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Response-to-Comments

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23.03.2023	Research and Studies 1 Section of Planning Department	<p>"The application site falls within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&amp;E) Study for NTN New Town and Man Kam To commenced on 29 Oct 2021 for completion in about 3 years. The P&amp;E Study will guide the detailed planning and implementation of the future developments of the proposed NTN New Town. The public will be consulted on the proposals under the P&amp;E Study in due course.</p> <p>Based on the Northern Metropolis Development Strategy (NMDS), eastward extension of the Northern Link is proposed with possible railway alignment / station passing through Queen's Hill. From the studies and research perspective, the development potential of the Queen's Hill area including the subject site, supporting transport and other infrastructures and community facilities should be holistically reviewed given its location along a possible railway corridor under NMDS."</p>	Noted with thanks.

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21.03.2023	Agriculture, Fisheries and Conservation Department	<p>The subject site falls within the "AGR" zone and is occupied by some structures. Agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available.</p> <p>The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed rezoning is not supported from an agricultural perspective.</p>	<p>"The concern has been duly noted. The proposed development mainly falls within the "R(C)" zone of the current OZP, with only a minor portion located within the "AGR" zone (about 9%). Given the vast area zoned as "AGR" to the east of the site, the impact on agricultural land provision is expected to be minimal. Moreover, as shown in <b>Figure 3</b>, the "AGR" land within the site is scattered and located at the periphery, making it unsuitable for agricultural activities. Additionally, as illustrated in <b>Illustration 1</b>, certain parts of the "AGR" land are already covered with gravel and used as vehicular access, with no observable vegetation, indicating a low agricultural value.</p> <p>It is considered that whether there will be agricultural activities on site will hinge on a lot of factors, such as the landowners' willingness to lease out their land for agricultural use. According to the applicant and the concerns lot owners, who has continued the warehouse and open storage business for many years, it is informed that the relevant owners expressed no intention to continue farming activities and support the current application.</p>

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21.03.2023	Environmental Protection Department	<p>There is limited information provided in the Planning Statement on environmental aspects. In order to facilitate our review on whether adverse environmental impacts would be anticipated, please find our first batch of comments attached below. We will provide second batch of comments once available.</p> <p><u>Sewerage Perspective</u></p> <p>1. Please be advised that the capacity of existing sewerage system along Sha Tau Kok Road is limited and the available spare capacity has been reserved for other planning purposes. It is suggested that the applicant should explore alternative sewage disposal scheme instead of discharging sewage into the sewerage system along Sha Tau Kok Road. Detailed sewerage impact assessment is required.</p>	<p>To facilitate consideration for the current application, an Environment Assessment has been conducted (See <b>Enclosure 4 - Appendix 6 of Planning Statement</b>).</p> <p>Please refer to the Sewerage Impact Assessment (see <b>Enclosure 7- Appendix 9 of Planning Statement</b>).</p>
		<p><u>Waste Management Perspective</u></p> <p>2. Section 5.5</p> <p>(a) It is mentioned in Section 2.1.2 that the "current" land uses of the application sites include workshop, open storage yards, warehouses, etc. which may have potential land contamination issues. Besides, the details of "historical" land uses should also be provided in the submission.</p>	<p>Please refer to Section 5.4 of the Environmental Assessment (see <b>Enclosure 4 - Appendix 6 of Planning Statement</b>).</p>

