

**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 17 June 2025)**

Comments	Response
<p><b>1. Comments of the Director of Environmental Protection Department as follows:</b></p> <p>1. I refer the Further Information (FI) (revised Environmental Assessment Report and Sewerage Impact Assessment Report) submitted by the applicant to further support the s.12A application No. Y/NE-TK/19.</p> <p>2. Attached please find our comments on the reports at Appendix I for the applicant’s follow up.</p> <p><b>Environmental Assessment Report</b></p> <p><u>General</u></p> <p>1. Section 1.2: The total no. of beds and suites (265 beds) does not tally with the revised layout plans (256 beds). Please update the no. in all relevant sections.</p> <p><u>Air Quality</u></p> <p>2. Table 2-1, 1-2[sic] and 2-3: Please update with the prevailing AQOs as of 11 April 2025.</p> <p>3. Table 1-2 (In Chapter 2): To enhance readability, please consider separating the monitoring data from the future projection generated by PATH, particularly since the remark “North Monitoring Station” should not apply to PATH output.</p> <p>4. Table 1-2 (In Chapter 2): Please add “per calendar year” after “No. of Exceedances Allowed”.</p> <p>5. Table 1-2 (In Chapter 2): Please correct the numbering of the table.</p>	<p>Noted.</p> <p>Noted.</p> <p>All relevant sections are revised accordingly.</p> <p>Please refer to the updated tables accordingly.</p> <p>Noted, please refer to the updated Table 2-2 and Table 2-3.</p> <p>Please refer to the updated Table 2-2.</p> <p>Please refer to the updated Table 2-2.</p>

**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 17 June 2025)**

Comments	Response
6. Section 2.2: Please consider Wai Ha No. 85-86 as a representative ASR.	Wai Ha No. 85-86 are considered in the assessment accordingly.
7. Table 2-4 and Figure 2.1.1b: The off-site ASRs should be represented by their nearest points to the proposed development. Please revise and confirm that the shortest horizontal distances between the ASRs and the proposed development are shown in Table 2-4.	Table 2-5 is updated and confirmed accordingly.
8. Section 2.3 and 2.4.3: Please include the requirements outlined in Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations for the use of non-road mobile machinery during construction.	Section 2.3 is updated accordingly.
9. Section 2.4.1: Please confirm the road type with the Transport Department which is critical for determining the compliance of the buffer distance requirements.	Awaiting to TD reply.
10. Section 2.4.2: Please confirm that the project will not contain a chimney and is not a polluting source, thereby eliminating the need for an assessment for external ASRs.	It is confirmed that the project will not contain a chimney. Please refer to the second paragraph of Section 2.4.2.
11. Figure 2.1.1a to 2.1.1b, 2.1.2, 2.1.3 and 2.1.4: Please insert north arrow in these figures.	The mentioned figures are updated accordingly.
12. Figure 2.1.2, 2.1.3 and 2.1.4: Please shade the buffer distance requirement for the access road in these figures. Please specify the area of “no air-sensitive use” when the development cannot meet the buffer distance requirement, and confirm that this requirement will be adhered to in the detailed design.	The buffer distance requirement is highlighted in yellow. The area of no air-sensitive use is specified. This requirement will be adhered to the detailed design. Figure 2.1.2 to 2.1.6 and Section 2.4.1 are updated accordingly.
13. Figure 2.1.3 and 2.1.4: Please note that the distance measured should be the minimum	Figure 2.1.2 to 2.1.6 are updated to show the buffer zone from the access road. No air-sensitive

**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 17 June 2025)**

Comments	Response
distance unless a justification is provided, such as there will be no air-sensitive use in the omitted part of a building.	use is allowed within the buffer area.
14. Figure 2.1.3 and 2.1.4: It comes to our attention that the “Typical floor plan” submitted here does not align with other plans, such as that in Figure 3.1.1 of NIA. Please clarify.	All figures of the EA Report are aligned accordingly.
15. Please be reminded that if the buffer distance requirements stipulated in HKPSG could not be fulfilled, quantitative cumulative assessment on air quality should be performed to demonstrate the compliance with AQOs.	Noted with thanks.
<u>Noise</u>	
16. Table 3-5: The wording "ASR" in the title and header should revised as "NSR".	Table 3-5 is revised accordingly.
17. Item 12 of RtC: The endorsement of traffic data from the Transport Department should be provided and appended before finalizing the EA report.	Awaiting to TD reply.
<u>Water Quality</u>	
18. Section 4.4.5: It is suggested to remove “unacceptable”.	Section 4.4.5 is amended accordingly.
19. Section 4.5.7: It is suggested to review mention of water gathering ground.	The section is revised as water gathering ground is not identified within 500m study boundary.
20. Section 4.6.1 & Item 22 of RtC: Our previous comment has not been addressed. Suggest to check consistency with Section 1.2.	It is confirmed that the no of bed of the updated layout plan is 256. All relevant sections are revised accordingly.