

**Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat and Proposed Shop and Services Uses at Lots 4614 and 4615 RP in D.D. 116, Lots 1753 S.B ss.3 (Part), 1753 S.B RP (Part), 1756 S.A (Part), 1756 RP (Part), 1757, 1758 RP and 1760 RP in D.D. 120, and Adjoining Government Land, Tai Kei Leng, Yuen Long, New Territories**

**Response to EPD’s comments dated 6 May 2024 via email**

Departmental Comments	The Applicant’s Responses
EPD’s comments dated 6 May 2024	
<b><u>Comments</u></b>	
<p>a. Based on the desktop review, there are isolated workshops and godowns at the east of the site. The fixed noise impact from these existing fixed noise sources should also be addressed. Please double check that all existing fixed noise sources within 300m study area have been included in the assessment</p>	<p>Noted. Further site survey has been carried out recently to confirm all existing fixed noise sources within 300m study area. For the area east of the site, three (3) potential noise sources have been identified, named Kam Wing Carwash, M78 AUTO and an unknown open storage area, namely S12, S13 and S14 in the revised NIA report (elaborated in <b>Table 3.2</b>) and the calculated fixed noise level from S12 and S13 to the NSRs T1-04 is 49.5 dB(A), which is below the limit of 60 dB(A) during Nighttime. Since the S14 is vacant, thus, the Proposed Development is not subject to adverse fixed noise impact (S3.5.1).</p>
<p>b. S.2.3.1 - Please document the Transport Department’s (TD’s) agreement on the traffic forecast data in the report once available. In case TD has no comment on the methodology for traffic forecast only, the consultant should provide written confirmation from the respective competent party (e.g. traffic consultant) that TD’s</p>	<p>Noted. TD’s endorsement has been supplemented, please refer to <b>Appendix 2.1</b>.</p>

endorsed methodology has been strictly adopted in preparing the traffic forecast data, and hence the validity of traffic data can be confirmed	
c. S.2.4.1 - Please double-check and update the Low Noise Road Surface material for Yuen Long Highway	Noted. A capture from Central Environmental Database shows the Low Noise Road Surface material for Yuen Long Highway, please refer to <b>Appendix 2.4</b> of the revised NIA report attached.
d. S.2.7.6 - Should "Section 2.7.2" read as "Section 2.7.3"	Noted. The typos have been revised.
e. S.2.9.1 - Should "lease conditions" read as "OZP requirements". Please review	Noted. The typos have been revised.
f. S.3.2.1 - The predicted fixed noise level should comply with the relevant noise criteria and requirement under the Hong Kong Planning Standards and Guidelines and the Noise Control Ordinance. Please review and revise the statement	Noted. <b>S3.2.1</b> have been revised.
g. S.3.2.2 - Yuen Long Highway is located approximately 200m to the south of the site, and the Annual Average Daily Traffic is over 30000. Please review the Acceptable Noise Level for fixed noise impact assessment	Noted. An acceptable Noise Level of "C" was assigned for this fixed noise impact assessment. <b>S3.2.3</b> have been revised
h. S.3.4 and S.3.5.1 - It is noted that there are a number of existing fixed noise sources in the vicinity. Please also include all existing fixed noise sources in the fixed noise impact assessment accordingly	Referring to the response to 'a' above.
i. As a general advice, please properly review, proofread and rectify the inconsistencies between various sections before submission; and	Noted.
j. The applicant is required to provide the relevant model files per our earlier request	Noted.