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		3. Section 5.5.8 Please also address the potential waste management issues during the construction phase.	Please refer to Section 5.2 of the Environmental Assessment (see <b>Enclosure 4 - Appendix 6 of Planning Statement</b> ).
23.03.2023	Environmental Protection Department	<u>Air Quality Perspective</u>  1. Section 5.5.2 a) It is noted that the consultant conducted a site survey in December 2022. Please provide the observation of the odour impact of Tung Chun Soy Sauce and Canned Food Company during the site survey.	During site visits in December 2022 and January 2023, no active chimney was observed in the vicinity of the site. Please refer to Para. 2.4.7 of the Environmental Assessment (see <b>Enclosure 4 - Appendix 6 of Planning Statement</b> ).
		b) In order to justify that there is no adverse odour impact from Tung Chun Soy Sauce and Canned Food Company, please: i) consider to conduct odour sampling at the site boundary of the proposed development; ii) provide the distance between the residential units and the fresh air intake of the shopping arcade and Tung Chun Soy Sauce and Canned Food Company; and iii) propose appropriate mitigation measures e.g. adopt filters at the fresh air intake of the shopping arcade.	Please refer to Paras. 2.4.11, 2.4.12 and Figure 2-2 of the Environmental Assessment (see <b>Enclosure 4 - Appendix 6 of Planning Statement</b> ).  i) During the site visit conducted on 6 December 2022 and 18 January 2023, no odour is noticeable at the boundary of the Site. As such, odour impact from the Tung Chun Soy Sauce Factory upon the Proposed Development is not anticipated. Nevertheless, odour sampling might be carried out during detailed design stage if necessary.

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			<p>ii) Noted. The distance between nearest residential unit and Tung Chun Soy Sauce and Canned Food Company has been indicated in Para. 2.4.11 and Figure 2-2 accordingly.</p> <p>iii) Proposed mitigation measures have been included in Para. 2.4.12.</p>
		<p>2. Section 5.5.3</p> <p>Please provide confirmation from Transport Department on the road types of all the roads. According to Traffic Census 2021, Sha Tau Kok Road - Lung Yeuk Tau is a Primary Distributor from Lok Yip Road to On Kui Street but is a rural road from On Kui Street to Ping Che Road.</p>	<p>As stated in ATC 2021 published by Transport Department, Sha Tau Kok Road from On Kui Street to Ping Che Road has been classified as Rural Road. Therefore, TD’s confirmation on road type is considered not necessary.</p> <p>Please refer to para. 2.4.8 of the EA Report for details. (see <b>Enclosure 4 - Appendix 6 of Planning Statement</b>)</p>
		<p>3. Section 5.5.4</p> <p>a) We note that there is a chimney at Tung Chun Soy Sauce and Canned Food Company. Please clarify why it was not considered in this assessment. Please check whether the proposed development could meet the buffer distance requirements for chimney.</p>	<p>During site visits in December 2022 and January 2023, no active chimney was observed in the vicinity of the site.</p> <p>Please refer to Para. 2.4.7 of the Environmental Assessment (see <b>Enclosure 4 - Appendix 6 of Planning Statement</b>).</p>
		<p>b) Please clarify whether the chimney at Hai Wing Road (Chimney ID26 of the approved EIA report AEIAR-175/2013 - North East New Territories New Development Areas) still exists at this moment and whether it will be demolished during the operation of the proposed development.</p>	<p>During site visits in December 2022 and January 2023, the chimney at Hai Wing Road as stated in the approved EIA report AEIAR-175/2013 no longer existed.</p>

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		4. Please provide a figure which compares the layout of the proposed development and the buffer distance requirements of the roads and chimneys.	During site visits in December 2022 and January 2023, no active chimney was observed in the vicinity of the site. As such, buffer distance for chimneys would not be required.  Please refer to Figure 2-2 of the Environmental Assessment (see <b>Enclosure 4 - Appendix 6 of Planning Statement</b> ).
		5. Please present the past and the future predicted background air quality information by quoting Air Quality Monitoring Station data and PATH data.	Please refer to Section 2.3 of the Environmental Assessment (see <b>Enclosure 4 - Appendix 6 of Planning Statement</b> ).
		6. Please identify the air sensitive receivers (ASRs) in the vicinity and at the proposed development and provide their distances to the site boundary (for ASRs other than the proposed development) and their assessment heights.	Please refer to para. 2.4.1 and Table 2-4 of the Environmental Assessment (see <b>Enclosure 4 - Appendix 6 of Planning Statement</b> ).
		7. Please discuss the air quality impact during construction phase and the corresponding mitigation measures.	Please refer to Section 2.4 of the Environmental Assessment (see <b>Enclosure 4 - Appendix 6 of Planning Statement</b> ).
		8. It is noted that there is an underground carpark proposed in the application. Please be reminded that the proposed carpark shall satisfy the requirements, including design, maintenance and operation of the ventilation systems, stipulated in the ProPECC PN 2/96 - Control of Air Pollution in Car Park, e.g. exhaust air should	Noted with thanks. Please refer to the sub-section “Underground Carpark” regarding ProPESS PN under Section 2.4 of the EA Report for details.

