

**Responses-to-Comments**

Item	Departmental Comments	Applicant’s Responses
Comments from Drainage Services Department (received on 15 August 2023)		
Contact Officer: Samuel Wang Xing, Tel.: 2300 1135		
1)	A higher figure for Qp’ adopted in Appendix C was used in the hydraulic checking than the total peak runoff with climate change figures from Appendix B. The applicant may check if any further review may be appropriate. Nevertheless, considering the marginal 96.1% utilization of the proposed channel, the applicant may consider to provide a large section to enhance resilience of the drainage system.	The peak flow adopted in Appendix C for hydraulic checking has included not only the runoff generated from the site, but also the 12.1% design allowance required in Stormwater Drainage Manual Corrigendum No.1/2022, and the effluent from the proposed onsite sewage treatment plant. It is a conservative approach. In this DIA, we have justified that the 900 mm U-channel is sufficient despite the margin is small. The project team will investigation further drainage upgrade options in the detailed design stage, including but no limit to the consideration of larger section, railing, gating etc.
2)	A section of DSD’s U-channel is proposed to be upgraded by the applicant, the applicant should seek DSD's comment on the works details before commencement of works. The U-channel after upgrading should be handed over to DSD.	Noted. DSD will be consulted to settle the details of proposed drainage upgrade, and the upgrade will be included in the drainage plan which will be submitted to Building Department and circulated to DSD for review during the detailed design stage. The upgraded drainage will be handed over to DSD after construction stage.

**Section 12A Planning Application No. Y/NE-LYT/16**

Request for Amendment to the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No.S/NE-LYT/19 from “Residential (Group C)” Zone and “Agriculture” Zone to “Residential (Group A)2” Zone at Various Lots in D.D. 83 and Adjoining Government Land in D.D. 83, Lung Yeuk Tau, New Territories

