

**Rezoning from “Residential (Group D)” to “Residential (Group C) 1” Zone
For a Proposed Residential Development
at Various Lots in D.D. 104 and the Adjoining Government Land
in Yuen Long, N.T.
- S12A Amendment of Plan Application -
(Planning Application No: Y/YL-MP/10)**

Further Information No. 1

Appendix V

Revised Pages of the Sewerage Impact Assessment

Table 3-2: Estimated Sewage Flow from Proposed Development

Application Site			
Population Type	No. of Person	Unit Flow Factor (m ³ /h/d)	Average Dry Weather Flow (m ³ /d)
Residential ¹	6,502	0.27	1755.6
Employee for Clubhouse (F&B)	53	1.58	83.8
Employee for Clubhouse (non F&B)	51	0.28	14.3
Employee for Retail (F&B)	36	1.58	56.9
Employee for Retail (non F&B)	35	0.28	9.8
Kindergarten (Student) ²	180	0.04	7.2
Kindergarten (Teacher) ²	22	0.28	6.2
NEC (Elderly)	8	0.28	2.3
NEC (Staff) ³	11	0.28	3.1
Swimming Pool	-	-	33.8
Sub-Total	6,898	-	1,973

Notes:

- 1) A PPoF of 2.8 with reference to the average household size in Yuen Long District according to Statistics on Domestic Household Characteristics by District Council District in 2023.
- 2) According to Education Bureau Key Statistics on Kindergarten Pupil-Teacher Ratio of 8:1. The proposed kindergarten has 6 classrooms with an average class size of 30.
- 3) According to Social Welfare Department Notional Staffing Establishments Neighbourhood Elderly Centre (NEC), a NEC required 11 staff.

3.2.2. The estimated Average Dry Weather Flow (ADWF) from the proposed development is approximately 1,973m³/day.

5. Maintenance Responsibility

Private Sewerage Facilities

- 5.1.1. All sewers and sewerage facilities within the proposed development will be constructed, operated, and maintained by the proposed development.
- 5.1.2. The proposed external twin rising mains and conversion chamber will also be constructed and maintained by the proposed development.

Communal Gravity Sewer

- 5.1.3. As mentioned in **Section 4.4.3**, downstream sections of the communal gravity sewer are also proposed under Approved Planning Application No. Y/YL-NSW/7. Therefore, there may be two scenarios:-

Case 1 – The Proposed Development Proceeds to Construct the Proposed Communal Gravity Sewer First

- 5.1.4. If the proposed development proceeds to construction of the communal gravity sewer before the Approved Planning Application No. Y/YL-NSW/7, the proposed gravity sewer will be constructed by the proposed development.
- 5.1.5. For maintenance responsibility, the downstream communal gravity sewers are proposed to become a public sewage system serving multiple users and will be handed over to government for future maintenance.
- 5.1.6. The proposed construction and maintenance responsibilities are illustrated in **Figure 5**.

Case 2 - Y/YL-NSW/7 Proceeds to Construct the Proposed Communal Gravity Sewer First

- 5.1.7. The downstream sections of the communal gravity sewer, from manhole WKT009 to existing manhole FSH1001886, which connect along Pok Wai South Road from the junction with Pok Wai West Road to the existing sewage manhole connecting to Nam Sang Wai Sewage Pumping Station (NSWSPS), have been proposed by the Approved Planning Application No. Y/YL-NSW/7. The proposed alignment of this downstream section of the communal gravity sewer are shown in **Appendix 6** and is illustrated in **Figure 6**.
- 5.1.8. If the applicant under Y/YL-NSW/7 proceeds to construction of the communal gravity sewer before this application, the downstream section of the communal gravity sewer will be constructed by Y/YL-NSW/7.
- 5.1.9. For maintenance responsibility, the applicant under Y/YL-NSW/7 proposes to hand over the downstream section of the communal gravity sewer to the DSD for future maintenance.

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