

	<b>Comments</b>	<b>Responses</b>
<b>A</b>	<p><b>Shatin, Tai Po and North District Planning Office (comments received on 20.9.2022)</b>  <b>(Contact: Ms. Sandy WU; Tel.: 2158 6381)</b></p>	
i	<p>1. It is noted that ‘holiday camp (tent camping ground)’ use is involved as stated in para 1.3 and 3.2 of the submitted Planning Statement. Please clarify the nature of the proposed use with reference to the revised Definition of Terms used in Statutory Plans (DoT). You may wish to have a look on the TPB General Paper No. 10793 ‘Proposed Amendments to the Definitions of Terms Used in Statutory Plans and Board Use Terms’ for difference between ‘Holiday Camp’ and ‘Tent Camping Ground’.</p>	<p>In para 1.3 and 3.2 of the Planning Statement, ‘holiday camp (tent camping ground)’ is mentioned. However, please be confirmed that this is only a small ancillary tent camping area which serve for overnight field study/educational programme of the proposed Tai Po Kau Nature Academy. It will not be used as leisure or recreational purpose.</p> <p>To avoid doubts, the ‘holiday camp (tent camping ground)’ and ‘tent camping ground’ in relevant paragraphs are reworded to ‘tent camping area’. Please see revised pages of the Explanatory Statement and Planning Statement in <b>Appendix B</b>.</p>
ii.	<p>2. Please provide details of the proposed holiday camp/tent camping ground for overnight educational activities, including the program/activities, any prior registration required, any structure, whether the structure is erected on a temporary or permanent basis, whether tent/other shelter/structure will be removed after each overnight program, and whether the tent is prepared by participants. Layout and section plans should be provided if structure is involved. Please clarify how many night is involved for each overnight program per month. Please confirm if a maximum of 18 people is involved for each overnight program.</p>	<p>The proposed tent camping area will only be used when there is relevant overnight field study/educational programme in Tai Po Kau Nature Academy, and it is not for leisure or recreational purpose. Since it is an integral part of the overnight field study/educational activities organized by the operator, no separate booking on the tent camping area will be allowed. It is not commercially operated. These overnight programmes will support bird biodiversity education and enable participants to experience nature and wilderness.</p> <p>A maximum of 4 overnight programmes (one-night stay) will be arranged each month during March to April and September to November, and it is confirmed that a maximum of 18 people including tutors and participants</p>

<b>Comments</b>		<b>Responses</b>
		<p>will be allowed for each overnight programme. Advance registration will be required for attending the educational programmes.</p> <p>The tentative overnight programme is intended to be:</p> <p>On Day 1 afternoon, there will be an indoor workshop followed by setting up tents and settling down, with each participant having their own packed food for dinner. After dinner, there will be a night birds and insects themed night safari session in Tai Po Kau Nature Reserve (TPKNR). Then the participants will go back to the Nature Academy. There will <b>not</b> be any on-site educational activities at the camping area at night, and no bathing/showering facilities will be provided. The participants can use the toilets and changing rooms in the activity centre for cleaning. The main purpose of the camping is for sleeping and enjoying the wilderness at night. Participants will be urged to keep their voices low and using minimum level of light. Bird Watching will be held in the early morning on Day 2.</p> <p>All tents will be provided by the operator and will be removed after each overnight programme. No structures will be erected on the proposed tent camping area. The participant can use the toilets and changing rooms in the activity centre. No cooking will be allowed as all campers are required to pack their own food to the camp.</p>
iii.	3. Please clarify if the proposed sewage treatment plant in covered area is GFA countable and reflected in the proposed development parameters for proposed plant nursery.	The GFA of the sewage treatment plant is about 26.9 m <sup>2</sup> and is included in the proposed GFA of the plant nursery.
iv.	4. Please provide details in respect of preserving elements from the existing structures as stated in para 4.1 and 5.3	The existing structures within the application site are believed to be dwelling/shelter for farmers and storage, which have been abandoned for a

