

Appendix B

Response-to-Comment table

Comments from Related Departments

Page No.

1. Drainage Services Department, Operations & Maintenance Branch, Mainland North Division, North Section, dated 11 June 2024	2
2. Education Bureau, School Development and Administration Branch, Kindergarten Education Division, Kindergarten Administration Section, dated 30 May 2024	2
3. Education Bureau, School Development and Administration Branch, School Development Division, New Territories East Regional Education Office, North District School Development Section, dated 31 May 2024	5
4. Environmental Protection Department, Environmental Assessment Division, Territory North Group, Sheung Shui, Fanling, Tai Po, dated 30 May 2024	5
5. Planning Department, District Planning Branch, Special Duties Division, Urban Design & Landscape Section, Urban Design Unit, dated 29 May 2024	6
6. Lands Department, Lands Administration Office District Lands Office, North, dated 29 May 2024.....	12

COMMENTS FROM RELATED DEPARTMENTS

No.	Comments	Responses
1.	<p>Drainage Services Department, Operations & Maintenance Branch, Mainland North Division, North Section, dated 11 June 2024</p> <p>Please find our comments on the Sewerage Impact Assessment.</p> <p>(a) Section 4.11 - Please consider including standby pump as contingency measure.</p> <p>(b) Section 4.13 - Please revise as “..... constructed, operated and maintained by the developer”.</p>	<p>Section 4.11 of the Sewerage Impact Assessment has been updated (Appendix C refers).</p> <p>Section 4.13 of the Sewerage Impact Assessment has been updated (Appendix C refers).</p>
2.	<p>Education Bureau, School Development and Administration Branch, Kindergarten Education Division, Kindergarten Administration Section, dated 30 May 2024</p> <ul style="list-style-type: none"> • It is noted that no public housing development is involved in the said development. We have no views on the planned provision of kindergarten (KG) for private housing developments. The developer is advised to follow the Hong Kong Planning Standards and Guidelines (HKPSG) on the requirement of provision of KG. That said, while KGs in Hong Kong are privately run and the provision of KG places is market driven all along, PlanD may also take into account the existing provision of KG in the Tertiary Planning Unit concerned to allow flexibility for better utilisation of the planned KG premises for alternative gainful uses to meet the more pressing demands for other community services, if need be. • Regarding matters for Schedule of Accommodation (SoA), Gross Floor Area (GFA) and parking and loading/unloading (L/UL) spaces for the proposed KG, please find below our comments/ concerns for your reference/ consideration. <p><u>SoA and GFA for a 6-classroom KG</u></p>	<p>Noted.</p> <p>Noted.</p>

