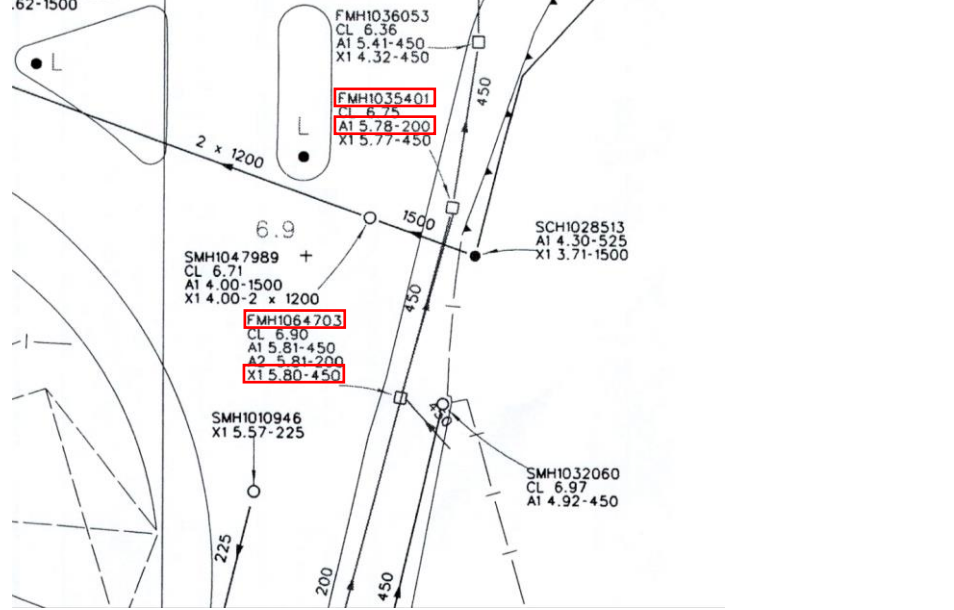


Items	Comments	Responds
Comments from Environmental Protection Department dated 17 January 2024		
(a)	Appendix D.2: i. Population and sewage flow of the proposed retail building are inconsistent with that in Table 4.1. Please clarify; and	Appendix D.2 are updated accordingly.
(b)	ii. Sewage flow of restaurant in the proposed retail building is missing. Please include it in the calculation of sewage flow.	Appendix D.2 are updated accordingly. The sewage flow generated from the proposed retail and restaurant in the retail building has been previously included in the calculation in Appendices D.4 and D.5 . Thus, there is no changes in the sewage flow in Appendices D.4 and D.5 . However, the hydraulic calculation of Appendices D.4 and D.5 has been updated to incorporate the clarification received from DSD. The results indicated that there shall be no adverse sewerage impact from the proposed development with the proposed 250mm sewer (internal dia.) and proposed sewer upgrading works from 200mm to 250mm (internal dia.) between manhole FMH1035400 and FMH1064703.
Comments from Drainage Services Department dated 17 January 2024		
Sewerage Impact Assessment		
(a)	Section 5.1.3 and Table 5.1: According to our record, the existing sewer between FMH1035400 and FMH1064703 should be 200mm diameter. Please confirm whether the applicant will upgrade this section of sewer at his/her own cost to the Drainage Services Department's satisfaction. Besides, please indicate in the report that the project proponent will be responsible for the implementation of the required upgrading works and the proposed sewerage works, whether within or outside the application site;	Thank you for your kind clarification on the discrepancy between GeoInfo Map and DSD record plan, it is noted that there is an existing 200mm diameter sewer between FMH1035400 and FMH1064703. Also, based on DSD drainage record plan, it is understood that there is only one single existing pipe (450mm dia.) running between FMH1064703 and FMH1035401. However, it is also noted that there is discrepancy on pipe size of the existing pipe between FMH1064703 and FMH1035401 in DSD drainage record plan as shown in below figure.

Proposed Flat and Shop and Services Uses with Minor Relaxation of Plot Ratio Restriction at Lots 4614 and 4615RP in DD116, and Lots 1753sBRP (part), 1753sBss3 (part), 1756sA (part), 1756RP (part), 1757, 1758RP, 1760RP in DD120, and adjoining Government Land, Tai Kei Leng, Yuen Long

Items	Comments	Responds
		 <p data-bbox="1155 877 2105 1037">To clarify the size of the existing pipe between FMH1064703 and FMH1035401, drawing from building department (BD) is reviewed and noted that the existing pipe size should be 450mm dia. with an upstream invert level of 5.80mPD and downstream invert level of 5.77mPD in minimum 1 in 300 fall. The BD drawing is extract below for reference.</p>

Proposed Flat and Shop and Services Uses with Minor Relaxation of Plot Ratio Restriction at Lots 4614 and 4615RP in DD116, and Lots 1753sBRP (part), 1753sBss3 (part), 1756sA (part), 1756RP (part), 1757, 1758RP, 1760RP in DD120, and adjoining Government Land, Tai Kei Leng, Yuen Long

Items	Comments	Responds
		<p>Based on the above findings, Appendices B, C and D are updated with the information as advised by DSD and information collected from desk review of existing record plans from both DSD and BD.</p> <p>The construction of three proposed 250mm internal diameter PE pipes and the proposed upgrading works of the existing sewer between FMH1035400 and FMH1064703 will be constructed on the cost of the Applicant and handed back to DSD for maintenance. Section 6.1.2 is updated to include the implementation responsibility of the proposed sewerage works.</p>
(b)	Appendix C: The size of the incoming sewer at FMH1064703 should be 250mm diameter after the upgrading works. Please review; and	As discussed above, the existing 200mm dia. pipe is laid between FMH1035400 and FMH1064703 and the utilization of this existing 200mm dia. pipe will be 90% under proposed condition. Thus, the existing 200mm dia. pipe between FMH1035400 and FMH1064703 is proposed to be upgraded to 250mm internal diameter PE pipe (i.e. 280mm outside diameter). The outside diameter (OD) of an equivalent size of 250mm internal diameter is 280mm according to the DSD Specification for Polyethylene Pipes and Fittings for Waste Water Pressure Rising Mains & Gravity Drainage. Appendix C has been updated to show the OD of PE pipes and to have a note clarifying on the internal and outside diameters of proposed sewers and proposed upgraded sewer.

Proposed Flat and Shop and Services Uses with Minor Relaxation of Plot Ratio Restriction at Lots 4614 and 4615RP in DD116, and Lots 1753sBRP (part), 1753sBss3 (part), 1756sA (part), 1756RP (part), 1757, 1758RP, 1760RP in DD120, and adjoining Government Land, Tai Kei Leng, Yuen Long

Items	Comments	Responds
(c)	Appendix D.5: According to the hydraulic assessment provided, a minimum 238mm ID PE pipe will be used. Please ensure that the proposed 250mm OD PE pipe has sufficient inner size.	<p>Please be clarified that the existing 200mm will be upgraded to 280mm outside diameter (OD) PE pipe (i.e. 250mm internal diameter for calculation) due to the insufficient capacity under the proposed condition. The hydraulic calculation of the upgraded PE pipe under proposed condition is presented in Appendix D.4. The utilization of the upgraded PE pipe under proposed condition will be 44%.</p> <p>The rehabilitation scenario in Appendix D.5 is prepared to check the hydraulic performance of the possible rehabilitation in the far future of the proposed 280mm OD PE pipe after the upgrading works was done, say maybe a few decades later. Appendix D.5 demonstrated that the utilization of the upgraded 280mm OD PE pipe with rehabilitation will only be 51% even with the reduction in flow area under rehabilitation possible in the far future.</p>