

**Proposed Minor Relaxation of Domestic Plot Ratio (PR) Restriction (From 4.5 to 5)**  
**for Mixed Use Development in “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) Zone**  
**Government Land at Planning Areas 28A and 28B of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA)**  
**(s.16 Planning Application No. A/HSK/573)**  
**Response-to-comments received from Government Bureaux / Departments**

	Comments received from Government	Responses
<b>Comments from Tuen Mun and Yuen Long West District Planning Office, PlanD (Officer: Ms. Charlotte LAM Tel: 2158 6294)</b> <b>Received on 8 July 2025</b>		
1.	I refer to the subject Planning Application No. A/HSK/573. Please find the appended comments from District Planning Officer/Tuen Mun and Yuen Long West, Planning Department (contact person: Ms. Charlotte LAM; tel: 2158 6294) for your information and necessary action:	Noted.
2.	(1) <b>Supporting Planning Statement (SPS) Section 3.4 and Figure 3.10:</b> Please supplement/illustrate the continuity of circulation through elevated Multi-level Economic Spine which should span across the road between Planning Area 28B and Planning Area 27B, providing elevated access to the communities to the further east of the application site according to the Urban Design Guidelines for Future Town Centre and District Commercial Node (UDG) and Urban and Green Design Requirements Brief for Private Development Sites (UDB).	Para. 3.4.7 of the Supplementary Planning Statement (SPS) has been supplemented as “Subject to detailed design, the continuity of circulation through elevated Multi-level Economic Spine will span across the road between Planning Area 28B and Planning Area 27B, with connection provided by others to the communities to the further east of the Application Sites.” and Figure 3.10 Indicative Plan to Illustrate the Urban Design Concepts and Measures of the SPS has been revised accordingly . Please see the replacement pages of the SPS in <b>Appendix 1</b> .
3.	(2) <b>Water Supply Appraisal and SPS Table 3.1:</b> It is noted that breakdown of the non-domestic GFAs has been shown in the Traffic Statement (TS), Sewerage Appraisal (SA) and Water Supply Appraisal (WSA). While both TS and SA have adopted the same breakdown of the non-domestic GFAs, the WSA is slightly different by including the park-and-ride facilities under commercial uses in paragraph 3.1.2 (Pages 3 and 4). Please ensure the consistency between the different assessments and provide details of the composition of non-domestic GFA including the proposed uses (e.g., retail, office, etc.) in Table 3.1 of the SPS for sake of clarity.	Paragraph 3.1.2 (Pages 2 to 4) of the Water Supply Appraisal has been revised accordingly and a remark has been supplemented in Table 3.1 of the SPS as “(6) For technical appraisal assumption purpose, the non-domestic use of the Proposed Development comprises retail, office, PTI and park-and-ride facilities.”. Please see the replacement pages of the SPS in <b>Appendix 1</b> and the replacement pages of the Water Supply Appraisal in <b>Appendix 2</b> .
4.	(3) Please supplement/illustrate the private open space to be provided.	Para. 3.3.1 of the SPS has been supplemented as “...landscape areas in form of private open space of about 13,000m <sup>2</sup> for Planning Area 28A and 12,000m <sup>2</sup> for Planning Area 28B have been proposed at both the at-grade and podium levels.”. Please see the replacement pages of the SPS in <b>Appendix 1</b> .

