

Attachment 1

Response-to-Comments Table

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance – Proposed Rezoning of the Application Site from “Green Belt” to “Residential (Group C)1” at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung, New Territories

Responses to Comments

Comments from Related Departments

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2. Drainage Services Department, dated 9 January 2024	2
3. Electrical and Mechanical Services Department, dated 9 January 2024	2
4. Environmental Protection Department, Environmental Assessment Division, Territory South Group, Sai Kung & Tseung Kwan O, dated 8 January 2024	3

Responses to Comments

No.	Comments	Responses
1.	<p>Antiquities and Monuments Office, dated 4 January 2024</p> <p>It is noted that a pre-submission was made by the applicant prior to submitting the current application, Antiquities and Monuments Office’s comment on the pre-submission was provided on 25.10.2023. Please provide a Response-to-Comment table for the sake of effective vetting.</p>	<p>Please refer to Annex A for the Response-to-Comment table for comments received from Antiquities and Monuments Office dated 25 October 2023.</p>
2.	<p>Drainage Services Department, dated 9 January 2024</p> <p><u>Sewerage Impact Assessment (SIA) Report</u></p> <ol style="list-style-type: none"> 1. Please note that the proposed use and design of proposed on-site sewerage treatment plant should be subject to the views and agreement of EPD and any relevant statutory requirements. 2. Please be reminded that upon connection to the public sewerage network and decommissioning of the proposed interim on-site sewage treatment plant, the sewerage impact assessment may need to be reviewed and updated or a separate sewerage impact assessment may need to be conducted to assess the potential sewerage impact and/or identify necessary mitigation measures, if required. Please be also reminded to consult the EPD about the requirements. 	<p>Noted.</p> <p>Noted.</p>
3.	<p>Electrical and Mechanical Services Department, dated 9 January 2024</p> <p><u>Town Gas Safety</u></p> <ol style="list-style-type: none"> 1. Please note that a high pressure underground town gas transmission pipeline (running along Hiram's Highway) in the vicinity of the proposed development at Nam Pin Wai. It is 	<p>Noted. A Quantitative Risk Assessment for High Pressure Town Gas Pipeline has been conducted for supporting the planning application. Please refer to Annex B for details.</p>

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	<p>anticipated that the proposed development will result in a significant increase in population in the vicinity of the above gas installations. A quantitative risk assessment would be required from the project proponent of the subject site to assess the potential risks associated with the gas installations, having considered the proposed development at the subject site.</p> <p>2. The project proponent/consultant/works contractor shall therefore liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the proposed sites and any required minimum set back distance away from them during the design and construction stages of development.</p> <p>3. The project proponent/consultant/works contractor is required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference. The webpage address is: https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf</p>	<p>Noted.</p> <p>Noted.</p>
4.	<p>Environmental Protection Department, Environmental Assessment Division, Territory South Group, Sai Kung & Tseung Kwan O, dated 8 January 2024</p> <p><u>Comment on Sewerage Impact Assessment</u></p> <p>1. Given the scale of the development, please adopt R3 Unit Flow Factor of 0.37m³/day.</p> <p>2. Table in Section 3.2, it is noted that the clubhouse ADWF is not tally with the</p>	<p>R3 Unit Flow Factor of 0.37m³/day is adopted in revised sewage calculation</p> <p>Table in Section 3.2 is revised. Please refer to the revised Sewerage Impact Assessment in Annex C for details.</p>

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	<p>number of employee (i.e., 8) and the restaurant UFF (i.e., 1.58m³/day);</p> <p>3. For the design peak flow arriving at the on-site sewage treatment works, the consultant is advised to make reference to para. 3.3 of the “Guidelines for the Design of Small Sewage Treatment Plants” produced by EPD;</p> <p>4. Please review the appropriateness of applying peaking factor with stormwater allowance on the private sewerage system within the subject site. The consultant is advised to make reference to para. 11.5 of the GESF;</p> <p>5. Further to the above, please review the total ADWF and the design peak flows for on-site sewage treatment works and the gravity sewers;</p> <p>6. Please advise us whether there will be any swimming facilities within the subject site; and</p> <p>7. Section 3.3, please be advised that the provision of public sewerage system in the vicinity of the subject site is not guaranteed. Should the project proponent/lot owners opt to make a private connection to the future public sewerage system, please appoint a professional consultant to prepare and submit a Sewerage Impact Assessment (SIA) to EPD and DSD for approval prior to the connection.</p> <p><u>Other comments</u></p> <p>It is noted that the Applicant will supplement an Environmental Assessment for the subject application in Further Information. The Applicant is reminded to address our previous</p>	<p>Para. 3.3 of the “Guidelines for the Design of Small Sewage Treatment Plants” is adopted in the revised calculation for design peak flow arriving at the on-site sewage treatment works. Please refer to the revised Sewerage Impact Assessment in Annex C for details.</p> <p>Para. 11.5 of the GESF with peaking factor (excluding stormwater allowance) is adopted on the private sewerage system within the subject site. Please refer to the revised Sewerage Impact Assessment in Annex C for details.</p> <p>The total ADWF and the design peak flow for on-site sewage treatment works and the gravity sewers are revised. Please refer to the revised Sewerage Impact Assessment in Annex C for details.</p> <p>There is no swimming facility within the subject site. Please refer to the revised Sewerage Impact Assessment in Annex C for details.</p> <p>Noted.</p>

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	<p>comment provided at pre-submission stage as provided below:-</p> <p>1. The applicant should include an Environmental Assessment (EA) covering the assessment on air quality, noise, water quality, waste management and land contamination aspects to demonstrate the proposed development could meet with relevant HKPSG standards. The EA shall include but not limited to the following:-</p> <p>(i) A Noise Impact Assessment (NIA) incorporating traffic noise model, as appropriate, shall be prepared to demonstrate compliance with Ch.9 of HKPSG on noise planning perspective.</p> <p>(ii) Besides, the applicant should also evaluate the air quality impact arising from both construction and operation of the project to demonstrate the environmental acceptability of the proposed development. The assessment should demonstrate the compliance with the buffer distance requirements for road, chimney, and/or odour sources as stipulated in Ch.9 of HKPSG. The applicant should be reminded that road type information should be confirmed with TD. The applicant should assess if there is any chimney within 200m from the boundary of the development and ensure the validity of the chimney data by their own survey. If there are any errors subsequently found in their chimney data used, the assessment results may be invalidated. If the HKPSG requirements could not be fulfilled, quantitative cumulative impact assessment may be required to evaluate the potential air quality impact to confirm the compliance with prevailing AQOs criteria.</p>	<p>Noted. An Environmental Assessment Study has been conducted for supporting the planning application. Please refer to Annex D for details.</p> <p>Noted. Quantitative road traffic noise assessment has been conducted and incorporated in the Environmental Assessment Study. Please refer to Annex D for details.</p> <p>Noted. An air quality review has been included in the Environmental Assessment Study and ensure the compliance with HKPSG requirements. Please refer to Annex D for details.</p>

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	<p>(iii) The applicant should evaluate whether the potential water quality impact during construction and operation phase is anticipated and propose respective mitigation measures (e.g. ProPECC PN 1/94, ETWB TC(Works) No. 5/2005, ProPECC PN 5/93) as appropriate. The applicant shall comply with the requirements under Water Pollution Control Ordinance (Cap. 358), and adopt good housekeeping measures to prevent water quality pollution.</p>	<p>Noted. Water quality impact has been reviewed in the Environmental Assessment Study. Please refer to Annex D for details.</p>

(Last Updated 10 January 2024)