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Response-to-Comments table

**Section 12A Planning Application No. Y/I-CC/7**

Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from “Residential (Group C) 6” Zone to “Residential (Group C) 9” Zone at Cheung Chau Inland Lot No. 4 RP, Fa Peng, Cheung Chau, Island

*Further Information  
Responses-to-Comments Table*

**Responses-to-Comments Table**

Date	Department	Comments	Responses
2.8.2024	Environmental Protection Department	<p>Since the public sewerage in the vicinity of the proposed development is not available at the moment, discharge of wastewater into septic tank and soakaway pit system is acceptable by this Department.</p> <p>The design and construction of the septic tank and soakaway pit system of this house shall comply with EPD’s ProPECC PN 5/93. Overall, we have no adverse comment on your design where soakaway pit will not affect the foundation of adjacent building. DSD’s technical advice is to be considered for future connection to the public sewer. Besides, should the public sewer become available for this premises’ connection in future, the premises owner shall divert their sewage from the septic tank and soakaway pit system to the public sewer accordingly.</p> <p>The owner of the premises and septic tank and soakaway systems should be reminded not to discharge any sewage to existing storm drain/system from the proposed development. It is their duty and responsibility to provide proper facilities to treat all effluents and wastes generated as necessary and dispose of them in full compliance with the relevant legislative requirements.</p> <p>During the construction phase of the proposed redevelopment, the contractor shall be reminded to observe the relevant environmental</p>	<p>Noted.</p> <p>Noted. The design and construction of the septic tank and soakaway pit system of the proposed development will strictly comply with EPD’s ProPECC PN 5/93.</p> <p>Noted. No sewage would be discharged to existing storm drain/system from the proposed redevelopment and the applicant would provide and maintain proper facilities to fully treat all effluents and wastes generated on the proposed redevelopment and dispose in full compliance with the relevant legislative requirements.</p> <p>Noted. Preventive measures would be provided during the construction phase of the proposed redevelopment to avoid</p>

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		<p>legislation and take necessary preventive measures to avoid polluting the surrounding environment. The construction waste (typically comprises rock, rubble, sand, concrete, asphalt, brick, tile, etc.) generated from the construction works should be properly disposed of at disposal facilities such as refuse transfer station in Cheung Chau. If the deposition of the construction waste at a private land lot is being considered, please be reminded that the Waste Disposal Ordinance (Cap. 354) requires a person to obtain the written permission of the owners and submit the proof using the specified form to the EPD for acknowledgement before the deposition. Details of the statutory requirements and the procedure can be found at the EPD's website.</p> <p><a href="https://www.epd.gov.hk/epd/english/environmentinhk/waste/prob_solutions/wdao.html">https://www.epd.gov.hk/epd/english/environmentinhk/waste/prob_solutions/wdao.html</a></p>	<p>polluting the surrounding environment. The construction waste would be properly disposed of at disposal facilities.</p>

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2.8.2024	Urban Design and Landscape Section, Planning Department	<p><u>Urban Design and Visual Perspectives</u></p> <p>The increase in maximum PR from 0.2 to 1.58 and SC from 20% to 52.43% as proposed in the application is substantial and relatively high compared with the residential developments nearby.</p> <p>However, the proposed development is proposed to be 3 storeys high and the site area is small, it could probably be shielded by surrounding dense vegetation and not be visible to the nearby viewers. As such, significant adverse visual impact is not anticipated.</p>	Noted.
		<p><u>Landscape Planning Perspectives</u></p> <p>Noting that 5 nos. of trees are proposed to be felled, however in the Application Form S12A Appendix Part 2 (Impacts of Development Proposal), the box of “Tree Felling” is checked “No”. For the proposed 15 nos. of new trees, please provide the proposed tree planting species for information. Please be reminded that optimization of native species to enhance biodiversity should be considered for the proposed development.</p> <p>Advisory Remarks to Applicant The applicant should note that approval of the rezoning application by the TBP does not imply approval of the trees works such as pruning, transplanting and/or felling under lease and/or DEVB TC(W) No. 4/2020. Applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works.</p>	<p>Noted. Please refer to <b>Appendix 1</b> for the proposed tree planting species.</p> <p>Noted.</p>

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2.8.2024	Planning Department	<p>With reference to Section 5.9 of the Planning Statement, which pertains to our further clarification with the Fire Services Department (FSD), please elaborate on what are the fire safety alternations to be adopted to ensure fire safety. Additionally, advise on how to ensure these installations are being provided to the satisfaction of the Director of Fire Services.</p> <p>Please also provide the number of trees that would be planted to compensate for the five trees to be felled, as mentioned in the proposal.</p>	<p>As vehicles are prohibited in Cheung Chau, the provision of Emergency Vehicle Access (EVA) is generally impracticable. Additionally, according to the "New Territories Exempted Houses – A Guide to Fire Safety Requirements" administered by the Lands Department, since the proposed development (6 nos. of NTEH) is situated within a cluster (a radius of 30metres measured from the center of the proposed house site) of less than 9 houses, the provision of an EVA is not required.</p> <p>Nevertheless, to ensure fire safety, fire safety alternatives, such as fire detection systems and fire extinguishers on each floor, may be implemented when deemed necessary.</p> <p>Upon agreement on the proposed OZP amendment, the applicant is required to implement the proposed development in accordance with the Approved Building Plan, which has been thoroughly reviewed by the relevant authorities, to ensure compliance with building and fire safety regulations. Furthermore, the applicant is required to apply for a Certificate of Compliance from the Lands Department before occupation of the proposed houses. The Lands Department will further consult the Fire Services Department and</p>

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			<p>stipulate any relevant fire safety requirements if deemed necessary.</p> <p>To compensate the loss of the 5 existing trees, 15 nos. of trees are proposed to be planted.</p>