<b>Comments</b>		<b>Responses</b>
	of the submitted Planning Statement, including the background information of existing structures, reasons and ways of preservation. Please also clarify whether the proposed structure will be built on site level of the existing structure.	long period. These structures have no historical value, and the preservation is mainly for environmental concern. The preserved elements such as individual walls are intended to reduce construction waste and incorporated in the new building after renovation as a green measure. The proposed structure will be built on the existing site level of the existing structure, integrated with the preserved elements.
v.	5. It is noted that there are four structures along the northern boundary within the Site. Please advise whether it will be demolished or retained under the planning proposal.	The mentioned structures are dilapidated and will be demolished. Please refer to the revised Master Layout Plan (MLP) in <b>Appendix C</b> .
vi.	6. Regarding para. 4.6 and 5.5 of the submitted Planning Statement, please provide details of the existing condition of the pond (including depth and area) and proposal for enhancement.	The pond has an area of approximately 200m <sup>2</sup> . The depth of pond varies, with maximum depth of around 0.5-0.6m in the wet season, and no visible water in the dry season. The existing pond will be retained with its water depth unchanged to retain the current habitat. Sandpits will be introduced to pond edges to attract dragonfly and butterfly.
<b>B</b>	<b>Geotechnical Engineering Office, Civil Engineering and Development Department (GEO, CEDD) (comments received on 20.9.2022) (Contact: Mr. K.W. CHOI; Tel.: 2762 5371)</b>	
i.	2. The proposed field study/education/visitor centre is overlooked by steep natural terrain and may be affected by potential natural terrain landslide hazards. It is noted that the applicant has submitted a Geotechnical Planning Review Report (GPRR) in supporting of the planning application. However, there is insufficient discussion of the natural terrain hazards in the GPRR. The GPRR should include a preliminary geotechnical review of the natural terrain landslide hazards, assess the geotechnical feasibility of the proposed development, and where necessary, indicate the recommended extent of the natural terrain hazard study	Noted. A preliminary geotechnical review of the natural terrain landslide hazards was revised. The geotechnical feasibility of the proposed development, a recommended extent of the natural terrain hazard study (NTHS) study area and the need to carry out any necessary mitigation measures are incorporated in the revised Geotechnical Planning Review Report (GPRR) ( <b>Appendix D</b> ).

<b>Comments</b>		<b>Responses</b>
	(NTHS) study area and a commitment to undertake the NTHS and to carry out any necessary mitigation measures as part of the proposed development. Please ask the applicant to revise the GPRR accordingly.	
<b>C</b>	<b>Drainage Services Department (DSD) (comments received on 20.9.2022)</b> <b>(Contact: Ms. Doris LAU; Tel.: 2300 1545)</b>	
	<u>Drainage Impact Assessment</u>	
i.	(a) Section 2.4.3 – Please advise if there are any change to the site formation levels from the proposed development, particularly for the area along the streamcourse.	There is no structure proposed in the area along the streamcourse. The area near the streamcourse will be used for providing footpath. The proposed footpath is designed with respect to the existing site contour and no substantial changes to the overall formation levels will be involved. The proposed structures will be built on the existing site level with 15m to 30m away from the streamcourse. No works will be undertaken outside the application site boundary, which is 3m-13m away from the streamcourse.
ii.	(b) Section 4.1.4 – Please indicate the location on plan for the mentioned shallow pond.	The pond is shown on the MLP (Appendix A of the Drainage Impact Assessment (DIA) Report, approximately mid-way between the Visitor Centre and the Plant Nursery). Please refer to the revised DIA Report in <b>Appendix E</b> .
iii.	(c) Section 5.1.2 to 5.1.5 – Please provide the plan indicating the corresponding area for each catchments adopting different runoff coefficient for pre-development and post-development stage.	Plans of the various catchment areas is included in Appendix C of the revised DIA Report ( <b>Appendix E</b> ).
iv.	(d) Section 5.2.1 – Please indicate in Appendix E for the flow direction of runoff for the upstream catchments and the Site.	Flow directions are indicated on Figures 2 and 3 of the revised DIA Report ( <b>Appendix E</b> ).

Comments		Responses
v.	(e) Section 5.2.4 to 5.2.5 – Please provide a preliminary calculation for the required size of peripheral channels to collect the runoff from the upstream catchments and the Site. Please provide the design assumptions and protective considerations for the proposed vegetated open channels to ensure the channel would not be easily damaged and eroded by the overland flow and runoff.	Preliminary details are included in the revised DIA Report in <b>Appendix E</b> . It is noted that the application site is currently mostly vegetated and is drained overland and via simple (ill-defined) channels, i.e. all current drainage is across vegetated surfaces. This demonstrates that the proposed drainage arrangements are feasible.
vi.	(f) Section 5.2.4 to 5.2.5 – The applicant is required to provide the alignment, drawing and sectional details for the proposed drainage system which should thoroughly cater all overland flow originally passing through the Site so that the overland flow will not be drained down along the existing trail towards Tsung Tsai Yuen.	The DIA is a Project Profile Report (DSD Advice Note No. 1, Appendix I refers) and, as such, only a “general description of the proposed drainage system” is required to be provided.  The Site is lower than the adjacent access road and falls away from the access road (towards the stream), so overland flow from the Site cannot flow towards the road and to Tsung Tsai Yuen. As noted in Para. 4.1.3 of the DIA Report, there is an existing U-channel on the southern side of the access road, which runs down the hill towards the north (towards Tsung Tsai Yuen). However, this U-channel discharges towards the main streamcourse some distance to the north of the Site. It is noted that no drainage works are proposed outside the Site Boundary on the access road side, so the existing drainage regimes along the road will be unaffected by the proposed development.
vii.	(g) The applicant should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in his design and during construction.	Noted. As mentioned in item (i) above, the proposed works will be setback from the streamcourse for 3m-13m. The works will be carefully planned and monitored to minimize all potential adverse impacts.
viii.	(h) As the subject site is in close proximity to the streamcourse, the DIA report shall include mitigation measures and monitoring programme during construction	As noted above, the application site boundary is away from the streamcourse for 3m-13m. The proposed structures will be 15m to 30m away from the streamcourse. Since the structures will be built on existing platforms, no

