

7th March 2024

Your Ref.: -

Our Ref.: 2023/(PSIL)BELSKRD2/PSIL/TPB/FI05

By Post and Email (tpbpd@pland.gov.hk)

Town Planning Board Secretariat
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Sirs,

Re: Planning Application under Section 12A of Town Planning Ordinance to Rezone from “Residential (Group D)” (“R(D)”), “Residential (Group E)” (“R(E)” and an area shown as ‘Road’ to “Residential (Group C)3” (“R(C)3”) on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land Ho Chung, Sai Kung, New Territories, Hong Kong

-S12A Application No. Y/SK-HC/6-

I refer to the public comments on the captioned application received during 05.01.2024 to 26.01.2024 inclusively (the statutory publication period).

In response to above comments, I hereby submit this Further Information 05 (FI05), including the following:-

- Enclosure 1: Response-to-Public Comments Table.

Please find enclosed 4 nos. hard copies of FI05 for the captioned planning application.

We look forward to your favourable consideration on the captioned application. Should you have any further queries, please feel free to contact the undersigned.

Yours faithfully,
For and on behalf of
PRUDENTIAL SURVEYORS INT’L LTD



Raymond C H Tam
Technical Director,
Planning and Development
Tel: 2531 8727
Email: raymondtam@pruden.com.hk

FW/RT/rt

Encl. Enclosure 1: Response-to-Public Comments Table.

cc: (by email)

- Ms. KONG Sze Nga, Tammy (Sr Town Plnr/Sai Kung; Email: tsnkong@pland.gov.hk) of PlanD
- Mr. TAI Long Him, Matthew (Town Plnr/Sai Kung 3; Email: mlhtai@pland.gov.hk) of PlanD
- Applicant



Member of PRUDEN



Our Fellows



PRUCOM

Amendment of Plan to Rezone from “Residential (Group D)” (“R(D)”), “Residential (Group E)” (“R(E)”) and an area shown as ‘Road’ to “Residential (Group C)3” (“R(C)3”) on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land Ho Chung, Sai Kung, New Territories, Hong Kong

Response to Public Comments received during the period of 23.01.2024 to 24.01.2024 on the Application No. Y/SK-HC/6. There were 2 comments¹ received and the comment is as follows:

Item	Public Comments (PC)	The Applicant’s Responses
PC3-1	The photomontages indicate that from some angles the visual impact is unacceptable. Any development should be capped at the permitted height for village houses in order to preserve the panorama.	A Visual Impact Assessment (VIA) has been carried out to assess the visual impact of the Proposed Development and concludes that the Proposed Development is considered to be fully acceptable in terms of visual impact and will not be incompatible to the surrounding visual context. Instead, it would enhance the visual impact on visual sensitive receivers at certain viewing points.
PC3-2	Regarding the application number (Y/SK-HC/6), the Sai Kung Rural Committee has received opinions from villagers, indicating that the application site is at the high level of Ho Chung North Road, where the current junction of Ho Chung North Road and Ho Chung Road is located. Serious flooding has occurred in this area during rainy days. There is currently no housing construction work, and flooding has already occurred frequently. If houses are built, the nearby land will be filled up, causing the flooding situation more serious. Villagers have expressed their concern, and therefore hope that the relevant departments will first solve the flooding problem.	<p>Noted. The said pictures are unclear.</p> <p>A set of perimeter U-channels have been installed to solve the flooding problem by Home Affairs Department (HAD). This set of perimeter U-channels have been completed in 2023.</p> <p>It should also be noted, that the Proposed Development would be provided with its own drainage connection and this would not impact the existing perimeter U-channel.</p> <p>Furthermore, a Drainage Impact Appraisal (DIA) has been carried out to assess the potential impacts on drainage from the Proposed Development. It is anticipated that there will be no serious adverse drainage impact to the existing drainage system after the implementation of the development.</p> <p>Should the issued of area flooding persist, the commenter should take up issue with the relevant departments for follow-up.</p>

¹ The Chinese comments were translated and included.