Applicant using as warehouse purposes. There is a total of 4 warehouses currently in operation. Overall, the application site is featured by warehouses and brownfield undertakings and observed with little vegetation cover”, which indicates several land use types with potentially polluting activities in accordance with Table 2.3 of Practice Guide for</p>	<p>(a) The current activities at the Site have been supplemented and described in Section 6.3.4, including the potential contamination activities observed during site walkover.</p>

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		<p>Investigation and Remediation of Contaminated Land (Practice Guide). The site walkover could not thoroughly present the existing condition of the Project Site, and there was no information showing the activities in suspected and sheltered structures.</p>	
		<p>b) As referred to the historical and current land use, there are a number of suspected land use and potential land contamination sources/activities. Regardless of whether the concerned facilities are paved, a land contamination assessment will be required to be conducted in accordance with the prevailing guidelines. As such, it is too early to state that “no land contamination impact is anticipated”. Instead, please elaborate on the land contamination assessment that shall be conducted in the subsequent stage of the Project in relevant sections accordingly.</p>	<p>(b) Noted. Due to the identified potential contamination activities, Section 6.3.5 has been supplemented to elaborate land contamination assessment that shall be conducted in subsequent stage.</p>
		<p>c) The applicant is advised to make reference to the site walkover checklist in the EPD’s Practice Guide and comprehensively incorporate the site observations in this sub-section.</p>	<p>(c) Noted. The site walkover checklist has been attached in Appendix H.</p>
		<p>d) Please state clearly if questionnaires or site interviews have been conducted with existing or previous site owners or occupiers.</p>	<p>(d) Details of questionnaires/ site interview conducted have been recorded in the site walkover checklist attached in Appendix H.</p>
		<p>e) The applicant shall also review whether there are potential land contamination activities on the periphery of the Project Site and determine if there may have potential migration of pollutants.</p>	<p>(e) No potential land contamination activities are identified in the vicinity of the Site. As observed during site visit, the major activities of the Shun Cheong Electrical Products Factory Ltd. were mainly</p>

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		Shun Cheong Electrical Products Factory Ltd. was identified adjacent to the northern part of the Project Site, which could be involved in potential contaminating activities.	storage of goods as well as loading and unloading of goods. Therefore, potential migration of pollutants shall not be anticipated.
		40. Section 5.4.4 and Appendix E According to Appendix E, there was no confirmation on the number of registered chemical waste producers in the Project Site; please further supplement the correspondence with the relevant section of EPD for reference.	Email reply from EPD has been attached in Appendix I.
		41. Section 5.4 a) The applicant shall review the assessment procedures for land contamination assessment and provide appropriate and reasonable recommendations. In case potential land contamination activities or sources are identified, a detailed land contamination assessment should be carried out in accordance with the EPD's Practice Guide for Investigation and Remediation of Contaminated Land before the commencement of construction works.	(a) Assessment procedures for land contamination assessment have been provided in Section 6.2 of the report. As potential contamination activities were identified within the Site, subsequent procedures for land contamination assessment have been proposed in Section 6.3.5.
		b) Please provide a conclusion section to summarize the land contamination assessment.	(b) Noted. Conclusion has been included in Section 6.4 of the report.
		42. Sections 6.1.15 to 6.1.18 in the Environmental Assessment Report; and Sections 5 and 6 of the Planning Statement Please update the conclusion and summary sections based on the comments above. We reserve our rights comments to offer further comments on the conclusion in subsequent submission.	Noted. Conclusions for waste management and land contamination (i.e. Sections 7.1.16 to 7.1.19) have been revised accordingly.