*Further Information (10)  
Responses-to-Comments Table  
3 January 2025*

**Responses-to-Comments Table**

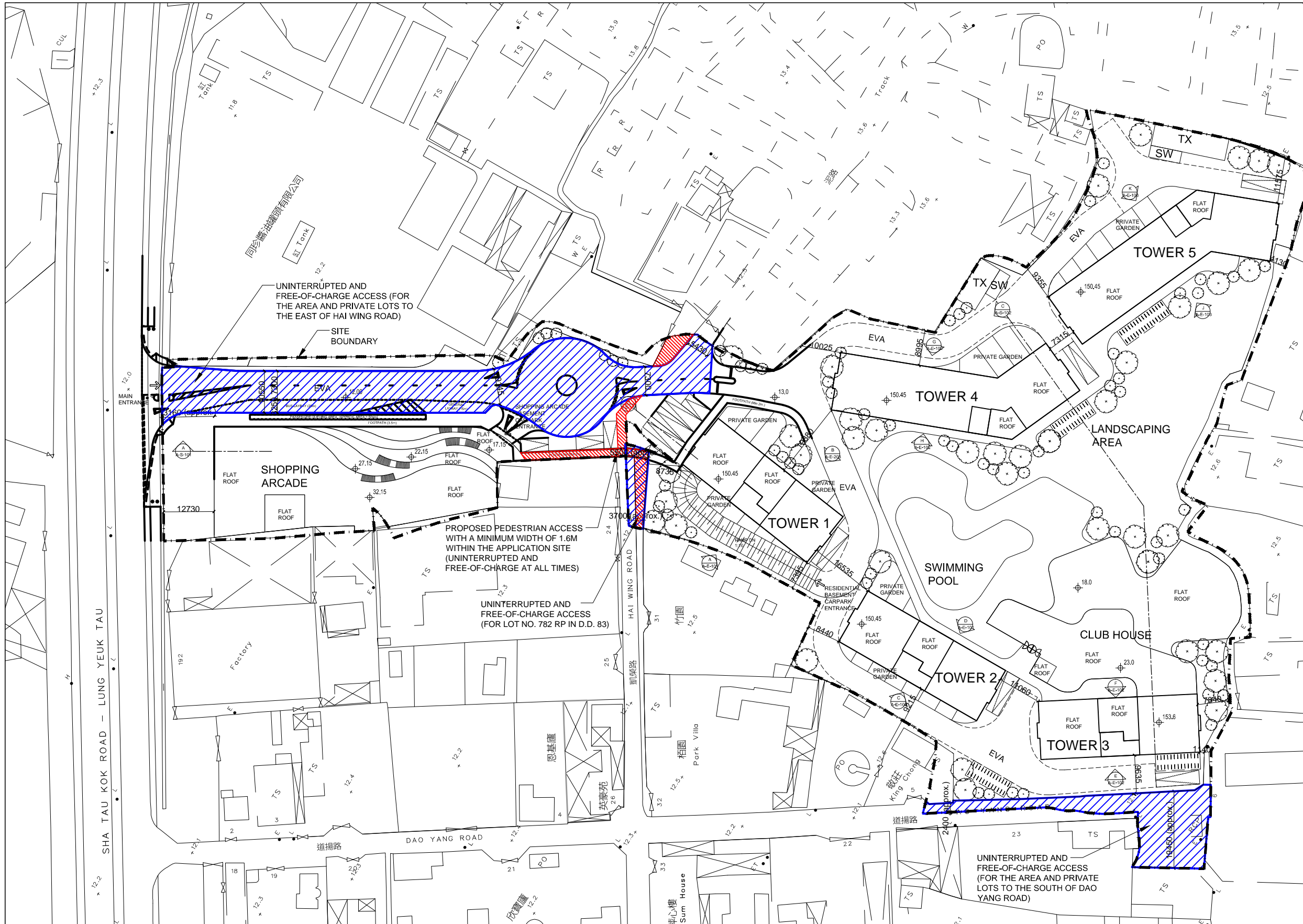
Date	Department	Comments	Responses
21.3.2024	Lands Department	3. On the above understanding, my previous memo of 28.4.2023 is still valid, i.e. para 3(i) to (viii) of my memo attached. Your particular attention is therefore drawn to the necessity of imposing conditions to ensure the development will be developed in accordance with the scheme submitted, otherwise the proposal will become theoretical.	Noted. Responses were made in FI(2) dated 4.7.2023.
		4. Subject to the above said, our further comments are provided: - (i) The applicant advised in the Table of Response-to-Comments that a pedestrian footpath with a <u>maximum</u> width of 1.6m for access to and from Lot No 782 RP in D.D. 83 would be provided within the application site, while a <u>minimum</u> width of 1.6m was indicated in the plan of Illustration 4. The applicant should clarify whether a pedestrian footpath with a maximum or minimum width of 1.6m for access to and from Lot No. 782 RP in D.D. 83 would be provided within the application site.	It is clarified that the proposed pedestrian footpath with a <b>minimum</b> width of 1.6m for access to and from Lot No. 782 RP would be uninterrupted and free of charge at all times, and detailed alignment and implementation conditions will be subject to further liaison with Lands Department during the land exchange stage.
		(ii) R-to-C mentioned “Currently, there is no established vehicular access from Hai Wing Road to adjoining lots. In order to cater for the proposed development of the subject site, and to minimize unnecessary impacts to the existing land uses in the neighbourhood. In view of the above, it is considered that status quo is appropriate in this case.” This office is doubtful on implication of such statement as motor vehicles are using access road from Hai Wing Road to	Access from Hai Wing Road to adjoining lots would be maintained, please refer to the attached MLP.

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		adjoining lots and such statement will pre-empt Government’s position in case of queries from adjoining lot owners.	
		(iii) Without indication on alignment and width of the proposed uninterrupted and free-of-charge access for (i), (ii) the area and private lots to the south of Dao Yang Road (such as Lots Nos. 856 and 2144 both in D.D. 83) and (iii) the area and private lots to the east of Hai Wing Road (such as Lot Nos. 778 ad 780 both in D.D. 83) on the master layout plan and the plan of Illustration 4, the commitments for allowing access is subject to dispute by the concerned parties.	Please refer to the attached MLP.



DOMESTIC GROSS FLOOR AREA  
SITE AREA : 22445 SQ.M.

**GROSS FLOOR AREA ( TOWER 1 )**

G / F :	563	SQ. M. (1 STOREY)
1-31 / F (TYPE A)	17453	SQ. M. (31 STOREYS)
33-42 / F (TYPE B)	5630	SQ. M. (10 STOREYS)
U. P. / BAL. (TYPE A)	705	SQ. M. (31 STOREYS)
U. P. / BAL. (TYPE B)	228	SQ. M. (10 STOREYS)
TOTAL :	24579	SQ. M. (43 STOREYS) (INCLUDING 1 REFUGE FLOOR)

**GROSS FLOOR AREA ( TOWER 2 )**

G / F :	563	SQ. M. (1 STOREY)
1-21 / F (TYPE A)	11823	SQ. M. (21 STOREYS)
23-42 / F (TYPE B)	10420	SQ. M. (20 STOREYS)
U. P. / BAL. (TYPE A)	478	SQ. M. (21 STOREYS)
U. P. / BAL. (TYPE B)	420	SQ. M. (20 STOREYS)
TOTAL :	23704	SQ. M. (43 STOREYS) (INCLUDING 1 REFUGE FLOOR)

