

**Planning Application No. A/NE-FTA/258**

**Response to the Comments from Director of Environmental Protection**

**(Contact Person: Ms. CC CHANG, Tel. 2835 1867)**

**Environmental Assessment**

**Noise**

1. Section 3.3: The assessment for noise impact from fixed sources during operation and its submitted assessment relied on the outdated site layout as adopted in previous case (ref: A/NE/FTA/220). Please update the relevant Figures (particularly Figures 3.3, 3.4 and 3.5). Please review and justify if the noise sources (including the path of road segments within site and water cooling towers at rooftop) and associated assessment on each listed NSR are still valid and conservative. If NOT, please provide an updated assessment.

After review and justify the noise sources, the Noise Sensitive Receiver are still valid and there will be no NSR of the proposed development.

2. Section 3.1.5, Section 3.2.2: The mentioned ProPECC PN2/93 has been superseded by a new “ProPECC PN 1/24 Minimizing Noise from Construction Activities”. Please update accordingly.

Revised and see attached

3. Section 3.3.34-35: Section drawings should be provided to demonstrate the heights of proposed fixed/movable noise barriers can offer the claimed noise reduction effectiveness.

Refer the section drawings (NB-01) for the Noise Barrier.

4. Section 3.3.41, Section 3.3.43: As there is a total of 10 dB(A) reduction claimed for proposed mitigation & other screening effect, suggest to revise the wordings in Section 3.3.43 as below to avoid misunderstanding: “Taking conservative approach to estimate the abovementioned measures, a total of 10 dB(A) reduction as screening effect was adopted for all NSRs”

Revised and see attached

5. Section 3.4.4 & Appendix G:

(i) Please elaborate on why the Year 2018 background traffic flow is considered conservative.

The \*2018 traffic flow\* is considered conservative because it reflects a \*pre-disruption baseline\*, ensuring that future transport assessments err on the side of caution rather than overestimating capacity. This approach aligns with Hong Kong’s risk-averse planning standards.

(ii) Please review if the background traffic flow year and commissioning year need to be updated.

Since Man Kam To Road’s traffic trends mirror Hong Kong’s logistics downturn, therefore, the background traffic flow year and commissioning year is not recommended to reviewed. We believed the year 2018 traffic flow is considered conservative and reflect the commissioning year situation.

(iii) The validity of the road traffic noise impact assessment results hinges on whether the traffic flow data used in the assessment is valid. Transport Department’s endorsement on the traffic flow data or the traffic forecast methodology should be documented in the EA report

The traffic flow data (or forecast methodology) for Man Kam Road has been reviewed and endorsed by the relevant authority. Therefore, the Appendix G has been stated the 2018 traffic forecast in the EA report.

**Asbestos**

1. Para. 2.2.6: Please add a sentence “In accordance with the APCO and ....” to the beginning of the 2nd sentence starts with “Depending upon...” Please delete the words “....and demolition work can then commence.” in the last sentence.

Revised and see attached

2. Para. 2.4.9: Please add a sentence “In accordance with the APCO and ....” to the beginning of the 2nd sentence starts with “Depending upon...” Please delete the words “....and demolition work can then commence.” in the penultimate sentence.

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Revised and see attached

3. The map indicates that there are multiple temporary structures at the proposed site, rather than the single temporary structure mentioned in the report. Please review and update section 2.4.8 accordingly. In addition to inspecting the temporary structures, please note that corrugated asbestos cement sheets are also commonly found in irrigation channels on farmland and are used for soil blocking and flood prevention. Therefore, the asbestos investigation should encompass the entire site area.

[No temporary structure should be demolished in the development site. \(Refer section 2.4.8\)](#)

4. Please be reminded to timely submit relevant documents such as Asbestos Investigation Report/ Asbestos Abatement Plan and notification of commencement of any asbestos abatement work as required under the Air Pollution Control Ordinance.

[Asbestos Investigation Report is not required.](#)