

S.16 Application No. A/FSS/299

**Application for Minor Relaxation of Plot Ratio and Building Height Restriction
for Permitted Public Housing Development,
Po Shek Wu Road, Sheung Shui, New Territories**

Responses to Comments

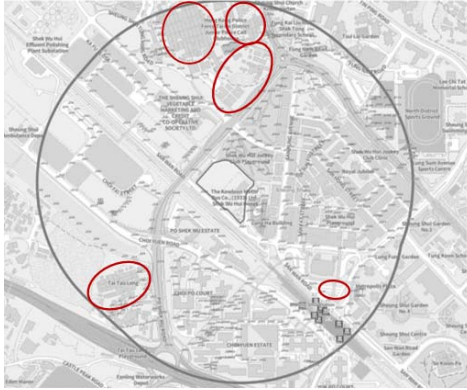
Comments	Responses
<u>Water Services Department (23.8.2024)</u>	
Existing water mains inside the proposed site as shown in the MRP may be affected. The applicant is required to either divert or protect the water mains found on site.	No diversion of water mains is proposed. The water mains found on site would be protected as per WSD's requirement.
If diversion is required, existing water mains inside the proposed site areas are need to be diverted outside the site boundary of the proposed site to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence.	The water mains would not be diverted and would be protected.
If diversion is not required, the following conditions shall apply:	
(a) Existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed.	Noted. No structural elements, drainage, BS installation, landscape shall run within the water mains reserve area.
(b) Details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works.	
(c) No structure shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be available at all times for	

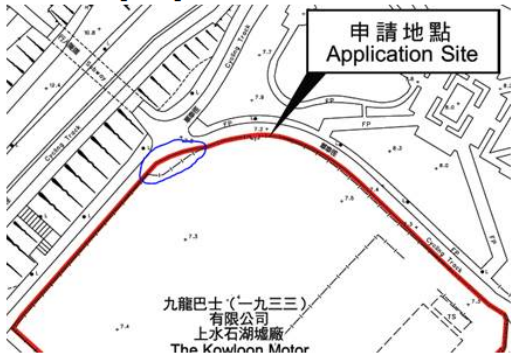
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<p>staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.</p>	
<p>(d) No trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe.</p>	
<p>(e) No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet.</p>	
<p>(f) Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.</p>	
<p><u>Urban Design Unit, Planning Department (30.8.2024)</u></p>	
<p><u>Visual perspective</u></p> <p>1. According to the photomontages in the submitted Visual Appraisal (VA), there will be an increase in building bulk compare with the current scheme (i.e. the OZP compliant scheme) which will slightly block the sky view and slightly reduce visual openness from VP1, VP2 and VP5. The applicant has proposed some mitigation measures to reduce the building bulk in the VA, including buildings position to facilitate</p>	<p>Noted.</p>

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<p>the 15m building separation, permeable podium structures, vertical greening, etc. With the mitigation measures incorporated, the overall visual impact of the increased building bulk is considered slightly adverse as rated by the applicant</p>	
<p>2. In view of the surrounding context and the minor relaxation in PR (+7.1%) and BH (+14.6%), significant visual impact on the surroundings is not anticipated.</p>	<p>Noted.</p>
<p><u>Air Ventilation perspective</u> Planning Statement 1. Paragraphs 4.9 and 4.10 – In view of the comments on the AVA IS report, we would reserve our comments on the paragraphs at this juncture.</p>	<p>Noted. The AVA IS report is updated with the revision highlighted.</p>
<p>AVA IS report 2. As many key information was missing in this submission, we would reserve our comments on the simulation results as well as the conclusion.</p>	<p>Noted. The AVA IS report is updated with the revision highlighted.</p>
<p>3. Building heights of the existing developments (section 2 and Figure 1) – The consultant should report and indicate the building height of the existing developments located within the Surrounding Area. The consultant should clearly provide the names of the villages and existing developments (not in terms of different building clusters) on plan. The consultant should seek DPO’s input on confirming the correctness of reported information.</p>	<p>Please note DPO’s input was sought at an earlier time around pre-submission, which was incorporated as appropriate. The building height of the existing development are added in Figure 1.</p>
<p>4. Noise barriers, elevated structures, planned and committed developments (section 2.1) – The consultant should provide figures and layout plans to illustrate</p>	<p>Please note that similar to the previous comment, DPO’s input was sought at an earlier time around pre-submission, which was incorporated as appropriate.</p>

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<p>those identified noise barriers, elevated structures, planned and committed developments in the computational model for checking. The consultant should seek DPO's input on confirming the correctness of reported information.</p>	
<p>5. Baseline Scheme (section 4.1) – The consultant should clarify whether presented Baseline Scheme is the latest approval scheme and should seek DPO's agreement on adopting such OZP-compliant scheme as Baseline Scheme.</p>	<p>DPO's agreement on the presented Baseline Scheme has been sought.</p>
<p>6. Mitigation Measures/Good Design Features under Baseline Scheme (section 4.1)</p> <ul style="list-style-type: none"> • The consultant should report the height of the proposed G/F empty bay in text. 	<p>Height of G/F empty bay marked up in revised report diagram.</p>
<ul style="list-style-type: none"> • It appears that the proposed building setbacks reported in section 4.1 does not tally with that indicated on Figure 12. The consultant should clarify and indicate those proposed tower / podium setbacks with exact dimensions on plan. 	<p>The paragraph has been revised accordingly to distinguish the setback extent from each site boundary edge.</p>
<p>7. Mitigation Measures/Good Design Features under Proposed Scheme (section 4.2)</p> <ul style="list-style-type: none"> • The consultant should report the height of the proposed G/F empty bay in text. 	<p>Height of G/F empty bay marked up in revised report diagram.</p>
<ul style="list-style-type: none"> • Referring to Figure 20, it appears that there are some connecting foot bridge at podium level. As such, it may not considered as a “ full height ” building separation. The consultant 	<p>Please note that the footbridge is naturally ventilated with a permeable design, it should pose minimal impact to building separation's air ventilation performance.</p>

