

# **Response to Comments s.16 Planning Application No. A/TP/702**

*Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility at Taxlord Lot T77 RP in D.D. 34, Tai Po, New Territories*

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**Table R1: Response to Departmental Comments**

**Comments from Environmental Protection Department**

<b>Comments from Environmental Protection Department, dated 5.3.2025 [Contact person: Ms. TANG Wing Yee, Winnie (Tel: 2835 1096)]</b>		<b>Response</b>
1	<b><u>EPD's Comments on Environmental Assessment Report (P060/02 Issue 5)</u></b> <u>Air Quality</u> Section 2.2.1.2: Please rectify the typo: ...the Proposed Development <b>does not classify</b> ...	Noted and revised.
2	Section 3.2.1.3 and 3.2.1.4: Please retain the general discussion of the buffer distance requirements but move all the specific discussion about Tai Po Road – Tai Po Kau to Section 3.7.	Please refer to revised sections 3.2.1.3, 3.7.1.5 and 3.7.1.6 ( <b>Appendix 1</b> ).
3	Table 3.5 and 3.6: Please repeat the header row if the table splits across two pages.	Table splits across two pages are avoided in the revised report ( <b>Appendix 1</b> ).
4	Table 3.5: Please delete the data for annual ozone which is not one of the AQOs.	Noted and deleted ( <b>Appendix 1</b> ).
5	Section 3.6.1.1: Please rectify the typo: ...will <b>be avoid or rearrange</b> ...	Noted and revised ( <b>Appendix 1</b> ).
6	Section 3.6.1.1: Please consider the following enhanced dust mitigation measures for the ASRs in proximity to the Proposed Development e.g. ASR 4 and 5 which are within 10m from the site boundary: - Adopt site hoarding at sufficient height close to those concerned ASRs; - Locate the haul road away from those concerned ASRs; - Avoid dusty works or placing stockpiles near to those concerned ASRs; - Minimization of unpaved, exposed earth by immediate covering/ permanent paving as soon as the works have been completed.	Please refer to revised section 3.6.1.1 ( <b>Appendix 1</b> ).
7	Section 3.7.1.5: "Transportation Department" should read "Transport Department". Please revise.	Noted and revised (see paragraph 3.2.1.3 in <b>Appendix 1</b> ).
8	Figure 3.1: It seems that ASR 8 falls within the buffer zone of the nearby road. Please check.	Please refer to Figure 3.2. While only the staircases are touching the buffer zone, all the other habitable rooms and fresh air intakes of the Proposed Development do not fall within the buffer zone of the nearby road ( <b>Appendix 1</b> ).

9	Figure 3.1: Please overlay the PATH gird on this figure.	Please refer to revised Figure 3.1 ( <b>Appendix 1</b> ).
10	Figure 3.2: Please show the ASR at the proposed development on this figure in order to demonstrate that it complies with the buffer distance requirements.	Please refer to revised Figure 3.2 ( <b>Appendix 1</b> ).
11	<p><u>Noise</u></p> <p>Item 8 of RtC: While it is noted that a -3dB(A) correction was adopted for rooms with 2 nos. of window openings, the consultant can consider making reference to the design of the acoustic windows for the Type C Flat in public housing development with appropriate correction, i.e. room size correction, to achieve a higher noise reduction.</p> <p>For the correction for windows opening size for proposed Type B acoustic window, instead of applying -3dB(A) correction directly, it should be adjusted based on the difference of the actual window opening size of the reference case and proposed design, similar to the methodology for room size correction.</p>	<p>Noted. Please refer to Section 4.6.1.7 and Appendices D &amp; E for details of the updated reference and calculation. It is clarified that the design of the acoustic window for the Type C Flat in the "Proposed Public Housing Development at Tung Chung Area 46" has been adopted for the reference case (<b>Appendix 1</b>).</p> <p>Noted. It is clarified that the window opening size of the reference case and proposed design are now the same. Please refer to the Appendix D for the detail (<b>Appendix 1</b>).</p> <p>Further information related to detail design could be supplemented at the detail design stage and for the satisfaction of relevant planning approval condition if needed.</p>
12	Item 10 of the RtC: The implementation of the LNRS is a key noise mitigation measure affecting the compliance rate of the proposed development. Therefore, we have to reserve our comment on the road traffic noise impact assessment upon receipt of the confirmation on implementation of the proposed LNRS from the HyD. Alternatively, the consultant should explore other at-receiver noise mitigation measures in order to achieve full compliance of the road traffic noise standard without the implementation of the LNRS.	Confirmation of the implementation of the proposed LNRS from Highways Department was received. Please refer to Appendix K for reference ( <b>Appendix 1</b> ).
13	Section 4.3.1.1: Please confirm and supplement the thickness of the window pane by adding the wording "the openable window is well-gasketted with at least 6mm thick window pane" after the 3rd sentence.	Please refer to revised section 4.3.1.1 ( <b>Appendix 1</b> ).
14	Section 5.5.3.3: The "SPLi" should be the sound power level of individual source and rename as "SWLi". Please rectify.	Noted and revised ( <b>Appendix 1</b> ).

15	Appendix D: Please add a column "No. of window opening" in both the proposed development and the reference case.	Noted and revised ( <b>Appendix 1</b> ).
16	Appendix G: The calculation sheet for NSR14 on 4/F does not tally with other calculation sheets (for the column "Distance" and "Impulse effect") and please revise accordingly.	The header of the calculation sheet for NSR14 on 4/F is revised ( <b>Appendix 1</b> ).
17	<u>Water Quality</u> Section 7.2.1.2: Suggest revise as "...in Table 7.1 <del>in</del> and Table 7.2 <b>respectively</b> ."	Noted and revised ( <b>Appendix 1</b> ).
18	Section 7.3.1.1: Please clarify whether there are eight potential WSRs only.	There are totally eighteen potential WSRs. Section 7.3.1.1 is revised ( <b>Appendix 1</b> ).
19	Table 7.3: Suggest to double check the distance of WSR18 from the Project Boundary.	Noted and revised ( <b>Appendix 1</b> ).
20	Section 7.5.1.1: Please include the proposed ADWF and treatment level of on-site STP.	Noted. Please refer to Section 7.5.1.1 for the proposed ADWF and treatment level of on-site STP ( <b>Appendix 1</b> ).
21	Section 7.5.2.3: Suggest revise as "...the permanent drainage system will be designed to comply with the relevant <u>regulations and guidelines (e.g. ProPECC PN 1/23)</u> ."	Noted and revised ( <b>Appendix 1</b> ).
22	Figure 7.1 (RtC No. 33): - Suggest to use different colour for WSR8 which is not a watercourse. - Suggest to indicate WSR7 and WSR8 as Conservation Areas in the legend.	Please refer to revised Figure 7.1 ( <b>Appendix 1</b> ).