



Date : 5th April, 2024
Your Ref : TPB/Y/NE-LYT/16
Our Ref. : ADCL/PLG-10248/L009

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By Hand and Email

Dear Sir/Madam,

Section 12A Planning Application - 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 Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

We refer to the comments from Environmental Protection Department (“EPD”) (dated 7.3.2024 and 2.4.2024) regarding the subject application, we submit herewith the Further Information (FI) for the consideration by relevant Government departments or Town Planning Board. Please find the attached the following items for your onward processing:-

- i. Response-to-Comments table;
- ii. Revised Environmental Assessment; and
- iii. Revised Sewerage Impact Assessment.

We would like to clarify that the revised sewerage impact assessment report has incorporated a new peaking factor (i.e., 2.5) as per the request from the EPD to estimate the required capacity of the Sewage Treatment Plant (STP), while it was instructed to adhere to the Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning (i.e. a peaking factor of 4) in previous submission. In this regard, the capacity of the STP estimated in this revised version experiences a significant reduction. In addition, the emergency discharge arrangement has been revised in response to comments from the EPD. Considering the significant changes in estimation and arrangement involved, the assessment report has undergone substantial revisions.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at 3180 7811.

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited




Encl.
cc. DPO/STN, PlanD (Attn: Ms. Carman CHEUNG)
Client