



Attachment 4 – Responses to Departmental Comments (Appendix VI of Planning Statement)

Responses to Comments – Further Information (2)

Departmental Comments	Our Response
<p>1. TD Comments from Commissioner for Transport received on 3.6.2024</p>	
<p>1. Table 5.1 and Item (g) of R-to-C – There is a inconsistency between Table 5.1 and R-to-C regarding the 5 visitor parking spaces provided in the development. Please clarify and clearly demarcate the assigned type of parking spaces in Appendix C.</p>	<p>Please be clarified that 5 visitor parking spaces will be provided in the development, with 2 spaces at Basement 1 floor (P5 and P6) and 3 spaces at Basement 2 floor (P5, P6 and P7). Please refer to the attached updated Appendix C for details.</p>
<p>2. Item (k) of R-to-C and Figure 5.1 – Please review and suggest appropriate traffic management measures to prevent the vehicles from turning right to the Sheung Heung Road westbound.</p>	<p>Noted. A “Turn Left” traffic sign (TS107) is proposed within the development to prevent vehicles from turning right from the development to the Sheung Heung Road westbound. Please refer to the attached updated Figure 5.1 for details.</p>
<p>2. TD Comments from Transport Operation (Urban) Division – Kowloon Section received on 17.5.2024</p>	
<p>1. Our observations on your provided pages of Paragraph 3.4 about facts of the listed existing PT services are shown in the attachment. Please review and revise to ensure the accuracy as necessary.</p>	<p>Noted. Please refer to the revised Table 3.2 and Figure 3.3.</p>
<p>3. EMSD Comments from Director of Electrical and Mechanical Services received on 7.6.2024</p>	
<p>1. With reference to item 19 of Response to Comment (R-to-C) (v3) of Quantitative Risk Assessment for the subject. The breakdown of PLL table (with all identified hazard scenarios) shall be incorporated into the QRA report.</p>	<p>Noted. ERM has submitted the breakdown of PLL table to EMSD separately on 11 June 2024.</p> <p>Please note that the breakdown of the PLL table does not form part of the summarized version of the QRA report, therefore no changes have been made to the revised QRA report in Further Information(1), which was submitted to the Town Planning Board on 14.5.2024.</p>
<p>4. EPD Comments from the Director of Environmental Protection received on 3.6.2024</p>	
<p>1. Para. 1.3.3</p>	<p>The proposed development</p>

<p>It appears that the proposed residential tower will consist of "20 storeys (6/F to 25/F)", while there will be "2 flat units per floor on 24/F, 25/F and 26/F". Please clarify and advise the number of floors in the proposed development.</p>	<p>comprises of one tower block of 26 storeys (excluding two levels of basement carpark). The residential tower consists of 20 storeys (6/F to 25/F) with floor-to-floor height of 3.5m. There are 4 flat units per floor on 6/F to 23/F and 2 flat units per floor on 24/F and 25/F, accounting for a total of 76 flat units.</p>
<p>2. <u>Section 2.3</u></p> <p>Please review if there are any concurrent construction activities in the vicinity.</p>	<p>Noted. There is a construction site located on the west side of the Subject Site. During the site visit, the construction site was non-active. With reference to the approved planning application A/K10/267 Metro Planning Committee Paper for 663rd Agenda and Papers Meeting on 08/01/2021(https://www.tpb.gov.hk/en/papers/MPC/K/A_K10_267/A-K10-267-MainPaper.pdf) as shown in Appendix 2.1, the tentative completion year is 2023. Except for the Planning Committee Paper, there is no further information stating the latest completion year. Therefore, it can be concluded that the construction works will not overlap with the construction year of this project.</p> <p>Hence, there are no current construction activities nearby our site.</p>
<p>3. <u>Para. 3.6.1-3.6.6 & 3.6.8-3.6.11</u></p> <p>Please combine these paragraphs for acoustic windows and acoustic balcony respectively (i.e. example case in ProPECC 5/23 and reference case) to avoid confusion.</p>	<p>Acoustic Window and Enhanced Acoustic Balcony has been separated into two paragraphs.</p>
<p>4. <u>Appendix 3.3</u></p> <p>(a) Please review the predicted noise level of TYP_N12 on the 25/F in the base case (AM).</p>	<p>Noted. The predicted noise level of TYP_N12 on the 25/F has been reviewed.</p> <p>After re-simulation, it was found that the noise level of TYP_N12 on the 25/F would be over 70 dB. Therefore, the acoustic door will be applied.</p>
<p>(b) Please review the no. of exceedances at TYP_N04 and</p>	<p>Noted. The no. of exceedances at TYP_04 has been revised.</p>

