



**LCH Planning and Development**  
**Consultants Limited**

Section 12A Application - To rezone the application site from “Commercial”, “Open Space” and an area shown as 'Road' to “Residential (Group A) 13” at Sha Tin Town Lot 482, 16 Po Tai Street, Ma On Shan (Application No. Y/MOS/8)

**Response to Departmental Comments Table**

| No.                                                                                                             | Comments Received                                                                                                                                                                                                                                                                                                                                                                                                                                          | Our Responses                                                                                                                                                                                                                                           |
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| <b>A. Comments from Transport Department (TD)</b><br><b>(Subject Officer: Mr. Steve K W HO; Tel: 2399 2408)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                         |
| Date: 19 August 2026                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                         |
|                                                                                                                 | As my comments on the previous TIA report, provided by email dated 11 June 2026, have not yet been addressed, I am unable to provide substantive comments on the current TIA report submission. I reserve the right to provide further comments upon receipt of the revised TIA report.                                                                                                                                                                    | Please find the revised <b>Traffic Impact Assessment (TIA)</b> report [CKM ref.: J7362_TIA_FR_R4] in <b>Appendix B</b> for your further consideration. Our responses to your comments dated 11th June 2026 have been submitted to your side separately. |
| <b>B. Comments from Buildings Department (BD)</b><br><b>(Subject Officer: Mr. HO Ka-lok; Tel: 2626 1491)</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                         |
| Date: 19 August 2026                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                         |
|                                                                                                                 | I have no in-principle objection under the Buildings Ordinance (BO) to the proposed application subject to the following comments:                                                                                                                                                                                                                                                                                                                         | /                                                                                                                                                                                                                                                       |
|                                                                                                                 | a) Before any new building works (save for exempted works and minor works) are carried out, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person must be appointed to coordinate all new building works in accordance with the BO. However, the carrying out of minor works can follow the provision laid down under the Minor Works Control System. | Noted.                                                                                                                                                                                                                                                  |
|                                                                                                                 | b) If the proposed use under application is subject to the issue of a licence, please be reminded that any structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.                                                                                                                                          | Noted.                                                                                                                                                                                                                                                  |



| No.                                                                                                                           | Comments Received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Our Responses |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| c)                                                                                                                            | The applicant's attention should be drawn to the policy on GFA concessions under PNAP APP-151 in particular the 10% overall cap on GFA concessions and, where appropriate, the SBD requirements under PNAP APP-152.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Noted.        |
| d)                                                                                                                            | Detail comments under the BO will be provided at the building plan submission stage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Noted.        |
| <b>C. Comments from Architecture Services Department (ASD)</b><br><b>(Subject Officer: Ms. Jacqui CHEUNG; Tel: 2582 5322)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |               |
| Date: 19 August 2026                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |               |
|                                                                                                                               | Based on the information provided, it is noted that the proposed development mainly consists of one building block with an overall plot ratio (PR) of 6.77 (including an about 126% increase from 3 as stipulated in the current Outline Zoning Plan (OZP)) and a maximum building height (BH) of 100mPD (including an about 233% increase from 30mPD as stipulated in the current OZP). The proposed BH appears to be compatible with the maximum BHs allowed in the adjacent sites. From the photomontages provided, it appears that the proposed development would have little visual impact to the surrounding environment considering the similarity in building nature. We have no comment from architectural and visual impact point of view, subject to PlanD's view. | Noted.        |
|                                                                                                                               | <b><u>The following departments have no objection to/comment on the application:</u></b><br><ul style="list-style-type: none"> <li>- Geotechnical Engineering Office (GEO), Civil Engineering and Development Office</li> <li>- North Development Office (NDO), Civil Engineering and Development Office</li> <li>- Drainage Services Department</li> <li>- Highways Department</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                    | Noted.        |