

**Table R1: Response to Departmental Comments of Planning Department**

**Comments from Urban Design & Landscape Section, Planning Department**

<b>Comments from Chief Town Planner/Urban Design and Landscape, Planning Department [Contact person: Mr. Jason KO (Tel: 3565 3941)]</b>		<b>Response</b>
1	<b>Visual Impact Assessment (VIA)</b> Plans of Key Public Viewing Points (VP) (P. 2 & 6) and Table for VP5 (P. 9 & 10) – VP5 is at the Lake Egret Nature Park and the activity of viewers there should also and mainly be recreation in nature.	Noted. The Type of Public Viewers has been updated ( <b>Appendix 1</b> ).
2	There are some observations of the photomontages. For examples: (a) Viewpoint (VP)1 Photomontage (P. 11) - It seems that the proposed development should appear to be slightly shorter.	Noted. The VP1 Photomontage has been updated ( <b>Appendix 1</b> ).
	(b) VP4 Photomontage (P. 12) - It seems that the proposed development should shift to the left such that its upper part shall be partially visible behind the Po Leung Kuk Tin Ka Ping Millennium Primary School instead of the H.K. & KLN. Kaifong Women’s Association Sun Fong Chung College.	Noted. The VP4 Photomontage has been updated ( <b>Appendix 1</b> ).
3	Judging from the VP1 Photomontage and the visual analysis in Sections 2 to 4 (taking into account our observations above on the accuracy of photomontage), only a small part of the proposed development would be visible, causing small visual obstruction to sky view and reduction of visual openness. The grading of Effect on Public Viewers and visual impact is considered as “slight” and “slightly adverse” respectively at VP1.	Noted. The mentioned description has been updated ( <b>Appendix 1</b> ).
4	Sections 2 to 4 for VP2 – There is contradictory information/analysis among VP2 Photomontage and the visual analysis in Section 3 and Section 4.3 on whether there would be loss of vegetation/woodland in front of the proposed development, which should be clarified to determine the visual impact at VP2.	Noted. The information has been revised and clarified ( <b>Appendix 1</b> ).

<b>Comments from Chief Town Planner/Urban Design and Landscape, Planning Department [Contact person: Mr. Ivan WONG (Tel: 3565 3947)]</b>		<b>Response</b>
1	<b>General Comments</b> Based on the aerial photo of 2023, the site is situated in an area of residential urban fringe landscape character surrounded by schools, existing low-rise residential buildings in adjacent “R(C)” zone, and vegetation and woodland in adjacent “CA” and “GB” zone. The proposed amendment is considered generally not incompatible with the surrounding environment.	Noted.
2	With reference to the Appendix 2 - Landscape Proposal, 77 trees of common species are identified within the application boundary. All trees (including 46 undesirable species and 1 dead tree) will be affected by the proposed development and are proposed to be felled. Mitigation measures including 46 trees (DBH of 80-95mm) within application boundary are proposed. Landscape	Noted.

	treatments, such as sensory garden, aromatic garden, play elements, seating areas, fish pond and farming box etc. are proposed. According to para 4.3 and 4.4 of Appendix 2, more than 20% greenery coverage will be provided and approx. 325 sqm of open space provision for an estimated population of 325 residents in accordance with the requirements of the HKPSG is proposed. Significant adverse landscape impact on the existing landscape resource arising from the proposed use is not anticipated.	
3	<b>Advisory Comments on s16 form and Planning Statement (PS)</b> It is noted in the s.16 application form that no tree felling is caused by the proposed development, which is different with the planning statement provided. Please review and ensure correct statement/ information is provided.	Please note a clarification that all trees are proposed to be felled. A replacement page of the application form is in <b>Appendix 4</b> .
4	Planning Statement (PS) Figure 6, 7:- It is noted that the extent of open space/ landscape area is different from that indicated in other part of the PS. Please review and ensure consistency.	Figures 6 and 7 are revised to ensure consistency ( <b>Appendix 2</b> ).
5	<b>Advisory Comments on Appendix 2 – Landscape Proposal</b> Appendix 2 para 4.1(ii):- Please clarify what is the soft moss touching facility and indicate its location on the landscape layout plan.	The wordings of “soft moss touching” is deleted from Para. 4.1(ii) in <b>Appendix 3</b> .
6	Tree assessment schedule:- Tree treatment “in initial/ approved application” is noted in the “Proposed Treatment” column. Please clarify whether the approval of proposed tree works have been obtained from relevant departments.	The proposed treatment of existing trees will be submitted to relevant departments for approval in detail design stage. Approval of those proposed tree treatment is yet to be obtained at the moment ( <b>Appendix 3</b> ).
7	Tree group photos/ tree photos should be provided to facilitate the application.	Please be clarified that tree group photos and aerial photos had been provided in Appendix C of Landscape Proposal. Individual tree photos can be provided if considered necessary.
8	Landscape layout plan:- Separate legend should be provided for pedestrian pavement/ road for clarity.	Noted. The Landscape Layout Plan has been revised ( <b>Appendix 3</b> ).
9	Landscape layout plan:- Legend should be provided for play equipment.	No play equipment is proposed in this landscape design ( <b>Appendix 3</b> ).
10	Please provide key plan and section cutline for landscape section.	Noted. Key Plan and Section cutline had been added ( <b>Appendix 3</b> ).
11	Section B-B:- The tree planting area adjacent to the dining area seems do not have sufficient soil depth (i.e. 1200mm as stated in para 4.5(i)) for the proposed new tree. Furthermore, liquidambar formosana is a large tree species and might not be suitable for podium area and adjacent to building facade. The applicant is advised to review whether this species is suitable and is reminded that sufficient space for root growth and crown spread should be provided.	Noted. The tree planting area will be provided with sufficient soil depth for tree growth, please refer to the slab level and top of soil level, there is a berm to allow the tree growth. In addition, the proposed tree species has been changed to <i>Ilex</i>

		<i>rotunda</i> instead of <i>liquidambar formosana</i> ( <b>Appendix 3</b> ).
12	The applicant is suggested to provide more sections, in particularly from northwest to southeast of the site to show the interface of the site and the surrounding terrain.	Noted. Please refer to Appendix E for additional section for your information ( <b>Appendix 3</b> ).
13	The applicant is reminded that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the work.	Noted.