<p>update the summary table in base case (AM).</p>	
<p>5. <u>Para. 3.6.10 & Appendix 3.4</u></p> <p>Please clarify the ref. sound attenuation of baffle type acoustic windows for the ref. case Ex-North Point Estate Project as inconsistency has been found in S.3.6.10 and Appendix 3.4.</p>	<p>Noted. The ref.sound attenuation of baffle type acoustic windows has been revised.</p> <p>Please be clarified that the reference acoustic window ref. sound attenuation is 6.8 based on according to Appendix 3-5.</p>
<p>6. <u>Section 4.2</u></p> <p>Please indicate the assessment area for fixed noise impact assessment.</p>	<p>The assessment area of the fixed noise impact assessment has been included in Fig 4.1.</p>
<p>7. <u>Section 4.3</u></p> <p>(a) Please review if To Kwa Wan Sports Centre, including such as the chillers at roof floors of the building, should be considered as fixed noise sources for assessment.</p> 	<p>As discuss with the Sports Centre manager it is noticed that the catalogue is confidential and not available for measurement. Thus, the calculation of the VRV noise level will be reference from other catalogues.</p>
<p>(b) Please review if To Kwa Wan Recreation Ground includes PA system. If any, noise from the PA systems should be considered and addressed.</p> 	<p>As discuss with the To Kwa Wan Sports Centre manager, the manager responded that the speaker system is not used in the football court. Therefore, no potential fixed noise sources in To Kwa Wan Recreation Ground. The response email from To Kwa Wan Sport Centre manager is shown in Appendix 4 4.</p>
<p>8. <u>Para. 4.6.2</u></p>	<p>As review, the noise mitigation has been included in Figure 4.4.</p>

<p>Noise mitigation measures shown in Figure 4.1 is missing.</p>	
<p>9. <u>Appendix 4.2</u></p> <p>Please review the barrier correction of fixed noise impact assessment. For example, G3 for N8 & N13, etc.</p>	<p>The assessment area of the fixed noise impact assessment has been included in Fig 4.1.</p>
<p>10. <u>Table 2.1</u></p> <p>Please separate each of the Noise Sensitive Receivers with commas for readability</p>	<p>Noted. Table 2.1 has been revised accordingly.</p>
<p>11. <u>Para. 4.3.4-4.3.6 & 4.3.8</u></p> <p>Please include the noise source ID in the para for easy verification.</p>	<p>Noted. Source ID has been included in Para 4.2.10-4.2.16.</p>
<p>12. <u>S.4.3.4, S.4.3.8</u></p> <p>Please clarify if “Cheung Ling Street” in the para should read as “Cheung Ning Street”.</p>	<p>Noted. The wording of Cheung Ling Street has been revised to Cheung Ning Street.</p>
<p>13. <u>Para. 4.7.2</u></p> <p>It is suggested to revise the sentence as “Based on the assessment result, no exceedance of fixed noise source standard for planning purpose is anticipated.”.</p>	<p>Noted. The sentence has been revise and included in 4.5.2.</p>
<p>14. <u>Table 4.2</u></p> <p>Please also provide the fixed noise source standard for planning purpose for Day and Evening Time and Night Time in Table 4.2.</p>	<p>Noted. The Noise Standard has been include in Table 4.2.</p>
<p>15. <u>Para. 4.8.1</u></p> <p>It is suggested to revise the sentence as “Based on the on-site noise measurement results, the sound power level waster determined. By applying the general acoustic principle, the fixed noise level on the Proposed Development have been predicted and has complied with the fixed noise source standard for planning purpose under worst case</p>	<p>Noted the sentense has been included in Para 4.8.1.</p>

