

Appendix A

Responses-to-Comments Table

Application No. Y/SK-HC/8 - to Rezone the Application Site from "GB" and Area shown as 'Road' to "R(C)5" at Pak Wai, Ho Chung, Sai Kung

Responses to Comments – Departmental Comments

Comments from Related Departments

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Responses to Comments – Departmental Comments

COMMENTS FROM RELATED DEPARTMENTS

No.	Comments	Responses
1.	<p>Civil Engineering and Development Department, Geotechnical Engineering Office, dated 10 March 2026</p> <p>Please also find the comments from Geotechnical Engineering Office on Geotechnical Planning Review Report (GPRR) in FI(5) below for your follow-up action.</p> <p>Contact Person: Ms. Y H LAM; Tel: 2762 5389</p> <ol style="list-style-type: none"> 1. It is noted that the AOR measured in the screening provided in the this GPRR is based on measurement from the proposed critical structures. Please note that the screening and extent of NTHS will need to be reviewed and updated if there are changes to the development layout. 2. Specific comments on GPRR are given below: <ol style="list-style-type: none"> a. List 3, 4 & 8 in Section 2.2 – Features nos 7SE-D/C153 & 7SE-D/C154 are located within OH(A2) and OH(A3), while feature no. 7SE-D/C155 is not located within CD(2). Please update lists 3, 4 & 8 accordingly. b. Table in Section 6.3.4 – “OH(A1) (Section B-B)” should read “OH(A2) (Section B-B)” c. Table in Section 6.3.4 – Please advise whether OH(A4), CD(1), CD(2) are located within 50m of any ground sloping at > 15° in the table. d. Table in Section 6.3.4 – Please advise the facility group of the clubhouse, which is a covered structure intended for use by all residents of development. e. Table in Section 6.3.4 – Please note that OH(A4) meets the alert criteria as shown in the table, which is inconsistent with Figure 13. 	<p>Noted.</p> <p>Noted. Please refer to the revised Section 2.2.</p> <p>Noted. Please refer to the revised Section 6.3.4.</p> <p>Noted. Please refer to the revised Section 6.3.4.</p> <p>The clubhouse with swimming pool is relocated to the south-west area of the Site, which is included in catchment study area OH(A2) and the area is designated to farming area which is Group 4 in the facility grouping system. Please refer to the revised Section 6.3.4.</p> <p>Ditto. Please note that the Table in Section 6.3.4 is revised to align with Figure 13. Please refer to the revised Section 6.3.4.</p>

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	<p>f. Table in Section 6.3.4 – Figure 10 (Section F-F) shows that a locally steep angular elevation of 25°, while the table lists 23°.</p> <p>g. Section 6.3.5 – Heading “OH(B3)” should read “OH(B2)”.</p>	<p>Noted. Please refer to the revised Section 6.3.4.</p> <p>Noted. Please refer to the revised Section 6.3.5.</p>
<p>2.</p>	<p>Planning Department, District Planning Branch, Special Duties Division, Urban Design & Landscape Section, Landscape Unit dated 13 February 2026</p> <p>Please also find the comments from Urban Design & Landscape Section, Planning Department (Landscape Unit) below for your follow-up action.</p> <p>Contact person: Mr. HO Chi Kong, George; Tel: 3565 3952</p> <p>(a) we have <u>reservation</u> on the application from landscape planning perspective.</p> <p>(i) with reference to the aerial photo taken in 2024, the Site is situated in area of miscellaneous rural fringe landscape characterised by dense vegetation to the west, east and north and a residential development to the south;</p> <p>(ii) based on DPO’s site photos taken on 4.2.2026, tree clusters are mainly found in the northern and eastern parts, and some temporary structures are found in the southern part of the Site; and</p> <p>(iii) as most of Site is covered with tree clusters, which forms an integral part of “Green Belt” (“GB”) zone, the proposed rezoning for residential development would have adverse impact on the existing landscape character.</p>	<p>Noted.</p> <p>Noted.</p> <p>In general, the majority of tree species within the Application Site are commonly found in Hong Kong, and no rare or endangered species have been identified. For the tree clusters along the western site boundary, the species are common in Hong Kong, and undesired species such as <i>Leucaena leucocephala</i> have been observed. Based on the tree survey / photographic record, neither of those are in outstanding form, culturally significant or ecologically important.</p>

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	<p>(b) our comments on the Supporting Planning Statement are as follows:</p> <p>(i) it is noted in Para. 4.5.3 of Appendix A that “no old valuable, rare or endangered species have been found”. However, from the submitted Tree Survey Report, T59 (a tree of particular interest with DBH larger than 1000mm) and T251 (a mature tree with DBH larger than</p>	<p>That said, in view of the concern, the Applicant has actively explored ways to minimise the possible impacts on the landscape character.</p> <p>In the northern part of the Application Site, in order to retain more existing trees, the MLP has been revised by relocating the clubhouse and swimming pool to the western part, so that 17 more nos. of trees can be retained. The number of trees to be felled is hence reduced from 103 to 85. Besides the additional 17 trees to be retained, one existing tree (T251) is proposed to be transplanted.</p> <p>Meanwhile, in addition to the 85 compensatory trees (based on a 1:1 tree compensation ratio), 15 more new trees would be planted, totaling 100 new trees. As a result, the overall tree quantity has been maintained, and the long-term landscape quality of the Application Site has been enhanced.</p> <p>As the overall design, landscape planting areas are proposed along the site boundaries to provide greening and visual buffering. This design allows better integration with the surrounding environment, including the interface with the remaining “GB” zone and adjacent residential developments.</p> <p>In view of the above, it is considered that the proposed development, with appropriate compensatory planting and landscape design measures as proposed in the Revised Tree Preservation Proposal and demonstrated in the Revised Landscape Master Plan, would not cause significant adverse impact on the existing landscape character.</p> <p>Noted. Please note that based on the latest updated layout plan, T59 will be preserved in situ and T251 will be transplanted.</p>

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	<p>750mm), both with fair amenity value, form, health condition and structural condition are proposed to be felled without strong justification; and</p> <p>(ii) the quantity of proposed new tree planting "TM" (9 nos.) shown in the Table does not tally with the quantity (10 nos.) as indicated in the Compensatory Planting Plan.</p>	<p>Noted. Please refer to the revised Dwg OP-01. Based on the latest Compensatory Planting Plan, a total of 11 nos. of "TM" would be proposed.</p>
<p>3.</p>	<p>Transport Department, NT Regional Office, Traffic Engineering (NTE) Division, Housing & Planning Section, dated 09 March 2026</p> <p>Please find the comments from TD on FI(5) below for your follow-up action.</p> <p>Contact Person: Mr. KWONG Siu-ming, Kelvin; Tel: 2399 2402:</p> <p><i>Comments from Transport Operations (NT) Division:</i></p> <p>1. Noted that no left behind was recorded during the survey periods. Please also add a Note (2) at Table 3.4 and Table 3.5 to record this.</p>	<p>Noted. Please refer to the revised Table 3.4 and Table 3.5.</p>

(Last updated 23 April 2026)