No.	Comments	Responses																																																								
	<p>(b) the safety of KG students walking between the L/UL spaces to the KG premises should be ensured at all time.</p> <ul style="list-style-type: none"> • Meanwhile, the developer should ascertain the premises for the proposed KG can meet the various requirements laid down in: <ul style="list-style-type: none"> (a) the Education Ordinance, Education Regulations and relevant statutory requirements; and (b) “Operation Manual for Pre-primary Institutions”. <p>Relevant link: https://www.edb.gov.hk/attachment/en/edu-system/preprimary-kindergarten/about-preprimary-kindergarten/Operation_Manual_eng.pdf</p> <ul style="list-style-type: none"> • For comments regarding the operating school named Ta Ku Ling Ling Ying Public School, the School Building Section of this Bureau would give you a separate reply in due course. 	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>																																																								
	<p>Annex Appendix 3</p>	Noted.																																																								
	<p style="text-align: center;">New Recommended Schedule of Accommodation for a 6-classroom Kindergarten</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Item</th> <th style="width: 15%;">Area (m²)</th> <th style="width: 5%;">No.</th> <th style="width: 60%;">Remarks</th> </tr> </thead> <tbody> <tr> <td>Classroom</td> <td>41 each</td> <td>6</td> <td>Maximum class size is 30. During the afternoon nap time of a whole-day class, the maximum number of children to be accommodated is 20. The design should be flexible where feasible, such as the use of folding/sliding partitions between classrooms, the provision of a washbasin and storage space for students' use in each classroom.</td> </tr> <tr> <td>Multi-purpose Area/Room(s)</td> <td>41</td> <td>-</td> <td>Multi-purpose area/room(s) should be provided to meet the operational needs or for core students learning activities such as music and art activities. Provision of washbasin as necessary, e.g. for art activities.</td> </tr> <tr> <td>Small Group Teaching Room</td> <td>15</td> <td>1</td> <td>A small group teaching room should be provided for individual coaching/small group learning to cater for student diversity.</td> </tr> <tr> <td>Principal Office</td> <td>7</td> <td>1</td> <td></td> </tr> <tr> <td>Staff Office</td> <td>38</td> <td>1</td> <td></td> </tr> <tr> <td>Administrative Office</td> <td>9</td> <td>1</td> <td></td> </tr> <tr> <td>General Store</td> <td>22</td> <td>1</td> <td>For storage of play equipment, etc. as well as storage of beds, bedding and related items for whole-day students. As for kindergarten operating half-day courses only, the general store could be of 18m².</td> </tr> <tr> <td>Medical Room/ Sick bay</td> <td>11</td> <td>1</td> <td>A washbasin is required. Floor finish is suggested to be at least 4mm thick seamless vinyl flooring for hygiene and easy maintenance purposes.</td> </tr> <tr> <td>Kitchen (with a separate food store)</td> <td>24</td> <td>1</td> <td>For whole-day kindergartens which intend to serve cooked meals in school, a kitchen which meets the requirements of the Building Department/Housing Department, Fire Services Department, Department of Health and other relevant departments should be provided. Refer to Appendix 7 for the basic facilities of the kitchen. A separate food store (of 20% of kitchen area) should also be provided. As for kindergarten operating half-day courses only, the kitchen could be replaced by a pantry with the size of 10m².</td> </tr> <tr> <td>Laundry</td> <td>15</td> <td>-</td> <td>For whole-day kindergartens, accommodation such as laundry would be desirable.</td> </tr> <tr> <td>Toilet</td> <td>as appropriate</td> <td>-</td> <td>According to the First Schedule of the Education Regulations, the requirements for latrines and urinals are as follows: (a) For boys – One pan and two urinals for every 30 boys. Where urinals are not provided, one pan shall be provided for every 20 boys. (b) For girls – One pan for every 20 girls. In addition, a washbasin should be provided for every 30 boys or 25 girls in a kindergarten. Toilet and sanitary facilities should be adequately provided for staff in accordance with the requirements of Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations.</td> </tr> <tr> <td>Indoor Play Area</td> <td>123</td> <td>-</td> <td>Indoor play area should be provided at the rate of not less than 50% of the total classroom space.</td> </tr> <tr> <td>Outdoor Play Area</td> <td>-</td> <td>-</td> <td>Outdoor play area with direct access from the classrooms should be provided whenever possible.</td> </tr> </tbody> </table>	Item	Area (m ²)	No.	Remarks	Classroom	41 each	6	Maximum class size is 30. During the afternoon nap time of a whole-day class, the maximum number of children to be accommodated is 20. The design should be flexible where feasible, such as the use of folding/sliding partitions between classrooms, the provision of a washbasin and storage space for students' use in each classroom.	Multi-purpose Area/Room(s)	41	-	Multi-purpose area/room(s) should be provided to meet the operational needs or for core students learning activities such as music and art activities. Provision of washbasin as necessary, e.g. for art activities.	Small Group Teaching Room	15	1	A small group teaching room should be provided for individual coaching/small group learning to cater for student diversity.	Principal Office	7	1		Staff Office	38	1		Administrative Office	9	1		General Store	22	1	For storage of play equipment, etc. as well as storage of beds, bedding and related items for whole-day students. As for kindergarten operating half-day courses only, the general store could be of 18m ² .	Medical Room/ Sick bay	11	1	A washbasin is required. Floor finish is suggested to be at least 4mm thick seamless vinyl flooring for hygiene and easy maintenance purposes.	Kitchen (with a separate food store)	24	1	For whole-day kindergartens which intend to serve cooked meals in school, a kitchen which meets the requirements of the Building Department/Housing Department, Fire Services Department, Department of Health and other relevant departments should be provided. Refer to Appendix 7 for the basic facilities of the kitchen. A separate food store (of 20% of kitchen area) should also be provided. As for kindergarten operating half-day courses only, the kitchen could be replaced by a pantry with the size of 10m ² .	Laundry	15	-	For whole-day kindergartens, accommodation such as laundry would be desirable.	Toilet	as appropriate	-	According to the First Schedule of the Education Regulations, the requirements for latrines and urinals are as follows: (a) For boys – One pan and two urinals for every 30 boys. Where urinals are not provided, one pan shall be provided for every 20 boys. (b) For girls – One pan for every 20 girls. In addition, a washbasin should be provided for every 30 boys or 25 girls in a kindergarten. Toilet and sanitary facilities should be adequately provided for staff in accordance with the requirements of Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations.	Indoor Play Area	123	-	Indoor play area should be provided at the rate of not less than 50% of the total classroom space.	Outdoor Play Area	-	-	Outdoor play area with direct access from the classrooms should be provided whenever possible.	
Item	Area (m ²)	No.	Remarks																																																							
Classroom	41 each	6	Maximum class size is 30. During the afternoon nap time of a whole-day class, the maximum number of children to be accommodated is 20. The design should be flexible where feasible, such as the use of folding/sliding partitions between classrooms, the provision of a washbasin and storage space for students' use in each classroom.																																																							
Multi-purpose Area/Room(s)	41	-	Multi-purpose area/room(s) should be provided to meet the operational needs or for core students learning activities such as music and art activities. Provision of washbasin as necessary, e.g. for art activities.																																																							
Small Group Teaching Room	15	1	A small group teaching room should be provided for individual coaching/small group learning to cater for student diversity.																																																							
Principal Office	7	1																																																								
Staff Office	38	1																																																								
Administrative Office	9	1																																																								
General Store	22	1	For storage of play equipment, etc. as well as storage of beds, bedding and related items for whole-day students. As for kindergarten operating half-day courses only, the general store could be of 18m ² .																																																							
Medical Room/ Sick bay	11	1	A washbasin is required. Floor finish is suggested to be at least 4mm thick seamless vinyl flooring for hygiene and easy maintenance purposes.																																																							
Kitchen (with a separate food store)	24	1	For whole-day kindergartens which intend to serve cooked meals in school, a kitchen which meets the requirements of the Building Department/Housing Department, Fire Services Department, Department of Health and other relevant departments should be provided. Refer to Appendix 7 for the basic facilities of the kitchen. A separate food store (of 20% of kitchen area) should also be provided. As for kindergarten operating half-day courses only, the kitchen could be replaced by a pantry with the size of 10m ² .																																																							
Laundry	15	-	For whole-day kindergartens, accommodation such as laundry would be desirable.																																																							
Toilet	as appropriate	-	According to the First Schedule of the Education Regulations, the requirements for latrines and urinals are as follows: (a) For boys – One pan and two urinals for every 30 boys. Where urinals are not provided, one pan shall be provided for every 20 boys. (b) For girls – One pan for every 20 girls. In addition, a washbasin should be provided for every 30 boys or 25 girls in a kindergarten. Toilet and sanitary facilities should be adequately provided for staff in accordance with the requirements of Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations.																																																							
Indoor Play Area	123	-	Indoor play area should be provided at the rate of not less than 50% of the total classroom space.																																																							
Outdoor Play Area	-	-	Outdoor play area with direct access from the classrooms should be provided whenever possible.																																																							

