

**Attachment 1 Responses-to-Comments Table**

**Comments from Related Departments**

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1. Drainage Services Department Operations & Maintenance Branch Mainland North Division North Section, dated 30 January 2024 .....	2
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3. Water Supplies Department, New Works Branch, Construction Division, System Planning Section, dated 4 January 2024.....	16

<p>1.</p>	<p><b>Drainage Services Department Operations &amp; Maintenance Branch Mainland North Division North Section, dated 30 January 2024</b></p> <p><u>Comments on the revised DIA</u></p> <p>1. Para. 3.2.2 and Para.4.3.3: Please review the drainage features proposed for connection, discrepancies are observed in the two paragraphs. Please note that there is no public sewerage system in the vicinity of the application site.</p> <p>2. Para.4.1.3 and Figure 3.1: Please clarify the existing flow path to the south of the development site with consideration of geographical characteristics and assess if overland flow would be impacted out of the proposed development. Please also provide the flow path after the development.</p> <p>3. Para. 4.3.10: Although updated pipework design under the NDA may not be available, please provide a minimal yet feasible pipework network that would be able to serve the relevant drainage loading to facilitate the further assessment as per Para. 4.3.10, with a standard below which additional mitigation measures or upgrading works would have to be proposed and implemented.</p> <p>4. Section 4.4 and Figure 3.2: Please elaborate on the stormwater collection system within the application site to the proposed discharge point.</p> <p>5. Para. 5.1.5, Table 4-2 and Appendix C: Almost all system at the downstream of the proposed development is estimated to be overloaded. With such findings, it shall be difficult to conclude that the proposed drainage impact is acceptable from the overall drainage system planning point of view.</p>	<p>Noted. Information has been revised in Section 4.3.3 of <b>Annex A</b> for Replacement Pages of Revised Drainage Impact Assessment.</p> <p>Noted. Information has been revised in Sections 4.1.3, 4.3.5, 4.3.7, Tables 4-1 and 4-2, Figures 3.1 and 3.2, and Appendix D of <b>Annex A</b>.</p> <p>Noted. Information has been revised in Sections 4.3.10 and 4.3.12, Table 4-3, and Appendix B of <b>Annex A</b>. Please also refer to Sections 2.3.1 and 2.4.2 for more information on the existing drainage condition and planned drainage facilities in the vicinity.</p> <p>Please refer to the proposal of stormwater collection system elaborated in Section 4.4.4 of <b>Annex A</b>. Subject to the detailed design in the later stage, a Stormwater Harvesting System is proposed to collect and treat the stormwater entering storage tank, and potentially reuse towards fulfilling the needs in residences, service trades, hotel and service apartments. The feasibility would be ascertained in later stage of the proposed development.</p> <p>As no updated pipework design under the NDA is available during the study, similar to comment #3, minimal yet feasible pipework network is presented. Please refer to the information supplemented in Section 4.3.10 of <b>Annex A</b>. Please also refer to Appendix B of <b>Annex A</b> for the hydraulic calculation.</p>
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	<p>6. Appendix A: Considering normal catchment response, 59.53 min inlet time for the proposed scenario is not generally reasonable. Please verify, especially with the elevation difference adopted for the inlet and outlet inverts.</p> <p>7. Appendix A: In particular, it is counter-intuitive to find that the total runoff being significantly reduced while more paved area would be developed at the same time. Please review the calculation, especially the time of concentration as mentioned above.</p> <p><u>Comments on the revised SIA</u></p> <p>We have no further comment on the revised SIA.</p>	<p>Noted. Information has been revised in Appendix B of <b>Annex A</b>. The inlet time is assumed to be 5 minutes.</p> <p>Noted. Please refer to the revised calculation in Appendix B and C of <b>Annex A</b>.</p> <p>Noted.</p>
<p>2.</p>	<p><b>Environmental Protection Department, dated 16 January 2024</b></p> <p><b>Environmental Assessment Report</b></p> <p><u>Air Quality Perspective</u></p> <p>1 . Section 5.2</p> <p>Please also discuss the following legislations, technical circulars and guidelines:</p> <ul style="list-style-type: none"> <li>• Air Pollution Control (Construction Dust) Regulation</li> <li>• Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation</li> <li>• Air Pollution Control (Fuel Restriction) Regulations (i.e. using liquid fuel with a sulphur content of less than 0.005% by weight)</li> <li>• Recommended Pollution Control Clauses for Construction Contracts</li> </ul> <p>2 . Section 5.2.2</p> <p>Please also discuss the buffer distance requirements for other emission sources, e.g. chimneys, dusty uses.</p> <p>3 . Section 5.3</p>	<p>Noted. The following legislations, technical circulars and guidelines have been supplemented in Sections 5.2.3 – 5.2.6 of <b>Annex B</b> for the Replacement Pages of Revised Environment Assessment.</p> <p>The buffer distance requirements for other emission source have been supplemented in Table 5-2 of <b>Annex B</b>.</p>

