

Attachment I

Response-to-Comments Table

Application for Permission Under Section 16 of the Town Planning Ordinance (Cap.131) Proposed Comprehensive Development including Flat, Retail and Community Facilities and Minor relaxation of Plot Ratio and Building Height Restrictions in “Comprehensive Development Area” Zone at Various Lots in S.D. 4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung)

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1.	<p>Development Bureau, Works Branch, Works Division 1, Commissioner for Heritage's Office, Antiquities and Monuments Office, Heritage Conservation Unit, Historical Buildings Sub-unit, dated 15 May 2025</p> <p>1. Comments of AMO from the heritage conservation and archaeological perspectives are set out below.</p> <p><u>Built Heritage</u></p> <p><u>Preservation of Graded Buildings</u></p> <p>2. It is noted that a total of 12 Grade 3 historic buildings (Graded Buildings) are situated within the subject site:</p> <ul style="list-style-type: none"> i. Yeung Ching Study Hall, No. 1 Kau Wa Keng ii. No. 39 Kau Wa Keng iii. No. 42 Kau Wa Keng iv. No. 42A Kau Wa Keng v. No. 30 Kau Wa Keng vi. Nos. 4-5 Kau Wa Keng vii. No. 32 Kau Wa Keng viii. No. 14 Kau Wa Keng ix. No. 43 Kau Wa Keng x. No. 15 Kau Wa Keng xi. No. 10 Kau Wa Keng xii. Yiu Kung Ancestral Hall, No. 26A Kau Wa Keng <p>3. The information of graded historic buildings and new items pending grading assessment is available on the Antiquities Advisory Board's website</p> <p>4. (https://www.aab.gov.hk/en/historic-buildings/search-for-information-on-</p>	<p>Noted.</p> <p>Noted.</p>

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	<p>iv. Provision of protective measures for the Graded Buildings throughout the project period; and</p> <p>v. Recommendations of mitigation measures for the Graded Buildings for managing the changes arising from the development project.</p> <p><u>Future Use of the Graded Buildings under Third Party Ownership</u></p> <p>7. It is noted from Para 4.9.5.2 of the SPS that aside from No. 43 Kau Wa Keng which is partially owned by the Applicant and situated in the proposed Phase 1B development, the other 11 Graded Buildings within the subject application site, located in the proposed Remaining Phase B development, are under third-party ownership.</p> <p>8. According to Para. 4.1.1.4 of the SPS, the Applicant has proposed to adaptively reuse all the 12 Graded Buildings within the application site. Para. 4.9.5.5 of the SPS also suggests that Yeung Chung Study Hall and Yiu Kung Ancestral Hall are to be transformed into exhibition halls and visitor centres, while other Graded Buildings would be converted for community uses, such as local convenience stores, cafeteria or exhibition venues. The Applicant should also advise in the planning application the future management of the Graded Buildings and public accessibility for appreciation free-of-charge, in particular for the 11 Graded Buildings with lots under third-party ownership.</p>	<p>Noted.</p> <p>Please be advised that the Applicant has been actively liaising with the residents for the acquisition of private land and historic buildings since the previous planning approval, with an aim to achieve heritage conservation at the Application Site in a holistic manner.</p> <p>As 11 out of the 12 existing historic buildings are located within Remaining Phase B not held by the Applicant, their future use(s), public accessibility and management arrangements will rely on the intention of relevant land which cannot be ascertained at this stage. Yet, the Proposed Scheme suggested a conservation strategy for these historic buildings, which includes:</p> <ul style="list-style-type: none"> • In-situ preservation of all Graded historic buildings; • Careful buildings disposition and basement development planning to avoid encroachment on the historic buildings;

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	<p><u>Specific Comments for the SPS</u></p> <p>9. <u>Figure no. 7c of the SPS</u></p>	<ul style="list-style-type: none"> • Preserve and restore the main architectural external features and interior spaces of the historic buildings; • Remove later additions, structurally not safe or any illegal structures from the buildings which are of detrimental effect to the architectural significance of the historic buildings; • Design surrounding open space and streets to be compatible with the historical ambience of the buildings to enhance compatibility and integration; • Introduce adaptive uses of the historic buildings, for example exhibition halls, visitor centres, local convenience stores, cafeteria etc., integrating the buildings’ historical significance into everyday life of the future residents and visitors; and • Ensure public access to encourage visits and uses from residents and visitors for visual appreciation and full immersion in the historical ambience. <p>According to the proposed conservation strategy, all historic buildings will be conserved holistically upon the completion of the remaining phases development.</p> <p>Upon approval of this S16 Planning Application (including the proposed conservation strategy being part of it) by the TPB, should any parties consider alternative approaches to conserve these historic building, a separate S16 planning application is required for TPB and AMO’s agreement to ensure the proposed developments are considered holistically in relation to the for area's historical assets.</p>

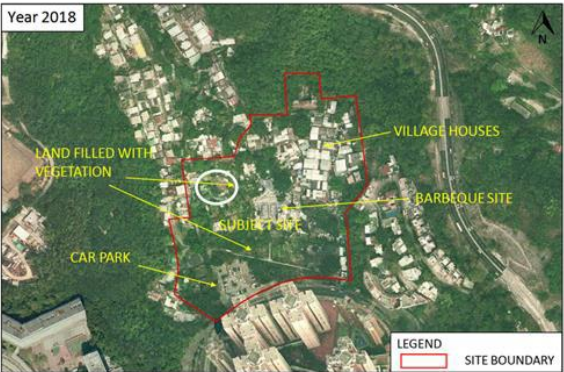
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	<p>The Grade 3 building mentioned should read as “Yiu Kung Ancestral Hall, No. 26A Kau Wa Keng”.</p> <p><u>Other Buildings within the Subject Site</u></p> <p>10. According to the Master Layout Plan, the following buildings located within the subject site will not be retained in the proposed comprehensive development. They are:</p> <ul style="list-style-type: none"> i. 23 Kau Wa Keng Old Village ii. 24 Kau Wa Keng Old Village iii. 25 Kau Wa Keng Old Village iv. 58 Kau Wa Keng Old Village v. 8 Kau Wa Keng Old Village vi. 36 Kau Wa Keng Old Village vii. 40 Kau Wa Keng Old Village viii. 55 Kau Wa Keng Old Village ix. 56 Kau Wa Keng Old Village x. Resurrection Lutheran Church and Lutheran School, 19-19A Kau Wa Keng San Tsuen. <p>11. In view that the abovementioned buildings have a comparatively longer history, the Applicant is recommended to provide photo recordings of the abovementioned buildings prior to the demolition works and share with AMO. These recordings will serve as a record and may also be used in the future for research, education and exhibition purposes.</p> <p><u>Archaeology</u></p> <p>12. Pursuant to Antiquities and Monuments Ordinance (Cap. 53), the applicant is required to inform AMO (April YIP, tel: 2208 4418 and email:apyip@amo.gov.hk; and Yani AU, tel: 2208 4458 and email:kyau@amo.gov.hk) immediately</p>	<p>Figure 7c is revised in the revised Supporting Planning Statement in Appendix A.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

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	when any antiquities or supposed antiquities under the ordinance are discovered in the course of works.	
2.	<p>Environmental Protection Department, Environmental Assessment Division, Territory South Group, Ma On Shan, Shatin, Kwai Chung, dated 15 May 2025</p> <p>Please refer to the Attachment I for EPD’s detailed technical comments on the Environmental Assessment and Sewerage Impact Assessment.</p> <p><u>Environmental Assessment (Appendix C)</u></p> <p><u>General</u></p> <p>1. We noted from S.4.7.1.2 of the Supporting Planning Statement that the Applicant will implement a proposed underground sewage pumping station (SPS). However, the potential environmental impacts arising from the proposed SPS for noise aspect have not yet been assessed in the Environmental Assessment. Please address this issue with proposing suitable mitigation measures to demonstrate the environmental acceptability of the proposed SPS.</p> <p><u>Sewerage</u></p> <p>2. S.10.5.3.1 is unclear, please review whether this section is mainly focused on drainage or sewerage and whether the proposed “drainage diversion” and “DIA Report” should be read as “sewerage diversion” and “SIA Report”.</p> <p><u>Waste and Land Contamination</u></p> <p>3. In executive Summary (Paragraph of Waste Management), it is suggested to revise as “<u>Adverse</u> waste management implication due to.....” for better clarity.</p> <p>4. In S.8.2.1.1, please revise as “...photographs between 1963 and <u>2023</u>...”</p>	<p>The discussion on noise impacts from the proposed SPS has been supplemented in Section 5.5. of the revised Environmental Assessment in Appendix C.</p> <p>Section 10.5.3.1 shall be referring to the sewerage diversion and SIA report. The typos have been updated accordingly in the revised Environmental Assessment in Appendix C.</p> <p>Relevant section is revised accordingly in the revised Environmental Assessment in Appendix C.</p> <p>Relevant section is revised accordingly in the revised Environmental Assessment in Appendix C.</p>

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	<p>5. There have been an increasing number of unknown structures observed since 2018. Please clarify what these structures are and whether any potential land contamination issues are anticipated.</p>  <p>6. In S.8.4.1.1, please follow up the outstanding reply from FSD.</p> <p>7. In S.11.1.1.8, please revise as "For waste management, adverse implications due to</p> <p><u>Air Quality</u></p> <p>8. In S.7.1, please advise whether the existing capacity of the nearby road network can absorb the additional traffic induced by the proposed comprehensive development.</p> <p>9. In S.7.2, please clarify if only electricity is adopted during normal operation and only emergency generators will be provided for backup purpose.</p> <p><u>Noise</u></p>	<p>The circled section is the area shown in Photo 5 of Appendix 8.2. No land contamination is anticipated as discussed in Appendix 8.2. Additional description for “village houses” has been supplemented in Appendix 8.1 in the revised Environmental Assessment in Appendix C.</p> <p>FSD’s reply is attached in Appendix 8.4 in the revised Environmental Assessment in Appendix C.</p> <p>Relevant section is revised accordingly in the revised Environmental Assessment in Appendix C.</p> <p>Please note that the existing capacity of the nearby road network can absorb the additional traffic induced by the proposed comprehensive development. Please refer to the Traffic Impact Assessment of this Planning Application for details.</p> <p>Information request has been sent to HA in January 2025 but no reply is received. Nevertheless, the chimneys identified in Section 7.2 are all located more than 200m from the Application Site boundary which could well satisfy the minimum setback distance as stipulated in HKPSG. No adverse air quality impacts from chimney emissions are anticipated.</p>

