

Attachment 1 Response-to-Comments Table

Comments from Related Departments

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<p>1.</p>	<p>Agriculture Fisheries and Conservation Department, dated 6 December 2023</p> <p>Agricultural Perspective</p> <ul style="list-style-type: none"> The subject site falls within the “AGR” zone, amongst other zonings, and is generally used as an open storage. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed rezoning is not supported from agricultural perspective. 	<p>It should be noted that majority part of the Application Site (about 59%) fall within area zoned as “Open Storage”, with only a minor portion of area zoned as “AGR” (about 29.6%), followed by a small area fall within area shown as ‘Road’ (about 11.4%).</p> <p>Currently, majority part of the Application Site is paved, while most part of it are used as open storage for construction materials. The minor portion of “AGR” zone within the Application Site is located at the fringe of the wider “AGR” zone of the OZP. From site inspection, “AGR” zone in the immediate surrounding are also predominantly occupied by brownfield uses, barely used for agricultural activities.</p> <p>It is noteworthy that under the NTN Study published by the Government in 2017, Ping Che area has been earmarked to form part of the NTN New Town, modern new town for the next generation. The Application Site, located at the centre of the NTN New Town, is positioned for a high-density development with PR of 6.5 at that time. Since then, the Government has shown stronger commitment for developing Ping Che area. The promulgation of the Northern Metropolis Development Strategy (NMDS) in 2021 reaffirmed the planning intention of NTN New Town to accommodate a population of 200,000 by fully unleashing its development potential with more efficient use of abandoned agricultural land and brownfield sites. There is a planned Ping Che Station, which is in close proximity to the Application Site, under the proposed Northern Link Eastward Extension.</p> <p>In the more recent Northern Metropolis Action Agenda announced in Chief Executive’s Policy Address 2023, the NTN New Town, with Ping Che locating at its core, is positioned as “Boundary Commerce and Industry Zone” with the intention to develop into a business district and a base for emerging industries to complement the I&T industry in San Tin Technopole and collaborate with the development of the Luohu District in Shenzhen.</p>
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	<p>Nature Conservation Perspective</p> <ul style="list-style-type: none"> It is noted from Appendix B Landscape and Master Plan and Tree Preservation Proposals that the trees to be affected are all common species. This office has no comment on the subject rezoning application from nature conservation perspective. 	<p>In view of the existing condition and confirmed planning intention of NTN New Town, the Proposed Mixed Use Development at the Application Site, located at the centre of Ping Che, is considered fully justified.</p> <p>Noted.</p>
2.	<p>Architectural Services Department, dated 6 December 2023</p> <ul style="list-style-type: none"> Based on the information provided, it is noted that a total of six nos. of 35 to 48 storeys building blocks with building heights (BH) ranging from about 169.7mPD to 175mPD has been proposed to the site. The proposed BH, according to the photomontages shown in the VIA report and Figure 2.4, is notably higher than the existing neighboring low to medium-rise buildings in the surrounding area, hence there may be considerable visual impact to the existing neighbourhood, which is subject to Plan D's view. Our comments on the submitted development proposal are mainly from architectural and visual impact point of view. The planning context and development intensity in the future as mentioned by the applicant are land use and planning issues outside the purview of this Department. 	<p>Noted.</p> <p>Noted.</p>
3.	<p>Civil Engineering and Development Department, Project Manager (North), dated 6 December 2023</p> <ul style="list-style-type: none"> No comment from project interface point of view 	<p>Noted.</p>
4.	<p>Civil Engineering and Development Head of the Geotechnical Engineering Officer, dated 6 December 2023</p>	

	<ul style="list-style-type: none"> • No geotechnical comment on the application. <ol style="list-style-type: none"> 1. Please explain the treatment level of the proposed sewage treatment plant and provide design and relevant details of the sewage treatment plant with figure illustration. 2. Please provide details of emergency bypass for emergency discharge of effluent and illustrate with figure. 	Noted.
5.	<p>Fire Services Department, Director, dated 6 December 2023</p> <ul style="list-style-type: none"> • No specific comment. • For the proposed development, detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. • Furthermore, the EVA provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department. 	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
6.	<p>Food and Environmental Hygiene Department, Administration & Development Branch, Administration Division, Planning & Development Section, dated 6 December 2023</p> <ul style="list-style-type: none"> • No Food and Environmental Hygiene Department’s (FEHD) facilities should be affected. 	Noted.

<ul style="list-style-type: none"> • In accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression "food business" means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from this department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required. Furthermore, pursuant to section 4 of the Food Business Regulation (Cap. 132X) , the expression of "food business" does not include any club. 	<p>Noted.</p>
<ul style="list-style-type: none"> • Proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public: 	<p>Noted.</p>
<ul style="list-style-type: none"> (a) Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop, etc.), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements. 	<p>Noted.</p>

<p>(b) Depending on the mode of operation, generally there are three types of food business licence and various types of restricted food permit that the operator of shop and services may apply for under the Food Business Regulation:</p>	<p>Noted.</p>
<p>(i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;</p>	<p>Noted.</p>
<p>(ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;</p>	<p>Noted.</p>
<p>(iii) if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained.</p>	<p>Noted.</p>
<p>(iv) if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold without preparation of other kind of food, relevant restricted food permits should be obtained.</p>	<p>Noted.</p>
<p>(c) The operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.</p>	<p>Noted.</p>

