

Application for Amendment to the Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19
 Rezoning from “Agriculture” and “Green Belt” to “Government, Institution or Community” for
 Proposed Residential Care Home for the Elderly
 Various Lots in D.D. 23, Tung Tsz, Tai Po, New Territories
 (Application No. Y/NE-TK/19 under Section 12A of the Town Planning Ordinance)

EPD’s Comments

Environmental Assessment Report

Comments	Reply to Comments
General	
1. Please revise the report title as “Approved Tung Tsz Ting Kok Outline Zoning Plan No. S/NE-TK/19...At Lot 232 Various Lots in D.D. 23...” and update all relevant sections accordingly.	Report title and relevant sections are revised accordingly.
2. Section 1.2: The total no. of beds and suites (253 beds) does not tally with the application form (265 beds). Please revise.	Section 1.2 is revised.
Air Quality	
3. Section 1.2: Please state the commencement year of the construction phase.	Section 1.2 is updated accordingly.
4. Table 1: Please add “per calendar year” to the title of the column “Allowance number of exceedances”.	Please refer to the updated Table 2-1.
5. Table 1: The notation and the footnote do not match ([1] vs [i]). Please rectify.	Please refer to the updated Table 2-1.
6. Section 2.1.2: <ul style="list-style-type: none"> • Please assign a table number for the table of ASRs. • Please present the shortest horizontal distances of the ASRs to the Project site and the assessment heights of the ASRs. • Please identify the air sensitive uses of the Proposed Development as ASRs. 	<ul style="list-style-type: none"> • Table number is assigned accordingly. Please refer to Table 2-3. • Shortest horizontal distances and assessment height of ASRs are supplemented in Table 2-3 accordingly. • Openable windows of the Proposed Development are identified as air sensitive uses. Section 2.1.2 is updated accordingly.

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<p>7. Section 2.1.3:</p> <ul style="list-style-type: none"> • Please correct the typo “truck road”. • Please also present the buffer distance requirements of other emission sources e.g. chimneys, odour, dusty uses. 	<ul style="list-style-type: none"> • Section 2.1.3 is revised and updated accordingly. • Table 2-4 is updated accordingly.
<p>8. Section 2.2.1:</p> <ul style="list-style-type: none"> • Please seek confirmation from Transport Department on the proposed road type of Tung Tsz Road and the road on the western side of the Project Site. • Please check the shortest horizontal distance between the Proposed Development and the roads identified in order to justify that the Proposed Development could meet the buffer distance requirements. 	<ul style="list-style-type: none"> • Noted. Confirmation document from TD of the proposed road type will be provided. • Please be kindly advised that the building layout is subject to change. Sufficient buffer distance (i.e. 5m from local distributor and 20m from trunk road) will be ensured in the updated building layout. Relevant sections will be updated when the updated building layout is provided.
<p>9. Section 2.3.1:</p>	
<ul style="list-style-type: none"> • Please specify in the report whether there is any chimney emission from the Proposed Development. 	<ul style="list-style-type: none"> • There is no chimney emission from the Proposed Development. Section 2.3.2 is updated accordingly.
<ul style="list-style-type: none"> • Please provide the date of the site survey. 	<ul style="list-style-type: none"> • Date of the site survey is supplemented in Section 2.3.2 accordingly.
<ul style="list-style-type: none"> • Please delete “The Site is mostly...which serves as a backdrop” which is redundant to Section 2.1.1. 	<ul style="list-style-type: none"> • Section 2.3.2 is updated accordingly.
<ul style="list-style-type: none"> • Please revise as follows:...there is no air chimney and odour emission sources in 200m study area from the Site boundary by site survey.... 	<ul style="list-style-type: none"> • Section 2.3.2 is updated accordingly.