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		<p>be discharged to the atmosphere in such a manner and at such a location as not to cause a nuisance to occupants in the building or of neighbouring buildings' or to the public.</p>	
		<p>9. Please be reminded that if the Hong Kong Planning Standards and Guidelines (HKPSG) requirements could not be fulfilled, quantitative cumulative impact assessment may be required to evaluate the potential air quality impact to confirm the compliance of the prevailing Air Quality Objectives criteria.</p>	<p>Noted with thanks. All the requirements of the HKPSG are complied with.</p>
		<p><u>Noise Quality Perspective</u></p> <p>10. The proposed development is in close proximity to the Sha Tau Kok Road and other fixed noise sources (e.g. Tung Chun Soy Sauce). However, current submission did not provide sufficient assessment and justification to demonstrate how the proposed development could achieve full compliance with the noise criteria of the HKPSG. Quantitative assessment for road traffic noise and fixed noise sources shall be required. Please supplement.</p>	<p>Please refer to Section 3 of the Environmental Assessment (see <b>Enclosure 4 - Appendix 6 of Planning Statement</b>).</p>



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		<p><u>Water Quality Perspective</u></p> <p>11. Please propose mitigation measures for construction and operation phases of the proposed development with reference to ProPECC PN 1/94 &amp; 5/93.</p>	<p>Please refer to Section 4.4 of the Environmental Assessment (see <b>Enclosure 4 - Appendix 6 of Planning Statement</b>).</p>
		<p>12. Please provide a figure to include 500m assessment area from the site and indicate the water sensitive receivers (WSRs).</p>	<p>Please refer to Figure 4-1 of the Environmental Assessment (see <b>Enclosure 4 - Appendix 6 of Planning Statement</b>).</p>
		<p>13. Please provide a table to list out the WSRs, including but not limited to, the ID of WSR, description of WSR, type and status (the table format shall refer to Table 5.13 of the approved EIA “Yuen Long South Effluent Polishing Plant” (EIA278/2022)).</p>	<p>Please refer to Para. 4.3.2 and Table 4-1 of the Environmental Assessment (see <b>Enclosure 4 - Appendix 6 of Planning Statement</b>).</p>
		<p>14. Please indicate and describe the wastewater discharge route, in which estimated average dry weather flow (ADWF) shall be included. Also, please include the conclusion and recommendation of the sewerage impact assessment in the water quality section.</p>	<p>Please refer to the Sewerage Impact Assessment (see <b>Enclosure 4 - Appendix 6 of Planning Statement</b>).</p>

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		15. If no public sewerage system is available for connection, on-site tertiary sewerage treatment plant is suggested. Please also discuss the treatment technology to be adopted, e.g. membrane bioreactor (MBR) technology with ultra-filtration.	Please refer to the Sewerage Impact Assessment (see <b>Enclosure 4 - Appendix 6 of Planning Statement</b> ). With the proposed sewerage upgrading works, no adverse sewerage impact is anticipated.

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21.03.2023	Food and Environmental	1. No Food and Environmental Hygiene Department’s (FEHD) facilities will be affected.	Noted with thanks.
	Hygiene Department	2. Proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:	Noted with thanks.
		(a) Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the	Noted with thanks.