<b>Comments</b>		<b>Responses</b>
	stage to ensure the expected drainage performance of the project is achieved. Please provide the information as required in Section 4 and 5 of the DSD Advice Note No. 1 regarding the design, implementation and monitoring of mitigation measures during construction stage and operation stage.	substantial site formation will be required. Furthermore, the proposed future drainage arrangements (i.e. simple open channels) will be broadly similar to the existing, so no significant impacts during construction are expected. On-site inspections would be conducted for monitoring purpose during construction and operation stages.
	<u>Sewerage Impact Assessment</u>	
ix.	(i) For report completeness, please elaborate the emergency arrangement of the proposed private STP, such as any standby unit, dual power supply, emergency storage, etc.	As noted in Para. 5.2.3 of the Sewerage Impact Assessment (SIA) Report, there will be a holding tank at the inlet to the sewerage treatment plant (STP), which could provide some temporary (emergency) storage, as well as an emergency (back-up) power supply. Furthermore, the type of package STP proposed can be provided as parallel treatment streams, enabling one stream for continue treatment if there is any problem with the other treatment stream. Also, it is expected that the STP would be maintained by a specialist contractor, with remote monitoring and alarm systems, as well as emergency maintenance teams.  Please refer to the revised pages of SIA Report in <b>Appendix F</b> .
<b>D</b>	<b>Food and Environmental Hygiene Department (FEHD) (comments received on 20.9.2022)</b> <b>(Contact: Mr. Raymond CHAN; Tel.: 3141 1231)</b>	
i.	1. No Food and Environmental Hygiene Department (FEHD) facilities will be affected.	Noted.
ii.	2. Proper licence/permit issued by this Department is required if there is any food business/catering service/activities regulated by the Director of Food and Environmental hygiene (DFEH) under the Public Health	Noted. There will be no food business/catering/activities at the application site.

<b>Comments</b>	<b>Responses</b>
<p>and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk etc.). The applicant for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all requirements.</p>	
<p>iii. Proper license issued by this Department is required if related place of entertainment is involved. Any person who desired to keep or use any place of public entertainments for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Ca. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (ot Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.</p>	<p>Noted. No place of entertainment is involved in the proposed use.</p>

<b>Comments</b>		<b>Responses</b>
iv.	There should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses.	Noted. The proposed development does not involve any encroachment on public place. There will not be unacceptable nuisance brought to the surrounding environment. The wastes generated from the proposed development will be properly collected and disposed by the operator.
<b>E</b>	<b>Agriculture, Fisheries and Conservation Department (AFCD) (comments received on 23.9.2022 and 12.10.2022)</b> <b>(Contact: Dr. June LEUNG; Tel.: 2150 6953)</b>	
	<u>General comments:</u>	
i.	Depending on the type and nature of the organised events, prior permission may be required from AFCD for conducting such activities within Tai Po Kau Nature Reserve (TPKNR). For educational activities involving any trapping/ trapping devices, prior permission from AFCD would also be required.	Noted. It is anticipated that there will be no trapping/trapping devices for educational activities. In case that any necessary trapping/ trapping devices will be used for conducting activities, prior permission from AFCD will be sought.
ii.	For the proposed nursery of native plant species, the applicant is reminded to obtain prior permission from AFCD if possession of protected plant species and/or collection of plant specimens, including seeds, from country parks and special areas are required.	Noted. Prior permission from AFCD will be sought if there is possession of protected plant species and/or collection of plant specimens from Tai Po Kau Special Area.
iii.	Prior permission from AFCD is required for vehicle entry into TPKNR. The number of construction vehicles and their sizes should be minimised as far as possible and they should not operate on Saturdays, Sundays and public holidays to reduce impacts to hikers. During the operational phase, vehicle entry into TPKNR should be restricted to staff use or special needs	Noted. Construction vehicles of less than 7m in length will be used. There will not be any construction vehicles entering/leaving the site on Saturdays, Sundays and public holidays. Prior permission form AFCD will be sought for vehicles entering into TPKNR.



