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Response-to-Comments

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for Proposed Flat and Filling of Pond and Excavation of Land at Lots 2572 RP, 2573 and 2578 in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
Landscape Unit, Urban Design & Landscape Section, Planning Department	13.9.2024	<p>The existing trees within the Site will likely be affected by the proposed development shown on the Master Layout Plan (Dwg. No. A-P-101 (E) in the Planning Statement (PS)). Nevertheless, Part 9 of the Application Form states that no tree felling will be caused and there is no information on the existing trees in the application.</p> <p>The applicant should provide information on the existing trees within the Site (including tree location plan, tree schedule (species, size, general condition) and date-imprinted tree photos, proposed tree treatment and landscape proposal as appropriate. Part 9 of the Application Form should be reviewed and suitably revised.</p>	<p>Please note that no tree felling is involved under the current application. The application site is largely covered by shrubs and weeds and there is some tree plots currently stored within the application site which are well maintained by the applicant (see photo below). The applicant will remove the tree plots for the proposed development. The tree plots will be removed and transferred, and no tree felling is involved under the current application.</p> 

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for Proposed Flat and Filling of Pond and Excavation of Land at Lots 2572 RP, 2573 and 2578 in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments												
Electrical and Mechanical Services Department	13.9.2024	Please note that there is a high pressure underground town gas transmission pipeline in the vicinity of the proposed house development. In this connection, grateful if you could provide an estimation of aggregated population induced from the captioned proposal as compare with the previous application for our consideration. Your attention is drawn that Risk Assessment would be required from the project proponent/consultant to assess the risks posed by the gas installation if the proposal will result in a significant increase in population.	<p>Noted. Please refer to the estimation of aggregated population induced from the captioned proposal as compare with the previous application below.</p> <table border="1"> <thead> <tr> <th></th> <th>Previous Application A/YL-NTM/377</th> <th>Current Application A/YL-NTM/476</th> </tr> </thead> <tbody> <tr> <td>Proposed Use</td> <td>Proposed House</td> <td>Proposed Flat</td> </tr> <tr> <td>Proposed GFA</td> <td>308.9 m²</td> <td>476.3 m²</td> </tr> <tr> <td>Estimated Aggregated Population</td> <td>About 6</td> <td>14</td> </tr> </tbody> </table> <p>The current application involves a minor relaxation of PR from about 0.2 to 0.24. Compared to the previous application (No. A/YL-NTM/377), the current application only involves an additional of 8 persons. Considering the insignificant increase of population, and its small population compared to the adjacent transitional housing development, no risk assessment should be required under the current application.</p>		Previous Application A/YL-NTM/377	Current Application A/YL-NTM/476	Proposed Use	Proposed House	Proposed Flat	Proposed GFA	308.9 m ²	476.3 m ²	Estimated Aggregated Population	About 6	14
	Previous Application A/YL-NTM/377	Current Application A/YL-NTM/476													
Proposed Use	Proposed House	Proposed Flat													
Proposed GFA	308.9 m ²	476.3 m ²													
Estimated Aggregated Population	About 6	14													
Architectural Services Department	16.9.2024	Please provide some photomontages of the proposal in its surrounding context from different vantage points in order to enable us to comment on the visual impact of the development.	Please refer to Appendix 1 . The proposed development is small in scale and surrounded by trees, making it visually compatible with the surrounding areas without causing overwhelming visual obstruction.												
Lands Department	16.9.2024	<p>i. By desktop checking, the site boundary shown on the Master Layout Plan (“MLP”) of the Planning statement differs from the site boundary of the subject s.16 application and encroaches on the adjoining private lots, namely Lot Nos. 2579 and 2580. The applicant should rectify the site boundary where appropriate.</p> <p>ii. Location of the proposed vehicular access to/from the Application Site shown on Figure 1 of the Planning statement differs from the location shown on the MLP of the Planning Statement. The Applicant should clarify/rectify.</p>	<p>Please note that the site boundary is the surveyed site boundary given by the land surveyor. Please refer to Appendix 2. The proposed development falls within Lots 2572 RP, 2573 and 2578 in D.D. 104 and adjoining government land, without encroaching adjoining private lots, namely Lot Nos. 2579 and 2580.</p> <p>Figure 1 of the Planning statement has been revised.</p>												

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Department	Date	Comments	Responses to Departmental Comments
Environmental Protection Department	16.9.2024	Since the application site is just 50m from the San Tin Highways and would be subject to traffic noise impact from San Tin Highways, the applicant should provide adequate mitigation measures to minimize such impact on the proposed development.	The proposed development would incorporate prescribed windows to mitigate potential noise impact. The proposed mitigation measures would be incorporated in the Building Plan during the Building Plan submission stage.
Buildings Department	16.9.2024	<ul style="list-style-type: none"> <li data-bbox="607 469 1301 628">i. Emergency vehicular access shall be provided for all the buildings to be erected on the site in accordance with the requirement under the regulation 41D of the Building (Planning) Regulation [B(P)R]; <li data-bbox="607 628 1301 820">ii. The site abuts on a specified street (Chun Shin Road) of not less than 4.5m wide, subject to the Land Exchange proposal to be accepted by Lands Department. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage; <li data-bbox="607 820 1301 1075">iii. The applicant should be reminded that the proposed development should follow and comply with the pre-requisite for gross floor area concession in Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 and the sustainable building design guidelines stipulated in PNAP APP-152 during the preparation of detailed building design; <li data-bbox="607 1075 1301 1145">iv. Detailed checking under the BO will be carried out at the building plan submission stage. 	<p data-bbox="1301 469 2036 628">Noted.</p> <p data-bbox="1301 628 2036 820">Noted.</p> <p data-bbox="1301 820 2036 1075">Noted.</p> <p data-bbox="1301 1075 2036 1145">Noted.</p>