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Charlotte Tsz Wing WUN/PLAND

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收件者: Charlotte Tsz Wing WUN/PLAND
副本: Shing Fung CHAIR/PLAND; Ching Hoi Ching NG/PLAND; rlee(01); Katie Lam
主旨: Planning Application No. Y/NE-TK/20 - replies to comments
附件: FI7_Response to Comments_PlanD_EPD (20250925) (2).pdf; FI6_2_Response to Comments_DSD (20250915) (2).pdf; FI6_1_Response to Comments_EPD (20250915) (2).pdf

類別: Internet Email

Dear Miss Wun,

The application No. is revised as per phone conversation.

Please feel free to contact me if there is any question.

Best regards,
Edmond Chan

R LEE Architects (HK) Ltd



**Proposed Rezoning From “AGR” & “GB” To “G/IC” for
a Proposed “Social Welfare Facilities” (Residential Care Homes for The Elderly) (RCHE)
Lot 232 RP, 232 S.A RP, 232 S.A ss. 1 to 14, 232 S.B RP, 232 S.B ss. 1 to 27,
232 S.C to 232 S.E, 233 RP, 233 S.A to 233 S.M, 237 RP, 237 S.A to 237 S.R,
239 RP, 239 S.A to 239 S.G in D.D.23, Tung Tsz, Tai Po, N.T.
S12A Application for Planning Application No. Y/NE-TK/20
Response-to-Comment – DSD
(Updated 15 September 2025)**

Comments	Response
<p>Comments of the Director of Drainage Services Department as follows:</p> <p>Please find my comments on the Drainage Impact Assessment and Sewerage Impact Assessment below.</p> <p><u>Drainage Impact Assessment (DIA)</u></p> <p>(a) R to C Item (a) refers. Please monitor the settlement of the existing box culvert during the period of construction. The monitoring plan should be agreed with DSD prior commencement of the construction works.</p> <p>(b) R to C Item (b) refers. As per Table 31 of Corrigendum No. 1/2022 of the SDM, a design allowance for a rainfall increase of 12.1% (by the end of the 21st century) should be incorporated into the design. In addition, please be reminded to make reference to Tables 29 – 31 of Corrigendum No. 1/2022 in the design of extreme sea levels.</p> <p>(c) R to C Item (f) refers.</p> <p>(i) Please be reminded to comply with “DSD Technical Circular No. 1/2017 Temporary Flow Diversions and Temporary Works Affecting Capacity in Stormwater Drainage Systems” if the proposed works under the above Application involve the construction of permanent or temporary works within, over or adjacent to DSD’s stormwater drainage systems. In addition, all proposed works should not obstruct any overland flow and all the existing flow paths, along with runoff</p>	<p>The applicant will monitor the settlement of the existing box culvert during the period of construction and the monitoring plan will be prior to agree with DSD. Section 4 iv) has been updated with the undertaking.</p> <p>12.1% design allowance is incorporated into the design accordingly. Section 4 iii) has been updated accordingly.</p> <p>The content of DSD Technical Circular No. 1/2017 is well noted. Since there is no change of original catchment areas together with proper drainage design, there will be no significant impact on the existing drainage system. Section 6 has been updated accordingly.</p>

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<p>directed towards the existing watercourse/ drainage system, are to be intercepted and directed to the proposed drainage system.</p> <p>(ii) Please review the design of the proposed stormwater drainage system such that the proposed outlet pipe from the site could be connected to the existing manhole wall of DSD’s box culvert instead of connection to the wall of the box culvert.</p> <p>(d) Section 4 iv) refers. Details and method statement for connection of proposed DN600 pipe to the existing box culvert should be submitted for DSD’s approval before the connection works. CCTV inspection should be conducted before and after the connection works. DSD should be informed before commencement of the works and the connection works should be conducted in dry season.</p> <p>(e) Section 6 refers. Please be reminded that the temporary drainage system should be provided on site before commencement of construction works, including the site formation works.</p> <p><u>Sewerage Impact Assessment (SIA)</u></p> <p>(f) The SIA for the proposed development needs to meet the full satisfaction of Environmental Protection Department (EPD), the planning authority of sewerage infrastructure.</p> <p>(g) Section 4.4 refers. The pipe material should comply with the Sewerage Manual Part 1</p>	<p>The outlet pipe will connect to the existing manhole wall of DSD’s box culvert instead of connecting to the wall of the box culvert as shown on the revised Section 1-1.</p> <p>Noted with thanks. Please refer to paragraph 1 of Section 4 iv) of the undertaking.</p> <p>The temporary drainage system will be provided on site before commencement of construction works including site formation works.</p> <p>Section 6 is updated accordingly.</p> <p>Noted with thanks.</p> <p>With reference to the Sewerage Manual Part 1 Corrigendum, polyethylene (PE) pipe (PE100-RC)</p>