<b>Comments</b>		<b>Responses</b>
	only. Other vehicles associated with the centre should be parked, if necessary, at Tsung Tsai Yuen outside TPKNR. Parking of any vehicles along the Tai Po Kau Forest Track will not be permitted during both construction and operational phases.	
	<u>Specific comments:</u>	
iv.	<p><u>S.6.2.9 and S.6.4.6 of the EcoIA / S.1.3.4 of the PER / S.4.5 of the Planning Statement</u></p> <p>The Nature Academy will open throughout the year and is anticipated to accommodate a maximum of 400 visitors daily. The increased flow of visitors to, and educational activities in Tai Po Kau Nature Reserve (TPKNR), especially during weekends of the peak birding season and firefly watching season will increase crowding and disturbances to wildlife. When organising the proposed overnight programmes and special activities such as morning bird watching, the applicant should take note of the peak seasons and peak hours and adjust the number of educational activities taking place within TPKNR to reduce visitor conflicts.</p>	<p>Noted. The number of educational activities taking place within the TPKNR will be adjusted according to the peak seasons and peak hours to minimise its disturbances to wildlife.</p>
v.	<p><u>S.6.3.7 and S.6.3.8 of the EcoIA / S.4.7, S.5.6 and S.5.7 of the Planning Statement</u></p> <p>Please elaborate if potential increase of traffic flow along the Tai Po Kau Forest Track and the associated disturbance impacts on TPKNR are expected during the 12-month construction period. Reference shall be made to the results of the "Construction Traffic Impact Assessment" in Appendix 3.</p>	<p>There will be no more than 5 vehicles during construction peak hour and only vehicles less than 7m in length will be used during the construction stage. The volume of construction traffic is minimal and would not generate unacceptable impact to the TPKNR. All construction works would be prohibited during the wet/ breeding season to avoid disturbance to the wildlife.</p>

<b>Comments</b>		<b>Responses</b>
vii.	To avoid/ minimise disturbance impacts on TPKNR and the wildlife there, please review and clarify if the use of heavy machineries and construction vehicles could be scheduled outside the wet / breeding season.	The use of heavy machineries and construction vehicles will be scheduled outside the wet/ breeding season. Tentatively, the major construction activities are planned to carry out in dry season (from November to March).
viii.	<u>S.4.11 and S.5.10 of the Planning Statement</u> Please clarify if the "upgrading works for slopes" and the "site-specific ground investigation works and natural terrain hazard study" involve areas within TPKNR.	It is not anticipated that slope upgrading works will be required within the application site. The small scale building works will not affect the slope stability both within our application site and the TPKNR in the vicinity.  Nevertheless, a NTHS will be carried out in the detail design stage which comprises both desk study and site-specific ground investigation works to ascertain the slope stability in the vicinity and possible mitigation to minimise the possibility of terrain hazard events. Should the necessary investigation involve area within TPKNR, prior permission from AFCD will be sought.  Please refer to Section 4 and 5 of the revised GPRR for the requirement for the NTHS ( <b>Appendix D</b> ).
ix.	<u>S.3.2 and S.4.3 of the Traffic Impact Assessment</u> TPKNR is a popular bird watching location in autumn to winter and a popular firefly and amphibian/ reptile watching location in the night time of spring to summer. The Tai Po Kau Forest Track – Kau Lead Section serves as the main hiking track and the pedestrian surveys are unable to cover the peak birding and hiking season in autumn to winter and the night time hours of the peak firefly watching season in spring and summer.	The maximum of 400 visitors daily for the nature academy would include visitors originally planned to visit TPKNR, but not adding 400 more new visitors to TPKNR. The new visitors attracted by the activities/programme organized by the Tai Po Kau Nature Academy will be maximum 200 people daily, in the peak seasons. For other around 200 daily visitors, it is expected that advance online registration is needed before entering the Nature Academy. Such crowd management mechanism will be reviewed annually

<b>Comments</b>	<b>Responses</b>
	<p>to make sure its effectiveness in controlling visitor numbers which minimise impact brought to the TPKNR.</p> <p>Only a maximum of 2 amphibians and reptiles themed night safari tours will be organised per week in the peak firefly watching season (May to August), with maximum of 24 nos. of participants and staffs/tour guides for each tour. Moreover, no overnight activities will be organized in the peak firefly watching season. Overnight education activities will be organized only during March to April, and September to November.</p> <p>A maximum of 5 bird watching activities will be organised per week during peak bird watching season in autumn to winter, with maximum of 30 nos. of participants and staffs/tour guides for each tour.</p> <p>The night safari tours (amphibians and reptiles themed) and bird watching activities are not anticipated to create major increased flow of visitors. The participants will be divided into small groups, with 1 experienced tutor leading 6 to 8 participants. All participants will be well-educated and well-monitored to follow the code of conducts for joining the activities to make sure no negative impacts will be posed to the environment. The starting time and route will be adjusted to prevent overlap with tours operated by other parties. With the limited number of participants and tailor-made programme rundown, also with high quality environmental education, the impact brought by these future tours will be minimal.</p>