<p>Please discuss the existing background air quality by quoting AQMS data.</p>	<p>Discussion on existing background air quality by quoting AQMS data have been supplemented in Sections 5.3.1 – 5.3.3, and Table 5-3 of <b>Annex B</b>.</p>
<p>4 . Section 5.3.2</p> <p>Please quote the year of the commencement of operation phase in order to support why the data of year 2025 is discussed in this paragraph.</p>	<p>Year of commencement of operation phase has been supplemented in Section 5.3.5 of <b>Annex B</b>.</p>
<p>5 . Table 5-3</p> <p>Please highlight the values which exceed AQOs.</p>	<p>Values which exceed AQOs are highlighted in Table 5-4 of <b>Annex B</b>.</p>
<p>6 . Section 5.4</p> <p>Please provide more information for assessing the potential construction air quality impact arising from the proposed development, including but not limited to: the size of the demolition, site formation or/and excavation area, amount of excavated materials to be handled, number of dump trucks and mechanical equipment to be used per time over the work site. Please confirm whether there are any concurrent projects in the surrounding area and if positive, their cumulative air quality impact shall be addressed.</p>	<p>Noted. Assessment of the potential construction air quality impact arising from the proposed development have been supplemented in Sections 5.5.1 – 5.5.7 of <b>Annex B</b>.</p>
<p>7 . Section 5.4.1</p> <p>Please provide a table to show the names, the uses, assessment heights and distances to the proposed developments of the identified ASRs.</p>	<p>Details of identified ASRs have been supplemented in Table 5-5 of <b>Annex B</b>. Please also refer to the supplemented discussion in Sections 5.4.1 – 5.4.5 of <b>Annex B</b>.</p>
<p>8 . Section 5.5</p> <p>Please identify the fresh air intake and openable windows of the proposed development as ASRs and show them in Figure 5.2 in order to compare with the buffer distance requirements in HKPSG.</p>	<p>Fresh air intake and openable windows of the proposed development as ASRs have been supplemented in Figures 5.2a – c of <b>Annex B</b>. Please also refer to the updated discussion in Section 5.6.4 of <b>Annex B</b>.</p>
<p>9 . Section 5.5.4</p> <p>Please provide the confirmation from Transport Department on the road type for the proposed road.</p>	<p>Noted. Transport Department’s confirmation on road type would be supplemented once received. Please refer to the updated discussion in Section 5.6.3 of <b>Annex B</b>.</p>
<p>10 .Section 5.5.5</p>	

<p>Please correct the grammatical mistake “... will not <b>encroached</b>”.</p>	<p>Noted. Section 5.6.4 of <b>Annex B</b> has been revised.</p>
<p>11 . Table 5-4</p>	<p>Noted. Information has been revised in Table 5-4 of <b>Annex B</b>.</p>
<p>Note [1] is missing. Please check.</p>	<p>Noted. Information has been supplemented in Section 5.6.5 and Figure 5.2 of <b>Annex B</b>.</p>
<p>12 . Section 5.5.6 and Figure 5.2</p>	<p>Noted. Information has been supplemented in Section 5.6.5 and Figure 5.2 of <b>Annex B</b>.</p>
<p>Please confirm that “No air sensitive uses, including openable windows, fresh air intake of mechanical ventilation and recreational uses in the open area, would be located within the buffer zone.” and add this remark on Figure 5.2.</p>	<p>Noted. The date and time of the site surveys are supplemented in Section 5.6.8 of <b>Annex B</b>.</p>
<p>13 . Section 5.5.7</p>	<p>Due to the project nature of the proposed development (i.e. residential, commercial, hotel, elderly day care centre), no chimney emission from the proposed development.</p>
<p>Please provide the date and time of the site surveys. Please be reminded that it is the responsibility of the Project Proponent and their consultant to confirm the validity of the emission data used in the AQIA. Any errors found in their emission data used may render the AQIA results invalid. Please confirm there is no chimney emission from the proposed development.</p>	<p>Noted. Please be clarified that Figure 5.2 of <b>Annex B</b> is used for showing the building structure above ground level Please refer to Appendix 3.1 of <b>Annex B</b> for the proposed STP located in underground B1/F.</p>
<p>14 . Section 5.6.2</p>	<p>Noted. Please refer to the information supplemented in Sections 5.6.6 and 5.6.7, Table 5-7 of <b>Annex B</b>, and Figure 5.2 of <b>Annex B</b> has been revised to indicate the potential location of exhaust air outlet.</p>
<p>There is no sewage treatment plant in Appendix 3.1. Please check and consider to show the STP in Figure 5.2.</p>	<p>Noted. Please refer to the information supplemented in Sections 5.6.6 and 5.6.7, Table 5-7 of <b>Annex B</b>, and Figure 5.2 of <b>Annex B</b> has been revised to indicate the potential location of exhaust air outlet.</p>
<p>15 . We note that there will be basement carpark in the proposed development. Please note that the proposed carpark shall satisfy the requirements, including design, maintenance and operation of the ventilation systems, stipulated in the ProPECC PN 2/96 - Control of Air Pollution in Car Park. Please indicate the location of the exhaust outlet of the ventilation system to demonstrate the exhaust air outlet will be located as far as possible from nearby air sensitive uses to avoid causing an air pollutant nuisance.</p>	<p>Noted. Please refer to the information supplemented in Sections 5.6.6 and 5.6.7, Table 5-7 of <b>Annex B</b>, and Figure 5.2 of <b>Annex B</b> has been revised to indicate the potential location of exhaust air outlet.</p>
<p><u>Waste Management and Land Contamination Perspective</u></p>	<p>16 . Response-to-Comment (3) - Section 8.2</p>