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		requirements.	
		<p>(b) Depending on the mode of operation, generally there are three types of food business licence/ permit that the operator of shop and services may apply for under the Food Business Regulation (the Regulation):</p> <ul style="list-style-type: none"> <li>(i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;;</li> <li>(ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;</li> <li>(iii) if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained.</li> </ul>	Noted with thanks.
		<p>(c) For the operation of <b>refreshment kiosks</b>, under the Food Business Regulation, Cap. 132X, a Food Factory Licence must be obtained from this department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. If milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold without preparation of other kind of food, relevant restricted food permits should be obtained</p>	Noted with thanks.
		<p>(d) The operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse</p>	Noted with thanks.

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		<p>generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.</p>	
		<p>3. Proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.</p>	<p>Noted with thanks.</p>

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		4. A swimming pool licence must be obtained from FEHD for any artificially constructed pool used for swimming or bathing and to which the public have access (whether on payment or otherwise) or which is operated by any club, institution, association or other organization. A swimming pool licence is not required for any swimming pool which serves not more than 20 residential units and to which the public have no access.	Noted with thanks.
		5. There should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses.	Noted with thanks.
		6. If FEHD is requested to take up management responsibility of new facilities (e.g. public toilets and refuse collection points), FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to us.	Noted with thanks.

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		7. If provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to us.	Noted with thanks.
		8. If domestic waste collection service of FEHD is required in future, prior comments from this Department on the waste collection plan, including the accessibility and maneuverability of RCV to RCP, should be sought.	Noted with thanks.

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		<p>2. As the application involves deviation from the statutory planning restrictions which will amount to pronounced increase in development scale and intensity and visual changes from key public viewing points, the applicant is advised to conduct a Visual Impact Assessment (VIA) in accordance with the Town Planning Board Guidelines No. 41 on “Submission of VIA for Planning Applications to the Town Planning Board”.</p>	<p>A Visual Impact Assessment has been conducted (please see <b>Enclosure 3 - Appendix 5 of the Planning Statement</b>).</p>
		<p><u>Detailed Comments / Advisory Comments – Urban Design and Visual Impact</u></p> <p>3. Para. 6.5.1 of the SPS – According to this paragraph, “the proposed development ... complies to the stepped-height profile principle towards the ridgeline from the northern direction of viewpoint”. Please clarify and elaborate this statement.</p>	<p>Para 6.5.1 has been revised (See <b>Enclosure 1</b>). Please note that the proposed low-rise commercial complex is proposed at the northern portion of the application site and followed by the high-rise towers located at the southern portion. The building arrangement in general aligns with the stepped height profile principle that inclines from Sha Tau Kok Road towards the ridgeline and enables a smooth visual transition.</p>
		<p>4. Please specify widths and locations of proposed building separations and setbacks on a layout plan for ease of reference.</p>	<p>Please refer to the revised Master Layout Plan (see <b>Enclosure 1</b>).</p>

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		<p>5. Master Layout Plan Roof and Section A-A of Appendix 2 of the SPS - The floor levels (in mPD) of the proposed shopping arcade are not consistent in these two figures. Please review and rectify as appropriate.</p>	<p>Noted with thanks. Please refer to the revised Master Layout Plan (see <b>Enclosure 1</b>).</p>
		<p><u>Observations and Comments - Air Ventilation</u></p> <p>6. With reference to the Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau Technical Circular No. 1/06 on Air ventilation assessments (AVAs) (the link is attached for your ease of reference - <a href="https://www.devb.gov.hk/filemanager/en/content_679/hplb-etwb-tc-01-06.pdf">https://www.devb.gov.hk/filemanager/en/content_679/hplb-etwb-tc-01-06.pdf</a>), the preliminary proposal falls within the categories of projects requiring AVA.</p>	<p>Noted with thanks. As mentioned in the purpose of the mentioned Technical Circular, it states “<i>This Technical Circular sets out the guidance for applying air ventilation assessments (AVA) to major government projects</i>”. Since the Proposed Development is not government project, this Technical Circular may not be applicable, notwithstanding, the proposed development is designed with due consideration to the prevailing winds.</p> <p>With reference to the AVA from <a href="https://www.pland.gov.hk/pland_en/info_serv/ava_register/ProjInfo/AVRG148_AVA_FinalReport.pdf">https://www.pland.gov.hk/pland_en/info_serv/ava_register/ProjInfo/AVRG148_AVA_FinalReport.pdf</a>, air path, building separations, etc. are already incorporated in the MLP. The proposed development has incorporated wide building separation (of not less than 20m between T1 and 4 and approx. 7.5m to 16m with among buildings) and aligned with prevailing wind directions (see <b>Illustration 5</b> in <b>Enclosure 1</b>). The proposed arrangement will open up wind corridors to improve air ventilation and permeability in the area. The details regarding air ventilation will be further considered in the detailed design stage.</p>