<b>Comments</b>	<b>Responses</b>
<p>x. Agree with the public comments regarding the need to clarify and assess the need for any slope works within Tai Po Kau Nature Reserve (TPKNR), and further assessment of visitor disturbances to TPKNR especially if additional traffic and overnight activities during peak bird-watching and firefly-watching seasons are involved.</p>	<p><u>Slope works</u></p> <p>It is not anticipated that slope upgrading works will be required within the application site. The small scale building works will not affect the slope stability both within our application site and the TPKNR in the vicinity.</p> <p>Nevertheless, a NTHS will be carried out in the detail design stage which comprises both desk study and site-specific ground investigation works to ascertain the slope stability in the vicinity and possible mitigation to minimise the possibility of terrain hazard events. Should the necessary investigation involve area within TPKNR, prior permission from AFCD will be sought.</p> <p><u>Visitor disturbances</u></p> <p>The night safari tours (amphibians and reptiles themed) and bird watching activities are not anticipated to create major increased flow of visitors. The participants will be divided into small groups, with 1 experienced tutor leading 6 to 8 participants. All participants will be well-educated and well-monitored to follow the code of conducts for joining the activities to make sure no negative impacts will be posed to the environment. The starting time and route will be adjusted to prevent overlap with tours operated by other parties. With the limited number of participants and tailor-made programme rundown, also with high quality environmental education, the impact brought by these future tours will be minimal.</p> <p>Please refer to our responses in Items (viii) and (ix) above.</p>

<b>Comments</b>		<b>Responses</b>
<b>F</b>	<b>Landscape Unit, Urban Design and Landscape Section (UD&amp;L), Planning Department (PlanD) (comments received on 23.9.2022) (Contact: Ms. Katherine NG; Tel.: 3565 3952)</b>	
	Having reviewed the submitted information, please find below our comments on Appendix 2 from landscape planning perspective:	
i.	(i) For Section 4.5, it is advised to provide more information for the planting arrangement, such as size and spacing of the proposed trees and shrubs, and typical details to demonstrate the viability of the landscape proposal.	Noted. Please refer to the revised Landscape Master Plan (LMP) in <b>Appendix G</b> .
ii.	(ii) For Figure 4.1, 4.3 to 5.2, 5.6 and 5.7, scale of drawing should be indicated.	Noted. Scale of drawing is added in the relevant figures. Please refer to the revised LMP in <b>Appendix G</b> .
iii.	(iii) For Figure 4.2 – “Landscape Section”, retained trees and path near the Event Lawn and Activity Centre are not indicated.	Noted and revised. Please refer to the revised LMP in <b>Appendix G</b> .
iv.	(iv) Tree photos are advised to be included to show the condition of the existing trees.	Tree photos are included in Figure 5.8. Please refer to the revised LMP in <b>Appendix G</b> .
v.	(v) Referring to Figure 5.4 – “Tree Survey Schedule”, the trunk diameter and crown spread of T69 are recorded as 1044mm and 174m. However, the crown spread does not tally with Figure 5.1 – “Tree Survey and Treatment Plan”. It is advised to review the relevant tree information and drawing of the concern tree.	Noted. Please refer to the revised LMP in <b>Appendix G</b> .

<b>Comments</b>		<b>Responses</b>
vi.	(vi) Excavation should be carried out away from the Tree Protection Zone and trenching of roots should be avoided. Proper tree preservation measures should be carried out to avoid damage to existing trees during the excavation. It is advised to refer to guidelines promulgated by the DEVB on Tree Preservation during Construction.	Noted. Excavation would be carried out away from the Tree Protection Zone and trenching of roots would be avoided
vii.	(vii) The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant departments prior to commencement of the works.	Noted.
<b>G</b>	<b>Environmental Protection Department (EPD) (comments received on 28.9.2022 and 6.10.2022)</b> <b>(Contact: Ms. Ada FUNG; Tel.: 2835 1186)</b>	
	Comments on Appendix 5 – Preliminary Environmental Review Report (PER)	
	<u>Noise</u> 1. Section 3.5.7:	
i.	i. An area of 500m radius should be considered in evaluating whether the area is rural area according to the IND-TM.	Noted and this section is updated. Please refer to the revised Preliminary Environmental Review (PER) Report in <b>Appendix H</b> .
ii.	ii. Besides industrial development, other major development, such as residential and commercial development, should also be taken into account in evaluating the type of area.	Noted and there were no major, residential or commercial development within 500m of the Application Site.

<b>Comments</b>		<b>Responses</b>
iii.	2. Section 3.5.13: Please delete the wording “and thus not further assessed” in the last sentence.	Noted and deleted accordingly. Please refer to the revised PER Report in <b>Appendix H</b> .
	3. Appendix 3.3:	
iv.	i. The NSR1 should be office use instead of residential.	Noted and amended accordingly. Please refer to the revised PER Report in <b>Appendix H</b> .
v.	ii. It seems that the line-of-sight to the planned noise source from the noise sensitive receivers is screened by the nature terrain but no screening correction is applied as conservative approach.	Updated in Appendix 3.3. The screening corrections (-10dB(A)) are applied for NSR2, NSR3 and NSR4 while NSR 1 and NSR 5 are not applicable. Please refer to the revised PER Report in <b>Appendix H</b> .
vi.	iii. Please mention a correction for tonality of 6 dB(A) is applied in the calculation as conservation approach.	“A correction for tonality of 6 dB(A) is applied in the calculation as conservation approach” was added in the Notes. Please refer to the revised PER Report in <b>Appendix H</b> .
vii.	iv. The correction for intermittency and impulsiveness should also be discussed according to the TM and Section 3.5.6 of the PER.	The fourth bullet of S3.5.6 has been updated to include the correction factors applied or not. Please refer to the revised PER Report in <b>Appendix H</b> .
	<u>Water Quality</u>	
viii.	4. Noted that spread footing foundation works, demolition works and superstructure works are involved in the proposed development, hence the potential water quality impacts during construction phase should be addressed properly, for instance, the wastewater from general construction activities, construction site runoff, demolition works, construction works in close proximity to inland water, sewage from construction workforce and accidental spillage of chemicals.	Noted. Section 4.4 and Section 4.5 have been amended. Please refer to the revised PER Report in <b>Appendix H</b> .