<p>The previous comment has not been duly addressed. In addition to the objective of the preliminary land contamination assessment, the Consultant is advised to elaborate further and describe the requirements and assessment methodology for land contamination issues. Please specify that the past and present land use activities on the proposed development site will be assessed through desktop review and site survey (e.g., site's land use history, aerial photos, site visit photos, spillage records, potential contamination sources, paving condition, nature of materials, finding and photographic records of previous studies, etc.).</p>	<p>Noted. Information has been supplemented in Sections 8.2.1 and 8.2.3 of <b>Annex B</b>.</p>
<p>17 .Section 8.4.1</p>	
<p>(a) Inconsistency in the site description for the historical land use in Year 1949 has been spotted between Section 8.4.1 (i.e., fully covered by vegetation) and Table 8-1 (i.e., covered by farmland and vegetation). Please review and update as appropriate.</p>	<p>Noted. Information has been revised in Section 8.4.1 and Table 8-1 of <b>Annex B</b>.</p>
<p>(b) The site was fully or partially occupied as farm land between Year 1949 and Year 1973 instead of Year 1956 to Year 1963. Please carefully review and rectify the description in 2nd and 3rd sentences as appropriate.</p>	<p>Noted. Information has been revised in Section 8.4.1 and Table 8-1 of <b>Annex B</b>.</p>
<p>18 .Response-to-Comment (4) - Section 8.4.2</p>	
<p>According to the historical aerial photographs and site description in Table 8-1, the occupation of the open storage area began in Year 1990 but not Year 1986, please properly update as appropriate.</p>	<p>Noted. Information has been revised in Section 8.4.2 of <b>Annex B</b>.</p>
<p>19 .Response-to-Comment (4) – Table 8-1</p>	
<p>(a) For consistency, please remove “Year” in the first column (i.e., Years 1956, 1961, 1964 and 1973).</p>	<p>Noted. Information has been revised in Table 8-1 of <b>Annex B</b>.</p>
<p>(b) The previous comment has not been duly addressed. The Consultant is advised to incorporate an additional column to outline the off-site land use immediately adjacent to the Project Site.</p>	<p>Noted. Information has been revised in Table 8-1 of <b>Annex B</b>.</p>
<p>20 .Response-to-Comment (5) – Appendix 8-1</p>	

<p>(a) The previous comment has not been fully addressed. The Consultant is advised to incorporate indicative mark-up on Appendix 8-1 to show the locations of potential off-site contamination sources immediately adjacent to the Project Site for further vetting.</p> <p>(b) The slight displacements of the location of the site boundary remain in some of the aerial photos, for instance, those in Year 1996 and Year 2022. The Consultant is advised to review and align the overlay in each aerial photo carefully.</p>	<p>Noted. Off-site land uses indicated in form of grey boxes have been supplemented in Appendix 8.1 of <b>Annex B</b>. Only storage areas are identified as the potential off-site contamination sources.</p> <p>Noted. Aerial photos of 2022, 2017, 2020, 2009, 2013, 2005, 1998, 1996, 1994, and 1992 have been revised in Appendix 8.1 of <b>Annex B</b>.</p>
<p>21 .Section 8.4.6</p> <p>The Consultant shall clarify the meaning of “the open storage area at the east of the site is enclosed”.</p>	<p>Noted. Information has been supplemented in Section 8.4.6 of <b>Annex B</b>.</p>
<p>22 .Response-to-Comment (4) - Section 8.4.7</p> <p>It is too early to substantiate that no polluting and hazardous industrial uses are anticipated. Please clarify whether there is a potential contaminating operation at the concerned off-site properties and the nature of the material stored. The Consultant shall conduct a site survey to visit the site condition at the boundary of the Application Site to verify whether no land contamination issue is anticipated.</p>	<p>Noted. Information has been supplemented in Sections 8.4.4 – 8.4.8 of <b>Annex B</b>.</p>
<p>23 .Response-to-Comment (6) - Table 8-2</p> <p>(a) The Consultant is advised to supplement the email reply from LandsD dated 8 June 2023 for clarity.</p> <p>(b) Please clarify whether a new request has been made to the PlanD for the information related to the additional site area. If affirmative, please supplement the email correspondence for clarity.</p> <p>(c) Since the response from PlanD is yet available, we will reserve our comment on the conclusion of the land contamination chapter.</p>	<p>Noted. Information has been supplemented in Table 8-3 of <b>Annex B</b>.</p> <p>Noted. Please be noted that a new request has been made and reply from PlanD is pending. Information has been supplemented in Table 8-3 of <b>Annex B</b>.</p> <p>Noted. Please be noted that a new request has been made and reply from PlanD is pending. Information has been supplemented in Table 8-3 of <b>Annex B</b>.</p>
<p>24 .Response-to-Comment (9) and (10) - Section 8.5.2</p>	