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	<p>10. Please confirm and document in environmental assessment that all planned fixed plants in the proposed development will be designed and installed in order to comply with the relevant fixed plant noise criteria under the HKPSG.</p> <p>11. As the project is on early stage and the floor plans for community facilities are not available, please submit a noise impact assessment and implementation of noise mitigation measures identified therein to address the noise impact on the proposed development during detailed design stage. Also, please seek confirmation from Social Welfare Department on the proposed layout plan and update the relevant parts of the noise impact assessment where necessary.</p> <p><u>Water Quality</u></p> <p>12. As a new sewage pumping station will be constructed, please include the preventive measures for emergency bypass of sewage. For mitigations measures, please refer to (i) ProPECC PN1/23 Section 5 and (ii) Sewerage Manual (Part 2).</p> <p>13. We noted from Figures 10.2 and 10.3 that EPD’s water quality monitoring station KW3 would be affected by the construction of the proposed development and the proposed watercourse removal/diversion. The Applicant should advise in the water quality chapter: -</p> <p>A. Whether a construction schedule for the four phases of the proposed development will be provided to EPD before commencement of construction of the proposed development; and</p> <p>B. Whether EPD will be updated on the commencement date of the watercourse removal/diversion prior to its commencement.</p>	<p><i>Section 5.5 - Review of Fixed Noise Impact from Planned Fixed Noise Sources</i> is added to the revised Environmental Assessment in Appendix C. All planned fixed noise sources in the proposed development will be designed and installed in order to comply with the relevant fixed plant noise criteria under the HKPSG.</p> <p>Noted. Noise impact assessment will be supplemented at detailed design stage once the finalised layout plan has been confirmed. The Applicant will keep in view of the comments from Social Welfare Department.</p> <p>Please note that the recommended mitigation measures for the SPS have already been discussed in Sections 10.5.3.3 and 10.5.4.1.</p> <p>Please note that the requested information has already been included in Section 10.3.4.1.</p>

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	<p><u>Sewerage Impact Assessment (Appendix E)</u></p> <p><u>General Comment</u></p> <p>14. In view of the anticipated interface issues between the proposed development and DSD sewerage projects namely PWP No.4389DS, PWP No.4358DS and PWP No.4391DS, please seek DSD’s advices on the latest project programme, and address the interface issues in the SIA as appropriate.</p> <p>15. Please be reminded that the implementation of local sewer connection/diversion/upgrading works shall meet the satisfaction of DSD. Please also seek DSD’s view on the SIA.</p> <p>16. Please provide the submission of SIA report (in pdf) and calculation spreadsheet (in Excel) as well as all Response to Comments from EPD and DSD as Appendix. Please also highlight the revised/updated content of the SIA report in the next submission to facilitate re Specific comment.</p> <p><u>Specific Comment</u></p> <p>17. In S.3.1, based on the best available information, sewerage system is being provided to Kau Wa Keng Old Village under the public works project (PWP No.4358DS), which will be completed in end-2025 tentatively. Please seek DSD’s advices on the latest project status, and address the planned sewerage system in the SIA as appropriate.</p> <p>18. In S.3.1.5, please review and revise the sewage flow direction described in the paragraph for the sake of factual correctness.</p> <p>19. In Table 3.2, for Note #, please clarify the term “DIW” for the avoidance of doubt.</p>	<p>Noted. SIA report has been circulated for DSD’s comment under this application.</p> <p>Noted. SIA report has been circulated for DSD’s comment under this application.</p> <p>Noted.</p> <p>Please note that the planned sewerage system is provided in Appendix C2 of Sewerage Impact Assessment.</p> <p>Revised. Please refer to S.3.1.5. in the revised Sewerage Impact Assessment in Appendix D.</p> <p>Revised. Please refer to Table 3.2 in the revised Sewerage Impact Assessment in Appendix D.</p>

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	<p>20. In S.5.1.2 and Table 5.2, please clarify whether the sewage generated from the proposed development will be discharged to the existing public sewerage system at manhole FMH4009609 as stated in S.5.1.2 or manhole FMH4009607 as stated in Table 5.2. Please review and revise the associated paragraphs/figures/calculations as appropriate.</p> <p>21. In S.5.1.4, please advise whether the maintenance authority of the existing DWFIs (i.e. SDH4000980 and SDH4000981), proposed to be re-provided by the proposed development, has been consulted and agreed with the proposed re-location and re-provision arrangement.</p> <p>22. In Table 5.2, for Scenario 3, it is learnt that sewage generated from the remaining villages will be conveyed to the public sewerage network via the diverted village sewerage. Based on the information provided in Appendix E2, it appears that the sewage generated from the remaining villages will also be conveyed to manhole FMH4009607 from KWKSPS. Please review and revise the total ADWF contributed to the Discharge Point.</p> <p>23. In S.5.2.1, S.5.2.2 and S.5.3.4, it appears that the estimated total ADWF of the proposed development will be 7,983 m³/day while design capacity of the proposed SPS is 7,362 m³/day. Please clarify whether all sewage generated from the proposed development will be discharged to the public sewerage system via the proposed SPS, if affirmative, please demonstrate how the capacity of proposed SPS can sufficiently and effectively handle the estimated sewage flow.</p> <p>24. In S.5.3.5 and Appendix G (Part 3), given the SIA report has only evaluated the proposed development without considering all anticipated changes of sewage flow to be received by the existing downstream sewerage infrastructures such as the Water</p>	<p>The sewerage generated from the proposed development will be discharged to the existing public sewerage system at FMH4009609. The associated contents are revised in the revised Sewerage Impact Assessment in Appendix D.</p> <p>Noted. SIA report has been circulated for DSD’s comment under this application.</p> <p>Please be advised that Scenario 3 represents the Full Development of the CDA, where there will not be sewage generated from the remaining villages. The calculation of ADWF can be referred to Appendix F of the Sewerage Impact Assessment.</p> <p>The estimated ADWF from the proposed development is 7,362 m³/day. The associated inaccurate or ambiguous description is revised. Please refer to S.5.2.1 and Table 5.2. in the revised Sewerage Impact Assessment in Appendix D.</p> <p>The spare capacity record was received from DSD (as stated in S.5.3.5). Detailed information is supplemented in Appendix G part 3 in the revised Sewerage Impact Assessment in Appendix D. It is considered necessary to compare the estimated ADWF</p>

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	<p>Boat Dock Sewage Pumping Station and Cheung Sha Wan Sewage Pumping Station, it is suggested to remove the associated paragraphs and appendix regarding the impact assessment for downstream SPS in the SIA, for the avoidance of misleading conclusion.</p> <p>25. In S.6.1.2, the estimated total ADWF (7,367 m³/day) is inconsistent with S.5.2.1 and Table 5.2 (7,983 m³/day). Please review and revise.</p> <p>26. In S.6.1.3, if there is any programme mismatch/change between the proposed development and planned sewer upgrading works under PWP No. 4389DS, the SIA has to be updated and submitted to EPD for review.</p> <p>27. In Appendix G (Part 1), based on the best available information, the diameter of existing sewer between manholes FMH4009602 and FMH4009605 is 300mm instead of 225mm adopted in the calculation. Please review and revise.</p> <p>28. In Appendix G (Part 2), please clarify whether the hydraulic assessment has also considered the flow collected from the DWFIs (SWD4014921, SDH4000981, SDH4000982 and SDH4000983) in the concerned vicinity.</p> <p>29. In Appendix G (Part 2), it is noted from the hydraulic calculation that the utilization rate of public sewer between manholes FMH4009577 and FMH4009578 will reach 91% at the estimated peak flow after the proposed development, which is not desirable from sewerage planning perspective. Subject to the upgrading works to be implemented by PWP No.4389DS and the latest development parameters of the proposed development in the detailed design stage, effective sewer mitigation measures (e.g. sewer upgrading works) should be proposed in the updated SIA report to allow more contingency and</p>	<p>with the spare capacity of downstream pumping station.</p> <p>Table 5.2 is updated in the revised Sewerage Impact Assessment in Appendix D.</p> <p>Noted.</p> <p>Revised. Please refer to Appendix G (Part 1) in the revised Sewerage Impact Assessment in Appendix D.</p> <p>It is understood that the flow collected from DWFIs are originally the flow generated from the village. Therefore, it is not necessary to calculate it twice.</p> <p>The sewage flow estimation of CDA is conservative. The ground level of FMH4009578 is 5.62m and the invert level is 3.03m. The public sewer is 675mm. Even consider the sewer is 100% full, there is still about 1.91m freeboard, which reaches the standard in sewerage manual and provides contingency to the system.</p>

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	demonstrate the proposed development will not cause adverse impact to the public sewerage system.	
3.	<p>Food and Environmental Hygiene Department, Administration & Development Branch, Administration Division, Planning & Development Section, dated 8 May 2025</p> <p>Please see our comments to the captioned as follows: -</p> <p>(a) The aqua privy at RPB (refer to attached layout plan). Reprovisioning of a new water flushing public toilet (PT) to public by the project proponent up to the satisfaction of FEHD may be required;</p>  <p>(b) The temporary Kau Wa Keng Refuse Collection Point (RCP) is situated between RPA and P1A. This RCP is mainly providing the refuse collection service in the vicinity of Kau Wa Keng old/new village. Reprovisioning of a permanent RCP, with parking area for refuse collection vehicles (RCV), provision of sufficient space for RCV maneuvering and turning, loading bay/refuse storage area, vehicular entrance, secondary entrance for handcarts, office-cum-roll call point, storeroom and storage area for handcarts and refuse bins, staff toilets and changing rooms as stipulated in FEHD’s Handbook on Standard Features for Refuse Collection Points, is required. Additionally, the new permanent RCP and PT should be constructed together in one</p>	<p>Noted. Permanent re-provisioning of the flushing toilet instead of aqua privy will be provided. The re-provisioned public toilet will be a flushing toilet following prevailing FEHD’s standards and prevailing requirements promulgated by relevant Government departments, including Design Manual-Barrier Free Access.</p> <p>Noted. A permanent RCP is proposed at Remaining Phase A. It will comply with the requirements stipulated in FEHD’s Handbook on Standard Features for Refuse Collection Points. The relocated RCP will be constructed by the Applicant and will be handed back to the Government for M&M upon the completion of Remaining Phase A.</p>

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	<p>location for better operational efficiency; and</p> <p>(c) As Kau Wa Keng RCP is the only RCP providing refuse collection service in the vicinity of Lai King Hill Road, the current temporary RCP should either be retained or, if demolished, replaced with a new temporary RCP until the permanent RCP is completed and ready for operation to ensure uninterrupted daily refuse collection services throughout the whole construction period.</p>	<p>Noted. We intended to induce minimal impact to the operation of existing temporary RCP until the permanent RCP in RPA is completed and ready for operation. Liaison with FEHD on temporary arrangement will be made during detailed design stage.</p>
4.	<p>Lands Department, Lands Administration Office, District Lands Office, Tsuen Wan and Kwai Tsing, dated 15 May 2025</p> <p>1. The Application Site largely falls within the village environ (VE) of a recognised village, namely Kau Wa Keng, where indigenous villagers are eligible to apply for small house development under the Small House Policy. Subject to survey, the site area is about 4.83 ha comprising about 2.62 ha of private land (54%) and 2.21 ha of Government land (46%), and with about 213 private agricultural/building lots. Desktop checking reveals that there are about 160 surveyed squatter structures (around 100 of which fall on private land) and about 13 Government land licences affected. There are 13 nos. of Grade 3 historic buildings within the Application Site (one of which had been demolished) and 2 nos of proposed historic building with no grading.</p> <p>2. Please see our comments below:</p> <p>(a) Paragraph 4.4.2.3 on page 21 and paragraph 4.4.3.3 on page 22 of Supporting Planning Statement (SPS) stated that the Phases 1A and 1B and Remaining Phases of the Proposed Scheme providing about 3,457 flats and 3,595 flats respectively are all anticipated to be completed by 2032. Given the longstanding land title problem in Phase</p>	<p>Noted.</p> <p>Please be advised that sales and purchase agreement has been recently made for additional interests within the Application Site, therefore increasing the Applicant’s landownership in the Application Site.</p> <p>This demonstrates the Applicant’s unwavering effort to consolidate the fragmented land ownership and put forward</p>