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<p>and Corrigendum.</p> <p>(h) Section 4.5 refers.</p> <p>(i) Please clarify the type of terminal manhole to be adopted. Please note that the level difference between the inlet pipe and the outlet pipe should fulfil the requirement specified on DSD’s standard drawings.</p> <p>(ii) Please specify the clearance between the proposed sewer and the existing box culvert.</p> <p>(iii) The level of the top slab of the existing box culvert should be verified on site to check if the proposed sewer will have conflict with the existing box culvert before commencement of the works. The design of the sewer should be reviewed and submit to DSD for approval if its design level has conflict with the existing box culvert.</p> <p>(i) Table 4 and Para. 4.6 refer. Based on our record, the sewage will be transferred to the nearby Tung Tsz Road Sewage Pumping Station and Ting Kok Road Sewage Pumping Station No. 7. Please check with our ST1 Division to verify the availability of spare capacities of these pumping stations to cater for the unplanned and sporadic development.</p>	<p>shall be used as 300mm pipe is proposed for the development. Pipe material has been revised from concrete to polyethylene in the calculation under Section 4.4.</p> <p>Terminal manhole type T1_1 has been proposed for the development. Section drawing 1-1 under Section 4.5 is updated accordingly.</p> <p>A minimum 300mm clearance between the proposed sewer and the existing box culvert shall be provided. Section 4.5 has been updated accordingly.</p> <p>Section 4.5 has been updated to specify the undertaking of verification of existing box culvert and sewer design submission before commencement of works.</p> <p>Confirmation record with ST1 regarding the spare capacities of the pumping stations has been attached in Appendix B. Section 4.6 has been updated to discuss the findings.</p>

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<p>(j) Table A4-2 refers. For the sewer section between manholes FMH1034307 and FMH1034308, I note that the ratio of peak flow to capacity is approximately 100%. Please demonstrate that the following criteria are met:</p> <p>(1) A minimum freeboard of 1 m; and</p> <p>(2) Minimum factor of safety against overflowing of 1.15, i.e. overflow will not occur at a flow rate of (1.15 times peak flow).</p> <p>(k) Appendix A4 and Appendix A5 refer. Please clarify whether the existing foul manhole to be connected by the proposed RCHE development should be FMH1034356 or FMH1034355.</p>	<p>Please be advised that more than 1m freeboard is allowed for the sewers with exceed capacity. However, overflow is anticipated at a flow rate of 1.15 times peak flow. Improvement of the existing sewerage network has been recommended under Section 4.6.</p> <p>Please be advised that existing manhole FMH1034356 is proposed to be connected by the proposed development.</p>

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Response-to-Comment – EPD
(Updated 15 September 2025)**

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<p>Comments of the Director of Environmental Protection Department as follows:</p> <p>Environmental Assessment Report</p> <p><u>Air Quality</u></p> <p>1. Table 2-2: Please check the values for peak hour O3. The data from SAMP can be used.</p> <p><u>Noise</u></p> <p>2. Item 8 of RtC: The endorsement of traffic data from the Transport Department should be provided and appended before finalizing the EA report.</p> <p><u>Water Quality</u></p> <p>3. Section 4.3 (4th – 6th para.) and Table 4-1: Please note that Marine and River Water Quality in Hong Kong in 2024 have been published. Please update.</p> <p>Sewerage Impact Assessment Report</p> <p>1. Item 2 of RtC: The comment was not completely addressed. The peaking factor (including stormwater allowance) should be adopted for all sewers between FMH1034301 and FMH1067559 (across all relevant tables as shown in your Appendix A). Please revise.</p> <p>2. As a general comment, if certain sewers may exceed its original capacity, you should propose those sewers to be upgraded, re-leveled or re-aligned as necessary.</p>	<p><i>Section 4.3 and Table 4-1 is updated accordingly.</i></p> <p><i>Appendix A has been revised accordingly.</i></p> <p><i>Noted with thanks. As it is noted that the existing sewers already exceed its original capacity according to the estimation, upgrade of sewers has been recommended under Section 4.6.</i></p>

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Comments	Response
<p>Comments of the Environmental Protection Department as follows:</p> <p>Environmental Assessment Report</p> <p><u>Noise</u></p> <p>1. Section 3.3.2: Please confirm and mention that "The Transport Department has no adverse comments on the methodology of the traffic forecast, and the traffic consultant confirms that the endorsed methodology was adopted in preparing the traffic data for the road traffic noise impact assessment".</p> <p>2. Noise Model: Please include the finalized noise model file in the final submission.</p> <p><u>Water Quality</u></p> <p>3. Section 4.3 (4th – 6th para.) and Table 4-1: Our previous comment has not been addressed. Please note that Marine and River Water Quality in Hong Kong in 2024 have been published. Please update.</p>	<p>The traffic data for the road traffic noise impact assessment have been confirmed and Section 3.3 have been updated accordingly.</p> <p>Noted, the finalized noise model has been submitted with the final submission.</p> <p>Section 4.3 and Table 4-1 is updated accordingly.</p>