<ul style="list-style-type: none"> • Proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment. 	<p>Noted.</p>
<ul style="list-style-type: none"> • A swimming pool licence must be obtained from FEHD for any artificially constructed pool used for swimming or bathing and to which the public have access (whether on payment or otherwise) or which is operated by any club, institution, association or other organization. A swimming pool licence is not required for any swimming pool which serves not more than 20 residential units and to which the public have no access. 	<p>Noted.</p>
<ul style="list-style-type: none"> • There should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses. 	<p>Noted.</p>
<ul style="list-style-type: none"> • If FEHD is requested to take up management responsibility of new facilities (e.g. public toilets and refuse collection points), FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to us. 	<p>Noted.</p>

	<ul style="list-style-type: none"> • If provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to us. • If domestic waste collection service of FEHD is required in future, prior comments from this Department on the waste collection plan, including the accessibility and maneuverability of RCV to RCP, should be sought. 	<p>Noted.</p> <p>Noted.</p>
<p>7.</p>	<p>Highways Department, New Territories East, Chief Highway Engineer, dated 6 December 2023</p> <ul style="list-style-type: none"> • The proposed access arrangement and the Traffic Impact Assessment for the run-in/out at Ping Che Road should be commented and approved by TD. • The run-in/ out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD. • Adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains. 	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

<p>8.</p>	<p>Home Affairs Department, District Officer dated 6 December 2023</p> <ul style="list-style-type: none"> • The Indigenous Inhabitant Representative (IIR) of Ha Shan Kai Wat objected to the application with additional views at Annex. <ol style="list-style-type: none"> 1. 這個大型發展項目顯示範圍，令坪輦人村路會對頭，車輛行人冇法出入，整條坪輦路、交通非常擠塞惡劣。 2. 由於工程時間長達多年，會影響整個下山雞乙村所有居民出入，包括環境噪音污染，村民精神壓力。 3. 由於以上問題，所以極力反對這大型發展項目。 	<p>As part of the Indicative Scheme, the Applicant is committed for a proposed road improvement work to upgrade the existing substandard local access road to the east of the Application Site (connecting Ping Che Road to the further south) to a standard 7.3m single carriageway with pedestrian footpaths on both sides for public use. Completion of the road improvement work will help to provide adequate road space for vehicles, while at the same time enhance pedestrian safety as compared to the current condition.</p> <p>Please also be noted that various technical assessments have been conducted to ascertain the feasibility of the Proposed Amendment. Findings of the technical assessments confirmed that the Proposed Amendment will not generate adverse traffic, visual, air ventilation, environmental, drainage, sewerage and water supply impact to the surroundings. Instead, with the Indicative Scheme, the overall built environmental quality will be enhanced by replacing the existing open storages uses by modern commercial and residential development with ample landscape treatments. Numerous planning gains are also proposed as part of the Indicative Scheme, including the provision of a Public Transport Terminus, retail facilities, a 60-place day care centre for the elderly as well as a 100-place child care centre, which will also serve the local community nearby.</p> <p>During construction stage, suitable mitigation measures will be undertaken by the Applicant to minimize impact to the vicinity of the Application Site. For details, please refer to Appendix F – Environmental Assessment of the submitted planning application for good practices to be adopted during construction stage.</p>
<p>9.</p>	<p>Hong Kong Police Force, Commissioner of Police, dated 6 December 2023</p>	

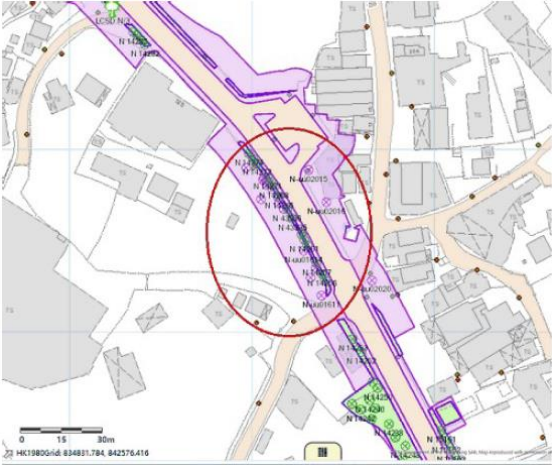
	Nil comment.	Noted.
10.	<p>Lands Department, Lands Administration Office, District Lands Office, North dated 8 December 2023</p> <p>1. The application site comprises the entire 2 old schedule agricultural lots held under Block Government Lease and some unleased and unallocated Government land ("UUGL"). It also comprises fully or partly 2 Short Term Tenancies ("STT"), 1 Short Term Waiver ("STW") (including right of way granted to STT or STW) as well as 7 Government Land Licences / Permits ("GLL").</p> <p>2. Besides, this office has the following comments on the subject s.12A planning application from land administration point of view:-</p> <p>(i) This office has not verified the site area figures quoted by the applicant. More importantly, please note that no agreement has been given for inclusion of the concerned Government land in this planning application, which amounts to ~56% of the entire application site in terms of site area. The inclusion of Government land is subject to application and approval for a land exchange. 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. The subject rezoning application or approval (if given) 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>Noted.</p> <p>Noted. This will be further discussed and liaised with Lands Department during land exchange stage.</p>

