

Proposed House in Residential (Group D) Zone at Lot No. 787 in D.D.110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long
Submission of Qualitative Environmental Assessment (EA) Report

<u>Comments from Environmental Protection Department</u>	
Date: 7 May 2026 Report Ref.: R10070_V1.0 (April 2026)	
Comment	Response
Comments from Mr. Kelvin WONG (Tel.: 2835 1117)	
1. The site surveys for fixed noise sources and emission sources with air quality implication were conducted more than 4 years ago. Please conduct updated site surveys to confirm the validity of the information obtained from previous surveys and supplement in the report.	A site visit was conducted on 23 May 2026 to confirm the validity of the information obtained from previous surveys. Appendix D (Site Survey for FNIA and AQIA) and Appendix F (Odour Survey) are now included in the report.
2. S.2.1.4 a. Please revise to read " <i>According to the assessment results, the highest predicted road traffic noise level is L10(1-hr) 70.3 dB(A), which is slightly above the HKPSG standard. However, and it was concluded that full compliance with the standard can be achieved without the need for noise mitigation measures, and.</i> " b. Please confirm whether the current application would still involve construction of access road(s). If negative, please supplement in the relevant section under "Appraisal for the current proposal" for clarity.	S.2.1.4 and S2.1.5 are revised according to comments. It is confirmed that the current application will not involve construction of access road.
3. S.2.1.5 – It is recommended to have a drawing showing the approved scheme under the previous application and the development scheme under the current application for ease of reference.	Appendix B shows the approved scheme under the previous application while Appendix A shows the development scheme under the current application.
4. S.2.1.6 – The attachment to be referred is missing in this section, please revise.	S.2.1.6 is revised to include the reference.
5. S.3.2.3 – Please delete this section as the Appendix was already mentioned in S.3.1.9.	Noted, S.3.2.3 is deleted.
6. S.4 – Please supplement in this section that the relevant requirements (e.g. minimum clearance distance, percolation test and certification by authorized person) set out in the ProPECC PN 1/23 when designing the septic tank system.	Noted, S.4.1.4 is added to include relevant requirements from ProPECC PN 1/23.

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7. S.5.2 – Please review and supplement whether there are any changes in land uses after 2024.	There have not been any land use changes to the development site since the previously approved CAP in 2024. S.5.2.1 has been updated accordingly.