<p>(a) Please clarify the meaning of WPN.</p> <p>(b) The Consultant is advised to graphically indicate the location of the registered CWP for further review and vetting.</p> <p>25 .Section 8.5.3</p> <p>The Consultant is advised to graphically indicate the locations of the two fire incidents recorded by the FSD for further review and vetting.</p> <p>26 .Response-to-Comment (7) - Appendix 8-4</p> <p>(a) According to the site walkover checklist, chemical waste is regularly generated from 保嘉/ 杰記 and is currently collected by a licensed chemical waste collector. Please verify whether the information tallies with the registry of CWP provided by the EPD as enclosed in Appendix 8-2. Please carefully review and seek clarification with the relevant section of EPD, on the registry of chemical waste producers.</p> <p>(b) According to the second table of the site walkover checklist, stained surfaces were found around the site boundary area and machinery maintenance area. Please graphically locate the stained surfaces around the site boundary area and supplement site photographic records.</p> <p>(c) Please clarify whether the chemical storage areas are paved or unpaved.</p>	<p>Please be noted that it is revised as chemical waste producer. Information has been supplemented in Section 8.5.2 and Appendix 8.2 of <b>Annex B</b>.</p> <p>Location of the registered CWP has been supplemented in Appendix 8.2 of <b>Annex B</b>.</p> <p>Locations of the two fire incidents have been supplemented in Appendix 8.3 of <b>Annex B</b>. Please also refer to the updated discussion Section 8.5.3 of <b>Annex B</b>.</p> <p>Updated record of the registry of CWP is obtained. 保嘉/ 杰記 is registered as CWP. Please refer to Section 8.7.2 and Appendix 8-2 of <b>Annex B</b> for the updated information.</p> <p>A location plan showing the stained surface has been supplemented in Figure 8.5a of Appendix 8.5 in <b>Annex B</b>.</p> <p>Noted. Please be clarified that no storage of chemicals is identified at construction material and machinery storage area. Information has been updated in Sections 8.6.2 and 8.6.4 of <b>Annex B</b>.</p> <p>Storage of chemical was identified at machinery maintenance area only. The maintenance areas have been supplemented in Figures 8.1a and 8.1b of <b>Annex B</b>. Appendix 8.4 of <b>Annex B</b> has been updated to supplement the paved condition (please refer to item 1 and 8 of 2<sup>nd</sup> table titled “Observations”).</p>
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<p>27 .Section 8.6.4</p> <p>Since some chemical and oil drums were identified within the machinery storage area, please evaluate the potential of land contamination at these locations, considering the nature of the chemical and the conditions of the storage area.</p>	<p>Noted. Information has been revised in Appendix 8.4 (Waste oil, oil drums and acetylene cylinders are only found in machinery maintenance area) and Section 8.6.3 – 8.6.7 of <b>Annex B</b>.</p>
<p>28 .Section 8.6</p> <p>The Consultant shall elaborate on the site condition, including but not limited to the paving material and conditions and the storage condition of the chemical and dangerous goods in the three identified areas, particularly the machinery storage and maintenance areas.</p>	<p>Noted. Information has been supplemented in Sections 8.4.4 – 8.4.7 of <b>Annex B</b> to elaborate the site condition of the machinery maintenance area, where storage of chemical identified.</p>
<p>29 .Response-to-Comment (8) - Figure 8-1</p> <p>Please clarify whether other drone photos cover the area of the Entrance, Temporary Office, Village House or even the entire Application Site.</p>	<p>Please be clarified that the drone photos cover the main working area of site, including the area of the entrance, temporary office. Indication of different areas has been supplemented in the Figure 8-1 of <b>Annex B</b>.</p>
<p>30 .Response-to-Comment (8) - Appendix 8-5</p> <p>(a) In addition to the locations of stained areas, the Consultant shall identify and indicate the potential chemical storage area (e.g., those in blue), for instance, those in Photos 21, 22, 23, 24, etc.</p> <p>(b) Please review whether the photographic records at the southern portion of the Application Site are sufficient for the evaluation of land contamination potential in this Study.</p>	<p>Drone photo does not cover the south portion of the site, which are dominant by vegetation with scattered village houses.</p> <p>Noted. Information has been supplemented in Photos 21, 22, 23 and 24 of Appendix 8.5a. Please refer to <b>Annex B</b> for indication of the Potential chemical storage areas (oil containers, drums).</p> <p>Noted. Information has been supplemented in Section 8.6.7, and Photos 67 – 70 of Appendix 8.5 in <b>Annex B</b>.</p>
<p>31 .Section 8.7.1</p> <p>Please clarify whether Section 8.3 to 8.5 shall be referred to instead of Section 7.3 to 7.5.</p>	<p>Noted. Information has been revised in Section 8.7.1 of <b>Annex B</b>. Please also refer to the updated discussion in Section 8.7.3 and 8.7.4 of <b>Annex B</b>.</p>
<p>32 .Response-to-Comment (11) - Section 8.7.6</p>	

<p>(a) Improper storage of chemicals, maintenance workshop, and stained surfaces have been identified during the site walkover. The Consultant shall supplement their exact location on Figure 8-1.</p>	<p>Noted. Information has been supplemented in Section 8.7.7 and Figure 8.5a of Appendix 8.5 in <b>Annex B</b> to indicate the stained surface, storage of chemical and maintenance area.</p>
<p>(b) Please clarify why “Appendix 8.5” is in red font colour.</p>	<p>Noted. Information has been revised in Section 8.7.7 of <b>Annex B</b>.</p>
<p>(c) Please clarify the meaning of “concentration of land contamination issues...”</p>	<p>Noted. Information has been revised in Section 8.7.7 of <b>Annex B</b>.</p>
<p>(d) Please specify the allowable limit the Consultant refers to.</p>	<p>Noted. Information has been supplemented in Section 8.7.7 of <b>Annex B</b>.</p>
<p>33 .Response-to-Comment (12) - Section 8.7.7</p>	
<p>(a) In addition to the stained surface, please clarify improper storage of chemicals on the unpaved ground shall be considered a potential contamination hotspot in this Study.</p>	<p>Noted. Information has been supplemented in Section 8.7.7 of <b>Annex B</b>.</p>
<p>(b) Please clarify whether potential land contamination sources were identified in the Entrance, Temporary Office and Village House area.</p>	<p>Noted. Information has been revised in Section 8.6.3 and 8.7.8 of <b>Annex B</b>.</p>
<p>(c) According to Section 8.6.4, some chemical containers and oil drums were identified within the machinery storage area, please evaluate the land contamination potential at these locations.</p>	<p>Noted. Information has been supplemented in Section 8.6.4 of <b>Annex B</b>.</p>
<p>34 .Response-to-Comment (13) - Section 8.8.2</p>	
<p>The Consultant shall briefly mention the requirement for submitting the Contamination Assessment Report.</p>	<p>Noted. Information has been supplemented in Section 8.7.9 – 8.7.10 and 8.8.2 of <b>Annex A</b>.</p>
<p>35 .Section 9.1.4</p>	
<p>(a) Other Environmental Regulations / Guidelines shall be numbered as Section 9.1.5.</p>	<p>Other Environmental Regulations / Guidelines have been supplemented in Section 9.1.5 of <b>Annex B</b>.</p>