<b>Comments</b>		<b>Responses</b>
ix.	5. The potential water quality impacts during operational phase was not addressed properly, for instance, the impacts due to irrigation runoff/accidental leakage of chemicals (fertilizers and pesticides for outside plant nursery area), surface runoff, sewerage generated from visitors, maintenance work/emergency discharge of the proposed sewage treatment plant (STP) should be covered.	Noted. Section 4.4 and Section 4.5 have been accordingly. Please refer to the revised PER Report in <b>Appendix H</b> .
x.	6. The practical mitigation measures from ProPECC PN 1/94, ProPECC PN 5/93 & ETWB Technical Circular (Works) No. 5/2005 should be covered. Please be reminded that the design of drainage inside the site should make reference to the good practices stated in ProPECC PN 5/93. Also, there is a need to apply to EPD for a discharge licence under the Water Pollution Control Ordinance for discharging effluent from the proposed site.	Noted. Section 4.2 updated to include the relevant information. Please refer to the revised PER Report in <b>Appendix H</b> .
xi.	7. Noted that water gathering ground is located upstream of the proposed development, please highlight it and assess if there are any impacts on it.	The upstream water gathering ground (WGG) is far from the proposed development and outside the 500m of assessment area for water quality. Hence it is not included in the report. In any case, as the Application Site and the access road to the Application Site are downstream of the WGG, any impacts arisen from the proposed development would not affect the upstream areas.
xii.	8. Please also highlight the watercourse in Lai Chi Hang as "Lai Chi Hang Stream" in Figure 4.2	Figure 4.2 updated. Please refer to the Revised PER report in <b>Appendix H</b> .
xiii.	9. Noted from the planning statement that "rainwater retention and harvesting at the application site" is proposed, thus please clarify if there are any proposal for	Consideration will be given to rainwater harvesting at later stages of project implementation, although it is noted that the various technical requirements may make this option inappropriate for this Project.



<b>Comments</b>		<b>Responses</b>
	reuse of rainwater. Please be reminded to closely follow the Water Quality Standards for Rainwater Effluent Reuse as stated in the WSD's Technical Specifications on Grey Water Reuse and Rainwater Harvesting.	
xiv.	10. Please provide the long form of "MIC" under "MIC Sewage Treatment Plant" in the submission.	Noted and the full name of MIC (Modular Integrated Construction) has been added to each section when the abbreviation first appeared. Please refer to the revised PER Report in <b>Appendix H</b> .
xv.	11. Section 4.2.4 (title): Please amend the title as "Technical Memorandum on Effluent Discharge Standard (TM-DSS)".	Noted and amended accordingly. Please refer to the revised PER Report in <b>Appendix H</b> .
xvi.	12. Table 4.1: Please remove the extra open bracket for "Zinc ((µg/L))"	Noted and removed accordingly. Please refer to the revised PER Report in <b>Appendix H</b> .
xvii.	13. Section 4.4.1: According to Figure 3.3, the proposed STP should be located within the plant nursery facility instead of near the visitor centre, please clarify.	It is confirmed that the STP shall be located at the plant nursery. Section 4.4.1 amended accordingly. Please refer to the revised PER Report in <b>Appendix H</b> .
	<u>Waste Management</u>	
xviii.	14. Section 5.3.3: Please provide the estimated amount of inert and non-inert C&D materials to be generated based on the current design.	The estimated amount of inert and non-inert C&D materials is updated in section 5.3.4 and Table 5.1. Please refer to the revised PER Report in <b>Appendix H</b> .
xix.	15. Section 5.4.1: Please clarify whether or not a Waste Management Plan would be prepared for the project.	The construction contractor shall prepare a Waste Management Plan as per ADV-19 and ETWB TCW No. 19/2005.