No.	Comments	Responses
3.	<p>Education Bureau, School Development and Administration Branch, School Development Division, New Territories East Regional Education Office, North District School Development Section, dated 31 May 2024</p> <ul style="list-style-type: none"> • No comment on the application. • As the operating aided primary school named Ta Ku Ling Ling Ying Public School will be sandwiched between sub-area 2 and sub-areas 3 & 4, a route to get access to the school should be preserved. On the other hand, the noise disturbance created by the construction work is concerned. Mitigation measures should be taken so as not to affect the lessons and other teaching and learning activities. 	<p>Noted with thanks.</p> <p>Please be rest assured that the right of way will be provided for school users, and an access road leading to the existing school have been incorporated into the Indicative Architectural Drawings (Appendix A refers).</p> <p>Appropriate mitigation measures to minimise the noise disturbance during the construction stage will be duly given wherever practicable.</p>
4.	<p>Environmental Protection Department, Environmental Assessment Division, Territory North Group, Sheung Shui, Fanling, Tai Po, dated 30 May 2024</p> <p><u>Comments on Appendix D Sewerage Impact Assessment</u></p> <ol style="list-style-type: none"> 1. Table 1 and Table 2: The number of staff in the kindergarten is inconsistent with Appendix C. Please check and revise the calculation accordingly. 2. Please check the pupil-teacher ratio of the kindergarten and revise the number of students in Table 1, Table 2 and the calculation in Appendix C accordingly. 3. Table 3 and Appendix C: Please clarify if there is any bleed-off water generated from the A/C system of the data centre. If applicable, please include the discharge flow of such bleed-off water and update this SIA report accordingly. Please also seek comments from EMSD about the estimation of bleed-off water. 4. Table 3: The design population from Community, Social & Personal Service (J11) is inconsistent with Appendix C. 	<p>Appendix C of the Sewerage Impact Assessment (SIA) has been updated accordingly (Appendix C refers).</p> <p>The pupil-teacher ratio of the kindergarten has been revised. Table 1, Table 2 and the relevant sewerage calculation in the revised SIA have been updated.</p> <p>Para. 3.9 has been added to provide the estimated amount of discharge flow.</p> <p>Appendix C of the SIA has been updated accordingly.</p>