<p>(b) Please remove the duplicated regulations and guidelines already covered in Section 9.1.1 to Section 9.1.4. For instance, (i) Waste Disposal Ordinance (Cap. 354) &amp; Public Health and Municipal Services Ordinance (Cap. 132); (ii) Waste Disposal (Chemical Waste) (General) Regulation (Cap.354C); (iii) Waste Disposal (Charges for Disposal of Construction Waste) Regulation.</p>	<p>Noted. Information has been updated in Section 9.1.5 of <b>Annex B</b>.</p>
<p>(c) As the revised version of Monitoring Solid Waste in Hong Kong – Waste Statistics 2022 was issued in December 2023, please quote the most updated reference as appropriate.</p>	<p>Noted. Information has been added in Section 9.5.2 of <b>Annex B</b>.</p>
<p>36 .Section 9.3.1</p>	
<p>(a) Please clarify whether site clearance is required during the construction phase of the Project.</p>	<p>Please be clarified that site clearance is required during the construction phase. Please refer to the updated information in Section 9.3.1 of <b>Annex B</b>.</p>
<p>(b) Please revise “public fills reception facilities” as “public fill reception facilities”.</p>	<p>Noted. Information has been revised in Sections 9.1.4 and 9.3.1 of <b>Annex B</b>.</p>
<p>(c) Given that the part of the Project Site is covered by vegetation, a certain amount of non-inert C&amp;D materials, such as timber and woody materials, are anticipated during site clearance. The Consultant is advised to review whether such materials will be sent to the Yard Waste Recycling Centre in Y-Park for recycling prior to disposal at the designated landfill site.</p>	<p>Noted. Information has been supplemented in Section 9.3.1 of <b>Annex B</b>.</p>
<p>37 .Section 9.3.5</p>	
<p>Please revise “public fill” as “public fill reception facilities”.</p>	<p>Noted. Information has been revised in Section 9.3.5 of <b>Annex B</b>.</p>
<p>38 .Section 9.3.6</p>	
<p>(a) In addition to the optimization of the construction programme, please clarify whether alternative design, general layout and construction methods have been explored to minimize the generation of public fill/inert C&amp;D materials.</p>	<p>Use of BIM and MiC will be considered to reduce generation of C&amp;D material subject to detailed design. Please refer to Section 9.3.6 of <b>Annex B</b> for the supplemented information.</p>

<p>(b) According to the Project Administrative Handbook for Civil Engineering Works and CEDD TC No. 11/2019, the project office is required to draw up a Construction and Demolition Material Management Plan (C&amp;DMMP) at the feasibility study or preliminary design stage of each project, which generates more than 50,000 m<sup>3</sup> of C&amp;D materials. For a project with more than 300,000 m<sup>3</sup> of surplus inert C&amp;D materials, a C&amp;DMMP should be prepared and submitted to the Public Fill Committee (PFC) for in-principle approval prior to the commencement of the detailed design. Please clearly state the requirements for the submission and approval of C&amp;DMMP.</p>	<p>Noted. Information has been supplemented in Section 9.3.7 of <b>Annex B</b>.</p>
<p>39 .Section 9.3</p>	
<p>(a) In addition to the C&amp;D materials, the Consultant is advised to elaborate on the quantity estimation for each type of waste anticipated.</p>	<p>Information has been supplemented in Table 9-1 of <b>Annex B</b> for the for the estimated quantities. Elaboration on the quantity estimation is given in Section 9.3.</p>
<p>(b) The Consultant shall elaborate on the disposal outlet for general refuse.</p>	<p>General refuse are proposed to be disposed at North East New Territories (NENT) Landfill at Ta Kwu Ling. Please refer to the information supplemented in Section 9.5.2 of <b>Annex B</b>.</p>
<p>(c) According to Section 9.2.1, the evaluation of potential impacts from the handling (including stockpiling, labelling, packaging and storage), collection, transportation and reuse/disposal of waste with respect to potential hazards, air and odour emissions, noise, wastewater discharges and public transport will be incorporated in this Study. In view of the significant amount of C&amp;D materials anticipated, the Consultant is advised to supplement a preliminary estimation of the maximum number of dump trucks per day.</p>	<p>Evaluation of potential impacts from the handling (including stockpiling, labelling, packaging and storage), collection, transportation and reuse/disposal of waste with respect to potential hazards, air and odour emissions, noise, wastewater discharges and public transport has been incorporated in this Study. Please refer to the supplemented information in Sections 9.3.7 – 9.3.15 of <b>Annex B</b>.</p> <p>A preliminary estimation of the maximum number of dump trucks per day has been supplemented in Section 9.3.7 of <b>Annex B</b>.</p>
<p>40 .Section 9.4.1</p>	
<p>The Consultant is advised to deliver as many inert C&amp;D materials to the public fill reception facilities (instead of the sorting facilities) as possible.</p>	<p>Noted. Information has been supplemented in Section 9.4.1 of <b>Annex B</b>.</p>
<p>41 .Section 9.4.5</p>	