<p>(ii) Regarding the proposed Government, Institution or Community ("G/IC") facilities (i.e. the welfare facilities including Child Care Centre and Day Care Centre for the Elderly), the applicant should clarify if they are proposed to be owned by the applicant or intended to be handed over to relevant bureaux/departments ("B/Ds") (e.g. SWD). Besides, comments from relevant B/Ds on the provision, scope, management and maintenance of these facilities shall be sought. In particular, the B/Ds 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>Noted. As per discussion with SWD, please be confirmed that the proposed Child Care Centre and Day Care Centre for the Elderly will be privately-owned and to be operated by the owner of the Proposed Development.</p>
<p>(iii) For the proposed public transport terminus ("PTT"), please seek TD's comments and confirmation on taking up the monitoring role of the PTT at development stage and taking up the PTT after completion.</p>	<p>Noted and the submission has been circulated to TD for their comment.</p>
<p>(iv) The requirements for G/IC facilities and the PTT will only be imposed in the lease conditions if they are required by the Government and monitored by the relevant B/Ds.</p>	<p>Noted.</p>

<p>(v) Regarding the proposed access road (by upgrading and realignment of the unnamed local access road along the eastern side of the application site), as it is proposed to be for public use, its management and maintenance responsibility must be properly addressed. There should be no commitment on using Government land for vehicular access for the proposed development. In addition, comments from TD and HyD should be sought on (a) the design, construction and implementation of the proposed access road for public use and (b) the future village access arrangement noting that the portions of the existing unnamed local access road falling outside the application boundary would be substituted by the said proposed access road.</p> <p>(vi) the subject 2 private lots (Lot Nos. 796 and 1008 RP in D.D. 77) do not directly front onto Ping Che Road. Our comment in para. 4(i) above is reiterated that there should be no assumption that the inclusion of Government land in the land exchange application (if submitted) would be approved.</p> <p>(vii) As small part of the application site (being part of Lot 796 in D.D. 77) would be "isolated" from the major part of the private development by the proposed access road (which may be handed over to TD and HyD as public road subject to their agreement). As shown from the Block Plan SK-1, no development is proposed within the said blue area. Reference is also made to the Landscape Master Plan (i.e. Figure 1.5 of Appendix B of the submission). Neither is there any proposed landscaping treatment within such blue area. The applicant is requested to elaborate their proposal in respect of this blue area.</p>	<p>Noted. The management and maintenance responsibility of the proposed access road will be subject to liaison with relevant B/Ds in detailed design stage.</p> <p>Noted.</p> <p>The concerned area in Lot 796 in D.D. 77 currently forms part of the existing un-named local road. Due to the realignment of the existing local road as part of the road improvement work to be undertaken by the Applicant, the concerned area, which will remain under private landownership, could serve as a works area/ amenity area for the future access road. Opportunity for landscaping could be explored in detailed design stage.</p>
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<p>(viii) From the attached Block Plan SK-I, it appears that some road works are proposed along Ping Che Road. You 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 Ping Che 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>Noted.</p>
<p>(ix) According to para. 3.2.1 to 3.2.2 on Page 6 of Appendix B (Landscape Master Plan and Tree Preservation Proposal), a total of 130 trees would be felled and 126 new trees would be planted all within the application 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 preservation and removal proposal submitted for planning application and therefore comments are reserved.</p>	<p>Noted. Details of the Tree Preservation and Removal Proposal will be further confirmed at land exchange stage in accordance with LAO-PN 6/2023 within the future private lots.</p>

	<p>(x) In the event the subject application under S.12A of the Town Planning Ordinance ("TPO") is accepted or partially accepted by the Town Planning Board ("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 / firmed 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>(xi) 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>
<p>11.</p>	<p>Leisure and Cultural Services Department, Administration Division, Planning Section dated 7 December 2023</p>	

	<p>Please observe comments from LCSD as below.</p> <p><u>General</u></p> <ul style="list-style-type: none"> The proposed application site is adjacent to the roadside amenity area maintained by LCSD attached below. Should the proposed development affect the existing trees and soft landscape in the roadside amenity area concerned, the applicant shall seek LCSD's prior comment and consent at the early investigation and planning stages and act in accordance with LandsD's LAO Practice Notes no. 6/2023 and DEVB TC(W) No. 4/2020 - Tree Preservation.  <p><u>Appendix B - Landscape Master Plan and Tree Preservation Proposals</u></p> <ul style="list-style-type: none"> Referring to Section 3.3.3, it is noticed that the applicant proposes to provide compensatory trees within the roadside amenity planting areas. Please be informed that LCSD will not accept the compensatory trees for those proposed felled trees not initially maintained by LCSD. The applicant shall arrange compensate the trees within the development site boundary. Referring to Section 4.2.1, it is noticed that the proposed open space is located within the development site boundary. Since no issues related to LCSD, we have no specific comment. 	<p>Noted.</p> <p>Noted. Please be clarified that under the Compensatory Tree Planting Plan attached under Appendix B Landscape Master Plan and Tree Preservation Proposals of the submitted planning application, no compensatory trees are proposed within roadside amenity planting areas. All compensatory plantings are within the Application Site boundary.</p> <p>Noted.</p>
<p>12.</p>	<p>Planning Department, Urban Design and Landscape, Chief Town Planner dated 6 December 2023</p>	