<b>Comments</b>		<b>Responses</b>
	<u>Comments on Appendix 6 – Sewerage Impact Assessment</u>	
xx.	<p>1. Section 3.3.1: It is mentioned that “no foreseeable direct interaction with other development projects in the area”, however, noted that Tai Po Kau Outdoor Study Centre is nearby, please check if both developments adopted STP for sewage treatment and discharged to existing Tai Po Kau Stream. Hence, please justify if there are any cumulative impacts on the water sensitive receiver (Tai Po Kau Stream), for instance, increase of water flow rate.</p>	<p>Section 3.3.1 primarily refers to concurrent development projects, so this would not include the existing Tai Po Kau Outdoor Study Centre, which is only a garden (大埔滘野外研習園).</p> <p>The expected maximum discharge from the Site is approximately 21.5m<sup>3</sup>/day, with the effluent to be treated to the standards required for Group D Inland Waters (WPCO “Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters”, “the TM”, Table 6 refers). Table 6 of the TM sets out treatment standards for various daily flow rates, with the lowest category being flow less than or equal to 200m<sup>3</sup>/day, i.e. substantially greater than the likely maximum discharge from the Site. The flow from the Tai Po Kau Outdoor Study Centre is not known, but is very unlikely to be high enough to push the combined total over the 200m<sup>3</sup>/day threshold and the proposed treatment standards for the Site are therefore valid.</p> <p>The Tai Po Kau Outdoor Study Centre Applicant is operated by other parties (AFCD) which is its treatment standards for (existing) facilities are out of the scope of this planning application.</p>
xxi.	<p>2. Section 5.1.2: Please clarify whether outside cooking activity/ barbecue is allowed for the camping site. If yes, how the wastewater would be collected and discharged.</p>	<p>Outside cooking activity/ barbecue is not allowed. The only source of wastewater will come from the (simple) toilets and handwashing basins at the Visitor Centre and Plant Nursery, which will be connected to the main sewerage system and STP.</p>
xxii.	<p>3. Sewage flow calculations: please justify would it be more appropriate to adopt 0.15 unit flow factor (Temporary and</p>	<p>Adoption of the higher unit flow factor is not justified. The “day visitors” would mostly be (very) transitory, i.e. probably spending no more than a few hours or so at the facility and would therefore not be any different to the</p>

<b>Comments</b>		<b>Responses</b>
	non-domestic from GFSG Table T-1) for 400 day visitors, same as the overnight visitors.	assumed “student” population category. This would make them very different to any “ <u>Domestic</u> ...” category as set out in Table 1 of GFSG.
xxiii.	4. Please clarify whether population/visitors will be controlled by online reservation system.	Advance registration will be required to control number of visitors.
	Comments on Preliminary Environmental Review Report (PER) <u>Air Quality</u>	
xxiv.	1. Section 2.1: Please describe the HKPSG requirement for air quality.	Noted and updated in Section 2.2.1. Please refer to the revised PER Report in <b>Appendix H</b> .
xxv.	2. Section 2.2: Please show the PATH data for future background air quality.	Noted. The PATH data for future background air quality is summarised in Section 2.2.3 and Table 2.1. Please refer to the revised PER Report in <b>Appendix H</b> .
xxvi.	3. Table 2.1: Please compare the data from Air Quality Monitoring Station with the current Air Quality Objectives which have been effective since 1.1.2022 in this table.	Noted and revised in Section 2.3.5. Please refer to the revised PER Report in <b>Appendix H</b> .
xxvii.	4. Section 2.3: Please identify the planned Air Sensitive Receivers of this application.	Noted and updated in Section 2.4.1. No planned Air Sensitive Receivers are identified in the vicinity of the Application Site. Please refer to the revised PER Report in <b>Appendix H</b> .
	5. Section 2.4:	
xxviii.	i. Please discuss the air quality impacted during construction phase.	Noted and Supplemented in Section 2.5.1. Please refer to the revised PER Report in <b>Appendix H</b> .
xxix.	ii. Please show the location of the proposed sewage treatment plant in Figure 1.2.	Noted and amended in Figure 1.2. Please refer to the revised PER Report in <b>Appendix H</b> .

<b>Comments</b>		<b>Responses</b>																							
xxx.	6. Section 2.4.2: Please provide a deodourization system with at least 99.5% of odour removal efficiency	Noted and revised accordingly. Please refer to the revised PER Report in <b>Appendix H</b> .																							
xxxi.	7. Section 2.4.5: Please show the “Tai Po Kau Forest Track – Kau Lead Section” and “Tai Po Road (Tai Po Kau)” in Figure 2.1.	Noted and captions were added in Figure 2.1. Please refer to the revised PER Report in <b>Appendix H</b> .																							
<b>H</b>	<b>Transport Department (TD) (comments received on 20.9.2022) (Contact: Ms. Yanny LI; Tel.: 2399 6936)</b>																								
i.	a) The proposed parking provision for meeting operational use should be justified;	Please note that 1 no. of loading/unloading bay is provided at the entrance of plant nursery for the delivery of seeds or other materials to the nursery area. At the visitor centre, one disabled car parking space is provided for visitors with disabilities and another one is provided for staffs only. Other visitors will be informed to use public transport services during their online reservation and details will also be published in the Nature Academy’s website.																							
ii.	b) The visitor parking demand, pedestrian and public transport assessment should be provided;	Noted. Additional survey was conducted on 8 October 2022 (Saturday) and 12 October 2022 (Wednesday) at the nearest bus stops to review the availability of public transport services in the vicinity. The results are summarized as follow:																							
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="text-align: center;">Item</th> <th colspan="2" style="text-align: center;">Weekday AM Peak (0800-0900)</th> <th colspan="2" style="text-align: center;">Weekday PM Peak (1700-1800)</th> <th colspan="2" style="text-align: center;">Weekend Peak (1600-1700)</th> </tr> <tr> <th style="text-align: center;">EB</th> <th style="text-align: center;">WB</th> <th style="text-align: center;">EB</th> <th style="text-align: center;">WB</th> <th style="text-align: center;">EB</th> <th style="text-align: center;">WB</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Observed No. of Buses [A]</td> <td style="text-align: center;">7</td> <td style="text-align: center;">9</td> <td style="text-align: center;">7</td> <td style="text-align: center;">7</td> <td style="text-align: center;">4</td> <td style="text-align: center;">3</td> </tr> </tbody> </table>				Item	Weekday AM Peak (0800-0900)		Weekday PM Peak (1700-1800)		Weekend Peak (1600-1700)		EB	WB	EB	WB	EB	WB	Observed No. of Buses [A]	7	9	7	7	4	3
Item	Weekday AM Peak (0800-0900)		Weekday PM Peak (1700-1800)		Weekend Peak (1600-1700)																				
	EB	WB	EB	WB	EB	WB																			
Observed No. of Buses [A]	7	9	7	7	4	3																			

