

Appendix B

Responses-to-comments Table

Section 16 Planning Application for Proposed Utility Installation for Private Project (Pump Station for Salt and Fresh Water System) in “Government, Institution or Community” Zone on Government Land in D.D. 186, Tung Lo Wan Hill Road, Sha Tin (Application No. A/ST/1036)

	Public Comments	Responses to Comments
1.	Construction and operation of the Proposed Station would have adverse noise, air quality and environmental impacts on surrounding areas, nearby residents and local ecosystem.	The Proposed Station will be fully enclosed and no equipment in the Proposed Station will generate air pollutants. It is also designed in compliance with relevant government standards and guidelines and no adverse noise, air quality and environment impacts are anticipated. Kindly note that the Environmental Protection Department has also no objection to the subject application.
2.	Construction and operation of the Proposed Station would generate heavy vehicle traffic, worsening existing traffic congestion on Tung Lo Wan Hill Road and creating safety risks for pedestrian.	<p>Preliminary estimates indicate that construction traffic will be minimal, with only 1-2 vehicles per hour in both directions, causing negligible impact on the local road network.</p> <p>During operation, the Proposed Station will not generate additional traffic, except for occasional maintenance or repairs.</p> <p>Furthermore, the Transport Department has no objection in principle to the application and does not anticipate significant adverse traffic or road safety issues.</p>

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	Public Comments	Responses to Comments
3.	<p>The Proposed Utility Installation for Private Project should not occupy government land and the GLA allocated to the Leisure and Cultural Services Department, disregarding the recreational needs of the nearby residents.</p>	<p>The Proposed Station is a necessary supporting facility to provide proper salt and fresh water to the approved residential development under Application No. Y/ST/58. Without the Proposed Station, the approved residential development cannot be adequately served with essential salt and fresh water supply.</p> <p>The location for the implementation of the Proposed Station, which is situated on a piece of inaccessible Government Land, has been carefully selected with due consideration given to the site condition and surrounding context. Positioned at a low elevation and on a relatively gentle slope, the location of the application site ensures a sufficient water pressure for water supply and minimizes the potential impacts on the surrounding slope and facilities. The Application Site is also selected without straddling on any third-party lots and the existing Tung Lo Wan Hill Road Garden, therefore <u>the recreational needs of the nearby residents are not affected</u>.</p>
4.	<p>The Proposed Scheme involves tree felling, substantially altering the view from nearby residences.</p>	<p>The submitted photos and photomontage, depicting the views from Tung Lo Wan Hill Road Garden and the junction of Tung Lo Wan Hill Road and Mei Tin Road, has demonstrated that the Proposed Station will be largely screened off by existing vegetation and other public facilities. It should be noted that the two viewpoints were carefully selected to present public views that are easily accessible and popular to the public. As demonstrated by the photos and photomontage, the visual impact of the Proposed Station is considered to be negligible for both recreation users of the Tung Lo Wan Hill Road Garden and travellers in the vicinity, especially with 11 new trees to be planted to further screen off the Proposed Station from public view.</p>