

Item Reference	Comment	Response
1	Comments from EPD : Mr. Kidman Kong () via DPO email 11.5.2023	
a.	It is noted that the proposed development may be subject to potential noise and air quality impacts from various sources such as roads (e.g. Tai Tong Road and Tai Shu Ha Road East abutting the site, and major roads such as Shap Pat Heung Road and Yuen Long Highway that are about 150m from the site) as well as workshops and godowns near the sites. In addition, since the proposed development involves construction of a 25-storey residential tower providing 345 flat units, the proposed development may cause adverse sewerage impact. As such, it is considered that relevant assessments (e.g. Noise Impact Assessment, Air Quality Impact Assessment and Sewerage Impact Assessment) should be carried out to address the potential environmental impacts and demonstrate the environmental acceptability of the proposed development.	The minor relaxation application for 55 flats is on the top 4 floors. There are insignificant adverse impacts as per the impact analysis attached: Noise Impact Assessment in Appendix 1 Sewerage Impact Assessment in Appendix 2 Air Quality Impact Assessment in Appendix 3
b.	However, we note that the current submission still does not contain any assessment or environmental information to address our concerns and demonstrate the environmental acceptability of the proposed development. Besides, according to the responses-to-comments (R-to-C) table, the applicant considers that the proposed 55 flats would not have significant sewerage impact and these 55 flats would not be subject to adverse noise impact. In this connection, we are of the view that the potential environmental impact of the proposed development should be considered as a whole and should not only concern the part of the development that is subject to the proposed minor relaxation.	Noted the concerns. The rationale for only assessing environmental impacts for additional population and employee because it is “R(B)” zone with permitted residential development and its liveability has been demonstrated under such zoning gazette. The minor relaxation is to observe Government policy as opportunity aroused to increase flat production.

Proposed Minor Relaxation of Plot Ratio for Residential and Retail Uses (Shop and Services) at Lots 4614 and 4615RP in DD116, and Lots 1753SB ss3 (part), 1756SB RP (part), 1756SA (part), 1756RP (part), 1757, 1758RP, 1760RP in DD120, Tai Shu Ha, Yuen Long

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c.	In view of the above, please note that our previous stance remains valid i.e. we are not able to lend support to the application from environmental planning perspective at this stage since the application does not contain any environmental assessments to demonstrate the environmental acceptability of the proposed development.	The above responses have addressed EPD's concerns.