**GROSS FLOOR AREA ( TOWER 3 )**

G / F :	110	SQ. M. (1 STOREY)
2-21 / F (TYPE A)	11260	SQ. M. (20 STOREYS)
23-42 / F (TYPE B)	10420	SQ. M. (20 STOREYS)
U. P. / BAL. (TYPE A)	455	SQ. M. (20 STOREYS)
U. P. / BAL. (TYPE B)	420	SQ. M. (20 STOREYS)
TOTAL :	22665	SQ. M. (43 STOREYS) (INCLUDING 1 REFUGE FLOOR)

**GROSS FLOOR AREA ( TOWER 4 )**

G / F :	863	SQ. M. (1 STOREY)
1-34 / F (TYPE A)	29342	SQ. M. (34 STOREYS)
36-42 / F (TYPE B)	5810	SQ. M. (7 STOREYS)
U. P. / BAL. (TYPE A)	1250	SQ. M. (34 STOREYS)
U. P. / BAL. (TYPE B)	245	SQ. M. (7 STOREYS)
TOTAL :	37510	SQ. M. (43 STOREYS) (INCLUDING 1 REFUGE FLOOR)

**GROSS FLOOR AREA ( TOWER 5 )**

G / F :	881	SQ. M. (1 STOREY)
1-31 / F (TYPE A)	26753	SQ. M. (31 STOREYS)
33-42 / F (TYPE B)	8300	SQ. M. (10 STOREYS)
U. P. / BAL. (TYPE A)	1139	SQ. M. (31 STOREYS)
U. P. / BAL. (TYPE B)	350	SQ. M. (10 STOREYS)
TOTAL :	37423	SQ. M. (43 STOREYS) (INCLUDING 1 REFUGE FLOOR)

**TOTAL GROSS FLOOR AREA**  
T1 + T2 + T3 + T4 + T5 = 145881 SQ. M. (APPROX.)

PLOT RATIO : 145881 / 22445 = 6.5

CLASS "A" SITE, DOMESTIC BUILDING  
HEIGHT OF BUILDING  
OVER 61 m  
SITE COVERAGE (>15m) : 3595 / 22445  
= 16.02 % < 33.33 % (APPROX.)

CLUB HOUSE AREA: 3650 SQ.M. (max. 3750 SQ.M.)

BUILDING HEIGHT :  
T1 / T2 / T4 / T5 : 150.45 mPD  
T3 : 153.60 mPD

NON DOMESTIC GROSS FLOOR AREA  
HEIGHT OF BUILDING : OVER 18 m BUT NOT  
EXCEEDING 21 m

SITE COVERAGE : 1740 / 22445  
= 7.75 % (APPROX.) < 95%

**GROSS FLOOR AREA (SHOPPING ARCADE)**

G / F :	1300	SQ. M.
1 / F :	1590	SQ. M.
2 / F :	1450	SQ. M.
3 / F :	1270	SQ. M.
TOTAL :	5610	SQ. M. (4 STOREYS)

PLOT RATIO : 5610 / 22445 = 0.25

Rev	Description	Drawn	Checked	Approved	Date
-	DESIGN DRAWING	NC	DY	DY	08 / 08 / 22
A	GENERAL REVISION	NC	DY	DY	26 / 08 / 22
B	GENERAL REVISION	NC	DY	DY	08 / 09 / 22
C	GENERAL REVISION	NC	DY	DY	13 / 12 / 22
D	GENERAL REVISION	IL	DY	DY	22 / 03 / 23
E	GENERAL REVISION	NC	DY	DY	11 / 04 / 23
F	GENERAL REVISION	NC	DY	DY	07 / 06 / 23
G	GENERAL REVISION	NC	DY	DY	26 / 10 / 23
H	GENERAL REVISION	NC	DY	DY	21 / 11 / 23

Rev	Description	Drawn	Checked	Approved	Date
J	GENERAL REVISION	NC	DY	DY	- 3 / 1 / 25

Check all measurements on site.  
Do not scale off drawings.

This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect.

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Project Title  
**PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 83 AND ADJOINING GOVERNMENT LAND, LUNG YUEK TAU, N.T.**

Drawing Title  
**MASTER LAYOUT PLAN ROOF**

Project No. 22/HK/FL01  
Issue Date. 08/08/2022  
Cod File No. MLP.dwg  
SCALE. 1 : 1000  
Drawing No. A-P-101 (J)

Authority's / Client's Approval