No.	Comments	Responses
	<p>Please check and revise the calculation accordingly.</p> <p>5. Table 3, Table 6, para. 3.10 and para. 5.2: The total ADWF and peak flow are inconsistent with Appendix C. Please check and revise the calculation accordingly.</p> <p>6. Table 4: Please state the number of filters used in the swimming pool.</p> <p>7. Para 4.11: It is suggested to provide the size of the equalization tank and any standby sewage treatment unit is needed to prevent any overflow during emergencies.</p> <p>8. Appendix C:</p> <p>(i) It is noted that the restaurant is included in the development but the sewage generated from the restaurant is missing in Table 1, Table 2 and Table 3. Please check and revise the table accordingly.</p> <p>(iii) Please include the flow from the swimming pool in the calculation of the peak flow.</p> <p>9. Please consider the siltation of the pipe and check the pipe capacity of the existing design. If upgrade sewerage works are needed, please provide the details and revise the calculation accordingly.</p> <p>10. Please include, where appropriate, the information on the proposed treatment capacity and whether there are any existing or planned uses under Item F.2, Part I of Schedule 2 to the EIAO in this SIA.</p>	<p>Appendix C of the SIA has been updated accordingly.</p> <p>One filter is required according to typical filter capacity of filter. The number of filter has been stated in Table 4.</p> <p>Para 4.11 has been revised. Size of equalization tank has been stated. Standby unit for major equipment to allow for emergency shut down of partial shut down for maintenance.</p> <p>Appendix C of the SIA has been updated accordingly for consistency with Tables 1, 2, and 3</p> <p>Appendix C of the SIA has been updated to include the backwash flow from swimming pool.</p> <p>Siltation equivalent to 10% of pipe capacity has been assumed. Appendix C of the SIA has been updated.</p> <p>Since the installed capacity of the proposed sewage treatment works is 3,056m³/day (less than 5,000m³/day). The Proposed Development do not consist of element of Designated Project (DP) under Items F, Part I of Schedule 2 to the EIAO. Para. 4.14 has been added to include the above statement.</p>
5.	<p>Planning Department, District Planning Branch, Special Duties Division, Urban Design & Landscape Section, Urban Design Unit, dated 29 May 2024</p> <p><u>Observation and Comments</u></p>	

No.	Comments	Responses
	<p>2. Being situated in the northernmost rural area of the North District, the Site is facing the Shenzhen City across Shenzhen River to the north. It is flanked by the vegetated hillslopes of Lo Shue Ling (with level up to about 85mPD) to its west and Ping Yuen River to its northeast, and predominantly fallow agricultural land with rural settlements (mainly in Chow Tin Tsuen with BHs ranging from 10mPD to 18mPD) on the remaining sides. The River Ganges Pumping Station (with BH of 17mPD) is located to its immediate north, and there are a watercourse in its northern portion, Ta Kwu Ling Ling Ying Public School (with BHs ranging from 12mPD to 22mPD) and a Fung Shui Woodland at its southern portion. In a wider context, Shenzhen which is characterized by urbanized areas with medium to high-rise development is located further north. Although the building mass and height of proposed I&T hub (with maximum BH of 120mPD) are not fully in keeping with the existing rural character of its locality, it may not be considered as totally out of context with the existing urban developments in Shenzhen to the north across the boundary in a wider context.</p> <p>3. Notwithstanding, to substantiate the application, the consultant may consider exploring further design measures with more respect to the hillside and riverfront setting. For examples, whether the site coverage has been optimized for the proposed BHs, lower developments on the riverfront to avoid dominating the river and increase permeability to the waterbody, breaking down the long building mass of the R&D Centres fronting the river, clarifying if the riverside promenade would be provided for public enjoyment, etc. and providing further justifications for the proposed development as appropriate.</p>	<p>Noted.</p> <p>The overall design layout of the Indicative Scheme has taken into account the surrounding environment and been proposed with a stepped building height profile descending from the hillside to riverfront. The site coverage of both the I&T development and residential portions has been optimised with considerations of providing ample at-grade open spaces and landscaping features for a quality working and living environment for the I&T talents and their families. The proposed 10m-wide riverside promenade with provision of greenery, sitting-out area, and leisure facilities such as viewing decks will be made available for public enjoyment.</p> <p>The Applicant has made efforts to introduce further design measures and to enhance the Indicative Scheme. In response to the comments from UD&L Section/ PlanD on the ventilation performance (received on 29 May 2024), among the four 30m-wide wind corridors proposed, one</p>

No.	Comments	Responses
	<p>4. As gathered from the submitted information, various design measures including varying BH profile, building separations, avoiding podium structure, setbacks for peripheral landscaping, etc. are proposed to mitigate the visual impacts.</p> <p>5. The Site falls within the study area of the ongoing ‘Remaining Phase Development of the New Territories North (NTN) – Planning and Engineering Study for NTN New Town and Man Kam To – Investigation’ (the RPD of NTN Study). The planning (and hence urban design context) of the Site and its surrounding area is subject to the recommendations of the RPD of NTN Study.</p> <p>Detailed Comments/Advisory Comments</p> <p><u>Supporting Planning Statement (SPS)</u></p> <p>6. According to the survey sheet, there is a watercourse in the northern portion of the Site. Please supplement the consideration given to respect it in formulating the Indicative Scheme.</p>	<p>of them will be widened to 40m (between AD2 and DC3). And an additional wind corridor of 30m (between AD2 and AD3) is newly introduced to improve ventilation and minimise visual impacts. Please refer to Appendix A for the revised Indicative Architectural Scheme.</p> <p>Noted. The Indicative Scheme has been incorporated with various design features to mitigate the possible visual impacts of the proposed I&T Hub, with the objectives of fostering harmonious integration with the surrounding environment.</p> <p>Noted.</p> <p>It is noted that the watercourse in the northern portion of the Site has been cut off from Ping Yuen River as a result of channelisation work. The river course has therefore been incorporated into the Development Site for comprehensive development into a I&T Hub with a view to optimising development potential of the Site at this strategic location abutting the city of Shenzhen and in close distance with boundary control points.</p> <p>To provide better interfacing with Ping Yuen River, a long strip of 10m-wide riverside promenade will be provided between the river course and R&D Centres. The continuous riverside promenade will be utilised as leisure and social space for employees and residents of the I&T Hub, offering a pleasant view of the river and quality local open space for the community.</p>