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	<p>1B (see sub-para. (d) below), the large nos. of private lots that are yet to be acquired by the Applicant in the remaining phases, completing the land exchange application procedure, construction of works and any necessary statutory procedure involved, the Applicant may wish to revisit the implementation programme of the Proposed Scheme;</p> <p>(b) For reference, land exchange would generally be on a foot for foot basis, i.e. the land exchange ratio should be 1:1 in terms of the private land to be surrendered and the land exchange site to be re-granted. For the Application Site, about 54% is private land but the Applicant does not own all of it;</p> <p>(c) Land within the VE primarily preserved for small house development by indigenous villagers under the Small House Policy. For any non-small house land exchange applications within the VE, the Applicant should provide justifications to substantiate the application for the exceptional circumstances for consideration;</p> <p>(d) The ownership of the proposed surrender lots will be examined when a land exchange application is accepted to be proceeded. For the lots alleged to be fully acquired by the Applicant under Table 2.1 of Section 2.2.1.2 of the SPS, our records indicate that all private land within Phase 1B, i.e. various sub-sections of Lot No. 1349 RP in S.D. 4, are still owned by Tsang Wa Hon Tso because no consent had been given under s.15 of the New Territories Ordinances to the various Agreements and Conveyances on Sale registered against the said lots in favour of</p>	<p>the comprehensive development of Kau Wa Keng Area. Despite the complicated land issue associated with the Application Site, the Applicant would make best endeavour to expedite the development of Kau Wa Keng Area and work towards the planned implementation programme of full completion by year 2032.</p> <p>Noted.</p> <p>Noted. The Application Site Boundary is based on the “CDA” zoning boundary zoned on the OZP since 1992 and the Application Site is entitled to an approved planning application (A/KC/489) for comprehensive development including flat and community facilities. Being the subsequent application of the approved application, this s16 application inherits all planning merits committed in the previous application and proposed further enhancements, realising the long planning intention of the Kau Wa Keng as a designated “CDA” zone for comprehensive residential development.</p> <p>Noted.</p>

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	<p>Cornhill Enterprises Limited. The Applicant is obliged to prove his title to all the private lots concerned if land exchange is pursued thereat;</p> <p>(e) Before completion of a proposed land exchange, the Applicant should unify the title of and clear all occupation free from encumbrances on all the private lots proposed to surrender;</p> <p>(f) The proposed development involving historic buildings should be subject to the agreement from the Antiques and Monuments Office;</p> <p>(g) The lot owner should submit a Land Survey Plan prepared by Authorised Land Surveyors to substantiate the site area of the private lots if land exchange is pursued threat;</p> <p>(h) Subject to agreement/comment from Transport Department and Highways Department on the proposed pedestrian connection as per paragraph 4.6.3.5 of SPS, the proposed road works (such as closure of existing footpaths; e.g. linking between Lai King Hill Road and Kau Wa Keng San Tsuen) may trigger instigation of the Roads (Works, Use and Compensation) Ordinance (Cap. 370). The Applicant should note that when private road works are agreed to be provided , the expenditure on the works including the administrative costs incurred by the Government as well as the related compensation and ex-gratia allowances, etc. should be fully recovered from the private project proponent;</p> <p>(i) About tree felling and compensatory trees mentioned in para. 4.8.4.1 of the SPS, our comment is reserved until an land exchange document is available subject to sub-para. (m) below. Having said that, please be advised that no compensatory trees on unleased and unallocated Government land will be allowed.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

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	<p>Compensatory trees should be provided within the development site or other receptor location on Government land with maintenance partly clearly identified;</p> <p>(j) The Application Site falls within various sites allocated by permanent/temporary government land allocations to Government departments such as Drainage Services Department (DSD), Food and Environmental Hygiene Department and Home Affairs Department. Comments from the relevant departments shall be sought;</p> <p>(k) According to the website of DSD, the Application Site falls within the works areas/ proposed works area of (i) PWP No. 4389DS – Upgrading of West Kowloon and Tsuen Wan Sewerage – Phase 2, (ii) PWP No. 4358DS – Sewerage to Lo Wai, Chuen Lung and Kau Wa Keng Old Village and (iii) PWP Item No. 4391DS – West Kowloon and Tsuen Wan village sewerage – Phase 2. Comments from DSD should be sought;</p> <p>(l) For the proposed Residential Care Home for Elderly (RCHE), the Applicant is advised to note the relevant guidelines under Lands Administration Office Practice Note Issue No. 5/2023;</p> <p>(m) Subject to the above, any land exchange applications should accord with the approved development scheme by the Town Planning Board;</p> <p>(n) As the proposed comprehensive development is not permissible under the subject leases governing the private lots and additional Government land is proposed in the Application Site, if planning permission is given, the lot owner should apply for a land exchange from LandsD prior to its implementation of the proposed development. Upon receipt of the application, it will be considered by LandsD acting in the</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

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	<p>capacity as landlord at its sole discretion. There is no guarantee that any application will be approved. In the event that an application is approved, it will be subject to such terms and conditions as the Government shall see fit, including, among others, the payment of premium and administrative fee; and</p> <p>(o) LandsD reserves comment on the proposed schematic design including the site area which would only be examined in detail during the building plan submission stage upon completion of a land exchange, if applicable. There is no guarantee that the schematic design presented in the subject submission will be acceptable under lease if it is so reflected in future building plan submission(s).</p>	<p>Noted.</p>
<p>5.</p>	<p>Planning Department, District Planning Branch, Metro District Planning Division, Tsuen Wan and West Kowloon District Planning Office, dated 8 May 2025</p> <p>General Comments</p> <p>1. To support the inclusion of retail and social welfare facilities under a non-domestic PR of 0.5 for each phase, please provide relevant examples to facilitate reference and strengthen the planning justifications (e.g. community needs, demography profile, retail distribution in surrounding areas, selection of retail types, etc.).</p>	<p>The inclusion of retail and social welfare facilities was suggested by TPB members during the MPC Meeting for the deliberation of the Approved Scheme.</p> <p>The Applicant also agree the opportunity to serve local communities by providing additional social welfare and retail services. Therefore, the Proposed Scheme has assigned a non-domestic PR of 0.5 to accommodate proposed social welfare and retail facilities (including adaptive reuse of graded historic buildings). Please refer to Section 5.7 in the updated Supporting Planning Statement in Appendix A, for the justification of the scale of retail components on the Proposed Scheme.</p> <p>The provision of social welfare facilities in the Application Site has taken into account the comments provided by SWD, the provision of community facilities in Kwai</p>

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	<p>Specific Comments</p> <p><u>Supporting Planning Statement (SPS)</u></p> <ol style="list-style-type: none"> 2. Please correct all references to ‘葵湧’ in the executive summary of SPS to ‘葵涌’. 3. Section 2.2. and Figure 2 – in addition to the land ownership for the entire Site, please provide a detailed breakdown of the land ownership status for each phase and include an overall overlay plan of the proposed development superimposed on the land status plan, clearly demarcating the various phases. If available, include details of Tso/Tong lands currently under acquisition or previously acquired. 4. Section 2.5 – please provide a supplementary figure to illustrate the pedestrian connections between the subject site and the nearby MTR station exit(s). 5. Paragraphs 4.9.5.2 and 4.9.6.5 – the applicant has stated that they have been actively liaising with residents regarding the acquisition of private land and historic buildings. Please elaborate further, in the relevant sections of SPS, on the applicant’s efforts and status in land acquisition, including the progress 	<p>Chung and Lai Chi Kok Planning Scheme Areas (information retrieved from Attachment 9 of MPC Paper No. 13/22 and Minutes of 722nd Meeting of the MPC), alongside with demographic trends in Hong Kong.</p> <p>Please refer to the justifications for the provision of social welfare facilities in Section 5.6 in the updated Supporting Planning Statement in Appendix A.</p> <p>Noted. Please refer to the updated Supporting Planning Statement in Appendix A for the changes.</p> <p>A detailed breakdown of land ownership status and an overall overlay plan of the proposed development superimposed on the land status plan are provided in the Attachment II of this Submission.</p> <p>Please refer to the Figure 10 in the updated Supporting Planning Statement in Appendix A for the illustration of the walking route suggested by HKeMobility between the Application Site and the MTR Mei Foo Station Exit G.</p> <p>Please be advised that a sales and purchase agreement has been recently made for additional interest within the Application Site, therefore increasing the Applicant’s landownership in the Application Site. This demonstrates the Applicant’s unwavering effort to consolidate the fragmented land ownership and put forward the comprehensive development of Kau Wa</p>

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	<p>achieved since the approval of planning application No. A/KC/489 on 14.7.2023.</p> <p>6. Section 5 – please discuss whether the proposed scheme has considered planning principles/measures, such as urban-rural integration, the 15-minute living circle, pedestrian-first design, slow traffic zones, etc. Besides, please supplement this section with details of the proposed feeder service and indicate the proposed pick-up/drop-off location(s) in the relevant drawing(s).</p> <p>7. Tables 4.1 and 4.2 – please provide a comparison of the development parameters between the proposed scheme and the approved scheme for each phase of the development</p> <p>8. Table 4.4 and Figure 7c – please add a remark to indicate that item (11), No. 43 Kau Wa Keng, is partially owned by the applicant.</p> <p>9. Figure 9 – please indicate the angle of the photomontage on the layout plan and provide a comparison with the existing condition.</p> <p><u>Master Layout Plans (MLPs)</u></p> <p>10. Table 4.1 (Development Schedule) of SPS and All Plans in MLPs – please clarify whether the proposed development comprises 14 (residential) or 15 blocks. Specifically, annotate the stated Block 15 in Remaining Phase B, if applicable, on all relevant plans/figures.</p> <p><u>Landscape Master Plans (LMPs)</u></p> <p>11. Section 4.9.5 of SPS and Figure 1.10 of LMPs – it is noted that the applicant has partial ownership of one historic building, namely No. 43 Kau Wa Keng. As Nos. 39, 42, 42A, and 43 Kau Wa Keng form a</p>	<p>Keng Area. Section 2.2 and 5.2 of the Supporting Planning Statement in Appendix A have been revised to reflect the latest information regarding land ownership.</p> <p>Sections 4, 5 and 6 of the Supporting Planning Statement in Appendix A are updated to elaborate on how the Proposed Scheme has considered relevant planning principles and measures.</p> <p>Colour of feeder service bay has been highlighted on the ground floor plan of the updated Master Layout Plan (Appendix B) in this Submission).</p> <p>Please refer to Attachment III of this Submission for the comparison of the development parameters between the Proposed Scheme and the Approved Scheme for each phase of the development.</p> <p>Table 4.4 and Figure 7c are updated in the Supporting Planning Statement in Appendix A.</p> <p>Figure 9 is updated in the Supporting Planning Statement in Appendix A.</p> <p>Block 15 has been annotated on all drawings in the updated Master Layout Plan (Appendix B) in this Submission).</p> <p>Referring to Section 4.9.6 of the Supporting Planning Statement, the Applicant includes No. 43 Kau Wa Keng (partially owned by the Applicant) into early phases development to advance conservation works. Upon the</p>