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<ul style="list-style-type: none"> • Please delete “As such, local traffic...in these areas” as the impact of vehicular emissions has already been addressed in Section 2.2. 	<ul style="list-style-type: none"> • Section 2.3.2 is updated accordingly.
<ul style="list-style-type: none"> • Please be reminded that it is the responsibility of the Project Proponent and their consultant to confirm the validity of the emission data used in the AQIA. Any errors found in their emission data used may render the AQIA results invalid. 	<ul style="list-style-type: none"> • Noted with thanks.
<p>10. Please group Section 2.2, 2.3 and 2.5 together as they are all related to the air quality impact during operation phase.</p>	<ul style="list-style-type: none"> • Please refer to updated Section 2.3.
<p>11. Section 6: Please also include the conclusion for the air quality impact during construction phase.</p>	<ul style="list-style-type: none"> • Section 6 is updated accordingly.
<p>12. Figure 2.1.1: The ASRs should be represented by the nearest points to the Proposed Development. Please amend.</p>	<ul style="list-style-type: none"> • Please refer to figure 2.1.1b for review.
<p>13. Figure 2.1.2: The buffer distance shown in this figure is not clear. The buffer distance should be measured from the road kerb. Also, please show the layout of the proposed development on the same figure in order to justify that the buffer distance requirements are fulfilled.</p>	<ul style="list-style-type: none"> • Please be kindly advised that the building layout is subject to change. Sufficient buffer distance (i.e. 5m from local distributor and 20m from trunk road) will be ensured in the updated building layout. Relevant sections will be updated when the updated building layout is provided.
<p>14. Please clarify whether there will be basement carpark in the proposed development. Please note that the proposed carpark, if any, shall satisfy the requirements, including design, maintenance and operation of the ventilation systems, stipulated in the ProPECC PN 2/96 - Control of Air Pollution in Car Park. Please indicate the location of the exhaust outlet of the ventilation system to demonstrate the exhaust air outlet will be located as far as possible from nearby air sensitive uses to avoid causing an air pollutant nuisance.</p>	<ul style="list-style-type: none"> • Please be kindly advised that the proposed carpark is semi-open carpark instead of basement carpark which allows sufficient dilution of air pollutants. The proposed carpark is located at LG/F which is the sample level of the access road. Section 2.3.4 is updated to assess the air quality impact from the proposed carpark.

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Noise	
15. Table 3-2: Please supplement the remark as "Prevailing background noise level to be measured by future contractor. Prevailing background noise level or ANL-5, whichever lower , will be finally adopted."	Table 3-2 is updated accordingly.
16. Section 3.2.3: Please also make reference to the ProPECC PN 1/24 "Minimizing Noise from Construction Activities" for the assessment criteria of construction noise impact in non-restricted hours.	Section 3.2.3 is supplemented accordingly.
17. Section 3.3.2: The traffic data adopted for the road traffic noise assessment should be endorsed by the Transport Department and the endorsement should be appended in the report.	Endorse document from TD of the traffic data will be provided.
18. Table 3-4: The predicted noise level should be rounded to the integer.	Table 3-4 is updated accordingly.
19. Section 3.4: While the background noise measurement will be conducted in due course, the noise standards for assessing the planned fixed noise sources for the proposed development is uncertain. Therefore, instead of having detailed quantitative noise impact assessment, the consultant should assess the fixed noise impact qualitatively to demonstrate the compliance of the requirements under the HKPSG after incorporation of the noise mitigation measures, if required.	It is noted that background noise measurement and detailed quantitative noise impact assessment will be conducted in the later stage of the project. Qualitatively assessment is adopted for fixed noise impact assessment in this stage. Section 3.4 is updated accordingly.
20. Section 3.4.3: The proposed backward calculation of maximum allowable sound power level by back calculation from the separation distance in Table 3-5 is not understandable as Table 3-5 contains the information on noise mitigation measures but not the separation distance. Please clarify.	Refer to comment 19, Section 3.4 is updated with qualitative fixed noise assessment.
21. Noise model: Please submit the noise model files for checking.	Noted. Noise model file is attached accordingly. Please refer to file TP RCHE v1 - Calc (submit).zip.