No.	Comments	Responses
	<p>7. Table 4.1 – Please provide the proposed site coverage as one of the major development parameters.</p> <p>8. Para. 4.5.5 - It seems that the proposed 30m-wide building separation between R&D2 and R&D3 as well as between DC1 and DC2 involves change in direction and does not pass through the whole Site. Its effectiveness of the function as a visual corridor is in doubt. Please clarify/rectify.</p> <p>Appendix A Indicative Architectural Drawings</p> <p>9. Please clarify the height of the proposed footbridges.</p> <p>Appendix H Visual Impact Assessment</p> <p>10. Please provide a plan indicating all proposed mitigation measures.</p> <p>11. Para. 4.1.5 – As indicated in this paragraph, the VP at the MacIntosh Fort (Nga Yiu) on Lo Shu Ling is not chosen for assessment as the surrounding dense vegetation and tall trees would shield direct view toward the Site. Please provide visual material to support.</p> <p>12. Please provide justification for that there is no VP from the north and VP that could demonstrate the visual impact to riverfront. Otherwise, please explore VP to the north as appropriate.</p>	<p>The proposed site coverage of the non-domestic buildings is not more than 60%, while that of domestic building is not more than 17.67%. Table 4.1 of the Supporting Planning Statement (SPS) has been updated to include the proposed site coverage (Please refer to Appendix D for the replacement pages of the SPS).</p> <p>Please be advised that the proposed 30m-wide building separation between R&D2 and R&D3 as well as between DC1 and DC2 are important in providing visual relief and mitigating the possible visual impacts. The relevant paragraph in the Supporting Planning Statement has been revised for clarity. (Appendix D refers).</p> <p>The heights of the proposed footbridges across Data Centres and across R&D centres have been indicated in the revised Indicative Architectural Scheme (Appendix A refers)</p> <p>Noted. A new plan has been prepared to indicate the proposed mitigation measures Please refer to Figure 13 of the revised Visual Impact Assessment (VIA) (Appendix E refers).</p> <p>Please refer to Appendix F for the site photo taken at the MacIntosh Fort (Nga Yiu) looking towards the Application Site in the southeastern direction. The dense vegetation on Lo Shui Ling has blocked most of the views and shield the visibility towards the Application Site. Hence this VP is not chosen.</p> <p>Based on the field study conducted, the footpath along Lin Ma Hang Road is the only location in the north of the Application Site and that could see Ping Yuen River and the Application Site. However, the footpath is not a prominent route for locals and visitors with minimal footfall, given that it is not connected to any key destinations or frequently visited places by the public, this VP is not considered as a key public viewing point to be assessed in the VIA.</p>

No.	Comments	Responses
	<p>13. There are observations of the viewing angle of the VPs as shown in Figure 3 and the photomontages. For examples:</p> <p>a) Figure 3 and Figure 4 (VP 1) – As shown on the photo and photomontages in Figure 4, VP1 should be viewing toward the southwest (from which only the fringe area of the Site would be visible) instead of the northwest (from which more of the proposed development would be visible) as annotated in Figure 3. Please consider to check/rectify the photo and photomontages as per the viewing angle as shown in Figure 3.</p> <p>b) Figure 5 (VP 2) – The vegetation in the foreground of the photo is different from that in the photomontages. Please clarify if it is due to the landscape proposal.</p> <p>c) Figure 6 (VP 3) – It seems that the proposed development should appear to be wider, and Towers AD1 and AD2 would obstruct part of the ridgeline and the peak of Robin’s Nest.</p> <p>d) Figure 7 (VP4) – It seems that the proposed development should be located to the further left, in which only DC3, AD3 and AD2 are visible.</p> <p>e) Figure 9 (VP6) – It seems that the proposed development should be located to the further right, in which only part of the Tower AD3 would be visible.</p> <p>14. In view of the above observations, please ensure the accuracy of the photomontages.</p> <p>15. Section 5 - Taking into account the relatively long distance from the Site, please review if it would be more</p>	<p>Noted. The viewing angles for VP1 in Figures 3 and 4, and the photomontages of the Indicative Scheme for VP1 in Figure 3 have been revised. (Please refer to Appendix E for the revised VIA)</p> <p>Please be clarified that the vegetation shown in the photomontage represents the indicative landscape features proposed the Landscape Mater Plan. With reference to Figure 1.5c of the Landscape and Tree Preservation Proposal, soft edges will be provided along the Development Site boundary to mitigate the visual impacts of the proposed development.</p> <p>Noted. The photomontage of the Indicative Scheme for VP3 in Figure 6 has been revised.</p> <p>Noted. The photomontage of the Indicative Scheme for VP4 in Figure 7 has been revised.</p> <p>Noted. The photomontage of the Indicative Scheme for VP6 in Figure 9 has been revised.</p> <p>Noted. Relevant photomontages in the VIA have been revised.</p> <p>Noted. Relevant paragraphs and table in VIA have been revised.</p>