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5.	(4) Please supplement if there are any proposed cycling facilities to be integrated into the surrounding cycling network.	Para. 3.4.9 of the SPS has been supplemented as “Adequate parking spaces, loading/unloading spaces <b>and bicycle parking spaces</b> will be provided in accordance with the relevant standards in Chapter 8 of the Hong Kong Planning Standards and Guidelines (HKPSG). The exact number of parking spaces, loading/unloading spaces <b>and bicycle parking spaces</b> will be determined during the detailed design stage.”. Please see the replacement pages of the SPS in <b>Appendix 1</b> .
<b>Comments from BD (Officer: Mr. Allen HUNG Tel: 2626 1569) Received on 22 July 2025</b>		
6.	He has no in-principle objection under the Buildings Ordinance (BO) to the captioned application minor relaxation of domestic PR subject to the following comments:	Noted.
7.	(1) The applicant is required to clarify the Site classifications of the 2 development sites and demonstrate that the proposed domestic site coverage does not exceed the permissible limits under the First Schedule of Building (Planning) Regulations.	Please be clarified the Site Classification of the 2 development sites are Class C. The proposed development shall comply and will not exceed the permissible limit of domestic site coverage (40%) for height of building (over 61m) (under the First Schedule of Building (Planning) Regulations).
8.	(2) The applicant’s attention should be drawn to the policy on gross floor area (GFA) concessions under PNAP APP-151 in particular the 10% overall cap on GFA concessions and, where appropriate, the SBD requirements under PNAP APP-152.	Noted. The GFA concession applied for under PNAP APP151 shall remain within the stipulated 10% limit of the total permissible GFA of the development; and compliance with the SBD guidelines under PNAP APP-152, as pre-requisites for the granting GFA concession, will be achieved.  Both aspects will be demonstrated in the General Building Plan Submission Stage.
9.	(3) PNAP APP-2, Hong Kong Planning Standards and Guidelines and the advice of Commissioner for Transport will be referred to when determining exemption of GFA calculation for carparking spaces.	Noted.
10.	(4) Exemption of Public Transport Terminus from GFA calculations under the BO will be considered on a case-by-case basis. The decision will be aligned with Lands Department and Planning Department under JPN 4.	Noted.

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11.	(5) Detailed comments under the BO will be provided at the building plan submission stage.	Noted.
<b>Comments from WSD (Officer: Mr. Billy WONG Tel: 2152 5719) Received on 22 July 2025</b>		
	<b>General Comments</b>	
12.	(1) Existing water mains will be affected as shown on the plan ( <b>Appendix I</b> ). The cost of any necessary diversion shall be borne by the proposed development.	<p>Noted. The given water main layouts in Appendix I, dwg# W67880/6-NW-12C &amp; 17A, have been considered under the current situation. They do not tally with future regional planning or layouts.</p> <p>As per CEDD's info to this regional utility layouts in future, all the water mains and utilities will be revised to suit for new HSK district development, and supposed no public utilities will be within the provide lot boundary. Please refer to the attached Fresh Water Supply Works Layout Plan in <b>Appendix 3</b> showing Dwg #278463/C3/WS/1116(01), 1119(02), 1316(00) &amp; 1319(01).</p>
13.	(2) In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.	Noted. As per reply in #12 mentioned above, all the water mains and utilities, as per CEDD info, will be located outside the captioned lot boundary.
14.	(3) No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.	Noted. In future detail design development of the projects, landscape design will be taken into consideration if any planter near existing underground water main or utilities.
15.	(4) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.	Noted. In future detail design development of the projects, if any water main still be within lot boundary, suitable protection shall be provided.

