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**Section 16 Application for Proposed House Development and Excavation
of Land in “Residential (Group D)” Zone at Lot 182 S.B in D.D. 128, Ha
Tsuen, Yuen Long, New Territories**

Planning Application No. A/YL-HTF/1145

Further Information 1

December 2022

Reference : PPC-PLG-10082

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Environmental Protection Department received on 30.11.2022		
	We have no specific comment on the Sewerage Impact Assessment (SIA).	Noted.
(1)	Having said that, the applicant should also demonstrate in the Environmental Assessment (EA) that: the operational phase fixed noise impact on the proposed house due to the fixed noise sources nearby, including recycling collection centre, open storage yards, warehouses, etc. will not be a concern; and	Noted and updated. It is clarified that the recycling collection centre, open storage yards and warehouse are only used for storage and there are no fixed plants. Please refer to Section 4.5 of Annex 1.
(2)	the land use history and hence the land contamination issue at the subject site will not be a concern.	Noted and included. It is clarified that there are no developments from 1974-2020. Therefore, no land contamination issues are anticipated. Please refer to Section 7 of Annex 1.
2. Comments from Drainage Services Department received on 2.12.2022		
<i>Drainage Impact Assessment (DIA)</i>		
(i)	Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent land.	Noted. The proposed peripheral u-channel (P1 and P2) will be provided along the site boundary to collect the surface runoff from catchment A-F and intercept the overland flow from catchment G-I.
(ii)	Please indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).	Noted and revised. Surface runoff will be collected and discharged to the existing natural drain. Please refer to Figure 3.1 of Annex 3.
(iii)	Section 2.3 of the DIA stated that the collected surface runoff from the application site would be conveyed to an existing underground U-channel on the south-east side of the site. Please clarify whether it is underground pipe or U-channel. Since there is no record of the said discharge path, please provide more details regarding the mentioned U-channel such as gradient, size and levels. Besides, please provide site photos to demonstrate its presence and existing condition. Furthermore, please demonstrate with hydraulic calculation that the existing channel can cater for the	It is clarified that the collected surface runoff from the application site would be conveyed to an existing U-channel (E1). Please refer to Appendix B for detail calculation of Annex 3 and Appendix C for photos of existing u-channel of Annex 3.

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	additional discharge from the application site.	
(iv)	It is observed that a swimming pool was proposed to be constructed within the application site, please clarify whether there would be any emergency discharge system (e.g. overflow) from the swimming pool proposed to be connected to the drainage system.	It is clarified that no emergency discharge system will be provided. The swimming pool discharge for regular cleaning has been included in the calculation. Please refer to Appendix B of Annex 3 for detailed calculation.
(v)	Where walls or hoarding are erected and laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	It is clarified that walls will be erected along the site boundary. The proposed peripheral u-channel (P1 and P2) will be provided along the site boundary with an opening under the wall to collect the surface runoff from catchment A-F and intercept the overland flow from catchment G-I.
(vi)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	It is clarified that the development neither obstructs overland flow nor adversely affects existing natural streams, village drains, ditches and the adjacent areas. The capacity of the existing u-channel is adequate to cater for the overflow of all the catchment.
<i>Sewerage Impact Assessment (SIA)</i>		
(i)	Sewerage generated by the swimming pool backwash system shall be incorporated in the impact assessment.	Noted and included. Please refer to Section 3.1 and Appendix B of Annex 2.
(ii)	Size of septic tank shall be revisited as the septic tank may well require to cater for the sewerage generated by the backwash of swimming pool.	Noted and updated. Please refer to Section 3.2 and Appendix C of Annex 2.
(iii)	The SIA report needs to meet the full satisfaction of the Environmental Protection Department (EPD), the planning authority of sewerage infrastructure. Please be advised that DSD's comments on the report are subject to views and agreement of EPD.	Noted. Please be advised that EPD has no comment on the submitted SIA report (ref: P058/03 Issue 1).

Item	Departmental Comments	Applicant's Responses									
3. Comments from Transport Department received on 14.12.2022											
(i)	<p><i>As the proposed development has a domestic GFA of 508m², please review the parking provision based on the following table:</i></p> <table border="1" data-bbox="248 400 1055 612"> <thead> <tr> <th data-bbox="248 400 454 507"><i>Flat Size</i></th> <th data-bbox="454 400 745 507"><i>No. of car parking spaces per house</i></th> <th data-bbox="745 400 1055 507"><i>No. of car parking spaces per flat</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="248 507 454 576"><i>160<Size<220 m²</i></td> <td data-bbox="454 507 745 576"><i>1.5 – 2</i></td> <td data-bbox="745 507 1055 576"><i>1 – 1.5</i></td> </tr> <tr> <td data-bbox="248 576 454 612"><i>≥220 m²</i></td> <td data-bbox="454 576 745 612"><i>2</i></td> <td data-bbox="745 576 1055 612"><i>1.5 – 2</i></td> </tr> </tbody> </table>	<i>Flat Size</i>	<i>No. of car parking spaces per house</i>	<i>No. of car parking spaces per flat</i>	<i>160<Size<220 m²</i>	<i>1.5 – 2</i>	<i>1 – 1.5</i>	<i>≥220 m²</i>	<i>2</i>	<i>1.5 – 2</i>	<p>Noted. There is only 1 unit (with flat size more than 220m²) under the subject application, 1.5 – 2 car parking spaces should be provided to satisfy the requirement of the provided table. As such, the proposed provision of 2 car parking spaces satisfies the requirement of the provided table and is considered acceptable.</p>
<i>Flat Size</i>	<i>No. of car parking spaces per house</i>	<i>No. of car parking spaces per flat</i>									
<i>160<Size<220 m²</i>	<i>1.5 – 2</i>	<i>1 – 1.5</i>									
<i>≥220 m²</i>	<i>2</i>	<i>1.5 – 2</i>									
(ii)	<p><i>Please assess the potential traffic impact for the excavation of land.</i></p>	<p>Please note that only 1 vehicle per hour would be induced by the excavation works, hence, the traffic impact would be negligible.</p>									