<b>Comments</b>		<b>Responses</b>						
		Total Capacity (pax/hour) [B] = [A] x 120	840	1080	840	840	480	360
		Observed No. of Passengers [C]	260	290	275	385	230	305
		Occupancy (%) [C] / [B]	31%	27%	33%	46%	48%	85%
		The results show that the existing public transport services can accommodate the pedestrian flows induced by the proposed development.						
iii.	c) Para. 1.2 suggests that the trip generation/attraction would be estimated and the future traffic situation of the surrounding network would be assessed. However, such information is found missing in the submission;	Since there will be no visitor car park provided except for one disabled car parking space for the use of visitors with disabilities. Other visitors will be informed to use public transport services during their online reservation.						
iv.	d) Para. 4.3.1 suggests the daily visitor number would be no more than 400 while Table 4.3 indicates the visitors would arrive/leave in a uniform pattern which may underestimate the actual situation. Sufficient buffer should be allowed for early arrival and late dismissal;	Please note that the operation hour of the proposed development is mainly between 09:00 and 18:00. However, for conservative assessment purpose, pedestrians are distributed at the hours beyond this period (50 persons at 0800 – 0900 hour and 50 persons at 1800 – 1900 hour) to cater for the early arrival and late dismissal. Hence, the assessment is considered conservative and acceptable.						
v.	e) Para. 4.3.3 mentions that visitors will be informed to use public transport and then walk uphill to the site. The modal split and various transport needs should be addressed;	Please be clarified that all visitors are anticipated to use public transport services at Tai Po Road - Tai Po Kau Section and walk to/from the site.						
vi.	f) Para. 4.3.5 states that the 2-way pedestrian flow would be 120 ped/hr during weekend peak hour, which is inconsistent with the information given in Table 4.3;	Noted. Please be clarified that the proposed nature academy is estimated to generate a maximum 2-way pedestrian flows of 100 ped/hr and 118 ped/hr						

<b>Comments</b>		<b>Responses</b>
		during weekday and weekend peak hour, respectively. The increase in pedestrian flows on weekday and weekend was included in the assessment.
vii.	g) In Para. 4.5.2, the applicant should elaborate the details of construction, including but not limited to the anticipated traffic volume and size of vehicles together with the proposed construction peak hour, width and gradient of the existing track and impact to the existing road users etc.;	<p>Please note that the maximum number of construction vehicles arriving/departing from the Site would be not more than 5 vehicles during construction peak hour.</p> <p>Having considered the existing width and gradient of the Tai Po Kau Forest Track – Kau Lead Section, only vehicles less than 7m will be used during the construction stage.</p> <p>Such volume of construction traffic would unlikely be causing any adverse impact to the local road network. Nevertheless, to minimize the construction traffic impact to the existing road users, the construction vehicles will be arranged to arrive and leave the site in non-peak hours only.</p>
viii.	h) In Para. 5.1.2, the applicant should justify the need for two vehicular accesses;	<p>There are currently two existing vehicular accesses at the application site. In view of the level difference within the site, it is proposed to maintain the exiting two vehicular accesses.</p> <p>The first vehicular access (near the research laboratory) is for loading/unloading purpose only. The second vehicular access (near the visitor center) is for visitors with disabilities or staffs.</p>

<b>Comments</b>		<b>Responses</b>
ix.	i) It is suggested in para.4.7 of the planning statement that group visitors are expected to set down from coach at the car parking area at the foothill. The applicant should elaborate in detail and provide a layout plan marked with the proposed pick up/drop off area in the TIA for our consideration.	Please note that two metered coach parking spaces are found at the foothill at Tai Po Kau Garden. Group visitors by coach may use these spaces for settling down. However, please note that all visitors are informed that they are advised to take public transport as far as possible. The use of coach space would be minimal.