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Comments on Appendix 7 (Water Supply Appraisal)																								
16.	(5) Please provide justifications for your proposed fresh water demand unit of 230 L/head/day and 130 L/head/day for the employee of commercial use (retail) and transport facilities respectively.		<p>We had applied the criteria of residential water consumption in Type R1 under Table 1 of WSD DI-1309, were adopted fresh water portion in 230 L/head/day for Residential Type R1.</p> <p>A reasonable estimation for commercial area was taken (which was based on retail with F&amp;B area with kitchens and different retail shops and general ablution for office) using fresh water demand units (230 L/head/day) for Retail.</p> <p>The proposed fresh water demand (130 L/head/day) for Transport Facility has taken into account for general cleansing and general ablution.</p>																					
17.	<p>(6) Your proposed lead-in connection mains are relatively large, please consider the following sizes:</p> <table><tr><th>Phase</th><th>Fresh water lead-in connection main</th><th>Flushing water lead-in connection main</th></tr><tr><td>1</td><td>DN100</td><td>DN50</td></tr><tr><td>2</td><td>DN100</td><td>DN50</td></tr><tr><td>3</td><td>DN80</td><td>DN50</td></tr><tr><td>4</td><td>DN100</td><td>DN50</td></tr><tr><td>5</td><td>DN150</td><td>DN80</td></tr><tr><td>6</td><td>DN150</td><td>DN80</td></tr></table>		Phase	Fresh water lead-in connection main	Flushing water lead-in connection main	1	DN100	DN50	2	DN100	DN50	3	DN80	DN50	4	DN100	DN50	5	DN150	DN80	6	DN150	DN80	<p>We have no adverse comment to adopt the listed lead-in pipe sizes to each of the phase. Also, the proposed pipe sizes for Phase 7 will be in DN 150mm (Fresh) and DN80mm (Flushing), although a little bit marginal for Phase 4 fresh water supply pipe.</p> <p>Please be informed that the exact number, size and allocation of incoming water supply pipes shall be subject to future design development and submission to authorities.</p> <p>Please see the replacement pages of the Water Supply Appraisal in <b>Appendix 2</b>.</p>
Phase	Fresh water lead-in connection main	Flushing water lead-in connection main																						
1	DN100	DN50																						
2	DN100	DN50																						
3	DN80	DN50																						
4	DN100	DN50																						
5	DN150	DN80																						
6	DN150	DN80																						
Government Bureau/ Departments Have No Adverse Comment on/ No Objection to the Application Received on 22 July 2025																								
18.	<ul style="list-style-type: none"><li>Land Transport Planning Section of Transport and Logistics Bureau</li><li>Chief Town Planner/ Urban Design and Landscape, Planning Department</li><li>Chief Estate Surveyor/Railway Development, Lands Department</li><li>Chief Highway Engineer/Northern Metropolis Railway, Highways</li></ul>		<p>Noted Transport and Logistics Bureau, Urban Design and Landscape, Planning Department, Lands Department, Highways Department, Home Affairs Department, Fire Services Department, Architectural Services Department, Hong Kong Police Force and Food and Environmental Hygiene Department have no adverse comment on/ no objection to the application.</p>																					

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	Department <ul style="list-style-type: none"> <li>• District Officer (Yuen Long), Home Affairs Department</li> <li>• Director of Fire Services, Fire Services Department</li> <li>• Chief Architect/Advisory &amp; Statutory Compliance, Architectural Services Department</li> <li>• Commissioner of Police, Hong Kong Police Force</li> <li>• Director of Food and Environmental Hygiene, Food and Environmental Hygiene Department</li> </ul>	
<b>Comments from EPD (Officer: Ms. Yvette LI Tel: 2835 2390)</b> <b>Received on 25 July 2025</b>		
19.	<ul style="list-style-type: none"> <li>• <b><u>Please commit and state clearly under Section 3.6 of the "Environmental Appraisal" that a NIA will be submitted under land grant or other statutory procedures</u></b> for the review, exploration, demonstration and implementation of appropriate noise mitigation measures to ensure full compliance with the relevant noise criteria and requirements under Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), Hong Kong Planning Standards and Guidelines (HKPSG) and Noise Control Ordinance (NCO) during the operational phase of the proposed development.</li> </ul>	Noted. S.3.6.5 is added to include the concerned wordings. Please see the replacement page of the Environmental Appraisal in <b>Appendix 4</b> .
<b>Government Bureau/ Departments Have No Adverse Comment on/ No Objection to the Application</b> <b>Received on 25 July 2025</b>		
20.	<ul style="list-style-type: none"> <li>• Landscape Unit, Chief Town Planner/ Urban Design and Landscape, Planning Department</li> <li>• Chief Highway Engineer/New Territories West District, Highways Department</li> </ul>	Noted Landscape Unit, Planning Department and Highways Department have no adverse comment on/ no objection to the application.