<p>(a) Please note that the destination of inert C&amp;D materials is subject to the designation by the Public Fill Committee according to DEVB TC(W) No. 6/2010.</p>	<p>Noted. Information has been supplemented in Section 9.4.5 of <b>Annex B</b>.</p>
<p>(b) Please revise the first sentence as follows:  “C&amp;D materials should be segregated from other wastes to avoid contamination and ensure acceptability at Public Fill Reception Facilities <del>areas</del> or reclamation site.”</p>	<p>Noted. Information has been revised in Section 9.4.5 of <b>Annex B</b>.</p>
<p>42 .Section 9.4.6  Please revise “licensed collector” to “licensed <del>chemical waste</del> collector” for clarity.</p>	<p>Noted. Information has been revised in Section 9.4.6 of <b>Annex B</b>. Please note that “licensed chemical waste collector” is adopted throughout the report.</p>
<p>43 .Section 9.4.8  Food waste is the main source of generating unpleasant odour and causing environmental hygiene concerns. Please consider classifying food waste as recyclables and separate the food waste from other waste to facilitate the recycling of food waste on-site or off-site.</p>	<p>Noted. Information has been supplemented in Section 9.4.9 of <b>Annex B</b>.</p>
<p>44 .Section 9.5.1  As the revised version of Monitoring Solid Waste in Hong Kong –Waste Statistics 2022 was issued in December 2023, please adopt the latest disposal rate for quantity estimation.</p>	<p>Noted. Information has been revised in Section 9.5.1 of <b>Annex B</b>.</p>
<p>45 .Section 9.5.2  At present, most of Hong Kong's food waste is disposed of at landfills together with other municipal solid waste (MSW). In 2022, some 11,128 tonnes of MSW were disposed of at landfills daily. About 3,302 tonnes (30%) of these were food waste, constituting the largest MSW category. The Project Proponent shall also review and explore the possibility of collecting food waste alongside other recyclables in the proposed development.</p>	<p>Noted. Information has been supplemented in Sections 9.4.9 and 9.5.2 of <b>Annex B</b>. The Project Proponent shall also review and explore the possibility of collecting food waste at detailed design stage.</p>
<p>46 .Section 9.5  Please clarify whether chemical wastes are anticipated for the O&amp;M of the proposed development.</p>	<p>Noted. Information has been supplemented in Section 9.5.1 of <b>Annex B</b>.</p>
<p><u>Water Quality Perspective</u></p>	

<p>47 .Section 7.2.1</p> <p>Please add ProPECC PN1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”.</p>	<p>Noted. Information has been supplemented in Section 7.2.1 of <b>Annex B</b>.</p>
<p>48 .Section 7.2.4</p> <p>ProPECC PN1/94 has been superseded by ProPECC PN2/23. Please update relevant content.</p>	<p>Noted. Information has been revised in Section 7.2.4 of <b>Annex B</b>.</p>
<p>49 .Section 7.4 &amp; Table 7-2</p> <p>Please identify ponds and watercourse at south of the project site.</p>	<p>Noted Information has been supplemented in Sections 7.4.1 and 7.7.1, Figure 7.1 and Table 7-2 of <b>Annex B</b>.</p>
<p>50 .Section 7.5.1</p> <p>Please include “accidental spillage of chemicals” as one of the sources of water quality impact during construction phase. Please incorporate corresponding mitigation measure(s).</p>	<p>Noted. Information has been supplemented in Sections 7.5.1 and 7.5.4 of <b>Annex B</b>.</p>
<p>51 .Section 7.5.5 2nd sentence</p> <p>Please amend to “<b>Sufficient</b> portable toilets shall be provided by licensed contractors...”.</p>	<p>Noted. Information has been revised in Section 7.5.6 of <b>Annex B</b>.</p>
<p>52 .Section 7.6</p> <p>Please add title “Mitigation Measures” to clearly show the mitigation measures during operation phase.</p>	<p>Noted. Information has been supplemented in Section 7.6.6 of <b>Annex B</b>.</p>
<p>53 .Section 7.6 &amp; Section 7.7.4</p> <p>(a) Please confirm if there is nearby public sewer. If yes, please connect to public sewer for handling and disposal of sewage generated from the proposed development instead of adopting STP.</p> <p>(b) If STP is to be adopted, please elaborate and provide details of the proposed STP to illustrate the proper handling and disposal of sewage generated from the proposed development, e.g. treatment level of the STP, disposal pathway and emergency bypass.</p>	<p>Noted. There is a series of rising main public sewers found along Ping Che Road. There is no other public sewer and manhole nearby the proposed development. Hence, STP is adopted.</p> <p>The elaboration of the treatment level of the STP has been supplemented in Section 7.6.2 – 7.6.6 and Table 7-3 of <b>Annex B</b>.</p> <p>The detailed calculation of the capacity of STP and hydraulic calculation is shown in Section 4 of <b>Annex C</b> for Replacement Pages of Revised Sewerage Impact Assessment Report. The disposal pathway and emergency bypass are also shown in <b>Annex C</b>.</p>