situation.”.	
<p>16. <u>Para. 6.2.2 & 6.4.4, Appendix 6-1 (Table 2 and Remark #8) and Appendix 6-1 (Table 5 and Remark #8)</u></p> <p>The material of sewer segment FWD4026751 (between manholes FMH4025642 and FMH4025643) stated in Appendix 6-2 (i.e. clayware) is inconsistent with Appendix 6-4 (i.e. PE). Please clarify and confirm.</p>	<p>Noted. Please be clarified that the material of sewer segment FWD4026751 is PE based on Appendix 6-4 Upgrading Record. Appropriate roughness coefficient has been adopted in Appendix 6-1 calculation.</p> <p>Wordings in Para. 6.2.2 and Para. 6.4.4 have been updated accordingly.</p> <p>Remarks and calculations in Appendix 6-1 (Table 2 and Remark #8) and (Table 5 and Remark #8) have been updated accordingly.</p>
<p>17. <u>Para. 6.3.3 and Appendix 6-1 (Table 3)</u></p> <p>For item "J6 Finance, Insurance, Real Estate & Business Services", please refer to Table T-2 of the GESF for the corresponding Unit Flow Factor (UFF) of the specific trade and revise the associated paragraphs and/or calculations in the Report.</p>	<p>Noted. The UFF stated in Para.6.3.3 has been revised accordingly to 0.08 m³/day, with consideration of Commercial Employee (0.08 m³/day) and J6 Finance, Insurance, Real Estate & Business Services (0m³/day) based on T-2 of the GESF.</p> <p>Appendix 6-1 (Table 3) has also been updated correspondingly based on the updated UFF of J6.</p>
<p>18. <u>Para. 5.2.2</u></p> <p>Please also clarify whether the site survey on 9 May 2024 has covered the chimney survey.</p>	<p>Noted, Site survey in May 2024 has covered the chimney survey and included the wording in Para 5.5.2.</p>
<p>19. <u>Para. 5.5.3</u></p> <p>Please also date for odour patrol for the RCP.</p>	<p>The date of odour patrol is 4 May 2024 and the date has been stated in Para 5.5.3.</p>
<p>20. <u>Appendix 5-1</u></p> <p>It is noted that road classification for To Kwa Wan Road is missed.</p>	<p>To Kwa Wan Road classification has been included in Appendix 5-1.</p>
<p>21. <u>Appendix 6-1 (Table 3)</u></p> <p>(a) For the approved Planning Application No. A/K10/267, please review the distribution of GFA (e.g. clubhouse, F&B and non-F&B areas), and revise the sewage flow</p>	<p>Noted. All non-domestic GFA (1268.127 m²) has been assumed to be for F&B purpose to represent the worst-case scenario in estimating sewage flow estimation from upstream catchments.</p>

<p>estimation accordingly.</p>	<p>Please refer to the updated Appendix 6-1 (Table 3) for corresponding revision. Based on the updated calculation results, Para. 6.5.1 & Para. 6.5.2 have been updated accordingly.</p>
<p>(b) For the existing domestic developments, it is noted from the previous submission (R8991_v1.2 .docx) that the UFF of R2 (0.27 m³/person/day) is adopted, while the UFF has been changed to R1 (0.19 m³/person/day) in the current submission (R8991_v1.3 .docx). For a more conservative sewage flow estimation, it is suggested to adopt the domestic UFF (i.e. R2, 0.27m³/day) for all private residential developments in the hydraulic assessment.</p>	<p>Noted. Appendix 6-1 (Table 3) has been revised accordingly where the domestic UFF (i.e. R2, 0.27m³/day) has been adopted for all private residential developments in the hydraulic assessment.</p>
<p>22. <u>Appendix 6-5</u></p> <p>Please advise whether Po Leung Kok Kam Man Chan English Primary School is one of the upstream catchments of the proposed development. If negative, it is suggested to remove the information from the SIA report for the avoidance of doubt.</p>	<p>Noted. Please be clarified that Po Leung Kok Kam Man Chan English Primary School is not included as one of the upstream catchments of the proposed development. Therefore, relevant information has been removed from the SIA session for the avoidance of doubt.</p>
<p>23. <u>Para. 7.2.1</u></p> <p>In addition to the assessment of various types of wastes to be generated during construction works, please review whether relevant documents, regulations, guidelines, and technical circulars on waste management during the operation of the Project have been covered. If affirmative, please update the wording in the first sentence as appropriate.</p>	<p>The Registration for construction has been included in Para 7.2.1.</p>
<p>24. <u>Response to Comment (22) – Para. 7.2.2</u></p> <p>(a) Please clarify why "A Guide to the Chemical Waste Control Scheme" is identified as the principal legislation</p>	<p>Noted. A Guide to the Chemical Waste Control Scheme has been move to Para 7.2.3.</p>