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		Appendix 9 of Planning Statement – Sewerage Impact Assessment Report	
		<u>Sewerage Perspective</u>	
		43. Our comment on the sewerage perspective dated 21 March 2023 has not been addressed.	Please see our below responses.
		44. Considering substantial sewage generated from the proposed development, please be advised that there is no available capacity in the existing sewerage system to cope with that.	Noted. An on-site STP has been proposed for the sewage discharge of the Proposed Development. Discussion on the STP has been provided in Sections 2.2, 3.2 and Figure 3-1.
		45. Please provide the tentative intake year of the proposed development.	Tentative intake year has been provided in Section 1.3.2.
		46. Table 3-1 a) Please adopt the unit flow factor (UFF) of 0.27m ³ /day/person instead of 0.19m ³ /day/person for the proposed private housing development and update the calculation accordingly. b) Please use peak flow in l/s for the calculation of the backwashing rate of the swimming pool. c) Please state the number of filters used in the swimming pool for clarity.	(a) UFF of 0.27m ³ /day/person has been adopted for the Proposed Development. Appendix A has also been revised accordingly. (b) Peak flow in l/s has been adopted in the calculation. (c) Number of filters used has been stated in the Appendix A.

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6.6.2023	Environmental Protection Department (EPD)	<p><u>Batch 2</u> Appendix 6 of Planning Statement – Environmental Assessment Report</p> <p><u>Noise Perspective</u></p> <p><i>Fixed Noise</i></p> <p>1. Section 3.4.1</p> <p>a) As commented before, it was noted the proposed site is in close proximity to some nearby industrial premises, including the Tung Chun Soy Sauce and Canned Food Company Limited, Shun Cheong Electrical Products Factory Ltd. and a recycling site with large open area. Please review the fixed noise impacts from these sources and consider to conduct on-site measurement for the quantitative assessment.</p>	<p>Please refer to Appendix 1 for the revised Environmental Assessment Report.</p> <p>Noted. The quantitative fixed noise impact assessment has been conducted and included as Section 3.4.</p>
		<p>b) Please clarify if the surrounding warehouse / workshop and the abovementioned premises would not have operation during nighttime.</p>	<p>Site visits were conducted on 12 and 20 June 2023. The concerned premises were in operation during day time only. No night time operation was observed.</p>
		<p><u>Traffic Noise</u></p> <p>2. Please provide the model file for our checking.</p>	<p>Noted.</p>
		<p>3. Please document TD’s agreement on the traffic forecast data in the report once available. In case TD has no comment on the methodology for traffic forecast only, the consultant should provide written confirmation from the respective competent</p>	<p>Noted. TD’s endorsement letter would be provided once available.</p>

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		party (e.g. traffic consultant) that TD’s endorsed methodology has been strictly adopted in preparing the traffic forecast data, and hence the validity of traffic data can be confirmed.	
		4. Section 3.2.5 Please clarify if “Pilling” shall be “piling”.	The typo has been revised accordingly.

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Date	Department	Comments	Responses
4.7.2023	Drainage Services Department (DSD)	<u>SIA</u>	Please refer to Appendix 2 for the revised Sewerage Impact Assessment.
		1. The SIA report needs to meet the satisfaction of EPD, the planning authority of sewerage infrastructure.	Noted. The SIA Report has also been circulated to EPD for review and comment.
		2. Table 3-1 - Please justify the adoption of R1 type UFF.	As commented by EPD, R2 type UFF has been adopted for the calculation of the proposed residential development. Table 3-1 and Appendix A of the SIA report has been revised accordingly.
		3. Section 3.2.6 - Please indicate that the project proponent will be responsible for the implementation of the required sewerage works.	Please refer to the revised SIA report. Instead of sewage discharge into existing sewerage system, an on-site STP has been proposed for the discharge from the proposed residential development.
		4. Appendix B - Please advise if the flow from Ma Liu Shui San Tsuen SPS has been taken into the account.	
		5. Please provide the hydraulic check of the proposed connection sewer for review.	
		6. Please advise the impact on existing sewerage network from Manhole FMH1003632 to SanWai Barrick SPS	
		<u>DIA</u>	Please refer to Appendix 3 for the revised Project Profile of Drainage.
		1. It appears that the project proponent is suggesting that there being no adverse drainage impact given that the paved area would be reduced upon the development. Please substantiate	Noted. The plans showing the existing and proposed pavement condition are provided in Appendix A.

