

**Proposed Rezoning From “AGR” & “GB” To “G/IC” for
a Proposed “Social Welfare Facilities” (Residential Care Homes for The Elderly) (RCHE)
Lot 232 RP, 232 S.A RP, 232 S.A ss. 1 to 14, 232 S.B RP, 232 S.B ss. 1 to 27,
232 S.C to 232 S.E, 233 RP, 233 S.A to 233 S.M, 237 RP, 237 S.A to 237 S.R,
239 RP, 239 S.A to 239 S.G in D.D.23, Tung Tsz, Tai Po, N.T.
S12A Application for Planning Application No. Y/NE-TK/19
Response-to-Comment – EPD
(Updated 28 March 2025)**

Comments	Response
<p>1. Comments of the Director of Environmental Protection Department as follows:</p> <p><u>EPD’s Comments on the EA</u></p> <p><u>Comments on General</u></p> <p>1. Section 1.1 and 1.2: Please revise as “... at Lot 232 <u>Various Lots</u> in D.D. 23...” and update all relevant sections accordingly.</p> <p><u>Comments on air quality assessment</u></p> <p>2. Section 2.1.1: Please supplement the information about the future predicted background air quality by quoting PATH data.</p> <p>3. Section 2.1.2: Since this section is about the ASRs but not “Air Quality Standards”, it should not be under Section 2.1. Please assign this section to be Section 2.2 and move it before the section “Construction Air Quality Impact”.</p> <p>4. Section 2.1.2: Please check whether there will be any planned development on the north-western side of the proposed development.</p> <p>5. Section 2.1.2: Please supplement a figure to show the location points of the identified ASRs of the proposed development during operational phase.</p> <p>6. Section 2.1.3: Please also include the buffer distance requirement for odour source.</p> <p>7. Section 2.2 and Table 2-4: The distances quoted in this section for Treasure Spot</p>	<p>Section 1.1 and 1.2 are revised accordingly.</p> <p>Future predicted background air quality is supplemented in Section 2.2.1 and Table 2-2 for review.</p> <p>The section of ASRs is moved to Section 2.2 accordingly.</p> <p>According to the Town Planning Board, there is no planned development within 500m study area of the proposed development.</p> <p>Representative ASRs of the proposed development during operational phase are presented in Figure 2.1.2 to 2.1.4. More than 5m buffer distance between the first-tier ASRs and the access road is allowed.</p> <p>Buffer distance requirement in accordance with HKPSG Ch.9 is supplemented in Table 2-3.</p> <p>Section 2.3 is revised accordingly.</p>

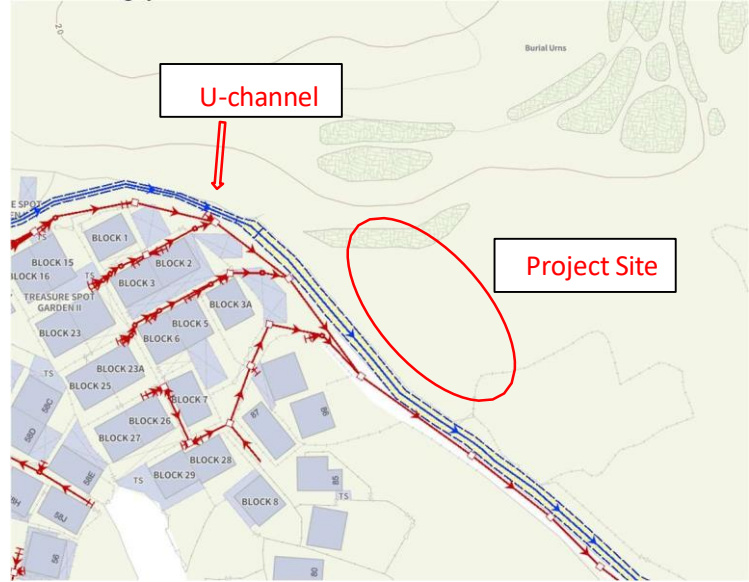
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<p>Garden II are not consistent with Table 2-4. Please clarify whether the distance between Treasure Spot Garden II and the proposed development is 7m or 10m or 14m and make consistent.</p> <p>8. Section 2.2: Please improve the readability of the sentence “...other ASRs are not immediately located the Project Site and...”.</p> <p>9. Section 2.3.1: Please be reminded to provide the confirmation from Transport Department for the road types which is important for determining the buffer distance requirements. Also, there is no information about the buffer distance in Appendix 1.1. Please check.</p> <p>10. Appendix 2.1, Figure 2.1.1a: Please overlay the PATH grid.</p> <p>11. Appendix 2.1, Figure 2.1.2: Our previous comment has not been addressed properly. The buffer distance shown in this figure is not clear. Please rectify.</p> <p><u>Comments on noise assessment</u></p> <p>12. Item 17 of RtC: The endorsement of traffic data from the Transport Department should be provided and appended before finalizing the EA report.</p> <p>13. Section 3.1.2: Please confirm and supplement the thickness of the window pane at the last sentence by adding the wording "The openable window is well-gasketed with at least 6mm thick window pane".</p>	<p>Section 2.3 is revised accordingly.</p> <p>Confirmation from Transport Department will be provided once available. Please refer to Appendix 2.1 (Figure 2.1.2-2.1.4) of the buffer distance information.</p> <p>PATH grid with coordination is supplemented in Figure 2.1.1a accordingly.</p> <p>Please be kindly advised that the proposed building layout has been revised which allows sufficient buffer distance between sensitive uses and Project boundary. Please refer to Figure 2.1.2 to 2.1.4 for review.</p> <p>Noted, the endorsement of traffic data from the Transport Department will be provided once available.</p> <p>Section 3.1.2 is updated accordingly.</p>