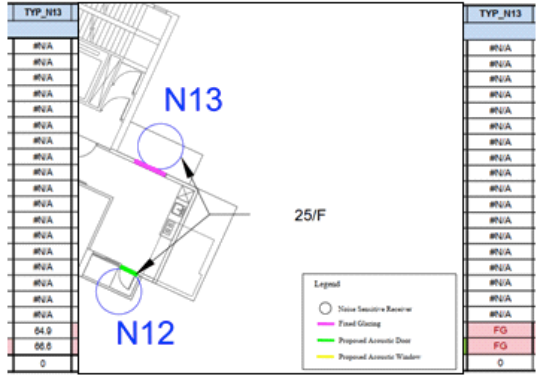
<p>controlling waste materials in Hong Kong. It is recommended that the Consultant relocate it to Para. 7.2.3 to avoid confusion.</p>	
<p>(b) Please review whether the "Waste Disposal (Chemical Waste) (General) Regulation (Cap.354C)" shall be identified as a principal legislation controlling waste materials in Hong Kong. If affirmative, please incorporate it into Para. 7.2.2 accordingly.</p>	<p>Noted. Waste Disposal (Chemical Waste) (General) Regulation (Cap.354C) has been included in Para 7.2.2.</p>
<p><u>25. Responses to Comments (22) – Section 7.2.3</u></p> <p>Please review whether the "Public Health and Municipal Services Ordinance (Cap. 132)" and "Land (Miscellaneous Provisions) Ordinance (Cap. 28)" shall be identified as principal legislations controlling waste materials in Hong Kong. If affirmative, please incorporate them into Para. 7.2.2 accordingly.</p>	<p>Noted. Both of the legislation has been included in Para 7.2.2.</p>
<p><u>26. Response to Comment (24) – Para. 7.3.1</u></p> <p>Since this Project is not classified as a Designated Project under Schedule 2 of EIAO-TM, please clarify whether Annex 7 and Annex 15 of the EIAO-TM shall be referred to in this Study.</p>	<p>Noted. The project is not classified as Designated Project under Schedule 2 of EIAO-TM, please clarify whether Annex 7 and Annex 15 of the EIAO-TM. The wording of Designated Project under Schedule 2 of EIAO-TM, please clarify whether Annex 7 and Annex 15 of the EIAO-TM has been removed.</p>
<p><u>27. Response to Comment (23) and (27) – Para. 7.4.4</u></p> <p>(a) The previous comment has not been duly addressed. The first sentence, "<i>C&D materials comprise demolition of existing buildings.....</i>" is confusing, the Consultant shall carefully review the submission and ensure the content is logical.</p>	<p>Noted. Para 7.4.4 has been revised.</p>
<p>(b) The previous comment has not been duly addressed. Since surplus inert C&D materials will be delivered to Public Fill Reception Facilities for beneficial reuse in other projects,</p>	<p>Noted. Using "dispose" and "disposal" in connection with inert C&D materials have been removed.</p>

<p>please avoid using the terms "dispose" and "disposal" in this connection. Please thoroughly review and update the entire submission.</p>	
<p>28. <u>Para. 7.4.6</u></p> <p>The content is mostly duplicated with those presented in Para. 7.4.4, the Consultant is advised to review and update them as appropriate.</p>	<p>Para 7.4.4 has been removed to avoid confusion.</p>
<p>29. <u>Response to Comment (23) – Para. 7.4.17</u></p> <p>(a) The Consultant is advised to specify the disposal outlet of ACM for clarity.</p>	<p>Noted. The ACM should dispose to designated or licensed facilities. The explanation has been included in Para 7.4.19.</p>
<p>(b) Please elaborate on the license requirements for the disposal of ACM.</p>	<p>Noted. Before disposal ACM a notification must be submitted to the Environmental Protection Department. The detail discussion has been included in Para 7.4.19.</p>
<p>30. <u>Para. 7.4.4 to Para. 7.4.9</u></p> <p>The Consultant shall provide further elaboration on the quantity estimation for inert and non-inert C&D materials to justify the requirements for the submission of C&DMMP as mentioned in Para. 7.4.9.</p>	<p>Noted. Table 7.1 has included quantity estimation for inert and non-inert C&D materials.</p>
<p>31. <u>Response to Comment (32) – Para. 7.4.14</u></p> <p>The second sentence, <i>“Given that the majority of users in this building are residential, enforcing the separation of food waste and general waste becomes more challenging”</i>, is irrelevant to waste implications in the construction phase of the Project. Please review and properly relocate it to other paragraphs to avoid confusion.</p>	<p>The wording of “Given that the majority of users in this building are residential, enforcing the separation of food waste and general waste becomes more challenging” has been removed and revised in Para 7.4.13.</p>
<p>32. <u>Para. 7.4.19</u></p> <p>Please specify that the amount of chemical waste to be generated shall be quantified in the Waste</p>	<p>Noted. The wording of "The amount of chemical waste to be generated shall be quantified in the Waste Management Plan (WMP) as part of the Environmental Management Plan</p>

