

Attachment 1

	RESPONSES-TO-COMMENTS
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PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED/PERMITTED PRIVATE HOUSING DEVELOPMENTS AT VARIOUS SITES WITHIN FANLING NORTH AND KWU TUNG NORTH NEW DEVELOPMENT AREA AND PROPOSED PUBLIC TRANSPORT TERMINUS, SHOP AND SERVICES AND EATING PLACE WITHIN PERMITTED PRIVATE HOUSING DEVELOPMENT AT PLANNING AREA 23N OF KWU TUNG NORTH NEW DEVELOPMENT AREA (APPLICATION NO. A/KTN/111)



Comments/ Suggestions		Applicant's Responses
A.	Comments from Transport Department received from Planning Department on 8 July 2026 (Contact Person: Mr LAU Chung-ki, Elton; Tel.: 2399 2228):	
1.	As stated in your memo para. 6, the proposed minor relaxation just involves change in building height and does not cover the development parameters (including GFA, population or parking provision). Therefore, there should be no increase in development intensity and no additional infrastructural impact is anticipated. For clarity, please confirm whether the proposed flat size in relevant residential sites is unchanged, such that the overall trip generation/attraction and the parking provision would not be affected.	Please note that there is no change to the assumption for average unit size or person per flat. There is no increase in number of units and population for the Application Sites when compared to Approved Applications (i.e. Application Nos. A/FLN/30 and A/KTN/93). As the land uses and proposed PRs conform with the two (2) Approved Applications, the minor relaxation of BH restriction under the current application is not anticipated to induce any additional traffic impacts.
B	Comments from Agriculture, Fisheries and Conservation Department received from Planning Department on 8 July 2026 and 17 July 2026 (Contact Person: Mr LAU Yun Kwan; Tel.: 2150 6931):	
	<u>From nature conservation perspective</u>	
1.	Potential ecological impacts during construction and operation phases due to the proposed minor relaxation of plot ratio and building height restrictions should be evaluated. In particular, any significant impacts on nearby habitats (e.g. Ng Tung River, habitats in "GB" and "CA" zones) and associated wildlife in particular birds should be assessed.	The current submission is seeking for minor relaxation of plot ratio and building height restrictions to reflect the approved development intensity and uses under Application Nos. A/FLN/30 and A/KTN/93, and for the additional required BH to accommodate the aboveground carpark and adoption of MiC method. There are no major changes to the indicative layouts of the Application Sites when compared to the previous approvals. For Application Sites that incorporates podium structures, it will remain confined within the Application Sites and will not encroach into any ecological sensitive area (e.g. "GB" and "CA" zones) and affect any wildlife. Furthermore, the surrounding area of Application Sites will also be characterised by high-rise developments and the stepped height building along Ng Tung River is preserved, thus, significant ecological impact is not anticipated as a result of the increased BH. Furthermore, the adoption of MiC method during the construction phase would help alleviate potential environmental impacts when compared to the conventional in-situ construction method with the shortened construction time and minimised noise and air pollution impact. With the implementation of the previously proposed mitigation measures in the Ecological Impact Assessments under the Approved Environmental Impact Assessment ("EIA"), the conclusion of no unacceptable ecological impacts under the Approved EIA remain valid for the current Application.

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2.	<u>From Long Valley Nature Park perspective</u> <u>Supplementary Planning Statement</u> <u>S.4.3.1</u> Site K12 is located close to the ecologically sensitive Long Valley Nature Park (LVNP) with a distance of about 160m. In view of the close distance of the site to LVNP, the applicant is requested to critically review the need to relax the BH of the site. Our office is of the view that the maximum BH of the site at 90mPD under the current OZP restriction should be maintained as far as possible to minimise the potential ecological impact and disturbance to the LVNP, especially in terms of light impact to the wildlife in LVNP. The cumulative impact to LVNP from the approved and proposed changes of various Areas near the LVNP (e.g. Areas 32, 33, 34) and site K12 should also be duly considered. <u>Appendix 1 Visual Appraisal – KTN</u> <u>Throughout the whole report (e.g. Table 4, Table 5, title before S.5.2.23)</u>	Taking into account the separation from the LVNP, the intervening developments, and the various urban design and ventilation measures incorporated into the indicative scheme, potential adverse impact on the LVNP would be minimised. Nonetheless, in response to AFCD's concern on the maximum BH for Site K12 and avoid any potential ecological impact, Site K12 will not proposed with the two (2) storeys aboveground carpark and adoption of MiC method, thereby allowing the BH to be lowered to the prevailing BH restriction of 90mPD. While minor relaxation of BH restriction will no longer be sought, minor relaxation of PR restriction from 3.5 to 4.2 will be sought to reflect the development intensity under the previously approval (Application No. A/KTN/93). No additional cumulative impact to the LVNP is anticipated. Para. 3.1.2, Table 3.1.1 and Figures 3.3, 3.4 and 3.6 of the Supplementary Planning Statement ("SPS") have been revised accordingly. Please refer to the replacement pages of the revised SPS at Attachment 2.
3.	There is no "Long Valley Village" in the area. Please revise to "Long Valley Nature Park" for VP8.	Noted and please refer to Attachment 3 refers) for the revised Visual Appraisal ("VA").
C.	Comments from Urban Design Unit of Planning Department received from Planning Department on 8 July 2026 (Contact Person: Ms LO Yan Ki, Candice; Tel.: 3565 3945):	
1.	<u>Urban Design and Visual</u>	
(a)	we have no adverse comment from urban design and visual perspectives;	Noted.
(b)	two Visual Appraisals (VAs), each for KTN and FLN NDAs respectively, have been carried out to compare the visual impact of the Proposed Scenario (with the proposed increase in PR and/or BH restrictions) and the Base Scenario (i.e., the OZP-compliant scheme updated with the approved applications No. A/FLN/30 and A/FLN/32 for FLN NDA and A/KTN/93 for KTN NDA); and	Noted.