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<p>should clarify and update the relevant texts where appropriate.</p>	
<ul style="list-style-type: none"> It appears that the proposed building setbacks reported in section 4.2 does not tally with that indicated on Figure 24. The consultant should clarify and indicate those proposed tower / podium setbacks with exact dimensions on plan. 	<p>The paragraph has been revised accordingly to distinguish the setback extent from each site boundary edge.</p>
<p>8. Size of computational domain (Figure 31) – The consultant should correct the typo of the computational domain length.</p>	<p>The typo has been revised</p>
<p>9. Coverage of Assessment and Surrounding Areas (section 5.1) – The consultant should clearly indicate the coverage of Assessment and Surrounding Areas on plan. 3D model views of the whole Surrounding Area (from at least 4 directions) should be submitted for our checking</p>	<p>Coverage of assessment and surrounding area on plan, as well as 3D model view of the entire domain from 4 directions, have been provided</p>
<p>10. Focus area (Table 5) – In view of item Error! Reference source not found. above, we would reserve our comments on this table. The consultant should provide sufficient information for checking.</p>	<p>Noted.</p>
<p>11. Overall test points (Figures 35 and 37)</p> <ul style="list-style-type: none"> As the location and ID of all test points are illegible, it is unable to ascertain whether the test points are correctly and sufficiently placed and we would reserve comment on the information shown in Table 5. 	<p>PDF resolution has been improved in the revised report, the IDs are legible.</p>
<ul style="list-style-type: none"> The consultant should provide correct demarcation of each focus area and list the relevant test points in Table 5. 	<p>The demarcation of focus areas is revised in the revised report to align with Table 5 more clearly. The resolution of the same diagram is also enhanced to improve legibility.</p>

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<ul style="list-style-type: none"> The consultant should clarify whether additional test points should be placed to cover the areas highlighted (see red circles) in below. 	<p>Reviewing these areas show that these areas are generally driveways, carparks and densely packed buildings clusters where pedestrian might not access frequently. As such, additional test points are not added at these areas.</p>
<p>12. VR contour plots (section 6)</p> <ul style="list-style-type: none"> The consultant should remove the shading of circled areas in Figures 38 to 61 which covered the part of VR contours. We would reserve our comments on the directional analysis. 	<p>Noted</p>
<ul style="list-style-type: none"> The consultant should provide the VR vector plots for demonstrating the identified wind arrows under each simulation wind direction. 	<p>VR vector plots are provided in the revised report's appendix</p>
<p>13. Summer LVR under the Baseline Scheme (Tables 6 and 7) – Different summer LVR under the Baseline Scheme have been presented in Tables 6 and 7. The consultant should clarify and revise the typo accordingly.</p>	<p>Typo has been corrected, the two tables are aligned</p>
<p>14. Directional Analysis (section 6) and Conclusion (section 7) – Considering our comments above, there are doubts as whether the simulation results are accurate and we would not provide comment on this</p>	<p>Noted.</p>

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section at this juncture.	
<p>15. Computational Model - The consultant should provide a figure showing details of the 3D computational model covering for the entire Surrounding Area for checking the accuracy of the model. The consultant should also submit 3D views of the assessment schemes (from at least 4 directions) for our checking. Without providing such information, we could not ascertain the accuracy of the computational model.</p>	<p>3D model for the entire domain has been provided in 4 directions.</p>
<p>16. VR contour and vector plots – The consultant should show the VR contour and vector plots of the whole computational domain for checking.</p>	<p>Whole-domain VR and vector VR plots are provided in the revised report’s appendices.</p>
<p>17. VR wind data – The consultant should report the VR data of each test point under each simulated wind direction in the appendix.</p>	<p>The VR of each of the test points are provided in the revised report’s appendix.</p>
<p><u>Highways Department (4.9.2024)</u></p>	
<p>(a) The proposed boundary included a section of public footpath (blue circle at below sketch). Comments and agreement should be sought from TD.</p>  <p>九龍巴士(一九三三)有限公司 上水石湖墟廠 The Kowloon Motor</p>	<p>TD was consulted on the VO application where the section circled in blue was included within the site boundary and TD had no comments on the VO application in Apr 2023 and Jul 2024.</p>
<p>(b) Please note that a section of U channel and a catchpit will fall within the proposed boundary (blue circle at below sketch). Proposal of re-alignment of the U-channel</p>	<p>Noted. HD will provide the re-alignment proposal of U-channel and catchpit for HyD's review and comment at detailed design stage.</p>

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<p>and catchpit should be provide for our review and comment at detailed design stage.</p>	
<p><u>Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department (9.9.2024)</u></p>	
<p>Figure 4 Landscape Master Plan (Overall) - The site area stated in the plan (i.e. 13,000m²) is inconsistent with Table 2 of the supporting planning statement (i.e. 13,800m²). The calculation for site coverage of greenery (including planting area and covered planting area) should also be rectified accordingly.</p>	<p>The plan is updated as attached.</p>

- End -