Management Plan (WMP) as part of the Environmental Management Plan (EMP) to be prepared by the Contractor in the subsequent construction stage.	(EMP) to be prepared by the Contractor in the subsequent construction stage. " has been included in Para 7.4.19.
33. <u>Response to Comment (24) and (28) – Table 7.1</u> (a) Given that the basement will be constructed in the proposed development, please review and elaborate on the practicality of reusing 60% of the excavated soil.	Noted. As review all insert C&D material of the Excavation works for construction of basement will sent to fill bank.
(b) Please be advised that "Excavation works for construction of basement" shall not be classified as a waste type; the Consultant is advised to carefully review and properly update the content in the first row.	Noted. The Table wording has been revised from "waste type" to Source.
(c) The previous comment has not been duly addressed. To facilitate the vetting of the quantity estimation of inert C&D materials, please supplement the excavation extent and depth as well as the number of basement levels for further vetting.	Note.Facilitate the vetting of the quantity estimation of inert C&D materials, has been included in Table 7.1.
(d) Please clarify whether excavated materials during the basement construction shall be considered a portion of inert C&D materials.	Noted, the table has been revised and seprate the different work phase with different.
(e) Although it is anticipated that most of the C&D materials will be generated from excavation works, the quantity of inert C&D materials in the third row is more than two times greater in terms of total volume. The Consultant shall review and provide clarification.	Noted.The table has been revised to a more detail table to explain the number of C&D materials in different phase generated C&D material.
(f) Please rename the title of the first two columns, which are both named as "Waste Type".	Note. Table 7.1 has been revised and revised the column in Waste Material Type and Waste Type.
(g) Please review whether the first row of the first column shall be updated as follows: "Construction and Demolition on (C&D) Materials generated from excavation works	Noted. The First row has been revise to "Construction and Demolition on (C&D) Materials generated from excavation works for basement construction, excavated material, site

<p>for basement construction, excavated material, site clearance, site formation works, construction of new buildings and infrastructures”</p>	<p>clearance, site formation works, construction of new buildings and infrastructures”.</p>
<p>(h) Please revise “licensed collector” to “licensed chemical waste collector” to avoid confusion.</p>	<p>The wording of licensed collector has been revised to licensed chemical waste collector.</p>
<p>(i) Please specify that the disposal of non-inert C&D materials at designated landfill shall be subject to agreement with the relevant section of the EPD.</p>	<p>Noted. The wording of "non-inert C&D materials at designated landfill shall be subject to agreement with the relevant section of the EPD: has been included in Table 7.1.</p>
<p>(j) The Consultant is advised to share the calculation details and assumptions adopted, including, but not limited to, the working days, bulk factor of materials, and truck capacity.</p>	<p>Noted. The assumption and the calculation detail has been included in Table 7.1.</p>
<p><u>34. Para. 7.5.3</u></p> <p>The Consultant shall review whether it is appropriate to incorporate the recommendations below.</p> <ul style="list-style-type: none"> · <i>"All dump trucks engaged on-site for delivery of inert and non-inert C&D material from the site to the designated disposal location, including PFRFs, landfill etc., should be equipped with GPS or equivalent system for tracking and monitoring of their travel routings and parking locations by the Contractor to prohibit illegal dumping and landfilling of materials; and</i> · <i>"The data collected by GPS or equivalent system should be recorded properly for checking and analysis the travel routing and parking locations of dump truck engaged on site."</i> 	<p>Noted. The sentence has been included in Para 7.5.3.</p>
<p><u>35. Response to Comment (31) - Para. 7.4.26, Para. 7.5.14 and Para. 7.5.18</u></p>	<p>The wording of licensed collector has been revised to licensed chemical waste collector.</p>
<p>Please revise “licensed collector” to “licensed chemical waste collector” to avoid confusion.</p>	

<p>36. <u>Appendix 8-2</u></p> <p>(a) The Consultant is advised to incorporate indicative markup on the aerial photographs for clarity. For consistency, please refer to the description of the Project Site and its immediate adjacent summarized in Table 8-1.</p>	<p>Noted. Please refer to the updated Appendix 8-2 aerial photographs, where indicative markups which tally with the description of the Project Site and its immediate adjacent summarized in Table 8-1 has been supplemented.</p>
<p>(b) The last aerial photo shall be taken in Year 2022 instead of Year 202; please review and update as appropriate.</p>	<p>Noted. Please refer to the updated Appendix 8-2 aerial photographs.</p> <p>Description of the corresponding aerial photograph has been updated.</p>
<p>37. <u>Response to Comment (34) – Para. 8.3.5 to Para. 8.3.15 and Section 8.6</u></p> <p>Regarding the evaluation of potential off-site contamination sources to the Project Site, the Consultant shall review and specify (1) the distance between these sources and the Project Site, (2) whether there was a physical separation/barrier such as between the source and the Project Site; (3) the paving condition and evaluate the likelihood of land contamination from these operations. The Consultant may also refer to the site description in the site walkover checklist enclosed in Appendix 8-5.</p>	<p>Noted. The evaluation of potential off-site contamination sources has been revised with updates stated below:</p> <p>Item (1): Please refer to Para 8.5.5 - 8.5.14 & Figure 8.1 & Table 8.4 for relevant discussion.</p> <p>Item (2): Please refer to Para 8.5.5 - 8.5.14 for relevant discussion.</p> <p>Item (3): Please refer to Para 8.5.5 - 8.5.14 & Table 8.4 for relevant discussion.</p>
<p>38. <u>Response to Comment (35) – Appendix 8-4</u></p> <p>The Consultant is advised to supplement the enquiry letters to various government authorities (with locational plan) for further vetting.</p>	<p>Noted. Please refer to the updated Appendix 8-4 for supplemented enquiry letters to various government authorities (with location plan).</p>
<p>39. <u>Response to Comment (37) – Appendix 8-5</u></p> <p>Please note that the first table is used to fill out the information related to the questionnaire with Existing/Previous Site Owners or Occupiers, which is only valid when a site representative can be interviewed. Please clarify how the Consultant could gather the</p>	<p>Noted. Please be clarified that information related to the existing/previous site owners or occupiers in the site walkover checklist is provided by the client representative (Ting Sun Plaza owner).</p> <p>Please refer to the updated Appendix 8-5 for the supplemented information of the client representative.</p>

