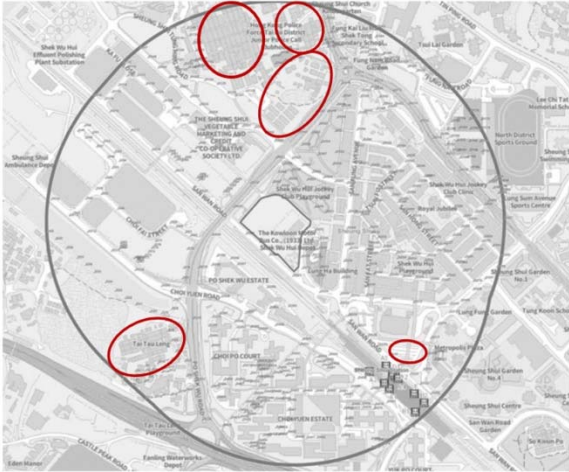



Response to Comment Table	
UDL's Comments on 11 Sept 2024 AVA-IS Report (received via email dated 2 Oct 2024)	ARUP's Response with updated AVA-IS report (Annex A dated 8 Nov 2024 refers)
Planning Statement	
1. Paragraphs 4.9 and 4.10 - As we do not receive the revised Planning Statement in this submission, it is reminded that the consultant is required to update it based on our previous comments. We would reserve our comments on the relevant paragraphs of the Planning Statement at this juncture.	Paras. 4.9 and 4.10 of the Planning statement has been revised and highlighted in cyan (Annex B refers).
AVA IS Report	
2. Referring to this revised AVA IS report, the consultant fails to address our previous comments issued on 30.8.2024. We consider that it is the due diligence of the consultant to address our previous comments on the pre-submission in a proper manner to avoid abortive works.	All UDL's previous comments issued on 30.8.2024 were addressed in HD's letter (Ref.: HD(P)8/3/FL18) to Town Planning Board dated 13 September 2024. Copy of the letter is attached at Annex C The updates to address UDL's previous comment issued on 30.8.2024 were highlight in green in this revised report for easy reference.
3. Building heights of the planned/committed developments (section 2 and Figure 1)	-
a. Planning Sheung Shui Areas 4 and 30 Site 1 (~113.3-124.3mPD): Please review planning application no. A/FSS/280 and determine if the application's building heights are applicable (the proposed maximum building height is 144mPD).	The building height of Planning Sheung Shui Areas 4 and 30 Site 1 has been revised from “(~113.3-124.3mPD)” to “(144mPD)” in Figure 1 of this revised report (framed in red). The revised building height i.e. 144mPD is considered applicable and incorporated in this revised report.
b. Residential Cluster (~22-109mPD): Please review the indicative scheme of Y/FSS/19 and determine if its building heights are applicable (the proposed maximum building height is 130mPD).	The indicative scheme of Y/FSS/19 has been incorporated in figure 1 of this revised report (framed in red). The proposed maximum building height of 130mPD is considered applicable in this reviewed report. The simulation has been updated to incorporate Y/FSS/19.

Response to Comment Table	
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c. Po Shek Wu Road Site (~109-117mPD): Please review its building heights since the proposed maximum building heights for Po Shek Wu Road public housing development should be 149mPD (planning application No. A/FSS/299) (and the building height restriction under OZP is 130mPD).	The building height of Po Shek Wu Road has been revised from “(~109-117mPD)” to “(149mPD)” in Figure 1 of the revised report (framed in red).
4. Baseline Scheme (section 4.1 and Figure 12)	-
a. The consultant should confirm and clarify whether the two proposed 15m-wide building separations are above the podium level. If affirmative, the consultant should mention including the structural details of the footbridges in text where appropriate.	The 15m-wide building separation are full height, it has been clarified in the revised report that the podium structure are of permeable design with no significant impact to air flow. A minor G/F structure of ~3.8m tall (staircase and lift tower for basement) is situated near the north portion but would not impact significantly. Figure 11 is now marked with the G/F structure and figure 17 has also been updated with isometric view to show the separations more clearly.
b. Apart from labelling the height of proposed empty bay on plan, the consultant should clearly report this information in section 4.1.	The height of the proposed empty bay (i.e. ~5m tall) is reported in text in section 4.1 of this revised report.
5. Proposed Scheme (section 4.2 and Figure 29)	-
a. The consultant should report the building height of the proposed developments in text.	The building height of the proposed development (i.e. 149mPD) is reported in text in section 4.2 of this revised report.
b. Apart from labelling the height of proposed empty bay on Figure 29, the consultant should clearly report this information in section 4.2.	The height of the proposed empty bay (i.e. ~5m tall) is reported in text in section 4.2 of this revised report.

