

Attachment A

Responses to Comments Table

S.16 Planning Application No. A/H10/99 - Submission of Layout Plan and Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for Permitted Flat at “Residential (Group C)7” zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

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1.	Environmental Protection Department, Environmental Assessment Division, Territory South Group, Hong Kong Island, dated 25 September 2026 The Applicant submitted the EA and SIA reports with a purpose to fulfill paragraphs 3(iii) and 3(iv) of the Pok Fu Lam Outline Zoning Plan Schedule of Notes for “Residential (Group C)”. However, there are a number of technical deficiencies with the reports and further revision on the technical assessments are required to demonstrate the validity of the findings. Our comments are attached (Appendix B) and the applicant/consultant should revise the reports to address the comments. <u>Appendix B</u> <u>Environmental Assessment (EA)</u> <u>General</u> 1. Please highlight all changes in the next submission. <u>Air</u> 1. Please discuss the buffer distance requirements of HKPSG, legislative requirements e.g. APCO, AQOs, and the background air quality of the project area by quoting the AQMS and PATH data which are available in SAMP v2.1. 2. Please provide a figure showing the 500m assessment area and overlay PATH grids. 3. Section 2.1 – Please move this section under the discussion in comment #1 and supplement HKPSG buffer distance requirement for odour sources. 4. Section 2.2.2 – Please rewrite to clarify whether there are any odour sources identified within 200m area from the site.	Noted the comments on the Environmental Assessment (EA) and Sewerage Impact Assessment (SIA). Please refer to the responses below to the comments regarding the EA and Annex A for the Revised EA. The revised SIA and the corresponding responses to comments are under preparation and shall be further provided. Noted. Noted and supplemented under S2.1 & S2.2 of the Revised EA (Annex A). Figure 7 of the Revised EA (Annex A) provided for showing the 500m assessment area and overlay PATH grids. Noted. HKPSG requirement stated under S2.1 of the Revised EA (Annex A). Noted and amended in S2.3.2 of the Revised EA (Annex A).

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	5. Section 2.2.3 – (a) Please clarify whether the access road at the southern end of the project site is a public road whose buffer distance needs to be considered. (b) Please revise to “The next nearest road is Victoria Road, <u>which</u> is already sited over 60m apart.”. 6. Section 2.3.1 – Please supplement the separation of the nearest chimney stack at QMH as indicated in Figure 2, and whether the chimney was identified during the site survey or provide the source of information if otherwise. Please check if there is any planned chimney within 200m from the Proposed Development. 7. Section 2.4.2 – Please also specify whether no open space for recreational use will be located within the buffer zone. 8. Section 2.5.1 – Please replace “significant” with “adverse”. Please specify that there is no chimney emission in the proposed development. 9. Please supplement whether the carpark would follow ProPECC PN 2/96 and indicate the location of carpark exhaust in a figure. 10. Please provide the construction programme. 11. Section 2.6.1 – Please remove this section. 12. Section 2.6.2 – Please indicate the ASRs in a figure, and present the ASRs with IDs, names, uses, heights, and separation distance in a table. Please be reminded that representative ASRs for all wind directions should be identified. 13. Section 2.6.4 – Please review whether concurrent projects would include HKU Global Innovation Centre, New Academic Building on an Extension Site East of No.3 Sassoon Road, HKU High West Campus	Noted and revised S2.3.3 and Fig 3 of the Revised EA (Annex A). Noted and revised. No other chimney was identified during the updated field survey on 13/2/2026. The nearest chimney shown under Fig 2 is located about 415m to the north of the application site. There is not any planned chimney within 200m from the Proposed Development. Supplemented under S2.4.1 of the Revised EA (Annex A). Noted and supplemented under S2.5.2 of the Revised EA (Annex A). Noted and supplemented under S2.6.1 of the Revised EA (Annex A). Noted and supplement in S2.6.1 of the Revised EA (Annex A). Fig 8 also supplemented. Noted and tentative programme supplemented in 2.7.5 of the Revised EA (Annex A). Noted and deleted. Noted and supplemented S2.7.1, Table 5 and Fig 9 of the Revised EA (Annex A). Noted and supplemented S2.7.5 and Fig 10 of the Revised EA (Annex A).