<p>information when no site representative could be interviewed.</p>	
<p>40. <u>Section 8.6</u></p> <p>The Consultant is advised to indicate the location with land contamination potential graphically.</p>	<p>Noted. Please refer to Figure 8.1 for the location of identified potential on-site and off-site land contamination activities.</p>
<p>5. EPD Comments from the Director of Environmental Protection received on 9.7.2024 and 10.7.2024</p>	
<p>1. <u>Section 1.4.7</u></p> <p>Please review whether the Chapter referring to sewerage impact assessment should be Chapter 6, instead of Chapter 5.</p>	<p>Noted. Typo in Section 1.4.7 has been revised.</p>
<p>2. <u>Appendix 4.4</u></p> <p>(a) Referring to the previous comments, please review if the barrier corrections. For example, G9-11 at NSR N7, 8, 13 & 14, G4 at NSR N14, and G3 at NSR N7 & 14.</p>	<p>Noted. The barrier corrections in G9-11 at NSR 7, 8,13 &14 have been removed.</p>
<p>(b) Please clarify why barrier corrections are applied for G1, G2 and G5 for N6, while they are not applied for N12.</p>	
<p>3. <u>Figure 3-2b</u></p> <p>(a) Please clarify why maintenanc windows is applied as noise mitigation measures when N13 does not exceed the noise criteria.</p>	<p>In regard to subject site mitigation measures (NPE), it is essential to consider the previous onsite measure arrangement, specifically emphasizing the requirement for a single opening. Therefore, when implementing mitigation measures based on NPE guidelines, it is crucial to ensure that each room has only one opening. In 24/F there should be no fixed glazing /maintinese window in N13 since there is no noise exceedance in N12,13. On the 25th floor, in the room where N12 and N13 are located, an Acoustic Door should be installed in N12 due to noise exceedance. Additionally, considering that N12 has already implemented acoustic measures, N13 should utilize a maintenance window to achieve the same level of traffic noise sound</p>
<p>(b) The fixed glazing on 24/F did not show in the Figure 3-2b. Please clarify.</p> 	

	attenuation performance as specified with NPE.
<p>4. <u>Response to Comment (2) – Section 2.3</u></p> <p>Referring to the item 2 in RtC, the site to the west of the subject site was planned for “Proposed Flat, Shop and Services and Eating Place”. The site should be included as a planned NSR.</p>	Noted. Proposed Flat, Shop and Services and Eating Place" has been included as a planned NSR. Detail explanation has been included in 2.4.2 and Table 2.2.
<p>5. <u>Noise Model</u></p> <p>Please provide the map indicating the location of road link for easy checking.</p>	Noted. Map indicating the location of road link has been included in Appendix 3.1.
<p>6. <u>Textual Comment – S.1.3.3</u></p> <p>Please review the residential tower description in the paragraph as it is repeated and inconsistent. [i.e. “The residential tower consists of 26 storeys (6/F to 25/F) with floor-to-floor height of 3.5m” and, “The residential tower consists of 20 storeys (6/F to 25/F) with floor-to-floor height of 3.5m”]</p>	Noted. The wording has been revise to "The proposed development comprises of one tower block of 26 storeys (excluding two levels of basement carpark). The residential portion consists of 20 storeys (6/F to 25/F) at 3.5m floor-to-floor height. There are 4 flat units per floor on 6/F to 23/F and 2 flat units per floor on 24/F and 25/F, accounting for a total of 76 flat units."
<p>7. <u>Textual Comment – S.3.6.3 & 3.6.5</u></p> <p>The title “Baffle Type Acoustic Window (Ex-North Point Estate) (Adopted)” in S.3.6.5 is not necessary in order to avoid confusion as S.3.6.3 already mentions Acoustic Window (Baffle Type).</p>	Noted in Sec 3.6.3 title has been revised to "Acoustic Window (Baffle Type) (Reference from PN5/23) (Not Adopted) " to aviod confusition with " Baffle Type Acoustic Window (Ex-North Point Estate) (Adopted) "
<p>8. <u>Response to comment (24) – Para. 7.2.2</u></p> <p>Please clarify why "Monitoring of Solid Waste in Hong Kong 2022" is identified as the principal legislation controlling waste materials in Hong Kong. Given the same material has been quoted in Para. 7.2.23, the Consultant is recommended to remove it accordingly to avoid confusion.</p>	Noted. "Monitoring of Solid Waste in Hong Kong 2022" has been removed in sec 7.2.2.
<p>9. <u>Response to Comment (33) – Table 7.1</u></p>	Noted the unusual ratio on the