Landscape

Landscape Observations and Comments

- Based on the aerial photo of 2022, the site is situated in an area of miscellaneous rural fringe landscapes landscape character comprising of small houses, buildings, clusters of tree groups, vegetated areas, woodland within the “GB” zone to the north, and temporary structures mainly within “Open Storage” (“OS”) surrounding the site. Noted.
- According to the Landscape Master Plan and Tree Preservation Proposal (LMP & TPP), total 130 nos. of common trees are identified within the Application Site and no registered Old and Valuable Tree (OVT), stonewall trees, rare and protected species of tree or vegetation, and tree of particular interest are identified. All 130 existing trees including 4 nos. of undesirable species are proposed to be felled. 126 nos. of new trees mostly with native species are proposed within the site and landscape treatments, such as podium gardens, sky gardens, green wall, open spaces including sun lawn, rose garden and multi-functional deck, and ornamental tree and shrub plantings along the proposed development are proposed. Local open space of not less than 6,174m² would be provided for the target population of 6,174 anticipated population. Minimum 20% greenery area with at least 10% coverage at Primary Zone will be provided in accordance with the requirement of PNAP APP-152. Noted.
- According to Para. 3.4.3, it is anticipated that the application site is positioned as high-density residential development with residential and mixed use development at its vicinity. However, the land use of the Ta Kwu Ling Potential Development Area (TKLPDA) is still under review. The proposed rezoning for high density mixed use development will bring significant change to the existing rural landscape character of “AGR” zone. Noted.

Detailed Comments/Advisory Comments

<ul style="list-style-type: none">• The applicant is advised to revise the design/ layout to preserve existing trees (particularly for trees at the periphery) as far as practicable. The opportunity for tree planting to meet 1:1 in terms of aggregated DBH should be explored when there is available planting space and sufficient growing space.• The applicant is advised to provide landscape elevation and section to illustrate the spatial quality of the proposed landscape treatment and the interface with the surroundings.• Typos are observed in Para. 4.4.2 and Para. 4.5.1, i.e. "xxx ingress/egress points" and "compensatory planning" respectively. Please rectify.• The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works. <p>Urban Design, Visual Impact and Air Ventilation</p> <p><u>Observation and Comments</u></p>	<p>The existing trees at the periphery of the Application Site is mostly of poor health and structural form. It is considered not cost-effective to preserve and maintain those trees. Hence, it is recommended to fell.</p> <p>In addition, considering the limited planting area of current design layout, compensatory tree planting to meet 1:1 in terms of quantity will be adopted.</p> <p>Please refer to Figure 1.8a to Figure 1.8b for Appendix B for the replacement pages of the Updated Landscape Master Plan and Tree Preservation Proposals.</p> <p>Please be clarified that there is a total of 4 proposed access points under the Indicative Scheme.</p> <p>The relevant information has been supplemented in para. 4.4.2. Please refer to Appendix A for the replacement pages of the Updated Supporting Planning Statement. Texts are updated accordingly.</p> <p>Noted.</p>
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The Site is situated in a rural locality predominantly comprising temporary structures/ open storages interspersed with some vegetated land. In a wider context to its further southwest are Cat Hill and Tsung Shan, and there are low-rise GIC facilities and village settlements including the Ta Kwu Ling Rural Centre Government Offices, Ping Che and Ping Che New Village to its further north and the Baptist Convention of H.K. Baptist Assembly to its further east (with BHs ranging from 13.1mPD to 34.6mPD). The proposed high-rise mixed use development (with maximum BH of 175mPD) is not fully in keeping with the existing surrounding rural and low-rise character.

It is noteworthy that under the NTN Study published by the Government in 2017, Ping Che area has been earmarked to form part of the NTN New Town, modern new town for the next generation. The Application Site, located at the centre of the NTN New Town, is positioned for a high-density development with PR of 6.5 (under Scenario II – high-residential development scenario) at that time. While in the vicinity of the Application Site, it was planned for residential development with a PR of 7.5 and 5, as well as mixed use development with domestic PR of 6.5 and non-domestic PR of 1.5. To supplement, the Building Height ("BH") of the Application Site and its immediate surrounding were planned to be 195mPD, and 200mPD, 210mPD and 235mPD.

(Source:

https://www.pland.gov.hk/pland_en/p_study/comp_s/ntn_study/ntn_fr.pdf)

Since then, the Government has shown stronger commitment for developing Ping Che area. The promulgation of the Northern Metropolis Development Strategy (NMDS) in 2021 reaffirmed the planning intention of NTN New Town to accommodate a population of 200,000 by fully unleashing its development potential with more efficient use of abandoned agricultural land and brownfield sites. There is a planned Ping Che Station, which is in close proximity to the Application Site, under the proposed Northern Link Eastward Extension.

In the more recent Northern Metropolis Action Agenda announced in Chief Executive's Policy Address 2023, the NTN New Town, with Ping Che locating at its core, is positioned as "Boundary Commerce and Industry Zone" with intention to develop into a business district and a base for emerging industries to complement the I&T industry in San Tin Technopole and collaborate with the development of the Luohu District in Shenzhen.