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<p>6. Coverage of Assessment and Surrounding Areas (section 5.1) – While the consultant stated that the coverage of Assessment and Surrounding Areas on plan have been provided, the coverage of the Surrounding Area cannot be found in this revised AVA IS report. The consultant should show both the coverage of Assessment Area and Surrounding Area on the same figure for checking.</p>	<p>An additional figure (figure 31) has been included to show the Assessment Area and Surrounding Area extents on the same diagram.</p>
<p>7. 3D model views of the Surrounding Area (section 5.1) – We would reiterate that the consultant should provide figures showing the entire Surrounding Area (from at least 4 directions) for checking.</p> <p>Figures 31 to 35 could only show the modelled topography but not the details of modelled building morphology. Without such information, we could not ascertain the accuracy of the model.</p>	<p>Additional close-ups of the modelled building morphology is provided in four directions in figure 37-40 of this revised report.</p>
<p>8. Summer LVR (sections 6.3 and 7.2) – Referring to the revised Table 6 and Table 7, the Proposed Scheme would have slightly higher (not similar) LVR when compared with the Baseline Scheme under summer condition. The consultant should clarify and revise the arguments where appropriate.</p>	<p>Section 6 and 7 are updated, and it has been ensured in the revised report that the descriptions of the LVRs and SVRs in the paragraphs would match the summary tables.</p>

Response to Comment Table

<p align="center">UDL's Comments on 11 Sept 2024 AVA-IS Report (received via email dated 2 Oct 2024)</p>	<p align="center">ARUP's Response with updated AVA-IS report (Annex A dated 8 Nov 2024 refers)</p>
<p>9. Overall test points (Figures 39 and 41) – We do not agree on the consultant's reply. The circled areas, including Po Sheung Tsuen, Tai Yuen Tsuen, Hing Yan Tsuen, Tai Tau Leng and PTI next to Landmark North, are frequently accessed by pedestrians and should be covered by overall test points.</p> 	<p>Additional Overall test points have been provided. They are shown in the updated Table 5, Table 7, Figure 44, Figure 46 and appendix E. Results and discussions are revised accordingly. The below screenshot shows the added/modified focus areas, which are Po Sheung Tsuen (western portion), Po Sheung Tsuen (eastern portion), Po Sheung Tsuen Football Court, Tai Yuen Tsuen, Hing Yan Tsuen, Tai Tau Leng and Landmark North PTI. Please note that the Po Sheung Tsuen Focus Area is separated into western and eastern portion due to the extensive coverage. Additional test points have been placed to ensure these areas are covered sufficiently.</p>  <p align="center"><small>Figure 46 Location of Focus Areas outside the Application Site</small></p>
<p>10. Demarcation of focus area and its corresponding test points (Table 5 and Figure 41) – The consultant should confirm and revise the following as appropriate.</p>	<p>Please see responses below</p>
<p>a. The demarcation of focus area at Po Sheung Tsuen is too board. The consultant should divide it based on different existing developments including Po Sheung Tsuen, Tai Yuen Tsuen, Hing Yan Tsuen and the football court to the southwest of Hung Yan Tsuen.</p>	<p>This has been addressed together with Comment 8. The Po Sheung Tsuen focus area has been divided into Po Sheung Tsuen (western portion), Po Sheung Tsuen (eastern portion), Po Sheung Tsuen Football Court, Tai Yuen Tsuen, Hing Yan Tsuen, Tai Tau Leng and Landmark North PTI.</p>