<p>(a) According to Table 7.1, it is anticipated that 40% of C&D materials from excavation works will be classified as non-inert C&D materials, which is higher than normal operation. For clarity, the consultant is advised to briefly elaborate on the nature of non-inert C&D materials from excavation works.</p>	<p>excavation works inert C&D material and non-inert C&D material. The ratio on these two waste types has been adjusted to 20% of non-inert C&D materials from excavation works and 80% of inert C&D material.</p>
<p>(b) Please specify the destination of inert C&D materials is subject to the designation by the Public Fill Committee according to DEVB TC(W) No.6/2010.</p>	<p>Noted. All excavation works for the construction of the basement will be sent to the Public Fill Bank designated by the Public Fill Committee according to DEVB TC(W) No.6/2010.</p>
<p>(c) Please specify that the disposal of non-inert C&D materials at designated landfill shall be subject to agreement with the relevant section of the EPD.</p>	<p>Noted. In Table 7.1 describing the handling arrangement of non-inert C&D material has been specify that the non-inert material shall sent to designated landfill, subject to agreement with the relevant section of EPD.</p>
<p>(d) Please clarify the meaning of "Disposal of inert C&D material". If these materials will be delivered to Public Fill Reception Facilities for off-site beneficial use, the Consultant shall avoid using the terms "dispose" and "disposal" in this connection. Please thoroughly review and update the entire submission.</p>	<p>Noted. The corresponding sessions have been updated in Table 7.2.</p>
<p>(e) The quantity of inert C&D materials from excavation works to be disposed of off-site shall not be identified as "N.A."; please carefully review and update as appropriate.</p>	<p>Noted. In Table 7.1 , the inert C&D materials from excavation works have been revised to identify as Quantity of Material to be Delivered Off-site (m3).</p>
<p>(f) The previous comment has not been duly addressed. For clarity, please revise "licensed collector" to "licensed chemical waste collector" in the row for chemical waste.</p>	<p>Noted. The row of Chemical waste row about "licensed collector" has been revise to "licensed chemical waste collector"</p>
<p>(g) Different handling arrangements and disposal destinations have been assigned for inert and non-inert C&D materials generated from various construction activities. The Consultant shall clarify the deviation and update as appropriate.</p>	<p>Noted. All of the non-inert construction and demolition (C&D) material arrangements will remain the same.</p> <p>For the inert C&D material, there will be some slight differences in the Excavation</p>

	<p>works and Demolition/Construction works:</p> <p>In the Excavation works, it is more difficult to reuse the inert C&D material, so all of this inert material will be delivered to public fill.</p> <p>However, for the Demolition and Construction works, the inert C&D material will have the same arrangement.</p>
<p>(h) Potential sources of asbestos-containing material shall be known in this Project. Please carefully review and update as appropriate.</p>	<p>Noted. Asbestos-containing material (ACM) would be anticipated during the demolition stage of the Project, as the building was constructed prior to the 1980s. However, the specific quantity of ACM cannot be estimated at the current design stage.</p> <p>During the detailed design phase, if any ACM is found during the demolition process, an ACM consultant will conduct an asbestos investigation and prepare an asbestos investigation report and an asbestos abatement plan.</p>
<p>(i) The previous comment has not been duly addressed. The Consultant is advised to share the calculation details and assumptions adopted for the dump truck estimation, including, but not limited to, the working days, bulk factor of materials, and truck capacity.</p>	<p>Noted. The corresponding sessions have been updated in Table 7.2.</p>
<p>10. <u>Section 8.1</u></p> <p>The Consultant shall carefully review and update this Section's header and numbering format for clarity.</p>	<p>Noted. Section's header and numbering format have been reviewed and updated accordingly for clarity.</p>
<p>11. <u>Para. 8.2.3 and Para. 8.2.4</u></p> <p>The two paragraphs are incomplete and confusing; please carefully review and update the submission as appropriate.</p>	<p>Noted. The corresponding sessions have been updated accordingly.</p>
<p>12. <u>Para. 8.6.2 and Para. 8.6.3</u></p>	<p>Noted. The corresponding sessions have been updated accordingly.</p>

