

Attachment 2 – Responses to Public Comments (Appendix VII of Planning Statement)

Responses to Public Comments – Further Information (3)

Public Comments by Theme	Our Response
<p>1. Concerns about the suitability of the proposed Flat, Shop and Services and Eating Place uses at the application site.</p>	<p>The application site (the Site) is located in an area zoned “Residential (Group E)” (“R(E)”) under the Approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/30. The proposed development is in line with the planning intention of “R(E)” zone, which is to phase out existing industrial uses through redevelopment for residential use. The proposed Flat use also echoes to the on-going government policy on increasing housing supply by using a multi-pronged approach.</p> <p>Eating Place and Shop and Services uses have also been proposed on 1/F and 2/F of the building with the aim to foster the local transition from existing industrial use to residential and retail uses, which will bring in a more appropriate mix of uses and enhance the robustness and vibrancy of the area.</p>
<p>2. Concerns about adverse visual impacts to the residential buildings nearby</p>	<p>All residential developments on R(A) or R(E) zones along Sheung Heung Road, including the Site, are restricted to the building height limit of 120mPD. The proposed development with a building height of 110.65mPD is compliant with the OZP restriction and compatible with the building height profile in To Kwa Wan area, i.e. 100mPD to the east of To Kwa Wan Road and 120mPD to the west of To Kwa Wan Road.</p> <p>Moreover, the proposed development will enhance the visual interest and local streetscape by providing a 1m side building setback with decorative paving at G/F of Sheung Heung Road frontage and green elements, including vertical greening at the building frontage of Sheung Heung</p>

	<p>Road and residential lobby at Ha Heung Road, building edge planting at 1/F and 3/F, and landscape treatment on the open sky garden at 3/F.</p>
<p>3. Concerns about air ventilation performance</p>	<p>According to the Explanatory Statement of the Ma Tau Kok OZP, an air ventilation assessment (AVA) by expert evaluation has been undertaken to assess the likely impact of the proposed building heights of the development sites within the Ma Tau Kok OZP area on the pedestrian wind environment and building height bands shown on the OZP have taken into account the findings of the AVA. Since the proposed development does not exceed the building height restriction as stipulated on the OZP, adverse impacts on air ventilation are not anticipated.</p> <p>Instead, the building setback at Sheung Heung Road and tower setback at 3/F will reduce the building bulk and alleviate the potential air ventilation impacts on the surrounding wind environment. The design of the cross-ventilated open sky garden at the low zone of the proposed development will also allow the prevailing wind to penetrate from all directions, which will facilitate air ventilation and circulation to the street level.</p>
<p>4. Concerns about adverse traffic impacts to the surroundings</p>	<p>A Traffic Impact Assessment was conducted and it demonstrated that the proposed development will not result in adverse traffic impact to the surrounding road network and is acceptable from traffic engineering perspective. In fact, the change from industrial to residential use of the Site will likely reduce the traffic of goods vehicles along Sheung Heung Road, hence improving vehicular circulation in the nearby road network.</p> <p>Although the proposed development is of limited scale and is in close</p>

proximity to various public transport facilities, a total of 15 private car parking spaces, two motorcycle parking spaces and two loading/unloading bays for goods vehicles will be provided within the Site in accordance with the requirements under Hong Kong Planning Standards and Guidelines. The said provision would avoid the exacerbation of on-street illegal parking and loading/unloading activities arising from the proposed development.

Pedestrian circulation will be improved with the pedestrian footpath of about 4m wide, resulting from the design of 1m wide building setback on the ground floor at the Sheung Heung Road frontage.