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	Redevelopment, The Hong Kong Jockey Club Redevelopment of Pokfulam Public Riding School and South Island Line (West). If affirmative, please discuss the cumulative constructional air quality impact, and indicate the locations of concurrent projects in a figure. 14. Section 2.6.5 – (a) Please supplement “Fugitive <u>dust and gaseous emission</u> will be the potential major source...” in line 1. (b) Please revise to “Air Pollution Control (Fuel Restriction) Regulations” and “0.00<u>1</u>%” in the 3rd and 2nd last line respectively. (c) Please provide information including but not limited to: the size of the demolition, site formation or/and excavation area, amount of excavated materials to be handled, number of dump trucks and mechanical equipment to be used per time over the work site. 15. Section 2.6.7 – Please confirm the height of the hoarding in the 3rd last bullet. 16. Section 2.6.9, 2.7.2 – Please supplement whether no adverse air quality impact during construction phase is anticipated. 17. Section 2.6 – Please clarify whether regular site audit would be conducted during construction phase for the proposed development. 18. Section 2.7.1 – (a) Please replace “separation” with “distance” in line 3. (b) Please delete “There is no fluff, odour and other air pollutant emission identified in the surrounding.” and supplement whether there are no odour sources or industrial chimneys identified within 200m area from the site.	Noted and revised S2.7.4 of the Revised EA (Annex A). Noted and revised S2.7.4 of the Revised EA (Annex A). Noted and estimate supplemented S2.7.6 of the Revised EA (Annex A). Noted and revised under S2.7.7 of the Revised EA (Annex A). Noted and supplemented under S2.7.9 & S2.8.2 of the Revised EA (Annex A). Noted and supplemented in S2.7.7 of the Revised EA (Annex A). Noted and revised under S2.8.1 of the Revised EA (Annex A). Noted and revised.

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	(c) Please replace “significant” with “adverse” in the last line. 19. Please rectify the typo in page header to “the Ebenezer School and Home for the Visually <u>Impaired</u>”. 20. Figure 3 – (a) Please revise the remarks to “There will be no air sensitive uses, including fresh air intake of ventilation system, <u>open space for recreational use</u> or openable windows located within the buffer zones.”. (b) Please use consistent description for “Blank Wall/ Fixed Glazing” or “No opening / fresh air intake for air sensitive use” in the legend. (c) Please ensure layout plans of all floors overlayed with the 20m buffer distance are provided. It appeared that layout plan for 3/F, 4/F and roof floor are missing. 21. Figure 3a – Please indicate which floor the layout plan refers to. Please ensure the layout plan and locations of fixed glazing are consistent with the master layout plan in Appendix 1. 22. Figure 3b – The locations of fixed glazing in 2/F do not match with the master layout plan in Appendix 1. Please review. 23. Figure 3c – The layout plan in G/F and locations of fixed glazing in 1/F do not match with the master layout plan in Appendix 1. Please review. <u>Noise</u> 1. Noted that the South Island Line (West) is proposed along the subjected site near Queen Mary Hospital, the consultant should address this proposed development and its noise impact in the report as well.	Noted and revised. Noted and revised. Noted and Figure 3 of the Revised EA (Annex A) revised. Noted and revised. Noted and supplemented. Noted and Figure 3/Appendix 1 of the Revised EA (Annex A) revised. Noted and Appendix 1 of the Revised EA (Annex A) revised. Noted and Appendix 1 of the Revised EA (Annex A) revised. The previous application for the proposed development was approved in 2022, and the current scheme generally retains the same development characteristics, including the number of residential blocks, site layout, building orientation, and building heights. Given that the South Island Line (West) is proposed afterwards, it is expected that the railway project will take into consideration

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	2. The applicant/consultant should provide noise model to demonstrate the validity of the assessment results. 3. The written proof of TD's endorsement on traffic forecast data in Year 2049 is missing in the EA and should be provided. 4. Compare to previous EA report A/H10/97 Scheme, it is noted that a number of Cooling Tower model used for fixed noise impact assessment have been changed from FW-750 to FW-200. Please clarify. <u>Waste Management</u> 1. Section 4.1.2 – (i) Please further elaborate on the major "construction activities" that will be involved during construction phase. (ii) To align with the remaining sections, it is suggested to group the six bullet points into four categories, i.e. C&D materials, chemical waste, asbestos containing material and general refuse. 2. Section 4.1.1 - The Monitoring of Solid Waste in Hong Kong 2024 has been published. Please update the reference.	the planned status of the proposed development (which is noise sensitive in nature) and implement appropriate at-source noise mitigation measures during its design. As such, no adverse noise impact on the proposed development is expected. Noted, the noise model shall be provided for your consideration separately. TD's endorsement will be provided once available. In previous EA report A/H10/97, HKU-12 to HKU-19 are cooling towers each with 3 fans and similar system FW-750 (a cooling tower with 3 fans) is referenced according to desktop study. However, according to latest desktop study, HKU-10 to HKU-19 (previous EA report) are replaced by 7 cooling towers each with 1 fan which is of smaller scale (HKU-09 to HKU-15 in current report). Therefore, FW-200 (cooling tower with 1 fan) instead of FW-750 (a cooling tower with 3 fans) is now referenced for HKU-09 to HKU-15. Noted and supplemented. Noted and revised. Noted and revised.

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	3. Table 3 – (i) Please revise the typo "deposed" to "disposed". (ii) Please revise the typo "designed" to "designated". (iii) For general refuse, please review whether ~32.5kg should be written. <u>Land Contamination</u> 1. It is noted there is no land contamination section/assessment in the submission. The Applicant/Consultant is reminded to confirm whether any land contamination issue is involved at the project site for completeness.	Noted and revised. Noted and revised. Noted and revised. Noted and Section 5 of the Revised EA (Annex A) included.

(Last updated 08 October 2026)