<p>Please remove the page breakage between Para. 8.6.2 and Para. 8.6.3 and combine the two paragraphs for clarity.</p>	
<p>13. <u>Para. 8.6.7</u></p> <p>(a) Considering the potential on-site and off-site contamination, the Consultant shall confirm whether the entire development site (i.e., ground floor) will be identified as potential contamination areas that require intrusive site investigation works in the subsequent stage of the Project. For clarity, the Consultant is also advised to indicate the location and extent of the contamination areas graphically.</p>	<p>Noted. Please be confirmed that the entire development site (i.e. ground floor) would be identified as potential contamination areas that require intrusive site investigation works in the subsequent stage of the Project. Please refer to the updated Section 8.6.3 for such confirmation.</p> <p>As the entire G/F of the proposed Subject Site is identified as potential contamination areas, no updates to Figure 8.1, which shows the location and extent of the contamination areas, is required.</p>
<p>(b) The Consultant is reminded to incorporate all the potential contaminants (i.e., those tabulated in Table 8.4) from off-site contamination sources in the subsequent stage of the Project.</p>	<p>Noted. All the potential contaminants from off-site contamination sources would be incorporated in the subsequent stage of the Project.</p>
<p>6. EPD Comments from the Director of Environmental Protection received on 26.7.2024</p>	
<p>1. <u>Response to Comment (8) – Para. 7.2.2</u></p> <p>The previous comment has yet to be duly addressed in the main text. Please remove “Monitoring of Solid Waste in Hong Kong 2022” from Para. 7.2.2, which summarized the principal legislation controlling waste materials in Hong Kong.</p>	<p>Noted, The wording of Monitoring of Solid Waste in Hong Kong 2022 in Para 7.2.2 has been removed.</p>
<p>2. <u>Response to Comment 9(a) to 9(i) – Table 7.1</u></p> <p>(a) The statement "All excavation works for the construction of the basement will be sent to the Public Fill Bank designated by the Public Fill Committee according to DEVB TC(W) No.6/2010", is very confusing. The Consultant is advised to review the excavated materials referred</p>	<p>Noted. The statement has been revised to "All Inert C&D materials generated from the excavation works for the construction of basement will be sent to the Public Fill Reception Facilities designated by the Public Fill Committee according to DEVB TC(W) No.6/2010. "</p>

to. Please review and update the handling arrangement for inert C&D materials as appropriate.	
(b) Please revise "Public Fill Bank" as "Public Fill Reception Facilities" to avoid confusion.	Noted, The wording of "Public Fill Bank" in Table 7.1 has been revised to "Public Fill Reception Facilities".
(c) Please revise "Reminder" to "Remainder" to avoid confusion.	Noted, The wording of "Reminder" in Table 7.1 has been revised to "Remainder".
(d) Please revise "Deliverd" to "Delivered" to avoid confusion.	Noted, The wording of "Deliverd" in Table 7.1 has been revised to "Delivered".
(e) Contradictions regarding the quantity of C&D materials delivered off-site and reused/recycled on-site between the last two columns have been identified. The Consultant is advised to review and ensure consistency throughout the submission thoroughly. To cater for the above issue, the Consultant shall incorporate an additional column to cover C&D materials to be (i) disposed of at the landfill, (ii) delivered off-site to PFRF or other projects for beneficial use, and (iii) on-site reuse or recycling. Please be reminded to tally the description of the last column to avoid confusion.	Noted. Table 7.1 has been updated to three different column.
(f) Please clarify why the "Chemical Waste Treatment Centre" is marked in red.	Noted. The wording of "Chemical Waste Treatment Centre" red remark has been removed.
(g) Please revise the source of ACM as follows: <i>"Site Clearance (Demolition): Can be found found in corrugated cement sheet for roofing, wall board, cement roof tile, asphalt roofing felt, vinyl floor covering, cement soil stack, cement pipe, refuse chute, ceiling tile".</i>	Noted. The source of ACM has been revised.
(h) Please clarify the reason for filling "N.A" for the estimated quantity of general refuse. The Consultant shall tally the findings in Para. 7.4.10 for consistency.	Noted. In general refuse of estimated quantity has been revised.

<p>(i) The quantity estimation for chemical waste does not tally between Table 7.1 (i.e., Less than hundred litres per month) and Para. 7.4.12 (The amount of chemical waste generated will be small, in the order of a few cubic metres per month). The Consultant is advised to review and update the submission as appropriate.</p>	<p>Noted. Para.7.4.21 has been revised to "The amount of chemical waste generated will be small, in the order of less than hundred litres per month. "</p>
<p>(j) The typographical errors in this table are unacceptable; in addition to the above sub-comments, please thoroughly go through the submission for clarity.</p>	<p>Noted.</p>