With clear direction and agenda as set by the Government, the Application Site and its vicinity are intended to become the centre of the future NTN New Town. Therefore, the Proposed Mixed Use Development at the Application Site, is considered fully compatible with and will serve as a first-mover

2. To substantiate the application, the consultant may consider providing further information/justifications for the proposed BHs and exploring further design measures with respect to the low-rise and rural setting (e.g. by lowering the BHs, allowing greater variation in BHs, optimizing the proposed domestic site coverages and BHs etc.).

in response to the changing planning circumstances of the surrounding Ping Che area.

As revealed in various Government's studies and initiatives for the NTN New Town, the area where the Application Site situates is anticipated to transform from low-dense development occupied by brownfield uses to a high-dense residential and commercial neighbourhood for a modern new town. As revealed in the final report of the NTN Study published in 2017, the proposed BH of the Application Site and its immediate surrounding were planned to be 195mPD, and 200mPD, 210mPD and 235mPD.

Therefore, the BH of the Indicative Scheme, i.e. 169.7 to 175mPD is considered not incompatible with the planned context of the NTN New Town, while at the same time a modest BH to accommodate the much-needed residential flats (about 2,205 flats), commercial components to support boundary business activities, as well as numerous facilities that serves the public, including an improved access road, a PTT, a 60-place day care centre for the elderly and a 100-place child care centre.

Please also be confirmed that the proposed domestic site coverage has already been optimized, while a modest floor-to-floor height for residential floor (i.e. 3.15m) has already been adopted. Car parking provision is also proposed at basement levels to further minimize the overall BH.

Nonetheless, genuine efforts have been made to enhance the design of the Indicative Scheme. Building gaps between towers and building setback from the periphery of the Application Site. An interesting skyline will be promoted by a rhythmic building height profile. Various landscape measures are also proposed to enhance the overall design merit of the Indicative Scheme, including landscaping on podium and on ground level to create a sense of arrival and add visual appeal to the site. The building façade would feature vibrant green elements to enhance the aesthetic appeal and create a pleasing visual element to the Application Site.

<p>3. As gathered from the submitted information, various design measures including building separations, permeable design of the ground level of PTT, landscape treatment along the boundary, etc. are proposed to mitigate the visual and/or air ventilation impacts.</p>	<p>Noted.</p>
<p>4. According to the Northern Metropolis Development Strategy published on 6.10.2021, a station of the Northern Link Eastward Extension is proposed near the Site in Ping Che. 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>Noted.</p>

5. As indicated in Sections 1 and 5 of the visual impact assessment (VIA) and Sections 4.2 and 5 of the air ventilation assessment – expert evaluation (AVA-EE) submitted, the assessments are formulated on the basis of comparison between a Baseline Scheme and the Proposed Scheme. **In the VIA**, the Baseline Scheme (i.e. a residential/commercial development with a maximum GFA of 124,748.092 sq.m. and a maximum BH of 45 storeys) does not comply with the OZP restrictions nor subject to any planning approval. Besides, the “planned Ping Che/Ta Kwu Ling NDA” predicted as the planned condition for inclusion in the assessment is not clear. **In the AVA-EE**, the Baseline Scheme (i.e. a residential/commercial development with a PR of 7 and a maximum BH of 175mPD) does not comply with the OZP restrictions nor subject to any planning approval and it is not certain if this Baseline Scheme is same as the one adopted in the VIA. Moreover, there is no planned condition in the surrounding area of the Site.

Supporting Planning Statement (SPS)

6. Para. 4.4.2 – Please clarify the number of ingress/egress points.

As revealed in various Government’s studies and initiatives for the NTN New Town, the area where the Application Site situates is anticipated to transform from low-dense developments occupied by brownfield uses to a high-dense residential and commercial neighbourhood for a modern new town. As revealed in the final report of the NTN Study published in 2017, the proposed BH of the Application Site and its immediate surrounding were planned to be 195mPD, and 200mPD, 210mPD and 235mPD.

With this understanding, to facilitate a realistic assessment of visual impact and air ventilation in the coming future, BH information available in the NTN Study is adopted in both Baseline Scheme and Proposed Scheme under the VIA and AVE-EE under this submission.

The Baseline Scheme is prepared based on typical architectural layouts generally fulfilling the Building Ordinance. While the Proposed Scheme is prepared with further enhancement features that the Applicant is willing to commit under the Proposed Amendment. These include but not limited to building separations, enhanced building orientation to align with wind direction, terraced podium design, reduced ground coverage of clubhouse, and permeable design at sky garden etc.

The relevant information has been supplemented in para. 4.4.2 of the SPS. Please refer to **Appendix A** for the replacement pages of the Updated Supporting Planning Statement.