<b>Sewerage Impact Assessment Report</b>	
54 .Please provide the intake year of the proposed development for record.	Noted. Information has been revised in Section 2.2.4 of <b>Annex C</b> .
55 .Section 4.1.1 and Table 4-1  Please use the UFF of 0.19 m3/person/day for users from Residents of the Elderly Day Care Centre. Please revise and update Table 4-2.	Noted. Information has been revised in Table 4-1 and 4-2, and Appendix B of <b>Annex C</b> .
56 .Section 4.2.1 and Table 4-3  The “Unit Flow” should be “Unit Flow Factor”. Please revise.	Noted. Information has been revised in Table 4-2 of <b>Annex C</b> .
57 . Table 4-3  Please use “Peaking factor/peak flow factor” instead of “ADWF factor” and the unit of the peak flow should be (l/s). Please update.	Noted. Information has been revised in Table 4-2 of <b>Annex C</b> .
58 . In the drawing, it is noted that a swimming pool is included in the proposed development. Please include the sewage flow from backwashing in the report.	Noted. Backwash of swimming pool has been included in calculation. Please refer to Tables 4-2, 4-4 and 4-7, Sections 4.3.1, 5.1.1 and 5.1.2, and Appendix B of <b>Annex C</b> for more information.
59 .Section 3.1.4  (a) 3rd bullet point: Please amend “WPCO-TM” to “TM-DSS”. [ <i>not yet addressed in previous round of comment</i> ]  (b) Please delete second last bullet point.	Noted. Information has been supplemented in Section 3.1.4 of <b>Annex C</b> .  Noted. Please refer to the updated Section 3.1.4 of <b>Annex C</b> .
60 .Please confirm if there is nearby public sewer, if yes please connect to public sewer for disposal of sewage generated from the proposed development instead of adopting sewage treatment plant (STP).	Noted. There is a series of rising main public sewers found along Ping Che Road. There is no other public sewer and manhole nearby the proposed development. Hence, STP is adopted.
61 .If STP is to be adopted, please explain the treatment level of the proposed STP and provide design and relevant details of the STP with figure illustration. [ <i>not yet addressed in previous round of comment</i> ]	The proposed development falls within the Deep Bay Water Control Zone (WCZ). The proposed STP will be designed to meet the acceptable treatment level of the Deep Bay WCZ. Please refer to information supplemented in Sections 4.4.3, 4.4.4, 4.4.5, Table 4-3 and Appendix C of <b>Annex C</b> .