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	<p>clusters of historic buildings, please elaborate on how the conservation proposal for adaptive reuse can be materialized given the fragmented land ownership, the existing use for mainly domestic purposes, and under interim/phasing developments.</p> <p>12. Figures 1.9 and 1.11 – please ensure that the level differences at No. 10 Kau Wa Keng are observed and accurately reflected in the figures.</p> <p>13. Section 4.8.3 of SPS and Figure 1.14 of LMPs – please specify the greenery coverage for each phase of the development.</p>	<p>completion of the remaining phases development, No. 43 Kau Wa Keng and its adjacent historic buildings will be conserved and reused holistically, following the conservation strategy proposed as part of this S16 planning application.</p> <p>Noted. Figures 1.9 and 1.11 in the revised Landscape Master Plan and Broadbrush Tree Survey in Appendix E of this submission are updated to indicate the levels.</p> <p>The information about the greenery coverage for each phase is supplemented in Table 4.6 of the Landscape Master Plan and Broadbrush Tree Survey in Appendix E.</p>
6.	<p>Planning Department, District Planning Branch, Metro District Planning Division, Tsuen Wan and West Kowloon District Planning Office, dated 15 May 2025</p> <p>1. It is noted that the proposed location for the reprovisioning of the refuse collection point at Remaining Phase A falls partially on private lots still under acquisition by the applicant. The proposed location and arrangements are subject to the advice of FEHD.</p> <p>2. Apart from Figures 8A and 8B in the SPS, insufficient information addressing the interfacing issues was provided. Therefore, the applicant is advised to supplement drawings and section diagrams to adequately illustrate the interim scenario and landscaping arrangements between Phase 1A, Phase 1B, and the Remaining Phases A and B, to address interface concerns. These concerns include, but are not limited to, site level differences, flooding risks, public access, and blocking and shading impacts on the adjacent Kau Wa Keng Old Village, ancestral halls, and graded historic buildings. Particular</p>	<p>Noted.</p> <p>Regarding the illustration of landscape treatment in Interim Scenario, please refer to the Attachment V. In the Interim Scenario, the landscape design aims to enhance the landscape quality of the Kau Wa Keng area. Newly planted trees in Phases 1A and 1B are proposed to compensate the removal of existing trees with a 1:1 compensation ratio. To further enrich the ecosystem and promote biodiversity, native tree species will be introduced and strategically integrated into the site. To harmonize the Proposed Scheme with the surrounding village environment, a variety of buffer planting will be implemented along key boundaries. These include buffer planting along the public</p>

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	<p>attention is drawn to the red circled mark-up points in Attachment II.</p> <p></p> <p>A-KC-511_TWKDPO Attachment II (Batch</p> <p>3. Please consider to elaborate, in the relevant sections of the SPS, on: (1) how the proposed development has fulfilled the criteria for minor relaxation of</p>	<p>pedestrian access to Kau Wa Keng San Tsuen and along the retaining wall between the northern boundary of Phase 1A and Kau Wa Keng Old Village. This integration ensures that residents of both Kau Wa Keng Old Village and Kau Wa Keng San Tsuen will benefit from an improved living environment, enhanced by a well-designed courtyard landscape setting that fosters a sense of community and connection to nature.</p> <p>Regarding accessibility to the surrounding villages, as discussed in Sections 4.2.9 and 4.6.3 of the Supporting Planning Statement (Appendix A) and illustrated in the Pedestrian Connection Plan in the MLP (Appendix B), the existing pedestrian access to Kau Wa Keng Old Village and Kau Wa Keng San Tsuen will be retained and widened in Interim Scenario, and the public accesses will operate during reasonable hours. With these improvements in interim scenario, the Proposed Scheme will enhance accessibility to the surrounding residential developments and villages, thereby improving the overall walking experience in the Kau Wa Keng area.</p> <p>In support of the Proposed Scheme, technical assessments in aspects of traffic, environmental, drainage, sewerage, and air ventilation have been conducted to ascertain that the Proposed Scheme including the Interim Scenario is technical feasible and acceptable in that no adverse or insurmountable impacts would be resulted to the surrounding areas including the existing Kau Wa Keng Old Village and Kau Wa Keng San Tsuen. Findings of the relevant technical assessments in relation to the Interim Scenario can be found in the relevant technical assessment reports.</p> <p>(1) Please refer to Section 5.2.1.5 in the Supporting Planning Statement (Appendix A) for the justification of the</p>

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	<p>building height restriction in accordance with para. 7.9 of the ES of the OZP; (2) how the MLP – Design Concept Plan has responded to the urban design/landscaping requirements as stated in the Planning Brief; and (3) the financial viability and implications of the proposed 2-level basement car parking.</p> <p>4. In addition to interim scenarios for the MLP and pedestrian connections, the applicant is advised to provide interim scenarios for the LMP.</p> <p>5. Please consider to supplement additional visual illustrations, such as architectural/artist renderings, showing how the proposed thematic gardens could integrate the preserved sites of the Grade 3 historic buildings with the proposed development.</p> <p>6. Please advise if any connection to existing hiking trail(s) is proposed under the current application. If affirmative, please appropriately indicate it in the relevant drawing(s).</p>	<p>minor relaxation on BHR in accordance with paragraph 7.9 of the ES of the OZP.</p> <p>(2) Further details on how the Proposed Scheme’s respond to the urban design / landscaping guidelines outlined in the PB is supplemented in Section 5.2.1.4 in the revised Supporting Planning Statement in Appendix A.</p> <p>(3) Under normal circumstances, there are limited financial and technical implications on implementing 2-level basement car park, subject to site investigation work in detailed design stage .</p> <p>Please refer Attachment V for the Landscape Master Plan in interim scenario.</p> <p>Please note that 3 artist renderings (Figure 1.9 – 1.11) have been provided in the Landscape Master Plan and Broadbrush Tree Survey in Appendix E. These illustrations have demonstrated that the thematic garden settings are thoughtfully integrated with the preserved Grade 3 historic buildings to enhance their landscape and visual appeal.</p> <p>Please be advised that the Proposed Scheme does not have direct connection to the existing hiking trails.</p>
7.	<p>Planning Department, District Planning Branch, Metro District Planning Division, Tsuen Wan and West Kowloon District Planning Office, dated 20 May 2025</p> <p>Further to my preceding email on 15.5.2025, our office has the following comments for your response and further action:</p> <p>1. Section 5.6.1.1 of SPS – it is noted that the social welfare facilities provided in the proposed scheme are intended to address</p>	<p>Having reviewed the local and territorial demand for social welfare facilities, the Applicant would like to adjust the provision</p>

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	<p>the shortage of social welfare facilities in Kwai Chung and Lai Chi Kok Planning Areas. As the proposed scheme will bring in new population, please supplement a table in the relevant section of the SPS to demonstrate how the proposed social welfare facilities will meet demands or address the deficits of the relevant districts and/or planning areas in the context of the growing population.</p> <p>2. Figure 7c of SPS – please amend item No. 12 from “You Kung Ancestral Hall” to “Yiu King Ancestral Hall”.</p>	<p>of social welfare facilities at Phase 1A as below:</p> <p><u>Social welfare facilities withdrawn from Phase 1A</u></p> <ul style="list-style-type: none"> • 200 place Child Care Centre (CCC) • 100 place Day Care Centre for the Elderly (DE) <p><u>Social welfare facility added to Phase 1A</u></p> <ul style="list-style-type: none"> • Residential Care Home for the Elderly (RCHE) (100 places) <p>The adjustment has considered the current provision of social welfare facilities in the vicinity of the Application Site, as well as the acute demand for residential care services resulting from the aging population in Hong Kong.</p> <p>Please refer to the revised Master Layout Plan in Appendix B for the locations of the proposed social welfare facilities. Please refer to Supporting Planning Statement in Appendix A for the updated key development parameters for the Proposed Scheme as well as the elaboration on the selection of social welfare facilities in Section 5.6 of Supporting Planning Statement. With the adjustments in the composition of social welfare facilities, the total GFA for social welfare facilities will account for at least 5% of the total domestic GFA. Even in interim scenario (Phase 1A + Phase 1B), social welfare facility GFA will remain at no less than 5% of the domestic GFA.</p> <p>Figure 7c is updated in the revised Supporting Planning Statement in Appendix A.</p>
8.	<p>Planning Department, District Planning Branch, Special Duties Division, Urban Design & Landscape Section, Landscape Unit, dated 8 May 2025</p>	

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	<p>1. Please note below our comments on the submission n from landscape planning perspective:</p> <p>a. Discrepancies in the tree felling and landscape impact are observed between the s.16 Application Form, planning statement and Appendix F (Landscape Master Plan and Boardbrush Tree Survey). The Applicant is advised to carefully review and verify the accuracy and consistency of the information provided.</p> <p><u>Appendix F – Landscape Master Plan (LMP) and Broadbrush Tree Survey</u></p> <p>b. As observed from Appendix F and aerial photo of 2023, the Site is wellvegetated and many mature / semi-mature trees are found within the site. The Applicant should consider a holistic approach in the proposed landscape design with a view to minimizing impact on the existing landscape resources. Noting that a there are 271 out of 287 (94.4%) existing trees are proposed felled, including eight large mature trees: 1AT020 - Ficus microcarpa (DBH 2000 mm), 1B-T020 - Ficus virens (DBH 1500mm), 1B-T032 - Ficus elastic (DBH 1000), T079 – Cinnamomum camphora (DBH 780 mm), T081 - Cinnamomum camphora (DBH 1600mm), T084 - Cinnamomum camphora (DBH 1050 mm), T132 – Ficus microcarpa (DBH 1200 mm) and T150 - Ficus microcarpa (DBH 1500 mm). The Applicant is advised to review the design of LMP and those existing trees with due consideration of their amenity value, form, health condition and structural condition.</p>	<p>The number of tree felling is updated in the Supporting Planning Statement (Appendix A), Landscape Master Plan and Broadbrush Tree Survey (Appendix E) to reflect the latest proposed treatment of existing tree. Please be advised that a 1:1 compensation ratio, excluding undesirable species, has been adopted for mitigating the impact of tree loss. With appropriate landscape treatment, it is anticipated that the Proposed Scheme will not result in any adverse impact related to tree felling.</p> <p>Your concern regarding tree removal is noted. We've carefully reviewed the development layout and existing tree conditions, retaining trees where feasible, including T001, T007, T008, T009, T101, T102, T106, T108, T114, T115, T116, T117, T121, T122, T123, T135, T138, T139, T148, T149, T151, T152, 1A-T048, 1A-T049, 1A-T050, 1A-T053, 1A-T056. This brings the total number of retained trees to 27. While 243 trees (excluding 5 trees of undesirable species) are proposed for removal, they will be compensated for with new plantings as outlined in the Landscape Master Plan (Appendix E).</p> <p>Regarding the eight large mature trees (1AT020, 1B-T020, 1B-T032, T079, T081, T084, T132, and T150), their removal is unavoidable due to conflicts with the necessary excavation works for the development, as illustrated in Figure 1.3a. Their location on the slope (as illustrated in Appendix C of Landscape Master Plan and Broadbrush Tree Survey in Appendix E) makes it infeasible to form a sufficient root ball for transplanting. Furthermore, their form, health, and structural conditions also</p>