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b. Focus Area 3 (Choi Fat Street) – Overall test points O53 and O54 should be included in this focus area. The consultant should revise and update the SAVR where appropriate.	The two test points previously assigned Choi Fai Street mistakenly are now assigned to Choi Fat Street. (now named O82 and O83). This is evident in Table 5, Table 7 and appendix E.
c. Focus Area 4 (Choi Fai Street) – Overall test points O53 and O54 should be excluded from this focus area. The consultant should revise and update the SAVR where appropriate.	The two test points previously assigned Choi Fai Street mistakenly are now assigned to Choi Fat Street. (now named O82 and O83). This is evident in Table 5, Table 7 and appendix E.
d. The consultant should update Table 5 based on item Error! Reference source not found. above.	Table 5 has been updated
11. Annual and summer weighted average VR (sections 6.1.1 and 6.1.2) – The consultant simply noted our previous comments, but fails to address them. We would reiterate that the consultant should remove the shading on the highlighted areas VR contour plots. Taking Figures 42 and 43 as examples, we could not ascertain whether the Proposed Scheme read better VR at the Bike Kiosk and Shek Wu Hui Jockey Club Playgrounds when compared with the Baseline Scheme under annual condition. We would reserve our comments on these section.	All figures in Section 6 have been updated based on the latest results per comment 13 and the shadings have also been removed. All markups (inc. circles and arrows) under section 6 have been made less prominent to avoid compromising diagram clarity.
12. NNE wind (section 6.2.1 and 1 st para.) – Referring to Table 2, the summer wind frequency of NNE should be 1.6%. The consultant should correct it where appropriate.	The typo has been revised in the revised report from 2.3% to 1.6%.

Response to Comment Table	
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<p>13. ENE wind (section 6.2.3) - Referring to the simulation results shown in Appendix C, it appears that the VR contour of the Proposed Scheme in the far field area are quite different from that of the Baseline Scheme. It may imply that either one (or even both) of simulation results is not converged to satisfactory level. As such, accuracy of the simulation results is doubtful. The consultant should update the simulation results as well as the directional analysis where appropriate.</p>	<p>The model has been updated to ensure convergence hence accuracy and meaningful comparison. All figures showing the model have been updated, including Figure 13-18, Figure 25-36, and all figures in section 6. have been updated. The results have also been updated accordingly, which is reflected in the section 6 and 7's text, figures and tables. Appendices C to E are also updated.</p>
<p>14. ESE wind (section 6.2.5, 4th para.) - The mentioned green arrows and circles are unclear in Figure 55. The consultant should clarify and improve the presentation where appropriate.</p>	<p>Similar to what is mentioned in an earlier comment, all markups (inc. circles and arrows) under section 6 have been made less prominent to avoid compromising diagram clarity.</p>
<p>15. SSE wind (section 6.2.7, 3rd para.) - With reference to the simulation results, it is unable to identify how SSW wind could penetrate through the proposed G/F empty bay under the Baseline Scheme. The consultant should clarify and provide addition figures to demonstrate such phenomena.</p>	<p>This phenomenon is found to be no longer significant and relevant discussion has been removed from discussion</p>
<p>16. SW wind (section 6.2.9) - Referring to Table 2, the annual and summer wind frequency of SW should be 6.1% and 14.7% respectively. The consultant should correct it where appropriate.</p>	<p>The typo has been revised in the revised report from 3.3% and 8.4% to 6.1% and 14.7%.</p>

Response to Comment Table	
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17. WSW wind (section 6.2.10, last para.) – With reference to the simulation results, it appears that the Proposed Scheme would have lower VR at Shek Wu Hui Jockey Club Playground when compared with the Baseline Scheme under WSW wind. This is contradictory to the discussion in last paragraph. The consultant should clarify and revise it where appropriate.	Discussion has been revised to ensure alignment with the updated simulation results in the entire section 6 and 7 (lower VR at Shek Wu Hui Jockey Club Playground under Proposed Scheme under WSW wind is discussed)
	1. Updates in this revised report are highlighted cyan for easy reference.
	2. Please note that it was noticed that the G/F empty from the previous round of simulation was modelled to be ~6m instead of ~7m as claimed. This has been rectified in this round's simulation and is evident in Figure 29's elevation view showing the empty bay