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(c) according to the VAs, the visual impact due to the proposed minor relaxation of PR and/or BH restrictions at five selected viewpoints (VPs) in FLN NDA are slight, while the visual impact at nine VPs in KTN NDA ranged from negligible to moderate. Various mitigation measures have been proposed by the applicant to minimise potential visual impacts, such as provision of vertical greening and green roof. The proposals are considered compatible in scale and height with the planned developments of the NDAs. The stepped BH concept with the overall development intensity and BH profile stepping down from the town centres towards the peripheries and riversides would generally be maintained. As such, significant adverse visual impact arising from the proposed minor relaxation of PR and/or BH restrictions is not anticipated; 2. <u>Air Ventilation</u> (a) two Air Ventilation Assessment - Expert Evaluation (AVA-EE), each for KTN and FLN NDAs respectively, have been carried out to compare the pedestrian wind performance of the Proposed Scenario (with the proposed increase in PR and/or BH restrictions) and the Base Scenario (i.e., the OZP-compliant scheme updated with the approved applications No. A/FLN/30 and A/FLN/32 for FLN NDA and A/KTN/93 for KTN NDA); and (b) according to the AVA-EE reports, the proposal will result in taller buildings and additional carpark podiums which will inevitably induce larger wind wakes at the immediate downstream areas. Notwithstanding, major wind corridors in both NDAs are retained and no major changes in wind flow patterns are anticipated. Furthermore, good design features in the Sites including terraced podiums design, non-building areas and ground level setbacks are retained to facilitate the wind flow within and across the Sites. Considering all these design measures and the setting of the Sites, significant adverse air ventilation impact arising from the proposed minor relaxation of PR and/or BH restrictions is not anticipated on the overall pedestrian wind environment when compared with the Base Scenario.	Noted. Noted. Noted.

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D.	Comments from Landscape Unit of Planning Department received from Planning Department on 8 July 2026 (Contact Person: Mr NG Tat Yuen, Henry; Tel.: 3565 3950):	
(a)	We have no adverse comments on the application from landscape planning perspective. Our detailed comments are as follows:	
(i)	based on the aerial photos taken in Dec 2024 and Jun 2025, the 8 application sites in Fanling North NDA and the 13 application sites in Kwu Tung North NDA were located in an area of rural inland plain/miscellaneous rural fringe landscape character comprising construction sites, village houses, residential developments, river, open storage sites/warehouses and tree clusters. The proposed minor relaxation of plot ratio (PR) and building height (BH) restrictions of respective sites are considered not incompatible with the planned landscape character in the proximity;	Noted.
(ii)	with reference to section 4.2 of the Supplementary Planning Statement, there would be no changes to the land uses and the intended development intensity as approved under Application Nos. A/FLN/30 and A/KTN/93. According to the Application Form, no tree felling will be involved; and	Noted.
(iii)	in view of the above, significant adverse landscape impact arising from proposed minor relaxation of PR and BH restrictions of the application sites is not anticipated.	Noted.
	<u>Advisory Comments</u>	
(b)	The applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval.	Noted.