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		7. The applicant may refer to the AVAs conducted for the nearby “R(A)” and “R(A)1” zones for general information and consideration of mitigation measures.	Ditto.
		<u>Detailed Comments / Advisory Comments – Air Ventilation</u> 8. Para. 5.2.1 of the SPS – Please clarify/specify the proposed wind corridors and the prevailing wind directions intended for ventilation.	Please see <b>Illustration 5</b> in <b>Enclosure 1</b> .

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21.03.2023	Urban Design & Landscape Section, Planning Department	<p>The site is mainly hard paved and occupied by some two-storeys buildings, temporary structures, containers and construction materials. Some trees of common species are observed within/along the site boundaries. Compared our site record and the Landscape Master Plan in Planning Statement (PS), most of the existing trees within the site are in conflict with the proposed development. Noting information on existing trees within and along the site boundary and proposed tree treatments are not provided in the PS under the proposed development, potential adverse impact on the landscape resources arising from the proposed development cannot be reasonably ascertained.</p>	<p>A Tree Plan and Landscape proposal has been conducted. Please refer to <b>Enclosure 2 - Appendix 4 of Planning Statement.</b></p>
		<p><u>Detailed Comments / Advisory Comments</u></p> <ol style="list-style-type: none"> <li>The applicant should provide basic information (e.g. species, size, general conditions and tree photos) on existing trees within and along the site boundary, proposed tree treatments and mitigation measures, if appropriate, for consideration.</li> </ol>	<p>Please refer to <b>Enclosure 2 - Appendix 4 of Planning Statement.</b></p>

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		2. According to Section 5.2.4, 20% greenery coverage will be provided for the site area with about 22,445m <sup>2</sup> . The applicant should be reminded that at least 30% of greenery coverage area (i.e. 6733.5m <sup>2</sup> ) is required for site area greater than 20,000m <sup>2</sup> .	Noted with thanks. The proposed development would involve a total greenery area of about 7,359.3m <sup>2</sup> and a greenery ratio of 32.79%, which is more than the required 20% greenery requirement.
		3. Further to the above, the applicant should provide the information of greenery coverage area in Table 3 – Major Development Parameters of the Proposed Development and demarcation plan(s).	Please refer to <b>Enclosure 2 - Appendix 4 of Planning Statement</b> .
		4. Discrepancies of the design population are found between Table 3 (i.e. 9,915 occupants) and Section 5.2.5 (i.e. 9,951 occupants) in the PS. Please review.	Noted with thanks. The Planning Statement has been revised accordingly (See <b>Enclosure 1</b> ).
		5. A summary table indicating the number of tree surveyed, trees to be retained, transplanted and felled, and number of new trees within the site should be provided under Section 5.3. Indicative planting proposal could be provided for consideration.	Noted with thanks. The Planning Statement has been revised accordingly (See <b>Enclosure 1</b> and <b>Enclosure 2 - Appendix 4 of Planning Statement</b> ).
		6. Please find below comments on Appendix 4 - Landscape Master Plan:	