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	<p>c. The Applicant is advised to provide a paragraph describing the provision of irrigation point arrangement, and a drawing indicating the provision of irrigation points.</p> <p>d. Please provide a typical planter detail for reference.</p> <p>e. Section 3.3 – The Applicant is advised to provide a summary table to indicate the number and percentage of existing trees for different proposed treatments (retain, transplant or fell).</p> <p>f. Section 3.3.2 - The Applicant has made reference to Development Bureau’s TC(W) No.4/2020 for tree treatment recommendations. Please note that this TC applies only to government projects and their tree preservation requirements. The Applicant is advised to make reference to appropriate practice note(s) that is applicable for the proposed development.</p> <p>g. Section 4.1.2 – 4.1.6 – The Applicant is advised to provide a sub-title for each description of the proposed landscape elements/components. Additionally, it is advised that the sub-title for each landscape design elements/components should align with Fig. 1.5a to Fig. 1.12.</p> <p>h. Table 4.2.2 – It is noted that 266 new trees of different sizes are proposed for compensation, and the size of each proposed species refers to 'GS' as mentioned in the remarks under Table 4.2. The Applicant is advised that there is no standard 'GS' for a planning application. Please specify what 'GS' refers to.</p>	<p>contribute to their unsuitability for relocation.</p> <p>The provision of irrigation point will be provided at the detail design stage.</p> <p>Please refer to Figure 1.15 of Landscape Master Plan and Broadbrush Tree Survey in Appendix E for the typical detail.</p> <p>Table 3.2 - Summary of Proposed Treatment of Existing Tree is added in the revised Landscape Master Plan and Broadbrush Tree Survey in Appendix E.</p> <p>LAO PN NO.6/2023 is referred. Please find the updated Section 3.3.2 in the revised Landscape Master Plan and Broadbrush Tree Survey in Appendix E.</p> <p>Section 4.1 is updated in the revised Landscape Master Plan and Broadbrush Tree Survey (Appendix E).</p> <p>"GS" refers to the plant sizes specified in the CEDD General Specification.</p>

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	<p>i. Section 4.4.2 & Fig 1.14 (Calculation of green coverage) – Please be advised that the site coverage of greenery is for reference only. The site coverage of greening calculation, if any, should be submitted separately to BD for approval.</p> <p>j. <u>Fig 1.3 (Tree Recommendation Plan)</u></p> <p>1. The Applicant is advised to review the title of this drawing and amend it to 'Tree Treatment Plan'.</p> <p>2. It is observed that some trees are proposed to fell but no direct conflict with the proposed building structure, i.e. 1A52 – 1A55, 1A45, etc. The Applicant is advised to review the proposed treatment to minimize the impact on those existing trees.</p> <p>3. Please provide a separate tree treatment plan that overlays the proposed site formation plan for reference.</p> <p>k. <u>Fig 1.4 (Compensatory Tree Planting Plan) – With reference to para. 3.3.1, it is noted that 13 existing trees are proposed for transplantation. However, according to this figure, there are 14 trees marked for transplantation. Please review.</u></p> <p>l. <u>Fig1.5a – 1.5e (Landscape Master Plan)</u></p> <p>1. Some major spot levels (i.e. the area next to Lai King Hill Road, northern site boundary) are missing in all drawings. Please review.</p> <p>2. Please clarify the unknown white strips with appropriate legend. The Applicant is also advised to ensure all meaningful graphic symbols illustrated on the figure should be provided with legend.</p>	<p>Noted.</p> <p>Noted and revised accordingly.</p> <p>Noted. We've carefully reviewed the development layout and existing tree conditions, retaining trees where feasible, including T001, T007, T008, T009, T101, T102, T106, T108, T114, T115, T116, T117, T121, T122, T123, T135, T138, T139, T148, T149, T151, T152, 1A-T048, 1A-T049, 1A-T050, 1A-T053, 1A-T056. This brings the total number of retained trees to 27.</p> <p>Please refer to Figure 1.3a in the revised Landscape Master Plan and Broadbrush Tree Survey (Appendix E) for the excavation plan with the tree treatment plan.</p> <p>Noted and revised as appropriate. Total 12 existing trees are proposed to be transplanted.</p> <p>Noted. Please refer to Figure 1.5a – 1.5e in the revised Landscape Master Plan and Broadbrush Tree Survey (Appendix E) for the revised LMP.</p> <p>Noted. Please refer to Figure 1.5a – 1.5e in the revised Landscape Master Plan and Broadbrush Tree Survey (Appendix E) for the revised LMP.</p>

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	<p>3. It is noted that the application site is mainly surrounded by the slopes and topography with remarkable level changes. Please illustrate the edge treatment of the proposed scheme and how such treatment could be accommodated in the landscape setting.</p> <p>4. Please provide landscape elevations with key dimensions to illustrate the boundary treatment.</p> <p>5. With reference para. 4.1.5, it is noted that “Large scale of water bodies, such as swimming pool and water ponds are located...” but not indicated in the figure. Please review.</p> <p>6. Please clarify whether any children facilities are proposed in the “kid’s play area” and “covered play area”.</p> <p>m. <u>Fig1.6 – 1.8 (Section)</u></p> <p>1. Referring to Fig 1.7, some reference images of landscape features (i.e. green wall and grasscrete cover) were shown. The Applicant is advised to indicate the captioned landscape features and provide elaboration in the report.</p> <p>2. A discrepancy in the proposed landscape component in front of the historic building was found between Section B-B (courtyard) and Landscape Master Plan – Ground Floor (Fig 1.5d) (Historical theme plaza).</p>	<p>Noted. The edge treatment is designed to seamlessly integrate the proposed landscape with the existing topography. As shown in the section drawings in Figure 1.7 in the revised Landscape Master Plan and Broadbrush Tree Survey (Appendix E), this is achieved through a combination of green walls and stepped planters. The green walls, soften the built edges, while the stepped planters follow the contours of the slope, creating a natural transition.</p> <p>Please refer to Figure 1.16 for the elevation drawings in the Landscape Master Plan and Broadbrush Tree Survey (Appendix E).</p> <p>Section 4.1 is updated in the revised Landscape Master Plan and Broadbrush Tree Survey (Appendix E).</p> <p>Both the kid's play area and the covered play area will include children's facilities. The kid's play area will feature slide, swing set, and climbing structure. The covered play area will provide age-appropriate play equipment for toddlers, including soft play blocks and a small climbing frame.</p> <p>Noted. Figure 1.7 is updated in the revised Landscape Master Plan and Broadbrush Tree Survey (Appendix E).</p> <p>Noted. Figure 1.7 is updated in the revised Landscape Master Plan and Broadbrush Tree Survey (Appendix E).</p>

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	<p>3. Discrepancies on the setting out of section line and details of section diagram and the landscape plan are observed in Fig1.8. Please review.</p> <p>4. The Applicant is advised to review the boundary treatment next to the podium on the spot level +16.50. It is observed that there is a large level change next to the podium edge without any protection barrier.</p> <p>n. <u>Fig1.13 (Local Open Space Provision) – The Applicant is advised to make reference to “HKPSG - Chapter 4 : Recreation, Open Space & Greening” for the classification of active and passive open space.</u></p> <p>o. <u>Appendix A (Tree Assessment Schedule)</u></p> <p>1. Most of existing trees are in “fair” condition in Tree Assessment Schedule but some defects of the existing trees as indicated in the “ Additional Remarks ” column of Tree Assessment Schedule, please review the suitability of existing/mature trees for preservation or transplantation within the proposed landscape design and ensure that all provided information is clearly presented and accurate.</p> <p>2. The provided trees photo of T032, T132 and T150 is insufficient to justify the proposed tree treatment. The Applicant is advised to provide additional photo(s) for reference</p>	<p>Noted. Figure 1.8 is updated in the revised Landscape Master Plan and Broadbrush Tree Survey (Appendix E).</p> <p>Noted. Figure 1.8 is updated in the revised Landscape Master Plan and Broadbrush Tree Survey (Appendix E).</p> <p>Noted. Figure 1.13 is updated in the revised Landscape Master Plan and Broadbrush Tree Survey (Appendix E).</p> <p>The tree assessment and treatments have been reviewed considering the project's constraints. The excavation plan and building layout significantly limit opportunities for transplantation, even for trees in "fair" condition. The revised landscape design in the revised Landscape Master Plan and Broadbrush Tree Survey (Appendix E) maximizes tree preservation by retaining 27 trees, the highest number achievable within the project's limitations.</p> <p>Access to T032 is limited due to its location on private property, the best available photos have been provided in Appendix B. For the additional photo records for T132 and T150, please refer to the detailed assessment in Appendix C in the Landscape Master Plan and Broadbrush Tree Survey (Appendix E).</p>
	<p><u>Advisory Comments</u></p> <p>1. The Applicant is reminded that approval of s.16 application under Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under APP PNAP-152 and/or under</p>	<p>Noted.</p>

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	<p>lease. The site coverage of greenery calculation should be submitted separately to BD for approval.</p> <p>2. The Applicant is reminded that approval of the planning application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under lease. Thus, the Applicant should seek comments and approval from relevant authority on the tree works concerned and/or compensatory/replacement planting proposal, where appropriate.</p>	<p>Noted.</p>
9.	<p>Planning Department, District Planning Branch, Special Duties Division, Urban Design & Landscape Section, Urban Design Unit, dated 15 May 2025</p> <p>1. Our observations/comments from urban design, visual impact and air ventilation perspectives are set out below.</p> <p><u>Detailed Comments</u></p> <p>2. Please ensure that all information regarding the existing and/or planned/committed developments in the surrounding areas in Sections 2.4, 4.2.4 and 5.9 of the SPS, Sections 2 and 3.2.4 of the VIA and in all photomontages, and Section 3.3 of the AVA are correct and updated. Please find attached the mark-up for your revision, as appropriate in Attachment III.</p> <p>2.1. Characteristics of Application Site and its Surrounding Area</p> <ul style="list-style-type: none"> • Lai King Correctional Institution (+102~110mPD) +102~116mPD • Kwai Chung Hospital (+90~120mPD) +104~121mPD 	<p>All relevant building height markings have been updated in the revised Supporting Planning Statement (Appendix A), Air Ventilation Assessment – Initial Study (Appendix F) and Visual Impact Assessment (Appendix G).</p> <p>Please refer to Section 2.1 in the revised Air Ventilation Assessment – Initial Study in Appendix F for the updated building height.</p>