No.	Comments	Responses
	<p>appropriate and consistent to grade the sensitivity of VP7 as low, and that of VP9 as medium.</p> <p>16. The proposed large-scale and high-rise I&T hub would introduce a new visual element in juxtaposition with the existing rural locality comprising vegetated hillslopes, river, fallow agricultural land and village houses/school. Even with reference to the submitted photomontages (to which our comments are made in para. 16 above), the height and mass of the proposed development would appear as a notable or apparent visual element, altering the local rural context and/or affecting the visual openness at a number of VPs. The analysis does not properly appraise these effects of visual changes and the conclusion that the visual impact of the proposed development on VPs 2, 3, 6 and 9 is “negligible” or “slightly adverse” can hardly be justified.</p>	<p>Noted. The assessment of possible visual impacts of the proposed I&T Hub has been reviewed and revised as appropriate.</p> <p>For VP2, a portion of the Indicative Scheme is mitigated by the existing vegetation and the proposed soft edge along the Development Site boundary. Although a part of the open sky would be screened in addition to the Baseline Condition, the Indicative Scheme has introduced a 40m-wide building separation which preserves the clear direct view of the Fung Shui Woodland, ridgeline, and open sky view in the background. Thus, the impact on the visual obstruction of this VP is moderately adverse. Nevertheless, as this VP is at the entrance of the existing school, the public viewers generally pass through briefly when entering or leaving the school, the impact of the Indicative Scheme on the public viewers would be slight. In addition, considering that the proposed soft edge along the Development Site boundary will help mitigate the adverse effect on visual composition and visual resources by keeping green resources as the main visual composition in this view. The overall visual impact of the Indicative Scheme is considered as slightly adverse.</p> <p>For VP3, the Indicative Scheme appears to cause blockage to part of the ridgeline of Robin Nest. However, given that the openness of the sky remains as a significant component, the adverse impact on visual composition, obstruction and visual resources have been revised as moderately adverse after review. Although there will be a change in landscape, the iconic development of the I&T Hub with special consideration on architectural design and green features in the Site will bring visual interest to this area. With high-rise development in the urbanised Shenzhen in close distance, the proposed development is considered compatible with its surroundings. The effect on public viewers is therefore considered as slightly adverse. With various positive elements introduced to minimise the potential visual impacts, including a stepped building height profile, various building separations, rooftop</p>

No.	Comments	Responses
	<p>17. In view of the comments above, please critically review and revise the figures/photomontages and the relevant analysis in Sections 5 and 6 of the VIA.</p>	<p>garden and soft-edge landscape treatment, the overall Indicative Scheme is concluded as moderately adverse.</p> <p>For VP6, noting the visibility of the Indicative Scheme with buildings screening of the sky view in the background, the impact from this VP on the visual composition and visual obstruction is revised as slightly adverse. With regard to the nature of this VP as a bus stop, public viewers either wait for bus under the shelter or drive through this road junction, with the vegetation in the middle ground creating screening effect, the impact of the Indicative Scheme on the public who are mostly transient passengers is unlikely. Moreover, the visual access to the Tak Ku Ling Police Station, which is a Grade 3 Historic Building, will be maintained. Therefore, the impact of the Indicative Scheme on public viewers and visual resources are negligible. The overall visual impacts are concluded as slightly adverse after review.</p> <p>For VP9, as a long-range VP, the minor blockage of the sky view with extensive urban development in the Shenzhen side does not alter the overall visual composition. Meanwhile, the visual impact on public recreational viewers at this VP is limited. The Indicative Scheme presents an interesting visual composition to public viewers from this VP, which naturally blend in the Shenzhen cityscape. Various positive visual elements are also added, including a stepped building height profile from the hill side to the riverside to create a touch of architectural interest, appropriate building separations to avoid wall effect and to function as visual corridors, as well as soft-edge and rooftop gardens to better blend in the buildings with the surrounding. Hence, the visual impact is considered negligible after review.</p> <p>Noted. The relevant figures/ photomontages and the relevant analysis in the VIA have been revised.</p>
<p>6.</p>	<p>Lands Department, Lands Administration Office District Lands Office, North, dated 29 May 2024</p>	