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		<p>(i) Spot levels at landscape areas on plan are difficult to read. Please review and revise accordingly.</p> <p>(ii) The applicant is advised to provide sufficient buffer planting along the southern and eastern site boundaries to provide a smooth transition among the development and adjacent neighbours as mentioned in Section 5.3.3.</p> <p>(iii) Provision of children’s play area and fitness equipment for adult as mentioned in Section 5.2.5 are not reflected in Appendix 4. Please review.</p>	<p>Noted with thanks. Please refer to <b>Enclosure 2 - Appendix 4 of Planning Statement.</b></p> <p>Noted with thanks. Sufficient buffer planting along the southern and eastern site boundaries will be provided for a smooth transition among the development and adjacent neighbours. Edge planting strips with minimum 1.5m wide are proposed along the boundary to form a soft-planted edges along the periphery of application site with a view to providing screening effect.</p> <p>Please refer to <b>Enclosure 2 - Appendix 4 of Planning Statement</b> for details.</p>
		<p>7. Please provide landscape elevation and section to illustrate the spatial quality of the proposed landscape and the interface with the surroundings.</p>	<p>Please refer to <b>Enclosure 2 - Appendix 4 of Planning Statement</b> for details.</p>
		<p>8. Please provide open space demarcation plan(s) to show that sufficient open space would be provided in accordance with HKPSG Ch.4 Recreation, Open Space and Greening.</p>	<p>Please refer to <b>Enclosure 2 - Appendix 4 of Planning Statement</b> for details.</p>

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		9. The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	Noted.

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Date	Department	Comments	Responses
21.03.2023	Water Supplies Department, Construction Division	<p>Major comments on the Application/Main Reasons of objection:</p> <p>1. The proposed site may cause water supply issues. The applicants is required to submit the water supply impact assessment (WSIA) to include: -</p> <ul style="list-style-type: none"> <li>- A detailed demand assessment for portable water and flushing water;</li> <li>- An estimated annual water demand build-up trend covering the period from initial completion to full development;</li> <li>- Proposal of connection points to the existing water main network and new mains to be laid from the connection points to the development. The preliminary feasibility of the alignment of any new water mains should be established;</li> <li>- Assessment of the impacts of the additional water demand generated by the proposed development on the existing/planned water supply system in case it is found that the proposed development will lead to deficiency in the existing/planned waterworks infrastructure.</li> </ul>	<p>A Water Supply Impact Assessment has been carried out to facilitate considerations on the current application (see <b>Enclosure 5 - Appendix 7 of Planning Statement</b>).</p>
		<p>2. The project proponent is required to implement new waterworks infrastructure as mitigation measures.</p>	<p>Please refer to the Water Supply Impact Assessment (see <b>Enclosure 5 - Appendix 7 of Planning Statement</b>).</p>



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		3. Please supplement on the tentative population intake year.	Please be advised that the population intake year would be 2031.

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31.3.2021	Fire Services Department (FSD)	<ul style="list-style-type: none"><li>- No specific comment on the application.</li><li>- As for the proposed development, please be informed that I have no objection in principle subject to water supplies for fire fighting and fire service installations being provided to the satisfaction of the Director of Fire Services.</li><li>- Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans or referral of application via relevant licensing authority. Nevertheless, project proponent is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department. Height restriction for licensed/ registered premises shall be strictly observed.</li></ul>	<p>Noted with thanks.</p> <p>Ditto.</p> <p>Ditto.</p>

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31.3.2023	Drainage Services Department (DSD)	<p>1. Please request the applicant to submit a Drainage Impact Assessment (DIA) including flood relief mitigation measures for the site to ensure that it will not cause adverse drainage impact to the adjacent area to the satisfaction of this Division. The applicant is required to assess whether the downstream have sufficient capacity to receive the stormwater runoff from the proposed development.</p>	<p>A Project Profile of Drainage has been prepared which the review concluded that no adverse drainage impact on the municipal drainage system is anticipated due to the proposed development (see <b>Enclosure 6 - Appendix 8 of Planning Statement</b>).</p> <p>As refer section 5.1.2 of <b>Appendix 8</b>, based on several findings (e.g. no watercourse or drainage path will be affected thus no flooding risk, no significant increase in runoff or change in runoff behaviour from the application site due to sufficient greenery, not located at flood prone areas etc), a DIA is considered not required with reference to DSD's Advice Note No. 1 - Application of the Drainage Impact Assessment Process to Private Sector Projects based on the following findings:</p>
		<p>2. It is noted that the sewage arising from the development is planned to be discharged to the existing sewer along Sha Tau Kok Road. Please provide assessment and substantiate on the statement in Para 5.6.2 that "No adverse sewerage impact due to the proposed development is anticipated." Please be reminded that EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development.</p>	<p>Please refer to the Sewerage Impact Assessment (<b>Enclosure 7 - Appendix 9 of Planning Statement</b> refers).</p>