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Comments/ Suggestions		Applicant's Responses
E. Comments from Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department on 17 July 2026 (Contact Person: Mr CHAN Chun Yan, Robin; Tel.: 3168 4039):		
	<u>General Comments</u>	
1.	Regarding the Visual Appraisal (VA) and Air Ventilation Assessment – Expert Evaluation (AVA-EE), please supplement the assessments for both NDAs with additional analysis (supported by photomontages) that quantifies the magnitude of change relative to the building height restrictions stipulated in the respective OZPs. Furthermore, please review all previously submitted components of the VA and AVA-EE reports and incorporate any necessary revisions to ensure consistency.	Noted and please refer to Attachments 3 and 4 for the revised VA and AVA-EE respectively.
2.	For the VA of KTN, please incorporate assessments of the residual impact significance upon mitigation measures, to tally with the methodology adopted in the VA of FLN.	Noted and please refer to Attachment 3 for the revised VA.
3.	Please provide the basis for the assumed floor-to-floor heights of 3.15m (without MiC) and 3.3m (with MiC) adopted in the assessment.	Please note that a floor-to-floor height of 3.15m for storeys without adopting MiC is considered a typical floor-to-floor height being adopted in various private housing developments of Hong Kong and has been adopted in the past planning reviews for private housing sites at FLN and KTN NDAs. A floor-to-floor height 3.3m for MiC floor is assumed based on the following observations: (a) Pursuant to Joint Practice Note (“JPN”) No. 8, favourable consideration may be given to an increase of BH up to 4% of the total storey height MiC floor for application of minor relaxation of BH restriction; and (b) Reference is made to publicly available information on completed private housing development adopting MiC (e.g. Echo House at Cheung Sha Wan) which adopts a floor-to-floor height of the residential floor is 3.26m. Furthermore, it is noted that from planning applications for private residential developments adopting MiC (i.e. Application Nos. A/FLN/32 and A/I-TCTC/71) proposes a floor-to-floor heights of 3.45m and 3.4m respectively. In this regard, the assumption of 3.3m for MiC floor is comparable to references in Hong Kong. The increase is also considered in line with JPN No. 8.

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5.	For the purpose of clarity, please provide the proposed BHs for all sites and assumed floor-to-floor heights for each of the following scenarios: (i) Adoption of MiC but without aboveground car park; and (ii) Provision of aboveground car park but without the adoption of MiC.	Noted and Para. 3.1.5 and Table 3.1.2 of the SPS have been updated (Attachment 2 refers).
6.	Please provide the respective commencement and targeted completion year of First Phase and Remaining Phase of KTN/FLN NDA, and also provide the anticipated first population in-take year for the remaining phase of KTN/FLN NDA.	The commencement and targeted completion years for the site formation and infrastructural works for First Phase of KTN and FLN NDAs are 2019 and 2026 (tentative) respectively. Site formation and infrastructural works for the Remaining Phase for KTN and FLN NDAs has commenced in 2024 and are expected to be completed in 2030 and 2031 respectively. The anticipated first population in-take year for the Remaining Phase KTN and FLN NDAs are 2031 and 2029 respectively.
7.	Please ensure that the reports and the assessments reflect the latest development status of KTN/FLN NDA.	Noted.
8.	Please provide justifications for the encroachment into areas zoned "Green Belt" and those shown as 'Road' for the relevant sites in KTN NDA.	The encroachment into "Green Belt" zone and area shown as 'Road' for Application Sites in KTN NDA are to reflect the minor boundary adjustment arising from the revised road alignment.
F.	Public Comment	
	During the formal publication period of the S16 Planning Application, four (4) public comments were received with two (2) comments indicate no comment and two (2) comments in objection. The opposing comments are summarised below: <u>Opposing Views</u>	
1.	Further relaxation of the plot ratio and building height restrictions will impact residents' quality of life and add pressure on open space, and medical, educational and community facilities.	Please note that the proposed plot ratio is in line with the previous approvals under Application Nos. A/FLN/30 and A/KTN/93 while the additional BH sought under the current Application is to facilitate the adoption of MiC method and the construction of aboveground carpark per latest Government initiatives. No impact on government, institution and community ("GIC") facilities will be incurred.

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2.	The existing traffic impact is anticipated to be worsened and an updated Traffic Impact Assessment should be provided to support the planning application.	As nil increase in flat production and population when compared to previous approvals are proposed, no additional traffic impact is anticipated under the current Application.
3.	Visual openness and sunlight access for the existing residents will be affected by the additional BH and aboveground carpark. Adverse impact on air ventilation is also anticipated.	Visual Appraisals ("VAs") and Air Ventilation Assessments – Expert Evaluation ("AVA-EE") have been carried out to assess the potential visual and air ventilation impacts, which concluded that while slight visual impact is anticipated, the implementation of mitigation measures ((e.g. soft landscaping including screen planting, green roof, vertical greening or compensatory planting, etc) will be adopted to minimise the preserved visual change. Furthermore, only minimal air ventilation impacts are anticipated, with no significant district-wide deterioration in the wind environment. Notwithstanding, the developments at the Application Site will be required to comply with the Sustainable Building Design Guidelines ("SBDG") and sufficient building separation and setback shall be provided to improve building permeability from low to high zones.
4.	While increase in commercial floor area and employment opportunities is supported, plot ratio and building height restrictions should not be further relaxed to impose additional pressure on local infrastructure.	Responses to Items F1 and F2 above refer.
5.	No data is provided regarding the changes in the number of flat or flat size.	Response to Item F1 above refers.

Date: 25 August 2026

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