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Water Quality	
22. General: It is suggested to provide heading/caption/paragraph/table numbers to facilitate references.	Noted, relevant sections are amended to facilitate references.
23. Section 4.2: <ul style="list-style-type: none"> • Please note that ProPECC PN 2/23 has been superseded by ProPECC PN 2/24. Please update all relevant sections accordingly • Suggest to add “Technical Memorandum Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters (TM-DSS)” 	<ul style="list-style-type: none"> • Relevant sections are updated accordingly. • Section 4.2 is updated accordingly.
24. Section 4.3: <ul style="list-style-type: none"> - Suggest revise as “...is annexed in TM-DSS Cap. 358AK Technical Memorandum on Effluent Standards, shown in Appendix 4.1. and remove Appendix 4.1 and remove Appendix 4.1 - Suggest to include river water quality monitoring data for TR6 as well - Please clarify “DM1” in table heading of first table - Second table: <ul style="list-style-type: none"> ■ Please provide nearest distance of WSRs from the Project boundary ■ Please include the status (active, inactive) of the WSRs ■ Please clarify whether Agricultural Land and Woodland are WSRs ■ Please include Conservation Area 	<ul style="list-style-type: none"> -Section 4.3 is revised and Appendix 4.1 is removed accordingly. -Water quality monitoring data for TR6 is included accordingly. - Water quality monitoring station DM1 is revised as TM5 in Table 4.1. <ul style="list-style-type: none"> ■ Table 4.2 is updated accordingly. ■ Table 4.2 is updated accordingly. ■ After review, agricultural land and woodland is not considered as WSRs of the Proposed Development. ■ Conservation Area is identified as MSR5. Section 4.3 and Appendix 4.1 is updated accordingly.
25. Section 4.4.1 – 4.4.2: ProPECC PN 1/94 has been superseded by ProPECC PN 2/24. Please update all relevant sections accordingly.	All relevant sections are revised accordingly.

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<p>26. Section 4.5.1:</p> <ul style="list-style-type: none"> • Suggest provide two subheadings for operation phase impact and mitigation measures, such as “Sewage generation from the RCHE” and “Surface runoff from roads, paved areas and landscaped areas” • Please include a brief summary of the SIA (i.e. estimated ADWF and proposed sewage discharge pathway) • Note that there is a canteen within the RCHE. Please assess the associated WQ impacts and provide relevant mitigation measures as appropriate • Note that landscaping would be provided. Please clarify whether fertilizer/pesticide would be used and if affirmative, please assess the associated WQ impacts and provide relevant mitigation measures as appropriate 	<ul style="list-style-type: none"> • Please refer to updated Section 4.6. • ADWF is included in section 4.6.1 and proposed sewage discharge pathway is provided in Appendix 4.2. • Section 4.6.3 is updated accordingly. • No fertilizer and pesticide would be use for landscaping. Section 4.6.2 is updated accordingly.
<p>27. Section 4.5.2:</p> <ul style="list-style-type: none"> • ProPECC 5/93 has been superseded by ProPECC PN 1/23. Please update all relevant sections accordingly. • Please clarify “...no adverse water quality impact on WQO is anticipated.” 	<ul style="list-style-type: none"> • All relevant sections are updated accordingly. • Section 4.6.1 is revised accordingly.
<p>28. Section 6: Suggest to provide discussions for construction and operation phases separately</p>	<p>Section 6 is updated accordingly.</p>
<p>29. Appendix 4.2: Suggest to provide scale</p>	<p>Scale is provided for Appendix 4.1 accordingly.</p>

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Waste Management	
30. Section 5.2: Please adjust the alignment of the point about the clinical waste as it is not under chemical waste.	Section 5.2 is amended accordingly.
31. Section 5.3: <ul style="list-style-type: none"> • Please specify whether deep excavation will be carried out for basement construction. • Please provide an estimation on the quantity of inert, non-inert C&D materials, general refuse and chemical waste to be generated during the construction phase. • Tree felling is not indicated in the application form. Please review. • Please include “propose measures for implementing the typical hierarchy of waste management” in the aims of WMP. 	<ul style="list-style-type: none"> • According to the engineering information, deep excavation is not anticipated for the Proposed Development. Section 5.3 is updated accordingly. • Estimation on the quantity of construction waste is supplemented in Table 5-1. • Tree felling is not anticipated for the Proposed Development. Relevant sections are revised accordingly. • Section 5.3 is updated accordingly.
32. Section 5.3.2: <ul style="list-style-type: none"> • On-site sorting is a common good practice for waste management. Please avoid to deliver to the sorting facilities. • Please explore the recycling of tree and vegetation waste in Y. Park 	<ul style="list-style-type: none"> • On-site sorting is preferred. Sorting facilities are considered as the last resort of waste management. Section 5.3.2 is updated accordingly. • Noted, Section 5.3.2 is updated accordingly.