



**Section 16 Application for Proposed House Development and Excavation
of Land in “Residential (Group D)” Zone at Lot 182 S.B in D.D. 128, Ha
Tsuen, Yuen Long, New Territories**

Planning Application No. A/YL-HTF/1145

Further Information 3

MARCH 2023

Reference : PPC-PLG-10082

Responses-to-Comments

| Item | Departmental Comments | Applicant's Responses |
|---|--|-----------------------|
| 1. Comments from Environmental Protection Department received on 27.2.2023 (EPD Officer: Ms Hyde MAK Tel: 2835 1123) | | |
| 1. | <u><i>Air quality Impact Assessment</i></u> <i>Section 3.3: Please note that the study area for air quality impact assessment shall be 500 m from the project site boundary, but not 300m. Please amend the first sentence of this section. Please also amend Figure 3.1 accordingly.</i> | Noted and revised. |
| | <i>Table 3.2: Please indicate the separation distance of ASR from the project site boundary in the table.</i> | Noted and revised. |
| | <i>Comments on noise impact assessment will be provided to you in due course.</i> | Noted. |
| 2. Comment from Transport Department received on 22.2.2023 (TD Officer: Mr Victor KWAN Tel: 2399 2422) | | |
| 1. | We have no further comment on the application from traffic engineering point of view. Sufficient manoeuvring space shall be provided within the subject site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the subject site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the subject site. | Noted. |
| 3. Comment from Drainage Services Department received on 28.2.2023 (DSD Officer: Mr Victus KWAN Tel: 2300 1235) | | |
| 1. | I have no objection in principle to the proposed application from a drainage point of view. Should the Town Planning Board consider that the application is acceptable from the planning point of view, I would suggest that a condition should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of this Division. | Noted. |
| 4. Comment from Environmental Protection Department received on 3.3.2023 (EPD Officer: Ms Hyde MAK Tel: 2835 1123) | | |

| Item | Departmental Comments | Applicant's Responses |
|------|--|--|
| 1. | <p>S.4.4 - Please show in a figure the location for the background noise measurement.</p> <p>S.4.5 and Figure 4.1 –</p> <p>(i) Please double-check the distance between Deep Bay Road and the proposed villa.</p> <p>(ii) Please be clarified that the annual average daily traffic published in Transport's Annual Traffic Census is not the same as the peak hour traffic flow quoted in Tables 4.2 and 4.3 of HKPSG. Please update the text accordingly.</p> <p>(iii) It is noted that the Applicant has made reference to the HKPSG and Transport Department's Annual Traffic Census. Please confirm if the assumptions adopted for road traffic noise impact are representative of the worst case scenario within 15 years after the occupation of the proposed villa.</p> <p>S.4.7 –</p> <p>(i) Please state the planned fixed noise sources within the proposed villa would comply with the relevant noise criteria in the main text for proper record.</p> <p>(ii) As many existing fixed noise sources including the recycling operation and open storages surrounding the site will likely cause adverse noise impact to the proposed villa, the applicant should consider more extensive noise mitigation to avoid direct line of sight to existing fixed noise sources, such as higher boundary wall, to alleviate the fixed noise impact.</p> | <p>Please refer to Figure 4.1 at Annex 1.</p> <p>(i) It is clarified that the distance between Deep Bay Road and the proposed development is about 179m.</p> <p>(ii) Noted and updated. The traffic data is provided by the traffic consultant and the peak hour traffic flow data is adopted.</p> <p>(iii) Noted and updated. The road traffic noise impact have demonstrate the worse case scenario within 15 years after the occupation of the proposed developments which is Year 2039.</p> <p>(i) Noted and updated. Please refer to Section 4.7, 1st para at Annex 1.</p> <p>Noted and revised. High performance glazing and higher barriers will be provided to prevent the potential noise impact from the changes of surrounding land use.</p> |