No.	Comments	Responses
	<p>Comments on the subject s.12A application from land administration point of view are as follows:-</p> <p>(i) Amongst those private lots stated in para. 2.2.1 of the supporting planning statement, some of them (i.e. Lot Nos. 211, 227 s.C, 227 s.D, 227 s.E, 227 s.F, 227 s.H, 227 s.J, 227 s.K and 274 s.A in D.D. 82) appear to fall outside the subject Application Site with reference to the site boundary shown on the Lot Index Plan (i.e. Figure No. 2.2 of the supporting planning statement). The applicant is requested to clarify.</p> <p>(ii) This office has not verified the site area figures quoted by the applicant. In light of para. 3(i) above, the applicant is requested to verify the site area figures.</p> <p>(iii) Para. 2.2.1 of the supporting planning statement also says that about 28% of the Application Site is Government land. Please note that the inclusion of Government land is subject to application and approval for a land exchange. And there is no guarantee that the land exchange application (if submitted) will be approved and such application will be considered by Lands Department acting in the capacity of the Landlord at its sole discretion. Approval of the subject rezoning application (if given by the Town Planning Board ("TPB")) shall not pre-empt the consideration and decision of the approving authority for the land exchange, if submitted by the applicant. And there should be no assumption that the inclusion of Government land in the land exchange application would be approved.</p> <p>(iv) Para. 2.1.2 of the supporting planning statement says that the "Application Site" includes the "Development Site" and some adjoining land parcels for better rationalization of boundary and land use zoning. The respective boundaries of the "Application Site" and</p>	<p>Please be clarified that Lot Nos. 211, 227 s.C, 227 s.D, 227 s.E, 227 s.F, 227 s.H, 227 s.J, 227 s.K and 274 s.A in D.D. 82 all partly fall within the Application Site.</p> <p>Please be confirmed that all the private lots stated in para 2.2.1 of the Supporting Planning Statement fall within the Application Site, including those mentioned in para (i) above. The area of Application Site is confirmed to be 125,863m².</p> <p>Noted.</p> <p>Please be advised that, within the Development Site, approximately 17,045m² (17%) of Government land is involved. Upon the agreement of the rezoning application, land exchange applications will be made to the Lands Department, as appropriate, by the Applicant, to optimise the use of fragmented</p>

No.	Comments	Responses
	<p>the "Development Site" are shown on Figure No. 2.2 of the supporting planning statement. In connection with para. 3(iii) above, the applicant is requested to advise how much Government land (in terms of percentage) is involved in the entire "Development Site". Also, the use of these Government land with clearance issues and the reason for inclusion of Government land in the "Development Site" should be provided with <u>justifications</u> which however are currently silent in the planning application.</p> <p>(v) The applicant should clarify whether (a) the transport interchange and (b) the kindergarten are proposed to be owned and operated by the applicant or intended to be handed over to relevant bureaux/departments ("B/Ds"). Besides, comments from relevant B/Ds on the provision, scope, management and maintenance of these facilities shall be sought. The requirements for these facilities will only be imposed in the lease conditions if they are required by the Government and monitored by the relevant B/Ds both at development stage, after completion at operation stage and thereafter. Hence, the B/Ds (e.g. TD, HyD, EDB and DSD) shall advise whether these facilities are required by the Government and whether the B/Ds would take up the monitoring role at development stage and also take up the concerned facilities upon completion.</p> <p>(vi) Key development parameters are provided in Table 4.1 of the supporting planning statement. Amongst all, kindergarten has been counted towards non-domestic GFA whereas the last footnote underneath Table 4.1 says that the clubhouse and on-site sewerage treatment plant are proposed to be exempted from GFA calculation. The applicant is requested to clarify the GFA treatment of the transport interchange since Table 4.1 is silent in this aspect and</p>	<p>land parcels for implementing the proposed I&T Hub at this strategic location and contributing to the planning vision of the Northern Metropolis Action Agenda.</p> <p>Please be clarified the Transport Interchange and the kindergarten are proposed to be owned and operated by the Applicant. Comments from relevant B/Ds on these facilities will be carefully considered, as appropriate.</p> <p>Please be clarified that the Transport Interchange has been counted towards non-domestic GFA.</p> <p>For the clubhouse, according to the PNAP APP-104, a maximum area of 3,500m² for recreational use can be applied for GFA concession for a development with domestic GFA of >100,000m² to 125,000m². Under regulation 23(3)(b) of the Building (Planning) Regulations, the GFA of floor space occupied solely by machinery or equipment for lift, air-conditioning, heating system or any similar</p>