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No.	Comments	Responses
	<ul style="list-style-type: none"> Princess Margaret Hospital (+80~150mPD) +83~147mPD Kau Wa Keng San Tsuen (+10~40mPD) +6.7~38.7mPD Low-rise residential building (+30~60mPD) +32.2~60.4mPD Happy Villa (+75mPD) +74.9~76.8mPD <p>2.2.1. Baseline Scheme</p> <p>Table 1 Development Parameters of the Baseline Scheme</p> <p>Baseline Development</p> <ul style="list-style-type: none"> +16.5mPD of 3-storeys Houses 25.7mPD (House No.10) <p>2.4. Surrounding Land Users</p> <p>2.4.1.1. The Application Site is surrounded by a mix of land uses, characterised as follows (please refer to Figure1 for the location plan):</p> <ul style="list-style-type: none"> The Application Site.....from about +215mPD to +260mPD. +201.5mPD (WahYan Court) to 257.9mPD (Lai King Disciplined ServicesQuarters Blk 1) To the south.....Mei Foo Sun Chun. z Nob Hill: 118.2~118.4 mPD 	<p>Please refer to Table 1 in the revised Air Ventilation Assessment – Initial Study in Appendix F for the updated building height.</p> <p>Please refer to Section 2.4 in the revised Supporting Planning Statement in Appendix A for the updated building height.</p> <p>The information about the existing building heights is supplemented.</p>

Responses to Comments

No.	Comments	Responses
	<p>Happy Villa: 74.9~76.8 mPD</p> <ul style="list-style-type: none"> To the further southwest on the.....+147mPD..... <p>PMH Blk S: 146.9mPD</p> <p>4.2.4.1. The Proposed Scheme considers the(maximum BH of +120mPD)</p> <p>Nob Hill: 118.2 ~118.4mPD</p> <p>4.2.4.1.(maximum BH ranging from +215mPD to +260mPD)</p> <p>+201.5mPD (Wah Yan Court) to 257.9mPD (Lai King Disciplined Services Quarters Blk 1)</p> <p>4.2.4.1.On the headland pf Golden Hill (peak at +360.6mPD).</p> <p>The spot level of the land next to Golden Hill Fire Lookout: 368.1 mPD</p> <p>5.9.1.1. As a result of the(maximum BH of +120mPD) south of Lai King.....</p> <p>Nob Hill: 118.2~118.4 mPD</p> <p>5.9.1.1.(maximum BH ranging from +215mPD to +260mPD) on the headland of Golden Hill.....</p> <p>+201.5mPD (Wah Yan Court) to 257.9mPD (Lai King Disciplined Services Quarters Blk 1)</p> <p>5.9.1.1.(maximum BH ranging from +215mPD to +260mPD) on the headland of Golden Hill (peak at +360.6mPD).</p> <p>The spot level of the land next to Golden Hill Fire Lookout: 368.1 mPD</p>	<p>The information about the existing building heights is supplemented.</p> <p>According to digital topographic map (iB1000), the existing BH of the residential cluster south to Lai King Hill Road is up to +121mPD (Wah Lai Estate).</p>


Responses to Comments

No.	Comments	Responses
	<p>2. Visual Context of the Application Site and Surrounding Areas</p> <p>2.2. Surrounding Context</p> <p>2.2.1.1.</p> <ul style="list-style-type: none"> The Application Site isbuilding heights ranging from about +215mPD to +260mPD. +201.5mPD (Wah Yan Court) to 257.9mPD (Lai King Disciplined Services Quarters Blk 1) To the south across Lai King Hill.....(BHR) of +120mPD) Nob Hill: 118.2~118.4 mPD (CPDH) and the medium-rise Happy Villa within the “R(B)5” zone with a maximum BHR of +80mPD. Happy Villa:74.9~76.8 mPD To the further southwest on the hilltop are the Princess Margaret Hospital with existing building heights up to +147mPD PMH Blk S:146.9mPD <p>3.2.4. Full Respect of the Site and Surrounding Contexts</p> <p>3.2.4.1. The Proposed Scheme considers the existing site context in a comprehensive manner. The design responds.....(maximum BH of +120mPD)</p> <p>Nob Hill: 118.2~118.4 mPD</p> <p>3.2.4.1.south of Lai King Shan Road to the prominent high-rise residential towers (maximum BH ranging from +215mPD to +260mPD)</p>	<p>Please refer to Section 2 in the revised Visual Impact Assessment in Appendix G for the updated building height.</p> <p>The information about the existing building heights is supplemented.</p> <p>The information about the existing building heights is supplemented.</p> <p>Please refer to Section 3.2.4 in the revised Visual Impact Assessment in Appendix G for the updated building height.</p> <p>According to digital topographic map (iB1000), the existing BH of the residential cluster south to Lai King Hill Road is up to +121mPD (Wah Lai Estate).</p>

Responses to Comments

No.	Comments	Responses
	<p>+201.5mPD (Wah Yan Court) to 257.9mPD (Lai King Disciplined Services Quarters Blk 1)</p> <p>3.2.4.1. on the headland of Golden Hill (peak at +360.6mPD).</p> <p>The spot level of the land next to Golden Hill Fire Lookout: 368.1 mPD</p> <p><i>Figure No. 5</i></p> <p>Figure Title -Viewing Point 3: Castle Peak Road - Kwai Chung</p> <p>Approved Scheme</p> <p>Wah Lai Estate (+120mPD)</p> <p>+121mPD</p> <p>Proposed Scheme</p> <p>Wah Lai Estate (+120mPD)</p> <p>+121mPD</p> <p><i>Figure No. 7</i></p> <p>Figure Title -Viewing Point 5: Lai Chi Kok Park Children’s Playground</p> <p>Existing Condition</p> <p>Lai Chi Kok Bay Garden (+90.6mPD)</p> <p>+88.8mPD (Block B)</p> <p>Approved Scheme</p> <p>Lai Chi Kok Bay Garden (+90.6mPD)</p> <p>+88.8mPD (Block B)</p> <p>Proposed Scheme</p> <p>Lai Chi Kok Bay Garden (+90.6mPD)</p>	<p>Please refer to figures in the revised Visual Impact Assessment in Appendix G for the updated building height.</p>

Responses to Comments

No.	Comments	Responses
	<p>+88.8mPD (Block B)</p> <p><i>Figure No. 9</i></p> <p>Figure Title -Viewing Point 7: Tsing Yi Public Pier</p> <p>Existing Condition</p> <p>Wonderland Villas (+340 mPD)</p> <p>+339mPD (Block 12)</p> <p>Highland Park (+256 mPD)</p> <p>+ 257mPD (Block 3&4)</p> <p>Approved Scheme</p> <p>Wonderland Villas (+340 mPD)</p> <p>+339mPD (Block 12)</p> <p>Highland Park (+256 mPD)</p> <p>+ 257mPD (Block 3&4)</p> <p>Proposed Scheme</p> <p>Wonderland Villas (+340 mPD)</p> <p>+339mPD (Block 12)</p> <p>Highland Park (+256 mPD)</p> <p>+ 257mPD (Block 3&4)</p> <p></p> <p>A-KC-511_UD Attachment III (Batch</p> <p>3. Please reminded that all proposed setbacks should be measured <u>from site boundaries</u>. The tower setback from the southern boundary of the Site and the setback along the eastern boundary of Phase 1B, should be clearly indicated with their widths on all the relevant figures (including the MLP) for ease of reference. For example, the 10m setback from Lai King Hill Road as stated in para. 4.5.3.1. According to the</p>	<p>According to para. 7(a) in PNAP APP152, the building setback shall be measured from the centreline of street.</p> <p>10m tower setback from Lai King Hill Road and 30m tower setback from eastern side of site near Lai King Hill Road have been indicated in the revised MLP (Appendix B).</p>

Responses to Comments

No.	Comments	Responses
	<p>Air Ventilation Assessment, a 30m-wide tower setback is proposed on the eastern side of the Site near Lai King Hill Road, however, there is no mentioning about this setback in the SPS nor any figures.</p> <p>4. According to the MLP (Drawing No. MLP-SK01-R9), podium structures with BHs of 16mPD to 21mPD would encroach onto the proposed 15m-wide north-to-south air path on the western side of the Site and some historic buildings would also encroach onto the proposed 15m-wide north-to-south air path on the eastern side of the Site. Please review whether these air paths with the above visual obstructions could serve as visual corridors as mentioned in paras. 4.2.1.1, 4.2.4.2, 4.5.3.1, 5.2.1.3, 5.9.1.2 of SPS and Sections 3, 5 and 6 of VIA.</p> <p>5. The Consultant should (i) confirm whether the proposed site coverage of 33.33% could accommodate the proposed podium structures for retail and social welfare facilities across the entire Site, and (ii) elaborate on the design measures to alleviate the visual bulks at the building’s low zone, if any.</p> <p>6. According to the Landscape Master Plan, green wall is proposed along the eastern site boundary. The Consultant may wish to supplement in the SPS with its height for the sake of clarity.</p>	<p>Referring to the Supporting Planning Statement and Visual Impact Assessment of the Application, although podium structures and historic buildings intersect the proposed air paths cum visual corridors, they link up the most prominent visual elements, i.e. vegetated valley slopes and open sky backdrop throughout the Application Site to the surrounding neighbourhoods. Furthermore, the proposed air paths cum visual corridors reduce the visual bulk of the Proposed Scheme and enhance the overall visual permeability of the Proposed Scheme. Therefore, the visual obstruction from the structures is considered limited along the proposed air paths cum visual corridors, and could not affected their functions as visual corridors.</p> <p>(i) 33.33% depicts the maximum domestic site coverage of the domestic towers above 15m and over 61m prescribed under B(P)R. The maximum site coverage of podium structure (exceeding 15m above ground level) is 60% under the B(P)R which is adequate to accommodate the proposed podium structures for retail and social welfare facilities.</p> <p>(ii) The podium structure that connects the residential towers is not continuous and is segmented into smaller blocks which integrate with streets, open spaces and activity plaza to alleviate the visual bulk at the buildings’ low zone.</p> <p>The green wall is about 4m high. The illustration of green wall is provided in Figure 1.16 in the revised Landscape Master Plan and Broadbrush Tree Survey in Appendix E.</p>

Responses to Comments

No.	Comments	Responses
	<p>7. Paras. 4.2.4.2, 4.5.3.1, 5.2.1.3 and 5.9.1.2, MLP – Design Concept and para. 3.2.4.2 of VIA – Please review whether the proposed diagonal 15m air path on podium level should be aligning in a ESE-WNW direction, rather than NE-SW / W-E direction.</p> <p>8. Para. 4.5.2.1 – It seems that the existing 12 Grade 3 historical buildings are mainly located at the northeast, rather than southeast, of the Site.</p> <p>9. Para. 4.5.2.2 – The Consultant may wish to annotate the proposed canopies with their heights and widths on Drawing Nos. MLP-SK06-R5 and MLP-SK07-R5 for ease of reference.</p> <p>10. Para. 5.9.1.1 – Please review/revise the ratings of the overall visual impacts to the identified public viewing points (VPs) as per our comments on VIA below.</p> <p>11. Para. 5.9.1.3 – With regard to discussions on sunlight penetration, please note that glare impact is not under the purview of PlanD.</p> <p>12. Figure 9 – A key plan with viewing angle is missing.</p> <p><u>Master Layout Plan (MLP)</u></p> <p>13. MLP – Design Concept</p> <p>(a) BH Consideration – The BHs of the proposed development should be ranging from 136.85mPD to 147.55mPD.</p> <p>(b) Please rename “ventilation corridor” to “air path” in the legend.</p> <p><u>Visual Impact Assessment (VIA)</u></p> <p>14. It is noted that four VPs are identified with reference to the Urban Design Appraisal</p>	<p>Relevant sections are updated in the Supporting Planning Statement (Appendix A), Master Layout Plan (Appendix B) and Visual impact Assessment (Appendix G).</p> <p>Para. 4.5.2.1 is updated in the Supporting Planning Statement (Appendix A).</p> <p>The heights and widths of the proposed canopies are annotated in the revised Master Layout Plan (Appendix B).</p> <p>Please refer to our responses below.</p> <p>Noted.</p> <p>Please refer to the updated Figure 9 in the Supporting Planning Statement (Appendix A).</p> <p>Please refer to Master Layout Plan (Appendix B) for the updates.</p> <p>Please refer to Master Layout Plan (Appendix B) for the updates.</p> <p>Noted.</p>