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31.3.2023	District Office, Home Affairs Department	1. The Chairman, 1st Vice-chairman and the Vice-chairman of Fanling District Rural Committee and the Indigenous Inhabitant Representatives (IIRs) of Kwan Tei objected the application as the villagers worry about traffic congestion along Sha Tau Kok Road and the proposed development would induce traffic, noise, infrastructure (i.e. electricity supply), water supply impacts on the surrounding environment.	Please note that the proposed development will not pose any adverse impacts in terms of traffic, noise, infrastructure and water supply impacts on the surrounding area as proven by the technical assessments.
		2. The Chairman of Lung Shan Area Committee had no comment with views that relevant department would increase the parking facilities and improve transportation of the area and also the need for recreational area/open space.	Noted with thanks.
		3. Other consultees, including the incumbent North District Councilor of N18 Constituency, their of Ma Liu Shui San Tsuen, the Resident Representative (RR) of Kwan Tei, the other IIR and the RR of Fu Tei Pei did not reply by deadline.	Noted with thanks.

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Date	Department	Comments	Responses
17.4.2023	Architectural Services Department	<p>1. It is noted that the proposed development consists of 5 nos. of residential towers with maximum BH of 153.6mPD (43 storeys), which is about 1180% and 2460% higher than adjacent “CDA” and “R(C)” area with BHR of 12m and 6m permitted in the OZP respectively. It is considered undesirable from visual impact point of view and may not be compatible to adjacent developments, subject to PlanD’s view.</p>	<p>The proposed development has adopted a series of sensitive design with due consideration to the neighbourhood environment. The design deposition of the high-rise towers with top level at +150.45mPD and +153.60mPD (43-storeys) would be located at the southern portion which is compatible with the existing public housing estates with +145mPD, e.g. Queen Hill Estate, Shan Lai Court to the south of the application site and the planning residential development with +175mPD to the southeast of the application site.</p> <p>According to the Visual Impact Assessment (please see <b>Enclosure 3 - Appendix 5 of the Planning Statement</b>), the overall visual impact of the proposed development at the application site would be negligible to moderately adverse. The proposed development will bring some negative visual effects to most of the identified key VPs, yet it is considered acceptable and will not be incompatible to the surrounding visual context.</p>
		<p>2. It is noted that some of the flats may be facing west, solar control devices shall be considered to reduce solar heat gain and avoid glare as far as practicable.</p>	<p>Noted with thanks.</p>
		<p>3. 20% greenery within the Site shall be provided in accordance with PNAP APP-152.</p>	<p>Noted with thanks. The proposed development would involve a total greenery area of about 7,359.3m<sup>2</sup> and a greenery ratio of 32.79%, which is more than the required 20% greenery requirement.</p>

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Date	Department	Comments	Responses
17.4.2023	Electrical and Mechanical Services Department	<u>Town Gas Safety</u>  1. Please be informed that there is an intermediate pressure synthetic natural gas pipe (running along Sha Tau Kok Road) in the vicinity of the proposed application site.	Noted with thanks.
		2. The project proponent/consultant/works contractor shall therefore liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the application site and any required minimum set back distance away from them during the design and construction stages of development.	Noted with thanks.
		3. The project proponent/consultant/works contractor is required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference. The webpage address is:  <a href="https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf">https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf</a>	Noted with thanks.