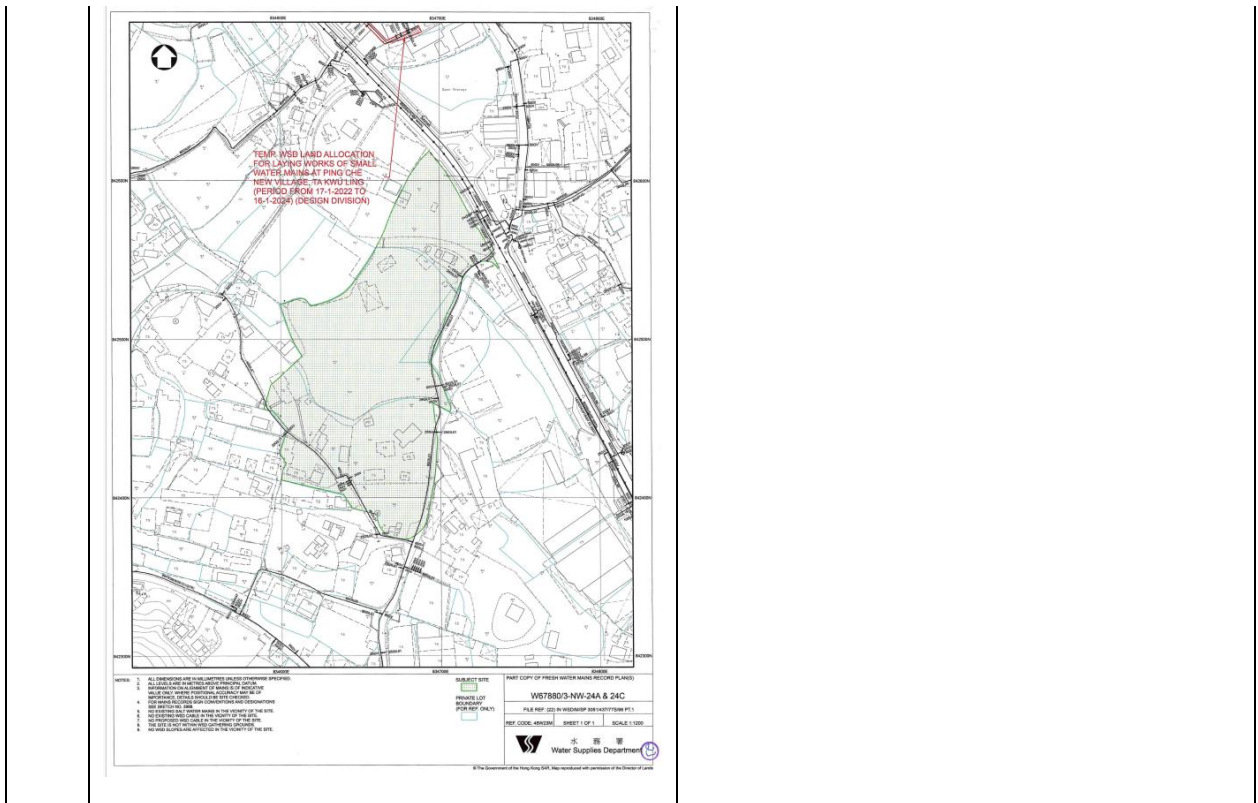


	<p>62 .If STP is to be adopted, please provide details of emergency bypass for emergency discharge of effluent and illustrate with figure. <i>[not yet addressed in previous round of comment]</i></p>	<p>Holding tank for emergency storage/retention will be included with adequate capacity to minimize need of emergency discharge. 1 standby pump will be provided. The standby pump will be ensured to switch on, and the temporary weirs/vacuum truck will be used to contain the overflow sewage during emergency.</p> <p>Please refer to Section 4.4.7 of <b>Annex C</b> for detailed discussion.</p>
<p>3.</p>	<p><b>Water Supplies Department, New Works Branch, Construction Division, System Planning Section, dated 4 January 2024</b></p> <p><u>Major Comments on the Application/Main Reasons of Objection:</u></p> <p>Appendix I WSIA</p> <ol style="list-style-type: none"> <li>1. Table 2.1 - Please clarify the anticipated completion year of 2023.</li> <li>2. Table 3.1 - Please add the daily demand for service trade of 0.04/m<sup>3</sup>/h/d to your I domestic type development. As the service trade covers stores, restaurant, clubhouse etc. associated with the residential development, please remove "Clubhouse", "retail", "office", "elderly day care center" and "child care center" in Table 3 .1.</li> <li>3. Table 3.1 - For hotel/ service apartment development, please adopt fresh water unit demand of 1m<sup>3</sup>/room/day and flushing water demand of 0.36m<sup>3</sup>/room/day.</li> <li>4. Table 3.1 and Appendix C - For domestic type development, please use flushing water demand of 0.104m<sup>3</sup>/h/d. Please review.</li> </ol>	<p>Please be clarified that the completion year is 2032, which was also clarified in FI submission dated 19 December 2023. Please refer to Table 2-1 of <b>Annex D</b> for the Replacement Pages of Revised Water Supply Impact Assessment Report.</p> <p>Table 3-1 has been revised accordingly in <b>Annex D</b>. Please be noted that the calculation has been revised as per FI submission dated 19 December 2023.</p> <p>Noted. Table 3-1 has been revised accordingly in <b>Annex D</b>. Please be noted that the calculation has been revised as per FI submission dated 19 December 2023.</p> <p>Noted. Table 3-1 and 4-1, and calculation in Appendix C has been revised accordingly in <b>Annex D</b>. Please also refer to the updated discussion in Sections 5.1.1, 5.1.3 and 6.1.2 of <b>Annex D</b>.</p>

<p>5. Figure 5.1 - It is not clear and could not show your proposed water main alignment to the connection of existing water main. Please review.</p> <p>6. Appendix C of WSIA - Pipe material of clayware is not correct. Please review.</p> <p><u>Other Detailed Comments (if applicable):</u></p> <p>Existing water mains inside the proposed site as shown in the MRP may be affected. The applicant is required to either divert or protect the water mains found on site.</p> <p>If diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the proposed site to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence.</p>	<p>Noted. Figure 5.1 has been revised accordingly in <b>Annex D</b>.</p> <p>Noted. The pipe material has revised. Material of main pump is Steel and branch off pipe is Lined Galvanised Iron. Please refer to Appendix C of <b>Annex D</b> for the revised information.</p> <p>The said water mains within the Application Site will need to be diverted. For details, please refer to the FI submitted on 19 December 2023.</p> <p>As per FI submission dated 19 December 2023, the existing water main would be diverted. As a result, there will be minor adjustments to the layout of internal road, basement car park and location of the clubhouse at the southern part of the Indicative Scheme. Accordingly, an updated set of Landscape Mater Plan and Tree Preservation Proposal and Indicative Architectural Drawings were submitted as part of the Further Information (FI) submitted to the Town Planning Board on 14 December 2023.</p> <p>To further elaborate on the submitted materials, the diverted water mains complied with WSD's suggestion. The diverted water mains lies on a 1.5m wide Government Land within the Application Site. Therefore, there will be no change to the Application Site boundary and key development parameters. Please refer to the updated set of Indicative Architectural Drawings (FI submitted on 14 December 2023) for the proposed alignment of water mains diversion at the southern part of the Indicative Scheme.</p> <p>The Applicant is committed to undertake the said diversion works at detailed design stage. Upon completion of works, access to the diverted water main would be made available to WSD or relevant Government Bureaux/Departments for operation and maintenance purposes. Detailed arrangement could be agreed during lease modification or land exchange at later stage.</p>
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<p>If diversion is not required, the following conditions shall apply:</p>	
<p>(a) Existing water mains are affected as indicated on the site plan and no development which requires resitting of water mains will be allowed.</p>	<p>Noted.</p>
<p>(b) Details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works.</p>	<p>Noted.</p>
<p>(c) No structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.</p>	<p>Noted.</p>
<p>(d) No trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe.</p>	<p>Noted.</p>
<p>(e) No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet.</p>	<p>Noted.</p>
<p>(f) Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.</p>	<p>Noted.</p>

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131), to Rezone the Application Site from “Open Storage”, “Agriculture” Zones and an area shown as ‘Road’ to “Other Specified Uses” annotated “Mixed Use” Zone, for Proposed Mixed Use Development at Lots 796 and 1008 RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories  
 Response to Departmental Comment



(Last Updated: 26 February 2024)