Responses to Comments

No.	Comments	Responses
	<p>of Kwai Chung Area attached to MPC Paper No. 6/12.</p> <p>15. The applicant is advised to consider adding a VP (referencing Photo Angle 9 in Figure 4b of the SPS – i.e. Overview of Kau Wa Keng valley from the footpath along Wa Tai Road) to demonstrate how the proposed development integrates with the surrounding context.</p> <p>16. Para. 2.2.1.1 –</p> <p>(a) The Consultant should provide discussions of height profile of the surrounding context with their existing BHs in mPD, rather than BH restrictions, with annotations on plans. The BHs of the surrounding developments as annotated on the photomontages should be reviewed/revised accordingly. For example, the BHs of Wah Yuen Chuen and Lai King Disciplined Services Quarters should be ranging from 138mPD to 258mPD rather than 215mPD to 260mPD.</p> <p>(b) High-rise residential developments such as Regency Park with a maximum BH of 264mPD and Wonderland Villas with a maximum BH of 340mPD on the headland of Golden Hill should be supplemented.</p> <p>(c) The Consultant may wish to revise the second bullet point to read as “...(“R(B)1”) <u>ranging from 32mPD to 60mPD</u>”.</p> <p>(d) New block for Lai King Building of Princess Margaret Hospital under</p>	<p>In accordance with TPB-PG No. 41, the Visual Impact Assessment of the Application aims to evaluate the potential visual impacts of the Proposed Scheme from selected viewpoints accessible to the public. The said Photo Angle 9 is not easily accessible and not a popular viewpoint for public or tourists. Therefore, the location is not selected as a public viewpoint in the Visual Impact Assessment.</p> <p>Noted. The information about the existing building heights is supplemented in the relevant sections in Supporting Planning Statement (Appendix A) and Visual impact Assessment (Appendix G).</p> <p>Noted. The information about the existing building heights of other residential developments in the vicinity is supplemented in the relevant sections in Supporting Planning Statement (Appendix A) and Visual impact Assessment (Appendix G).</p> <p>The second bullet point is revised as “<i>To the immediate southeast is Chung Shan Terrace comprising house-type developments of 2 to 4 storeys high (ranging from +32mPD to +60mPD) on a higher platform zoned “Residential (Group B) 1” (“R(B)1”).</i>” in Supporting Planning Statement (Appendix A) and Visual impact Assessment (Appendix G).</p> <p>Noted. The information is supplemented in the first bullet point in Supporting Planning</p>

Responses to Comments

No.	Comments	Responses
	<p>Application No. A/KC/470 with a BH of 206mPD to be northwest of the Site should also be supplemented.</p> <p>(e) As per the comments above, para. 3.2.4.1 of the VIA, as well as paras. 2.4.1.1, 4.2.4.1 and 5.9.1.1 of the SPS should also be reviewed/revised as appropriate.</p> <p>17. Para. 5.1.2.2 (9th line), para. 5.1.2.3 (5th line), para. 5.1.2.4 (2nd last line), para. 5.1.2.5 (5th line) and para. 5.1.2.6 (2nd line) (VP1); para. 5.1.3.4 (4th line) and para. 5.1.3.6 (1st line) (VP2); para. 5.1.5.3 (5th line) (VP4); para. 5.1.6.4 (5th line) (VP5); and para. 6.1.1.2 – As per our comments in para. 6 above, please delete/replace “visual corridor(s)” by “<u>air path(s)</u>”.</p> <p>18. Para. 5.1.2.5 (5th line) (VP1) – The building deposition of the Proposed Scheme appears to have a slight difference from that of the Approved Scheme.</p> <p>19. Para. 5.1.3.5 (3rd line) (VP2) – As per our comments in para. 6 above, please revise to read as “15m-wide <u>air path aligning</u> Wa Lai Path...”</p> <p>20. Figure 4 (VP2) – The Consultant may wish to annotate Kau Wa Keng Valley as mentioned in Section 5.1.3 for ease of reference.</p> <p>21. Figure 6 (VP4) –</p> <p>(a) The proposed development should appear to be taller. Part of the ridgelines and open sky view will be further blocked by the Proposed Scheme.</p> <p>(b) The Consultant may wish to annotate Lai Chi Kok Fresh Water Service Reservoir as mentioned in Section 5.1.5 for ease of reference.</p> <p>22. Section 5.1.5 (VP4) – Judging from the photomontage of this VP under the Approved Scheme and in view of our comment in para. 22 above, while the</p>	<p>Statement (Appendix A) and Visual impact Assessment (Appendix G).</p> <p>Noted. Relevant figures and paragraphs have been updated in Supporting Planning Statement (Appendix A) and Visual impact Assessment (Appendix G).</p> <p>Referring to our response to comment No.4, the proposed air paths are considered serving the purpose of visual corridors. Therefore “visual corridor(s)” in the concerned paragraphs are revised as “air path(s) cum visual corridor(s)” in revised Visual impact Assessment (Appendix G).</p> <p>Para. 5.1.2.5 is updated in the revised Visual impact Assessment (Appendix G).</p> <p>Para. 5.1.3.5 is updated in the revised Visual impact Assessment (Appendix G).</p> <p>Kau Wa Keng Valley is annotated in Figure 4 in the revised Visual impact Assessment (Appendix G).</p> <p>Please find the revised Figure 6 (VP4) in the revised Visual impact Assessment (Appendix G).</p> <p>Please be advised that VP4 is sitting on the Lai Chi Kok Fresh Water Service Reservoir. Annotation is added to Figure 6 of revised Visual impact Assessment (Appendix G).</p> <p>Please refer to the revised Section 5.1.5 in Visual impact Assessment (Appendix G)</p>

Responses to Comments

No.	Comments	Responses
	<p>“visual obstruction” and “effects on visual resources” can hardly be considered as “negligible”, it would be more tenable to grade the “effect on public viewers” and visual impact to VP4 as “slightly adverse” rather than “negligible”.</p> <p>23. Figure 7 (VP5) – The proposed development should appear to be taller. Upper portion of Block 9 and Block 8 as well as the 15m-wide air path should appear to be seen from this VP to tally with the visual analysis in paras. 5.1.6.3 and 5.1.6.4.</p> <p>24. Table 5.3 and Para. 6.1.1.2 – With reference to our above comments, please review and revise as appropriate.</p> <p>25. According to visual analysis for VPs 5, 6 and 8, please also advise if the proposed development would blend in with the surrounding context in para. 6.1.1.2 to tally with the discussions in the VIA.</p> <p>26. Comments from our Landscape Unit have been provided under separate cover.</p>	<p>for the assessment of VP4 based on the revised photomontage in Figure 6.</p> <p>Despite the higher BH of the Proposed Scheme, the incorporation of building separations and a stepped building height profile will effectively diminish the overall visual bulk and maintain the visual character of a transition from the urban environment to the natural landscape. The open sky view remains as a significant visual component at this VP. Therefore, the visual impact to this VP is considered negligible with the mitigation by design measures.</p> <p>Please find the revised Figure 7 (VP5) in the revised Visual impact Assessment (Appendix G).</p> <p>Referring to the visual analysis for VPs 5, 6 and 8, the Proposed Scheme would blend in with the surrounding built environment without altering the existing visual characteristics. Section 6.1.1.2 is updated in the revised Visual impact Assessment (Appendix G).</p> <p>Noted.</p>
10.	<p>Social Welfare Department, Headquarters, Planning & Development Branch, Project Planning Section (Team 1), dated 15 May 2025</p> <p>1. According to the Planning Statement in this submission in April 2025, the proposed social welfare facilities (with SWD proposed facilities in blue) are as below: --</p>	

Application for Permission Under Section 16 of the Town Planning Ordinance (Cap.131) Proposed Comprehensive Development including Flat, Retail and Community Facilities and Minor relaxation of Plot Ratio and Building Height Restrictions in “Comprehensive Development Area” Zone at Various Lots in S.D. 4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung)

Responses to Comments

No.	Comments	Responses																				
	<table><tr><th>Phase 1A</th><th>Phase 1B</th><th>Remaining Phase A</th><th>Remaining Phase B</th></tr><tr><td>Home Care Services (HCS) for Frail Elderly Persons (4-team size non-kitchen based)</td><td>Neighbourhood Elderly Centre (NEC)</td><td>60-p Day Care Centre for the Elderly (DE) - SWD May 2025 Withdraw the bid</td><td>60-p Special Child Care Centre (SCCC)</td></tr><tr><td>School Social Work Office (SSWO)</td><td>100-p Residential Care Home for the Elderly (RCHE)</td><td>Office Base of On-Site Pre-school Rehabilitation Services (Capacity :125)</td><td>100-p Child Care Centre (CCC)</td></tr><tr><td>200-p Child Care Centre (CCC)</td><td></td><td>120-p Day Care Centre for the Elderly (DE) (non-kitchen based)</td><td>150-p Residential Care Home for the Elderly (RCHE)</td></tr><tr><td>100-p Day Care Centre for the Elderly (DE)</td><td></td><td></td><td></td></tr></table> <p>2. Please find SWD's comment as follows : --</p> <p>Home Care Services (HCS) for Frail Elderly Persons (4-team size non-kitchen based)</p> <p>For Home Care Services (HCS) for Frail Elderly Persons, please maintain the original <u>bid of 1 Team of HCS for Frail Elderly Persons (4-team size non-kitchen based) at Phase 1A</u> at the captioned development project. One designated parking space for one private light bus with tail-lift measuring 8m x 3m with minimum headroom of 3.3m is required. Additionally, a shared loading / unloading area with the dimension of 11m x 3.5m x 4.7m for the private light bus of the HCST and other welfare facilities in close proximity to the entrance of HCST is required.</p> <p>DE</p> <p>To address the issue of over-supply of DE places in Kwai Tsing District, we reaffirm our decision <u>to withdraw the bid for the 60-p DE at the Remaining Phase A</u>. With regard to the proposed mega-size self-financing DEs (100-p & 120-p) in the development, the applicant should be advised to prudently assess the risk of potential oversupply of similar services in the district as the projected demand in the vicinity would likely be met by both existing and planned provisions. In any cases, the proposed two self-financing DEs shall incur no financial implication, both capital and recurrent, to the Government.</p>	Phase 1A	Phase 1B	Remaining Phase A	Remaining Phase B	Home Care Services (HCS) for Frail Elderly Persons (4-team size non-kitchen based)	Neighbourhood Elderly Centre (NEC)	60-p Day Care Centre for the Elderly (DE) - SWD May 2025 Withdraw the bid	60-p Special Child Care Centre (SCCC)	School Social Work Office (SSWO)	100-p Residential Care Home for the Elderly (RCHE)	Office Base of On-Site Pre-school Rehabilitation Services (Capacity :125)	100-p Child Care Centre (CCC)	200-p Child Care Centre (CCC)		120-p Day Care Centre for the Elderly (DE) (non-kitchen based)	150-p Residential Care Home for the Elderly (RCHE)	100-p Day Care Centre for the Elderly (DE)				<p>Noted. One designated parking space (8m x 3m x 3.3m) for private light bus and a shared loading / unloading area (11m x 3.5m x 4.7m) for the private light bus and other welfare facilities have been provided. Please refer to the revised Planning Statement (Appendix A), Master Layout Plan (Appendix B) and Traffic Impact Assessment (Appendix H) for the updated parking provision.</p> <p>Noted. Having reviewed the local and territorial demand for social welfare facilities, the Applicant would like to adjust the provision of social welfare facilities at Phase 1A as below:</p> <p><u>Social welfare facilities withdrawn from Phase 1A</u></p> <ul style="list-style-type: none">• 200-place Child Care Centre (CCC)• 100-place Day Care Centre for the Elderly (DE) <p><u>Social welfare facility added to Phase 1A</u></p>
Phase 1A	Phase 1B	Remaining Phase A	Remaining Phase B																			
Home Care Services (HCS) for Frail Elderly Persons (4-team size non-kitchen based)	Neighbourhood Elderly Centre (NEC)	60-p Day Care Centre for the Elderly (DE) - SWD May 2025 Withdraw the bid	60-p Special Child Care Centre (SCCC)																			
School Social Work Office (SSWO)	100-p Residential Care Home for the Elderly (RCHE)	Office Base of On-Site Pre-school Rehabilitation Services (Capacity :125)	100-p Child Care Centre (CCC)																			
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100-p Day Care Centre for the Elderly (DE)																						