### **Comments from Sha Tin, Tai Po & North District Planning Office, Planning Department**

<b>Comments from Sha Tin, Tai Po &amp; North District Planning Office, Planning Department [Contact person: Mr. Benson LAU (Tel: 2158 6225)]</b>		<b>Response</b>
1	<b>General Comments</b> The subject site falls within an area zoned “Government, Institution, or Community” (“G/IC”) on the approved Tai Po Outline Zoning Plan (OZP) No. S/TP/30 and subject to a building height restriction of eight storeys. According to the Notes of the OZP, ‘Social Welfare Facility’ use is always permitted under the “G/IC” zone and no planning permission from the Town Planning Board (TPB) is required. As the proposed building height of 10 storeys exceeds the building height restriction of eight storeys under the “G/IC” zone, s.16 planning application for relaxation of building height restriction is required.	Noted.
2	It seems that both ‘TPKM Primary School’ and ‘PLKTKPM Primary School’ are used for the same school in the Planning Statement and technical assessments. Please make sure the abbreviation is in order.	Noted. Abbreviation of the school in Planning Statement is revised for consistency ( <b>Appendix 2</b> ).
3	<b>Specific Comments</b> <u>Planning Statement</u> - Para. 6.1.1 (b) – please review if ‘Residential Care Home for the Elderly’ should read ‘Care and Attention Home providing Continuum of Care’ (i.e. CoC Home) as stated in the technical assessments, e.g. Landscape Proposal and Traffic Impact Assessment.	Para. 6.1.1(b) of the Planning Statement is revised accordingly ( <b>Appendix 2</b> ).
4	<u>Landscape Proposal</u> Section B-B – please show the cutting line of Section B-B on the plan.	A cut line is shown on Section B-B on the plan ( <b>Appendix 3</b> ).
5	It is noted that some undesirable species e.g. <i>Leucaena leucocephala</i> could be excluded from tree compensation according to “Lands Department Practice Note Issue No. 6/2023 - Guidance Notes on Tree Preservation and Removal Proposal for Building Development in Private Projects”. Please consider highlighting relevant information in the submission.	Noted. The “Landscape Resources Description” Table is updated accordingly. The relevant indication of such undesirable species is also highlighted with red boxes in the Landscape Proposal ( <b>Appendix 3</b> ).

6	<p><u>Traffic Impact Assessment</u> Table 2.1 – Small Group Home (SGH) is missing from the table. Please elaborate.</p>	<p>Noted. An update is made to Table 2.1 in the replacement pages of TIA (<b>Appendix 5</b>). SGH has already been considered in the approved TIA.</p>
7	<p><u>Table 4.6</u> (a) First item: the application number should be ‘<b>SY/TP/28</b>’ and the planned development name should read ‘Proposed <del>Public and Private</del> Housing Development [at Tsiu Hang]’. (b) Second item: please remove application no. A/TP/656 as it is for proposed social welfare facility at the subject site only. (c) Third item: the planned development name should read ‘<del>Proposed Amendments to the Approved Tai Po Outline Zoning Plan No. S/TP/28 (Item A) [at To Yuen Tung]</del> <b>Public Housing Development at To Yuen Tung</b>’ with application number removed. The site falls within an area zoned “R(A)10” which is subject to a total maximum plot ratio (PR) of 6.8 including a non-domestic PR of 0.3. According to RNTPC Paper No. 7/21, the estimated no. of flats is 2,400. Please rectify the table. (d) Fourth item: please note that the completion year for the development is 2024. Please ensure the parameters as stated in the development scale column are up-to-date. (e) Sixth and seventh items: please ensure the parameters as stated in the development scale column are up-to-date. (f) s.16 planning application no. A/TP/694 (Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for Persons with Disabilities) (RCHD) in “Government, Institution or Community” Zone and Proposed Social Welfare Facility (RCHD)) was approved by the RNTPC of the TPB on 10.5.2024. Please consider if it should be included as one of the planned developments in the table.</p>	<p>Relevant item is updated accordingly in Table 4.6 (<b>Appendix 5</b>). Noted. Since the development (App. No. A/TP/656) is under construction during our traffic survey period in the TIA, thus, the additional traffic development from this site is considered. Noted. Please refer to Table 4.6 of <b>Appendix 5</b>. Noted. Please refer to Table 4.6 of <b>Appendix 5</b>. Noted. Please refer to Table 4.6 of <b>Appendix 5</b>. Noted. This development site is a G/IC development with only 6 private car parking spaces and 1 light bus loading/ unloading. Thus, it is anticipated that the traffic generation and associated traffic impact is minimal and is not included in the approved TIA.</p>
8	<p><u>Environmental Assessment Report (Issue 5 dated February 2025)</u> Para. 1.1.1.2 – the sentence should read “According to the Approved Tai Po Outline Zoning Plan (OZP) (OZP No.: S/TP/30) <del>published by Town Planning Board</del> <b>gazetted</b> in July 2022, the Site is in the “Government, Institution or Community” Zone.”</p>	<p>Noted and revised accordingly (<b>Appendix 6</b>).</p>