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<p>14. Section 3.4.1: Please review whether the last sentence should mean "However, the noise impact of those small power rating outdoor units shall be minimal, and adverse noise impact from these outdoor units is not anticipated."</p> <p>15. Section 3.4.2: Please add the examples of the noise mitigation requirements, such as the use of silencer and noise enclosure, in governing the allowable sound power level for the cooling towers.</p> <p>16. Figure 3.2.2: The figure shows that there are silencers at cooling tower air intake with IL 20 dB(A) but it is not mentioned in the report. Please clarify.</p> <p>17. Figure 3.2.3:</p> <ul style="list-style-type: none"> - Please explain why the 1st layer of the village houses, i.e. 86 Wai Ha and 96 Wai Ha, are not selected as the representative NSRs. - Please provide a table showing the address for NSR01 - 03 in Section 3.4.1. <p><u>Comments on water quality assessment</u></p> <p>18. Section 4.3: Paragraph above Table 4-2: please check if reference to Appendix 4.2 is correct.</p>	<p>Section 3.4.1 is revised accordingly.</p> <p>Section 3.4.2 is updated accordingly.</p> <p>Indication at Figure 3.2.2 is removed to avoid confusion. Suitable fixed noise mitigation measure would be designed and applied by the design and build contractor.</p> <p>Representative NSRs of Figure 3.2.3 are revised accordingly.</p> <p>Table 3-5 is supplemented in Section 3.4.1 accordingly.</p> <p>The section should refer to Appendix 4.1. Revised accordingly.</p>

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<p>19. Table 4-2: Please validate the presence of WSR1.</p>	<p>According to site survey and desktop study, there is a section of U-channel at the west of the site.</p> <p>Location of WSR1 is amended accordingly.</p>  <p>The map shows a residential area with numerous blocks labeled from BLOCK 1 to BLOCK 29. A red line with arrows indicates a path or boundary. A red oval highlights the 'Project Site' on the right side of the map. A red arrow points to a specific location labeled 'U-channel'.</p>

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<p>20. Section 4.4.2: Please revise as “Sediment laden runoff...”.</p> <p>21. Section 4.4.5: Please revise as “...no unacceptable adverse water quality impacts would be arising...”.</p> <p>22. Section 4.6.1: The number of bedspaces (428 no.) does not match with Section 1.2.</p> <p>23. Table 4-3:</p> <ul style="list-style-type: none"> - Please correct the typo “Tung Tyz”. - The no. of residents (253) does not match with Section 1.2 - Please update the table in accordance with the latest SIA Report. <p>24. Figure 4.1.1:</p> <ul style="list-style-type: none"> - Please align text with icons in legend. - Suggest to place a red dot next to WSR5, similar to other WSRs. 	<p>Section 4.4.2 is revised accordingly.</p> <p>Section 4.4.5 is revised accordingly.</p> <p>The confirmed number of bedspaces should be 225+40=265. Section 4.6.1 is revised.</p> <p>Typo of Table 4-3 is revised accordingly.</p> <p>Table 4-3 is updated in accordance with the latest SIA Report accordingly.</p> <p>Legend of Figure 4.1.1 is amended accordingly.</p> <p>Red dot is placed to WSR5 accordingly.</p>

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(Updated 24 March 2025)**

Comments	Response
<p>1. Comments of the Director of Environmental Protection Department as follows:</p> <p>RtC Item 6: Your response is not justified. In section 4iv) and section 5, despite the sewage generation from the proposed development may be small, it does not guarantee there are no impact induced at all. Besides, information on which exact manhole (and its manhole no.) would your generated sewage be discharged to was not provided. Please obtain flow data of all upstream developments (e.g. Treasure Spot Garden phase 2) and demonstrate with hydraulic calculations on whether the cumulative impact downstream is acceptable.</p>	<p>The number of the existing foul manhole for proposed sewage discharge is provided in Section 4.5.</p> <p>Hydraulic calculations are supplemented in the revised report and detailed in Appendix A to demonstrate the increase sewage flow from the proposed development will have no adverse impact to the existing system.</p>