Responses to Comments

No.	Comments	Responses
	<p>Office base of OPRS (Remaining Phase A) Remains Valid</p> <p>For OPRS, a parking space of 8m (L) x 3m (W) x minimum 3.3m headroom for a private light bus as mobile training centre is required.</p> <p>60-p SCCC (Remaining Phase B) Remains valid.</p> <p>For the SCCC, a parking space for a 48-seater coach (12m L x 3.5m W x minimum 3.8m Headroom) as well as a safe and convenient Loading/Unloading Bay in proximity to the entrance of the SCCC are required, please.</p>	<ul style="list-style-type: none"> Residential Care Home for the Elderly (RCHE) (100 places) <p>The adjustment has considered the current provision of social welfare facilities in the vicinity of the Application Site, as well as the acute demand for residential care services resulting from the aging population in Hong Kong.</p> <p>Please refer to the revised Master Layout Plan in Appendix B for the locations of the proposed social welfare facilities. Please refer to Supporting Planning Statement in Appendix A for the updated key development parameters for the Proposed Scheme as well as elaboration on the selection of social welfare facilities in Section 5.6. With the adjustments in the composition of social welfare facilities, the total GFA for social welfare facilities will account for at least 5% of the total domestic GFA. Even in interim scenario (Phase 1A + Phase 1B), social welfare facility GFA will remain at no less than 5% of the domestic GFA.</p> <p>Noted, a parking space of 8m (L) x 3m (W) x minimum 3.3m headroom for a private light bus is provided. Please refer to the revised Planning Statement (Appendix A), Master Layout Plan (Appendix B) and Traffic Impact Assessment (Appendix H) for the updated parking provision.</p> <p>Noted, parking space and loading / unloading bay for a 48-seater coach (12m L x 3.5m W x minimum 3.8m Headroom) will be proposed in the updated submission. Please refer to the revised Planning Statement (Appendix A), Master Layout Plan (Appendix B) and Traffic Impact</p>

Responses to Comments

No.	Comments	Responses
	<p>RCHE</p> <p>The newly proposed social welfare facilities include a 100-p RCHE at Phase 1B and a 150-p RCHE at Remaining Phase B. Subject to the consideration of the Town Planning Board and relevant government departments, we from service perspective generally have no objection-in-principle to the proposed RCHEs under S16 planning application, on the conditions that –</p> <p>a) The subject RCHEs shall incur no financial implication, both capital and recurrent, to the Government, and</p> <p>b) The design and construction of the RCHEs shall be in full compliance with relevant prevailing Ordinances, Regulations and Codes of Practice enforcing in Hong Kong and any licensing requirement issued by the Social Welfare Department (SWD).</p> <p>CCC</p> <p>The applicant now proposes to incorporate a 200-p CCC at Phase 1A and a 100-p CCC at Remaining Phase B instead of the previously proposed 100-p CCC in each of the aforementioned development phases. The substantial increase in the provision of CCC places within a residential development with target population of only 19 038 will deviate from the population-based planning standard for CCC as stipulated in the HKPSG (i.e. 100 aided places for children aged below 3 per 25 000 persons). A mega 200-p CCC will also create difficulties in the intake of service users and the daily operational management, not to mention that the applicant has yet to advise the financing arrangement for the proposed CCCs. As such, we have much reservation to support the subject planning application for CCC from service perspective, please.</p> <p>NEC</p>	<p>Assessment (Appendix H) for the updated parking provision.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. Please refer to our responses above for the adjustment of the provision of social welfare facilities in the Proposed Scheme.</p>

No.	Comments	Responses
	No comment on the applicant's latest proposed scheme. NEC has no lay-by and parking requirement SSWO For GFA, we defer to technical adjustment at the ratio determined by the developer.	Noted. Noted.
11.	<p>Transport Department, NT Regional Office, Traffic Survey & Support Division, Kwai Tsing Section, dated 15 May 2025</p> <ol style="list-style-type: none"> Section 3.2.2 and Figure 3.3_1 refers. As mentioned previously, the proposed locations of the relocated bus stop and signalized crossing would likely attract jaywalking. Please review the proposed relocation scheme. Section 3.2.2 and Figure 3.3_2 refers. Please seek comment from HyD and DSD on the proposed scheme. Table 3.3.5 refers. Please clarify how the parking provision for GIC facilities are derived. Please provide reference to support that the provision is sufficient. Please advise 	<p>Please be advised that the relocation of the proposed bus stop and crossing are proposed having considered the existing site constraints as well as maintaining appropriate separation distance between the proposed pedestrian crossing and the vehicular access.</p> <p>Nonetheless, it is noted that TD is concerned about improper pedestrian road crossing behaviour with regard to the relation of the proposed bus stop and crossing relocation. Alternative traffic arrangement (Figure 3.3_2 of the submitted TIA report) on Lai King Hill Road with crossing located between the westbound and eastbound bus stops is therefore being reviewed. The alternative proposal should be subject further review on the site constraints (DSD facilities / HyD structures etc.). The relocation proposal for implementation will be reviewed and confirmed in the detailed design stages. On the basis that the vehicular access location of the application site to be maintained and the bus stop to be maintained on Lai King Hill Road, the relocation of bus stop will not constitute changes to the MLP.</p> <p>Noted, please be advised that the application has been circulated to HyD and DSD for comment.</p> <p>Please be advised that the internal transport facilities provision for GIC are proposed by</p>

Responses to Comments

No.	Comments	Responses
	<p>visitor arrangement and whether there will be any parking provision for visitors.</p> <p>4. Section 4.1 refers. Please advise whether the traffic generation of the GIC facilities has been taken into account in the TTIA.</p> <p>5. Table 4.5.1 and 5.2.1 refers. Please include the layout plan for the TD improvement scheme in the report.</p> <p>6. Table 5.2.1 refers. The RC of J3 for scenario A without improvement works is smaller than 15%. Please review Section 5.2.2. Please also clarify whether the junction improvement works of J3 is proposed to be carried out before the completion and population intake of any phase of the Application Site.</p> <p>Comments from TranO Division:</p> <p>7. For 4.7.9, please review and advise if the passenger waiting area and the boarding/alighting facility at the on-street bus stop (both bounds), are able to cater the passenger demand. If not, please advise the enhancement measures.</p> <p>8. Please advise the passenger trips generated/attracted by the non-domestic facilities.</p>	<p>making reference to the wish list advised by the Social Welfare Department.</p> <p>Please also be advised that the internal transport facilities provision for GIC have been circulated to the Social Welfare Department, and have been revised per their comment accordingly.</p> <p>Please be advised it is generally observed that the peak traffic arriving and leaving the proposed GIC facilities will not overlap with the daily commuting AM and PM peak hours in the vicinity. Furthermore, the target group of the proposed GIC facilitates are mainly the populations living in the locality, particularly for the new populations of the Proposed Developments at the CDA Site. It is therefore anticipated that external traffic generation / attraction would be immaterial.</p> <p>Noted, the layout plan for the TD improvement scheme is included in the updated Traffic Impact Assessment (Appendix H).</p> <p>The Traffic Impact Assessment (Appendix H) is reviewed and updated.</p> <p>Please be clarified that the proposed improvement works of J3 is proposed to be carried out before the completion and population intake of Phase 1A of the Application Site.</p> <p>Please refer to Attachment IV of this submission for the waiting area assessment.</p> <p>Please be advised it is generally observed that the peak passengers trips arriving and leaving the proposed GIC facilities will not overlap with the daily commuting AM and PM peak hours in the vicinity. Furthermore,</p>

Application for Permission Under Section 16 of the Town Planning Ordinance (Cap.131) Proposed Comprehensive Development including Flat, Retail and Community Facilities and Minor relaxation of Plot Ratio and Building Height Restrictions in “Comprehensive Development Area” Zone at Various Lots in S.D. 4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung)

Responses to Comments

No.	Comments	Responses
	<p>9. The carrying capacity of the feeder service increases from 19 pax to 50 pax in the report, please review the increase in the length of vehicles and the respective specification of the proposed loading/unloading bay for feeder service. It is noted that differences exist in the remaining capacity of the existing public service between surveys conducted in July 2022 and March 2024. These discrepancies have a significant impact on the assessment of whether a feeder service is required, including but not limited to the Interim Scenario or the whole development. In view of this, the applications of feeder service will be subject to TD’s approval depending on the service details applied and the actual operation of alternative public transport services nearer the time of population intake.</p>	<p>the target group of the proposed GIC facilitates are mainly the populations living in the locality, particularly for the new populations of the Proposed Developments at the CDA Site. It is therefore anticipated that additional demand for public transport services would be immaterial.</p> <p>Please be advised that the internal road and the proposed loading/unloading bay within site could cater for 12m long vehicles.</p> <p>Facilities for the feeder service is proposed within the first development phase (i.e. under the Interim Scenario A). Subject to the actual demand, the proposed feeder service could be reviewed and adjusted accordingly.</p>

(Last updated 6 June 2025)