

**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>1. Comments of the Director of Environmental Protection Department as follows:</p> <p>Sewerage Impact Assessment Report</p> <p>1. Section 3 and 4.4: The total no. of beds (276 beds) does not tally with the revised layout plans (256 beds). Please update the no. in all relevant sections.</p> <p>2. Section 4.3 and Appendix A: There are existing upstream sewerage for the applicant’s site and as such, the peaking factor (including stormwater allowance) should be adopted. Please revise.</p> <p>3. Section 4.5: According to your Appendix A1, the highest projected population at Tai Po area is in year 2024 (19600) instead of 2027 (18700). Please revise Section 4.5.</p> <p>4. Appendix A3: Please include the development "HKPF Tung Tsz Holiday Home" (TPU Zone 722) and 3 of 3 "Tung Tsz Scout Centre, Scout Association of Hong Kong" (TPU Zone 721) in assessing the sewerage impact under your catchment area.</p> <p>5. Appendix A4: You combined all pipelines between FMH1034356 and FMH1034301 into one for assessment, which is not acceptable. Every pipeline, each with its unique length, gradient, upstream and downstream manholes etc., should be individually checked with its capacity. Please recalculate all eight individual pipeline sections.</p> <p>6. With reference to Section 4.5, please revise the figures under Table A-2 indicating the existing foul manhole to be connected by the proposed RCHE development, which</p>	<p>Noted, all relevant sections of the report are updated accordingly.</p> <p>Peaking factor (including stormwater allowance) is adopted for the proposed development. Section 4.3, 4.4 and Appendix A are revised accordingly.</p> <p>Section 4.5 is revised accordingly.</p> <p>"HKPF Tung Tsz Holiday Home" (TPU Zone 722) and "Tung Tsz Scout Centre, Scout Association of Hong Kong" (TPU Zone 721) is included in the assessment accordingly.</p> <p>Noted, Appendix A4 is revised to assess the capacity of each pipeline sections.</p> <p>Please be kindly advised that existing manhole FMH1034356. Relevant Appendix is amended accordingly.</p>

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should be FMH1034356 instead of FMH1034355.	

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Comments	Response
<p>1. Comments of the Director of Environmental Protection Department as follows:</p> <p>Please refer to Attachment 1.</p> <p>Environmental Assessment Report</p> <p><u>Air Quality</u></p> <p>1. Table 2-1 to 2-3: Please include the new parameters as per the updated AQOs e.g. 24-hour NO₂, O₃ at peak season and 24-hour CO₂.</p> <p>2. Table 2-2: Please repeat the header for tables that span across multiple pages and check carefully whether annual FSP in year 2020 and 2023 exceed AQO.</p> <p>3. Table 2-3: Please check the value for 24-hour PM_{2.5} and it should be 19th highest instead of 36th highest.</p> <p>4. Table 2-3: Please use the data from SAMP and revise note [2] accordingly.</p> <p>5. 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. If no confirmation could be provided, please consider to adopt a buffer distance of 10m.</p>	<p>Noted, Table 2-1 to 2-3 are revised accordingly.</p> <p>The header for Table 2-2 is updated. After review, the annual FSP in year 2020 and 2023 is not more than 15 µg/m³ which don't exceed AQO.</p> <p>Table 2-3 is updated accordingly.</p> <p>Table 2-3 is updated accordingly.</p> <p>Please refer to reply email from Transport Department attached in Appendix 2.1. It is confirmed that Tung Tsz Road and Universal Gate Road are classified as Local Distributor while Tung Tsz Shan Road is classified as Rural Road. 5m buffer distance is adopted for these roads. Considering that the access road at the southern side of the Project boundary is only road connecting Tung Tsz Road and the traffic flow is much lower than that of Tung Tsz Road, the classification of the access road is considered as Local Distributor and hence 5m buffer distance is adopted. Section 2.4.1 is updated accordingly.</p>

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6. Section 2.4.1 and Figures 2.1.3 to 2.1.5: Please confirm that there will be <u>no openable windows in the buffer area</u> and the area will be air-conditioned, with the air intake located outside the buffer area. <u>Noise</u>	Referring to the updated layout drawings, sufficient buffer distance between the road kerb of the access road and ASRs is allowed. Section 2.4.1 and Appendix 2.1 is updated accordingly.
7. Table 3-5: "ASR ID" and "Assessment Heights of ASRs" in the table header should be revised as "NSR ID" and "Assessment Heights of NSRs".	Table 3-5 is revised accordingly.
8. Item 17 of RtC: The endorsement of traffic data from the Transport Department should be provided and appended before finalizing the EA report. <u>Water Quality</u>	Noted, the endorsement from Transport Department will be provided once received. (To be advised by Traffic Consultant)
9. Table 4-3: Please check the total no. of residents/employees as it does not equal to the sum of residents, staff and visitors above.	Table 4-3 is revised accordingly.