<p>7. Section 4.4 and Appendix A – Please indicate all the dimensions of the proposed visual/air ventilation mitigation measures such as the building separations, sky gardens, etc. in the relevant text and figures.</p>	<p>Noted. Mitigation measures have been summarised in the paras. 4.4.10, 4.4.12 and 4.4.13. Please refer to Appendix A for the replacement pages of the Updated Supporting Planning Statement.</p> <p>In addition, mitigation measure including lighter colour tone façade and building separations have been illustrated in the figures. Please refer to Figure 3 to Figure 7 of Appendix C for the replacement pages of Updated Visual Impact Assessment for more details.</p>
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<p>8. Section 6.8 – The applicant may wish to summarise all the proposed visual/air ventilation mitigation measures and refer to the relevant figure for complete information.</p>	<p>Noted. The summary of proposed visual and air ventilation mitigation measures is as follow:</p> <p>Visual Mitigation Measures</p> <ul style="list-style-type: none">• <i>Building separation of the building bulk.</i> The building bulk of the towers is sensitively designed with appropriate building separation to allow visual permeability, while complying with the building separation requirements as stipulated in PNAP APP-152 SBDG.• <i>Articulated façades and landscaping features.</i> Articulated façades and landscaping features are proposed to enhance visual interest, to reduce collective visual mass, and to harmonize with surroundings. <p>Wind Enhancement Features/Air Ventilation Mitigation Measures:</p> <ul style="list-style-type: none">• <i>Permeable design at ground floor.</i> There will be a 7.5m tall Public Transport Terminus ("PTT") with 3 sides opening to facilitate the east and southeast wind systems towards the downwind regions.• <i>Chamfered design at building corner.</i> Chamfered building corners would be adopted for the commercial building block and the podium, which allow smoother wind flow around the building structure. The chamfered building corners allows the building group (including commercial and residential buildings) to attract incoming east and southeast wind into the air path.• <i>Building orientation align with wind direction.</i> The tower blocks under the Indicative Scheme will have their N-E axis aligned with the prevailing wind direction from east and northeast.• <i>Building separation.</i> The building gap is increased compared to the gap under baseline scheme, increasing from range of 3m to 15m in baseline scheme to range of 17m to 32m in Indicative Scheme. The gap distance facilitates more east and southeast wind flow between the buildings towards the downwind area.
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	<p>9. Para. 9.8.7 in Figure 5.3b (Proposed Explanatory Statement of the “OU(MU)” Zone) – According to para. 4.4.10 of the SPS, sufficient separation distance between building blocks is also one of the major design enhancement measures. Please supplement in this paragraph or provide justification for the otherwise.</p> <p>Appendix C – VIA</p> <p>10. Further to our above comments in para. 8 and the following comments, please critically review and revise the VIA as appropriate.</p>	<ul style="list-style-type: none"> • <i>Terraced podium design.</i> Stepping terrace approach is adopted under Indicative Scheme at the podium design of blocks T1 and T2 to minimize building mass. It also allows incoming mid and high-level wind flow along the stepping terraces and reach the downstream regions. • <i>Podium height level.</i> The Indicative Scheme has lower podium structure of 24.15mPD compared with 27.75mPD under baseline scheme to allow better flow of incoming east wind over the podium structure and reach the downwind areas. • <i>Reduced ground coverage of clubhouse.</i> The Indicative Scheme has reduced area of clubhouse building. The small ground coverage is having lesser restriction to wind flow and allows more wind flow at ground level. It is also located at the downwind area of T5, allowing gap distance between clubhouse and T3 to enable wind flow from east and northeast direction. • <i>Permeable design at sky garden.</i> There would be sky gardens in residential buildings to provide vast openings at façade of the building and allow more wind flow to travel through the building at the façade that facing east and southeast direction. <p>The relevant texts have been updated in para. 4.4.10, 4.4.12 and 4.4.13. Please refer to the Appendix A for the replacement pages for the Updated Supporting Planning Statement.</p> <p>Relevant information has been supplemented in Figure 5.3b. Please refer to Appendix A for the replacement pages of the Updated Supporting Planning Statement.</p> <p>Noted.</p>
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<p>11. Figure 2 – Please review the location/annotation of each viewpoint (VP), e.g. there are no VP3 but two VP5 and the location of VP4 seems incorrect. Please review/rectify.</p> <p>12. Para. 4.2.7 – Given that the distance of VP5 from the Site is over 3km, please review if it would be appropriate to consider its sensitivity as high.</p> <p>13. Figures 3 to 7 (Photomontages) – Please ensure the accuracy of the submitted photomontages. For example in Figure 4, with reference to the key plan of VP2, the proposed development should be located in the middle of the view.</p> <p>14. There are no visual mitigation measures in the VIA. Please supplement.</p> <p>15. The consultant is reminded to revise the relevant section(s) in the SPS accordingly.</p> <p>Appendix E – AVA-EE</p> <p>16. Further to my above comments in para. 8 and the following comments, please critically review and revise the AVA as appropriate.</p> <p>17. Para. 3.1.4 – It seems that the Site falls within two grids (i.e. (X: 077; Y: 087) and (X: 078; Y: 087)). Please supplement.</p>	<p>Noted and revised accordingly. Please refer to Figure 2 for the update.</p> <p>Please refer to Appendix C for the replacement pages of the Updated Visual Impact Assessment.</p> <p>Noted. The sensitivity of VP5 has been reduced to Medium due to the far distance and the low usage at daily operation.</p> <p>Please refer to Appendix C for the replacement pages of the Updated Visual Impact Assessment.</p> <p>Noted. The viewing angle for VP2 has been adjusted to align with the photo. Please refer to Figure 2 and Figure 4 for the update.</p> <p>Please refer to Appendix C for the replacement pages of the Updated Visual Impact Assessment.</p> <p>In addition, viewing angle and photomontages for other VPs have been cross-checked to ensure consistency.</p> <p>Noted. Please refer to Para. 5.1.9 for the details.</p> <p>Please refer to Appendix C for the replacement pages of the Updated Visual Impact Assessment.</p> <p>Noted.</p> <p>Please refer to Appendix A for the replacement pages of the Updated Supporting Planning Statement.</p> <p>Noted. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p> <p>Revised accordingly, grid (078, 087) is added. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p>
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<p>18. Para. 3.1.8 – Please clarify if it should refer to the Ta Kwu Ling Weather Station instead of the Tai Po Weather Station. According to summary of Table 3.1, the N and SSW winds as identified as the prevailing winds from the Ta Kwu Ling Weather Station are missing. Please clarify/rectify.</p>	<p>Noted, revised accordingly. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p>
<p>19. Para. 4.2.6 – Please indicate the location of Ping Che New Village in relevant figure(s). It seems that the Ping Che New Village is located to the north of the Site instead of the downwind area of ESE and SE. Please review/rectify.</p>	<p>Revised accordingly, Ping Che New Village located at NW of site, which is downwind area of ESE and SE. The location of Ping Che New Village is indicated in Figure 4.3. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p>
<p>20. Para. 4.2.7 – It seems that the paragraph is discussing the Proposed Scheme and referring to the proposed "air path between towers" instead of the "Current Site Wind Environment". Please review/rectify.</p>	<p>Revised accordingly. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p>
<p>21. Para. 4.2.10 – Please indicate all the mentioned places (e.g. Pak Hok Shan, Tai Po Tin Tsuen, Ha Shan Kai Wat, Hung Leng Tsuen) on relevant figure (i.e. Fig. 4.4). Besides, please review the relevancy of some of the mentioned places, e.g. Tai Po Tin Tsuen, which is located far away from the Site.</p>	<p>Revised accordingly. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p>
<p>22. Para. 4.2.11 and Figure 4.4 – It seems that the hills (e.g. Stag Hill and Cheung Shan) from the northeast are located away from the Site and the Stag Hill is relatively low in height. It is doubtful that the wind from northeast will be weakened by the hills. Please clarify/review.</p>	<p>Revised accordingly, the downhill wind is not anticipated to be weakened. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p>
<p>23. Figure 4.3 –</p> <ul style="list-style-type: none"> • SSE wind is identified as one of the summer prevailing winds but is missing in the figure. Please review/rectify. • The figure is not illustrating the current site wind environment. Please review/rectify. 	<p>Revised accordingly. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p> <p>Revised accordingly. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p> <p>Revised accordingly. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p>

