

**Detailed comments of concerned Government department**

**Detailed comments of the Director of Environmental Protection (DEP)**

Technical comments on the Preliminary Environmental Review:

- (a) s.3.3.3 - The statement "...the type of area containing NSR for others is adopted..." is confusing. Please clarify.
- (b) s.3.3.5 - Given that the swimming pool complex would be operated between the hours of 6:30 and 23:00, the relevant noise criteria (i.e. ANL-5 or background noise level whichever is lower) for daytime and evening as well as night-time should be adopted for the assessment. The ANL during 2300 to 0700 hours is 10 dB(A) more stringent than the daytime and evening limit.
- (c) s.3.4 - Please justify all assumptions made in the present methodology for predicting noise impacts from PA system and crowd noise at the NSRs. In particular, please confirm how to ascertain the output power of the PA system to be 86 dB(A) (The SWL of a PA system depends on various settings such as the voice projection of human speakers, mixer setting, amplifier setting and sensitivity of loudspeakers.)
- (d) s.3.4.5 - The planned fixed noise sources associated with the proposed development such as air conditioning system, ventilation fans and water pumps should be considered in the assessment. The locations of such noise sources should be clearly indicated in Figure A of Appendix 3-1.
- (e) s.3.5 and Appendix 3-2 - It is mentioned in s.1.3 that excavation works would be required at Site A to eradicate the existing community garden. Such site formation works are however not considered in the assessment. Please clarify.
- (f) s.3.6.2 and Appendix 3.2 - Please state clearly how much noise reduction the noise barriers could be achieved for movable plants and stationary plants respectively.
- (g) s.3.6.3 - It is indicated that the predicted construction noise level would comply with the noise criteria of 70 dB(A) for schools but not the criteria of 65 dB(A) during examination periods. Please justify the compliance of construction noise impact of the proposed development with the required noise limit during examination periods and propose any noise mitigation measures.
- (h) s.3.7.2 - It is mentioned that "sound absorption shall be attached underneath the entire cover". Please clarify the materials applied for sound absorption and its noise reduction effectiveness.
- (i) s.3.7.8 - It is mentioned that NSR05 located behind the spectator stand and totally screened by the solid cover is not selected for the fixed noise sources impact assessment. This appears inconsistent with the assessment as shown in s.3.7.8 and Appendix 3-5. Please review the discrepancy.

- (j) s.3.7.8 - Relevant section drawings of the proposed facilities including the design of the spectator stand should be supplemented.
- (k) Appendix 3-2 - The equipment "Crane, mobile" with ID Code EPD-02108 is not on the list of Quality Powered Mechanical Equipment. Please double check.
- (l) Appendix 3-2 - It is not appropriate to quote the SWL of the "Core Drill (HILTI DD130 (01)). Please review and confirm the availability of the equipment in the local market. If negative, please propose alternative PME.

**Appendix IV of RNTPC  
Paper No. A/TSW/71**

**Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that part of the Site is subject to a temporary government land allocation No. GLA-TTSW 36 allocated to LCSD for the purpose of a community garden whereas the remaining part of the Site is Government land being maintained by LCSD for beatification purposes. The application for the permanent government land allocation for the proposed development at the Site will only be considered if the planning permission is given to the subject planning application but there is no guarantee that the application will be approved. Such application will be considered by LandsD at its sole discretion. In the event any such application is approved, it would be subject to such terms and conditions as may be imposed by LandsD. Portions of staircases of the proposed development fall within the adjoining Tin Sau Road Park allocated to LCSD under a permanent government land allocation No. GLA-TSW 80. The applicant should take up the long-term maintenance and management of the proposed compensatory trees at Site C, known as “Wang Tat Square” which is a piece of Government land being maintained by LCSD according to the Compensatory Planting Plan (Site C) at Annex 5 of Appendix 2 on Conceptual Landscape Proposal of the supplementary planning statement (SPS). As shown on Figure No. 2.1 at Appendix 3 on Traffic Impact Assessment (“TIA”) of the SPS, the proposed permanent vehicular access connecting the Site and Tin Sau Road would encroach onto Tin Sau Road Park held by LCSD under a permanent land allocation No. GLA-TSW 80, a small piece of Government land between the Site and Site C and portion of Site B which is Government land. As specified in paragraph 2.4.12 of the TIA, the proposed permanent vehicular access would not open for public use. Accordingly, the proposed permanent vehicular access would be an internal access road serving the proposed development and in this connection, the proposed permanent vehicular access would be included in the land allocation boundary of the proposed development. A right-of-way over the proposed permanent vehicular access would be considered to be reserved for the adjoining STT site (i.e. Tin Sau Bazaar) at the processing of the land allocation stage. Should the proposed permanent vehicular access would be used as a public road, the applicant should consult TD and HyD whether gazetting is required. It is noted from the further information submitted by the applicant dated 5.3.2018 that necessary measures will be provided to maintain a free and unrestricted right of way passage in that special portion *within* Tin Sau Road Park. Amendment to the conditions of the land allocation No. GLA-TSW 80 governing Tin Sau Road Park to effect the applicant’s proposed measures, as appropriate, will be considered in detail in the processing of the land allocation stage;
- (b) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. Besides, the EVA provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the Buildings Department;
- (c) to note the comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD) that the applicant should review adequacy of cycle parking spaces at the operation stage of the complex, and provide more cycle parking space at the Site where appropriate;

- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should adopt earth-tone colour for building façade of the swimming pool complex as far as possible in order to match the natural character of the HKWP;
- (e) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H (GEO), CEDD) that the south portion of the Site is located within the Schedule Area No.2 and may be underlain by cavernous marble. For any new development at the proposed area, extensive geotechnical investigation will be required. Such investigation may reveal the need for a high level of involvement of an experienced geotechnical engineer both in the design and in the supervision of geotechnical aspects of the works required to be carried out on the Site. Prior to completion of detailed geotechnical assessment, detail foundation design and any design review/verification during construction, it is premature to conclude in the early project stage that geotechnical difficulty due to existence of underground cavity, and any karstic dissolution features, was eliminated;
- (f) to note the comment of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is reminded that the development should neither obstruct overland flow nor adversely affect existing stream course, natural streams, village drains, ditches and the adjacent areas. The applicant should consult DLO/YL and seek consent from the relevant owners for any works to be carried out outside his lot boundary before commencement of the drainage works.
- (g) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. The applicant should observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.
- (h) to note the comments of the Director of the Food and Environmental Hygiene Department (DFEH) that if any FEHD's facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD. If provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc., is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost must be provided to his office. Proper licence / permit issued by his department is required if there is any catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public; and
- (i) to note the comments of the Chief Town planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that mitigation measures will be

implemented to address the adverse visual impacts.