

**S16 Planning Application for Proposed Flat with Shop and Services/Eating Place in “Commercial” zone
at 42-44 Yiu Wa Street and 28-29 Canal Road East, Hong Kong
Application No. A/H5/423 – Further Information (4)**

Departmental Comments		Responses
6 August 2026 refers: Environmental Protection Department (EPD)		
<u>Air Quality</u>		
1	Section 4.2.3 – Please delete the “s” at end of the “Air Pollution Control (Construction Dust) Regulations” in title.	Please refer to the Attachment 1 - Extract of Revised Environmental Assessment . Noted. Section 4.2.3 has been updated accordingly.
2	Section 4.2.6, Table 4-4 – Please remove the bold and underline for peak season ozone in 2024 in Table 4-4, and update the last sentence of Section 4.2.6 to “...while exceedances in 8-hour average and peak season O3 concentration recorded in 2022.”	Noted. Section 4.2.6 and Table 4-4 have been updated accordingly.
3	Table 4-4 – Please revise Note [3] to “CO concentration from 2021-2025 is not available at Central/ Western AQMS.”	Noted. Table 4-4 has been updated accordingly.
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1	The Proposed Development will be mainly affected by the traffic noise from the nearby roads and fixed noise from the surrounding commercial buildings. Considered that noise mitigation measures proposed in the Environmental Assessment report are available for addressing the potentially associated noise impact, subject to the Transport Department’s endorsement on traffic forecast, the Applicant will be required under proper mechanism (e.g. planning conditions or land lease conditions or alike) to submit a Noise Impact Assessment to demonstrate and thus confirm that the appropriate & necessary noise mitigation measures would be fully implemented and incorporated into the Proposed Development to achieve full compliance with the noise criteria/requirement of the Hong Kong Planning Standards and Guidelines & Noise Control Ordinance in the later	Noted. The Transport Department’s endorsement of the traffic forecast is included in Appendix 2-1 and Appendix 4-2 .

	detailed design & implementation stages.	
<u>Sewerage</u>		
1	For the surcharged conditions identified in private sewers at the back alley of the Application Site, which are not under the purview of EPD, please be reminded to consult relevant authorities.	Noted.