<p>24. Para. 5.2.3 – It seems that the chamfered building corners could only facilitate localized wind within the Site. Besides, some corners are not aligned with the prevailing winds. The effectiveness of the chamfered building corners is therefore doubtful. Please review/clarify.</p>	<p>Reviewed and revised accordingly. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p>
<p>25. Para. 5.3.1 and Figure 5.4 - The text and figure are not clear/consistent nor focus on building orientation, and hence do not support the statement of “Building Orientation Align with Wind Direction”. Please review/revise.</p>	<p>Revised accordingly. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p>
<p>26. Para. 5.3.3 and Figure 5.5 – Please specify/annotate the particular annual and summer prevailing winds to be facilitated by the proposed building separations and indicate the degree of change in direction of the air path as applicable.</p>	<p>Revised accordingly. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p>
<p>27. Paras. 5.3.5 and Figure 5.6 – The text and figure are not clear/consistent. Besides, please clarify the particular annual/summer prevailing winds to be facilitated by the proposed terraced podium.</p>	<p>Revised accordingly. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p>
<p>28. Figure 5.8 –Please clarify if any of the prevailing winds could skim over the low-rise clubhouse (5m in BH) and reach the downwind area after reattachment.</p>	<p>Revised accordingly. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p>
<p>29. Sections 5 & 6 and Appendix B – Please clarify if setbacks from the Site boundary are proposed as air ventilation measures and supplement accordingly.</p>	<p>Noted, building setback added as air ventilation measures, please refer to Section 5.3.14. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p>
<p>30. Section 6.1 – According to Table 3-1, SE is not one of the annual prevailing winds. Please review the analysis in this regard.</p>	<p>Revised accordingly, SE wind is assessed in summer prevailing wind Section 6.3. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p>
<p>31. Section 6.2 & Figure 6.4 ENE Wind (Proposed Scheme) – The wind flows are drawn to be passing through the buildings (instead of building separations) and involving change of direction. Please review/rectify.</p>	<p>Revised accordingly, please refer to Section 6.2. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p>

