
Appendix G

Responses to Public Comments

Section 16 Planning Application for Proposed Residential Development with Minor Relaxation of Plot Ratio Restriction at Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and Adjoining Government Land (New Lot to be known as Lot 2644 in D.D. 92), Kwu Tung South, Sheung Shui, the New Territories (Application No. A/NE-KTS/565)

	Public Comments	Applicant's Responses
1	<p>The proposed building height is not compatible with village developments and will induce adverse visual impacts.</p>	<p>The Application Site is the subject of a previous rezoning application no. Y/NE-KTS/15 approved on 28.10.2022. The proposed building height under the rezoning application (Notional Scheme) was 70mPD. According to meeting notes, during consideration of the rezoning application, Town Planning Board members generally agreed that the proposed development parameters were acceptable. Subsequently, the proposed building height of 70mPD was stipulated on the Outline Zoning Plan (OZP) as building height restriction.</p> <p>The proposed building height of 70mPD in the current scheme is in compliance with the building height restriction stipulated on the OZP. The Applicant has also maintained the design merits proposed under the Notional Scheme:</p> <ul style="list-style-type: none"> • 3m landscape strip along the eastern boundary • provision of two major building gaps <p>Further refinement has been made under the current scheme to achieve visual enhancement:</p> <ul style="list-style-type: none"> • widened building gap (20m wide and 25m wide, one each) • setback from River Beas further • sensible building disposition by adopting slimmer block design <p>To demonstrate the Proposed Development would be acceptable in visual terms, photomontages have been submitted under Annex A of the Planning Statement to demonstrate that the Proposed Development will not induce potential visual impacts. Urban Design Unit of Planning Department has no adverse comments on the application.</p>

	Public Comments	Applicant's Responses
2	The Proposed Development will induce adverse traffic impacts.	A Traffic Impact Assessment has been conducted and submitted to prove that the Proposed Development will not induce potential traffic impacts. Furthermore, traffic improvement measures are introduced to benefit the community, including widening of Hang Tau Road and its footpath to 7.3m-wide and 2m-wide respectively; provision of a Green Minibus (GMB) layby and pedestrian crossing facilities at Hang Tau Road.
3	Non-residential developments shall be considered, such as provision of public recreational facilities.	The Application Site has long been approved by Town Planning Board for comprehensive private residential development under the "Comprehensive Development Area" ("CDA") zoning since 2011. Subsequently, the Applicant submitted two S16 planning applications in 2014 and 2019 for proposed private house development. In 2021, the Applicant submitted an S12A planning application for proposed private flat development.
4	No community benefit proposed in the Proposed Development. Provision of community facilities is an inherent element of "CDA" zone. In particular, much Government land is included in the Application Site.	<p>The Application Site is elongated in shape and small in size. The site configuration and small site area pose significant constraints on the disposition of residential towers and other facilities. Nevertheless, the Applicant proposes traffic enhancement measures to benefit the community, including widening of Hang Tau Road and its footpath to 7.3m wide and 2m wide; provision of a GMB layby and pedestrian crossing facilities at Hang Tau Road.</p> <p>From a broader perspective, the Proposed Development is in line with the prevailing policy on enhancing housing and land supply through optimisation of the existing land resources, which could help meet the acute demand for private housing.</p> <p>Regarding the inclusion of Government land, the Government land within the Application Site is currently vacant and mostly covered by weeds. The strip of the Government land along Hang Tau Road is elongated in shape while the Government land in the northern and southern portions of the Application Site are small in size. Given the small size and elongated shape of the Government land, its potential for separate development is limited. Incorporation of these pieces of Government land into the adjoining private land for comprehensive development is considered appropriate and could achieve better planning as well as enhancing land</p>

	Public Comments	Applicant's Responses
		utilization.
5	Planting a row of ornamental trees along the periphery of the Application Site cannot create a healthy ecosystem.	<p>An ecological impact assessment (EcoIA) has been conducted. According to the EcoIA, among the identified habitats in the study area (500m from Application Site), the most dominant habitat is wasteland. The Application Site is considered of low ecological value. It is considered that the Proposed Development would not cause only significant ecological impacts.</p> <p>Given the proximity of the Application Site to River Beas, the Applicant proposes a tree buffer zone along the western site boundary to improve interface with River Beas. The tree buffer zone will have a width ranging from 4m to 8m, accommodating about two rows of trees at appropriate location where feasible. The Applicant will also explore to create integration between the tree buffer zone and the compensatory planting areas outside Application Site abutting the tree buffer zone.</p> <p>Detailed design of the tree buffer zone is subject to further refinement and market availability at detailed design stage. Yet, the Applicant has the following considerations regarding the tree buffer zone:</p> <ul style="list-style-type: none"> • Plants with different forms, including trees, shrubs and herbs, will be planted at the tree buffer zone, so that more microhabitats can be formed and the habitat complexity can be increased • Native species and species with known ecological values will be considered • Species in the compensatory planting areas will be considered to be planted in the tree buffer zone to enhance integration <p>It should be stressed that Agriculture, Fisheries and Conservation Department has no comment on this submission from relevant perspectives.</p>

	Public Comments	Applicant's Responses
6	The project proponent is required to conduct Quantitative Risk Assessment to evaluate the potential risk posed by proximity of the Application Site to high-pressure pipeline. Also, the project proponent should consult The Hong Kong and China Gas Company Limited in design stage, maintain close coordination during construction stage and provide protective measures.	A Quantitative Risk Assessment has been conducted and enclosed under Appendix J of the Planning Statement. It is found that the risk associated with the high-pressure pipeline is acceptable and no mitigation measures are required. The Applicant will maintain close communication with The Hong Kong and China Gas Company Limited in future.