

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

Responses to Comments from Government Departments via Planning Department’s email on 25.03.2024 on the Further Information 04 (FI04) issued on 29.02.2024

Comments from the Chief Town Planner/Urban Design & Landscape (Ch Town Plnr/UD&L) for the Urban Design Unit, Urban Design and Landscape Section, Planning Department (UD&L, PlanD) via Planning Department’s email on 25.03.2024; Contact Person: Mr. Edward LI (Tel: 3565 3961)		
<b><u>Comments on Visual Impact Assessment (VIA)</u></b>		
<b>Item</b>	<b>Comments</b>	<b>Responses</b>
VIA – PlanD 1	<p><u>Photomontage at VP1</u></p> <p>We note that the photo-taking angle for the existing condition is inconsistent with the photomontages for the OZP-compliant scheme and the proposed scheme. Also, as the RCP is excluded from the site boundary, the RCP should not be screened off by the boundary wall of the proposed development, and should still be visible at VP1. Please clarify.</p>	<p>Noted. The photos of VP1 have been updated in the Visual Impact Assessment (Version E) (VIA (Ver. E)) that has been enclosed in this RtoC as <b>Attachment 1</b>.</p>
VIA – PlanD 2	<p>The applicant claimed that the visual impact at VPs 1 and 4 would be partly enhanced/partly adverse. As the ‘undesirable visual resources’ as mentioned in the VIA will be cleared upon development regardless of whether the OZP-compliant scheme or the proposed scheme is pursued, the ‘partly enhanced’ rating is not convincing.”</p>	<p>Noted. The assessment on VP1 and VP4 has been updated in the Visual Impact Assessment (Version E) (VIA (Ver. E)) that has been enclosed in this RtoC as <b>Attachment 1</b>.</p>

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Comments from the Acting Director of Drainage Services for Drainage Services Department (DSD) via Planning Department’s email on 25.03.2024; Contact Person: Mr. Henry YEUNG (Tel: 2300 1343)		
<b>Comments on Sewerage and Drainage Impact Appraisal (SDIA)</b>		
<b>Item</b>	<b>Comments</b>	<b>Responses</b>
SDIA – DSD1	<p><u>SDIA-DSD1:</u></p> <p>Since the drainage path for the surface runoff has been revised (i.e. proposed 300mm dia. drain will be connected to the existing drainage system), hence the hydraulic assessment comparing the existing condition and proposed condition should be provided.</p>	<p>Noted. In comparing the existing condition and proposed condition, the surface was reassessed to better reflect the future conditions. The Site would be re-classified as partially vegetated and partially paved surface with the provision of greenery areas after the Proposed Development. This has decreased about 2 to 4% of the surface runoff occurred from the Site in comparison with the existing condition. Hence, subsequently the utilisation rate has also decreased 9% and 12% respectively in SMH1 to SMH2 and SMH4 to SMH5. The hydraulic assessment comparing the existing condition and proposed condition has been incorporated in Figure 3.5 of the Sewerage and Drainage Impact Appraisal (Version E) (SDIA (Ver. E)) that has been enclosed in this RtoC as <b>Attachment 2</b>.</p>
SDIA – DSD2	<p><u>SDIA-DSD2:</u></p> <p>Percentage of utilization should be shown in the assessment.</p> <p>Assessment on the capacity of further downstream (i.e. all the way down to the major river channel/culvert) should be provided.</p>	<p>Noted. The percentage of utilisation has been added in Figure 3.5 of the SDIA (Ver. E) that has been enclosed in this RtoC as <b>Attachment 2</b>.</p> <p>Referring to RtoC item SDIA – DSD1, the surface runoff occurred from the Site will be decreased with the Proposed Development, lowering the impact from the site to the capacity of the nearby drains and impact to the surroundings. The drainage capacity of further downstream are unaffected by the Proposed Development with the decreased runoff from upstream catchment. Therefore the assessment on the capacity of further downstream is unnecessary.</p>

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	Furthermore, the design assumption such as design parameters, return period, climate change factor to be adopted should be provided in the report as well.	Noted. The design assumption such as design parameters, return period, climate change factor to be adopted has been incorporated in the SDIA (Ver. E) that has been enclosed in this RtoC as <b>Attachment 2</b> .
SDIA – DSD3	The applicant should furnish us the whole SDIA report highlighting the changes in the next submission for our easy reference.	Noted. The whole report of the updated SDIA (Ver. E) has been enclosed in this RtoC as <b>Attachment 2</b> .
SDIA – DSD4	Please be advised that the Chief Engineer/Construction, Water Supplies Department has no comment on your FI submission, subject to your clarification vide email dated 15.3.2024.	Noted.