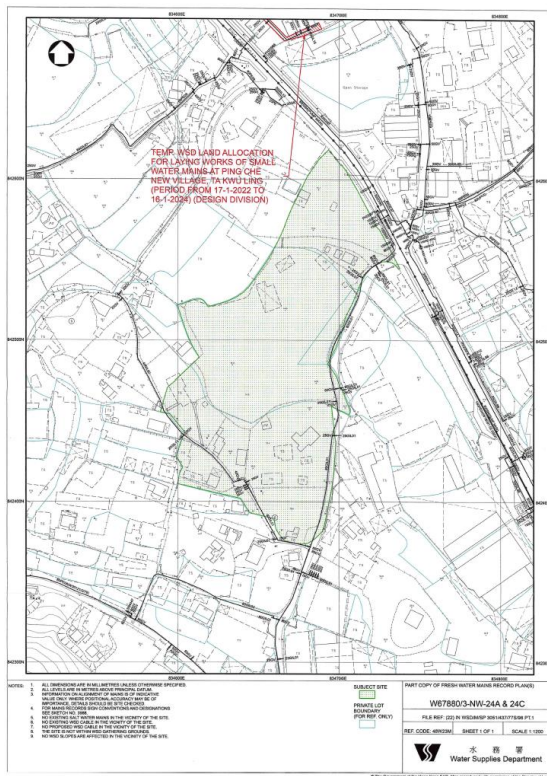
	<p>32. Section 6 - There is no analysis for summer prevailing wind SSE. Please supplement.</p> <p>33. The consultant is reminded to revise the relevant section(s) in the SPS accordingly.</p> <p>34. Comments from the Landscape Unit, if any, will be provided under separate cover.</p>	<p>Revised accordingly, SSE wind is assessed in summer prevailing wind Section 6.3. Please refer to Appendix E for the Updated Air Ventilation Assessment – Expert Evaluation.</p> <p>Noted.</p> <p>Noted.</p>
13.	<p>Social Welfare Department, dated 4 December 2023</p> <p>1. In view of the considerable bids of centre-based CCS in the district, the proposed 60-p DE is not recommended. Please also be advised that a typo was found on page 8 of the "Planning Statement" on which the 60-place DE should be 長者日間護理中心 instead of 安老院舍.</p> <p>2. There is sufficient planned CCCs in the subject area to meet the service demand. Nonetheless, to enable market diversity with different child care options, we have no objection in principle to the applicant's proposed setting up of a 100-places CCC on the condition that there will be no financial implication, both capital and recurrent, to the Government.</p>	<p>Noted. As per further discussion with SWD, please be confirmed that the proposed DE will be privately-owned and to be operated by the owner of the Proposed Development.</p> <p>The typo has been fixed in page. Vi. Please refer to Appendix A for the replacement pages of the Updated Supporting Planning Statement.</p> <p>Noted. Please be confirmed that the proposed CCC will be privately-owned and to be operated by the owner of the Proposed Development.</p>
14.	<p>Water Supplies Department, dated 29 November 2023</p> <p>Appendix I WSIA</p> <p>1. Table 2.1 - Please clarify the anticipated completion year.</p> <p>2. Table 3.1 - Please adopt the unit daily demand for service trade of 0.04/m³/h/d to your domestic type development. As the service trade covers stores, restaurant, clubhouse etc. associated with the residential development, please remove "elderly care", "child care", "Clubhouse", "retail", "office", "elderly day care center" and "child care center" in Table 3.1.</p>	<p>The updated WSIA is being updated and it will be further supplemented shortly.</p> <p>The updated WSIA is being updated and it will be further supplemented shortly.</p>

<p>3. Table 3.1 - For hotel/ service apartment development, please adopt fresh water unit demand of 1m³/room/day and flushing water demand of 0.36m³/room/day.</p>	<p>The updated WSIA is being updated and it will be further supplemented shortly.</p>
<p>4. Figure 5.1 - It is not clear and could not show your proposed water main alignment to the connection of existing water main. Please review.</p>	<p>The updated WSIA is being updated and it will be further supplemented shortly.</p>
<p>Existing water mains inside the proposed site as shown in the MRP may be affected. The applicant is required to either divert or protect the water mains found on site.</p>	<p>Please note that the said water mains within the Application Site will need to be diverted.</p>
<p>If diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the proposed site to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence.</p>	<p>Please note that the said water mains within the Application Site will need to be diverted. As a result, there will be minor adjustments to the layout of internal road, basement car park and location of the clubhouse at the southern part of the Indicative Scheme.</p>
<p>If diversion is not required, the following conditions shall apply:</p>	
<p>(a) Existing water mains are affected as indicated on the site plan and no. development which requires resiting of water mains will be allowed.</p>	<p>Noted.</p>
<p>(b) Details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works.</p>	<p>Noted.</p>
<p>(c) No structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.</p>	<p>Noted.</p>

- (d) No trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe. Noted.

- (e) No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet. Noted.

- (f) Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains. Noted.



Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131), to Rezone the Application Site from "Open Storage", "Agriculture" Zones and an area shown as 'Road' to "Other Specified Uses" annotated "Mixed Use" Zone, for Proposed Mixed Use Development at Lots 796 and 1008 RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories Response to Departmental Comment

NOTES: 1. PROPOSED FRESH WATER MAINS BEYOND TOLERANCE ARE PROPOSED AND WATER MAINS IN THE VICINITY OF THE SITE FOR PROPOSED WATER MAINS, PLEASE REFER TO PLANNING REPORT MODEL B01E.

LEGEND: PROPOSED WATER MAINS (DASHED LINE) PROPOSED SEWERAGE (DASHED LINE) PRIVATE LOT (HATCHED AREA)

3-NW-24A & 24C
FILE REF: SD/PA/WSD/MP/2014/ST/17/25/06/PT.1
SHEET 1 OF 1
SCALE 1:1000
Water Supplies Department

TKL 5_Original
submission_WSD_28

(Last Updated: 12 December 2023)