No.	Comments	Responses
	<p>any confirmation from B/Ds on GFA exemption for clubhouse and sewerage treatment plant.</p> <p>(vii) Based on the architectural drawings (Appendix A) and the Lot Index Plan (Figure No. 2.2) of the supporting planning statement, the northern part of the "Development Site" would affect the access of (a) the existing River Ganges Pumping Station and (b) an existing electricity substation ("ESS"). The applicant should advise how access (in particular the existing right of way serving the ESS) would be maintained and not be adversely affected.</p> <p>(viii) Again by referring to the said architectural drawings and the Lot Index Plan, the subject development would land-lock (a) Ta Ku Ling Ling Ying Public School and (b) a piece of Government land which is said to be Fung Shui Woodland of Chow Tin Tsuen. Likewise, the applicant should demonstrate how access could be provided to both (a) and (b). For (a), the school is held under a permanent Government land allocation GLA DN514 to Education Bureau ("EDB"). PlanD is advised to seek comments from EDB direct. Also, a marginal part of the said school is erected over Lot Nos. 279 and 285 in D.D. 82 which are subject to a short-term waiver for building purposes. The applicant should review and advise whether the subject proposal would affect the school structure and facilities. For (b), it is relevant that the southern part of Lot No. 275 s.A RP in D.D. 82 (falling within the "Development Site") marginally encroaches onto the village environ boundary of Chow Tin Tsuen.</p> <p>(ix) Preliminary desktop checking indicates that the "Application Site" marginally encroaches onto the adjacent permitted burial ground and some graves are found within the "Application Site". The applicant has to liaise with HAD and the affected parties to resolve the interface</p>	<p>service, including the sewage treatment plant rooms, may be disregarded from calculation. Applications to relevant B/Ds will be made at the GBP submission stage.</p> <p>Please be advised that accesses to the existing River Ganges Pumping Station and the existing ESS will be provided, as indicated in the Master Layout Plan in Appendix A. The existing right of way to the facilities will be maintained with access from the proposed driveway/ EVA nearby the site run-in/ out at Lin Ma Hang Road.</p> <p>For (a) Ta Ku Ling Ling Ying Public School, an access road to the existing school will be provided and has been indicated on the Master Layout Plan in Appendix A. Please be advised that GLA DN514 and the marginal part of the school erected over Lot Nos. 279 and 285 in D.D. 82 are not included in the Development Site. The existing school structure and facilities will not be affected by the development of the proposed I&T Hub.</p> <p>For (b) Fung Shui Woodland of Chow Tin Tsuen, the right of way will be ensured and accesses will be provided. Indicative drawings of the proposed accesses to the Fung Shui Woodland can be referred to Figure 1.6a of the Landscape and Tree Preservation Proposals for the Circulation Diagram.</p> <p>For Lot No. 275 s.A RP in D.D. 82, only part of it is included in the Application Site with careful consideration to ensure no encroachment on the Village Environs Boundary of Chow Tin Tsuen.</p> <p>The Application Site has been formulated with best attempt to avoid the encroachment onto the permitted burial ground as far as possible. With respect to the Fung Shui Woodland and the graves found within, right of way will be</p>

No.	Comments	Responses
	<p>issue of the proposed development with any of the existing graves.</p> <p>(x) Based on the architectural drawings (Appendix A) and the Lot Index Plan (Figure No. 2.2) of the supporting planning statement, some Government land on the northern side would be included in the "Development Site" so as to obtain vehicular access towards Lin Ma Hang Road. Please note that there should be no commitment on using Government land for vehicular access serving the proposed private development. And in case any proposed access is for public use, please seek comments from TD and HyD on the design and implementation of such public access.</p> <p>(xi) Based on the said architectural drawings (Appendix A), it appears that some road works are proposed along Lin Ma Hang Road. PlanD may wish to seek comments from TD and HyD in this aspect on the management and maintenance parties. Noting that the works are outside the "Application Site" and along Lin Ma Hang Road being a public road, such requirement would not be incorporated under lease. Notwithstanding this, as the necessity of such provision falls outside the purview of this office, we have no particular comment on it if it is to be provided at the applicant's initiatives.</p> <p>(xii) According to the landscape and tree preservation proposals (Appendix B) of the supporting planning statement, a total of 323 trees would be felled and 319 new trees would be planted all within the "Development Site". The applicant is reminded that compensatory plantings should be provided within private lot(s) and no Government Land should be involved. Unless otherwise specified, LandsD will not process tree</p>	<p>ensured with accesses proposed in the Indicative Architectural Scheme.</p> <p>Noted. The Applicant will liaise with HAD and relevant parties, as appropriate, at the detailed design stage.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

No.	Comments	Responses
	<p>preservation and removal proposal submitted for planning application.</p> <p>(xiii) In the event the subject application under S.12A of the Town Planning Ordinance ("TPO") is accepted or partially accepted by the TPB with a set of clear development parameters (including but not limited to the proposed user, gross floor area and car parking provisions, as appropriate) defined / finned up and further submission to the TPB (including application(s) for permission under S .16 of the TPO after the corresponding amendment to the OZP has been made is not required, the applicant may submit request for streamlined processing of land exchange application. Depending on the circumstances of each case, LandsD at its sole and absolute discretion may, upon receipt of such valid request and subject to payment of the administrative fee(s) (including fee payable to the Legal Advisory and Conveyancing Office, if required) by the applicant, commence the streamlined processing of the land exchange application on a without prejudice and non-committal basis while PlanD is taking forward the relevant OZP amendment.</p> <p>(xiv) The applicant is reminded that once the accepted or partially accepted proposal is reflected in the OZP and approved under S.9 of the TPO, a formal application for land exchange by applicant to LandsD is still required. Every application submitted to LandsD will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the land exchange application will eventually be approved by LandsD. If the application for land exchange is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of premium and administrative fee(s).</p>	<p>Noted.</p> <p>Noted.</p>

(Last update on 13 June 2024)