

Appendix A

Response-to-Comment table

COMMENTS FROM RELATED DEPARTMENTS

No.	Comments	Responses
1.	<p>Lands Department, Lands Administration Office, District Lands Office, Sai Kung, dated 19 August 2025</p> <ol style="list-style-type: none"> As per Item 6 of the applicants' response at the R-to-C table, the triangular portion of the land as shown edged green on Appendix III provided to you on 6.5.2025 ("Triangular Area") shall form part of the development site, which is accountable for a plot ratio of 1.5 as proposed by the subject planning application. For better utilization and optimization of land resources, the applicants are requested to review and reconsider including the Triangular Area into the development site for plot ratio and gross floor area calculations. The applicants are also reminded that the PCHBA shall be formed by the future grantee under the land exchange proposal of the adjoining site, and the PCHBA or any part(s) thereof shall be surrendered to the Government upon demand. In the connection, the boundary of the regrant lot under the future land exchange application for the subject proposed development ("the Future EXC Proposal"), particularly whether the PCHBA would be included, would be subject to comments from relevant departments and the decision of the approving authority. There is also no guarantee that the possession of the PCHBA would be given to the applicants 	<p>Noted. The concerned triangular portion is now included in the Application Site and the Development Site as suggested.</p> <p>With the inclusion of the triangular portion, the Application Site area will increase from 9,038m² to 9,041m² (+3m²) and the Development Site area will increase from 7,614m² to 7,617m² (+3m²), subject to detailed setting out of the site boundary at the processing of Land Grant at a later stage. Given the slight change in the site area, the gross floor area of the proposed development and corresponding Plot Ratio proposed will remain unchanged (i.e. about 11,421m² and about 1.5 respectively).</p> <p>As the key development parameters of the Proposed Development remain unchanged, the technical assessments submitted in the original planning application remain valid.</p> <p>Please refer to the updated Architectural Drawings for the Proposed Development (Appendix B), replacement pages of the Supporting Planning Statement (Appendix C) and replacement pages of the revised Landscape Master Plan (Appendix D) to reflect the slight change in site boundary.</p> <p>Noted.</p>

No.	Comments	Responses
	<p>at the time when the Future EXC Proposal is executed and the applicants should be prepared to accept that a deferred possession arrangement may be required for the PCHBA under the Future EXC Proposal.</p> <p>3. In addition, as per Item 7 of the applicants' response at the R-to-C table, the applicants advised that the proposed pedestrian crossing would be carved out and surrendered to the Government under the future Land Grant. With reference to the plan at Appendix E of the R-to-C table, the proposed pedestrian crossing would fall within HyD's works site of the planned HH2 project, which is currently held under Simplified Temporary Land Allocation No. STLA-TSK167. The area of the proposed pedestrian crossing together with some other parts of HyD's works site in the vicinity had once been designated and formed part of the "deferred possession area" of the application site, but such "deferred possession area" was no longer required as per sub-item 2 of Item 4 of the applicants' response at the Rto- C table of FI(1) dated 16.5.2025. Hence, this office considers more appropriate to designate the said area as "Green Area" under the future Land Grant for implementation of the proposed pedestrian crossing rather than including it into the future lot and then carving it out and surrendering to Government as proposed by the applicants, subject to further comments from TD and HyD.</p>	<p>Noted.</p>
2.	<p>Environmental Protection Department, Water Quality Management Division, Sewerage Infrastructure Group, Regional Sewerage Infrastructure Planning (HK Island, Tolo Harbour & Port Shelter), dated 19 August 2025</p> <p>1. Please review the necessity of upgrading the sewer sections between FMH4042120 to FMH4042124 as they are under capacity / have sufficient</p>	<p>With the current information of the existing catchment and the capacity of upstream planned sewage pumping station, there are no freeboards for the sewers from</p>

S16 Application for Proposed Residential Development in an Area Shown as 'Road' at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung (No. A/SK-SKT/34)
 Response to Comments – August 2025

No.	Comments	Responses
	freeboard at peak flow or 1.15 times peak flow according to the findings of the SIA report.	FMH4042114 to FMH4042120 and thus upgrading to 375mm pipes is required. Although the downstream 300mm sewers (from FMH4042120 to FMH4042124) are under capacities and have sufficient freeboards, kindly be advised that they should also be upgraded to 375mm size to avoid larger pipe discharging to smaller pipe.

(Last updated 28 August 2025)