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		<p>with plans of the existing and planning layout of the paved/unpaved area for consideration.</p>	
		<p>2. The applicant should check and ensure that the existing drainage channel downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned lot. He should also ensure that the flow from this site will not overload the existing drainage system.</p>	<p>Noted. The capacity of the proposed drainage connection has been checked. In order to mitigate the potential drainage impact, the existing 750 U-channel has been proposed to be upgraded to a 900 U-Channel.</p>
		<p>3. The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD.</p>	<p>Noted. In this rezoning stage, no fence wall or kerbs have been proposed to be erected along the site boundary, subject to change in the detailed design stage.</p> <p>Where any fence wall or kerbs would be erected along the site boundary in the detailed design stage, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD.</p> <p>The description has been also included in Section 5.1.7.</p>
		<p>4. The applicant should ensure all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works.</p>	<p>Noted. The flow paths of the surrounding catchments would not be affected by the Proposed Development, except the runoff from U2 may overflow and be intercepted by perimeter drains of the Site.</p> <p>As a conservative approach, the runoff from Catchment A and U2 have been taken into account in the runoff calculation.</p> <p>After the implementation of the proposed upgrading works, the hydraulic calculation shows that no unacceptable drainage impact from the Proposed Development is anticipated.</p>

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26.7.2023	Urban Design and Landscape Unit, Planning Department (UD&L)	<p><u>Detailed Landscape Observations on Enclosure 4 – Replacement Pages of Revised Tree Preservation and Landscape Proposal and Advisory Comment</u></p> <p>1. It is noted that the Landscape Section (Dwg. no. LD102) does not tally with the proposed layout of the clubhouse and the landscape treatments of the green roof on the clubhouse as shown on the Landscape Master Plan (Dwg. no. LMP01).</p>	<p>Noted. Landscape section, dwg no. LD102 has been reviewed and revised accordingly (see Appendix 4).</p>
		<p>2. Landscape areas (i.e. total 217.9m²) near the transformer rooms and switch rooms at the northeast of Tower 4 and Tower 5 are not countable open space as they are not functional and usable for active recreation and/or passive recreation. The minimum requirement of open space provision could still be achieved (i.e. 10,562.1m² of open space for 9,915 occupants).</p>	<p>Noted. The Open Space Provision, dwg. no. OS01 has been reviewed and revised accordingly (see Appendix 4). In the current proposal, the communal open space area will be 10,090.5 m² which is adequate for 9,915 occupants.</p> <p>Noted, the planning statement has been revised accordingly (see Appendix 5).</p>
		<p>3. The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.</p>	<p>Noted.</p>

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14.8.2023	Urban Design and Landscape Unit, Planning Department (UD&L)	<p>Detailed/Advisory Comments</p> <p>Enclosure 5 – Revised VIA</p> <p>7. Para. 7.8.2 – The ridgeline viewing from VP7 should be Tai Leng Pei instead of Yuen Tau Shan.</p> <p>8. Regarding our previous comments on the accuracy of the photomontages, the observations of the revised figures are set out below:</p> <p>a. Figure 3 (VP1) – The consultant has noted our comments but not yet revised the photo/photomontage at VP1. Its viewing direction is to the south rather than the east towards the Site, which therefore is outside the view instead of behind the vegetation.</p> <p>b. Figure 5 (VP4) – The proposed development should appear to be located further away from the view point and further westward.</p> <p>c. Figure 7 (VP6) – The proposed development should appear to be located further eastward and should appear to be taller and wider.</p>	<p>Noted. Para. 7.8.2 has been revised accordingly Please refer to the replacement page of VIA (see Appendix 6).</p> <p>Noted. The photo at VP1 has been revised to show the correct location of the Proposed Development (see Appendix 6).</p> <p>Noted. Figure 5 has been reviewed and revised accordingly (see Appendix 6).</p> <p>Noted. Figure 7 has been reviewed and revised accordingly (see Appendix 6).</p>
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		<p>d. Figure 8 (VP7) – The proposed development should appear to be taller.</p> <p>9. The visual analysis and overall visual impact at VPs 4, 6 and 7 in the VIA remain generally applicable despite the above observations.</p>	<p>Noted. Figure 8 has been reviewed and revised accordingly (see Appendix 6).</p> <p>Noted.</p>
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