

**Responses to Comments on
Planning Statement (Issue 2)**

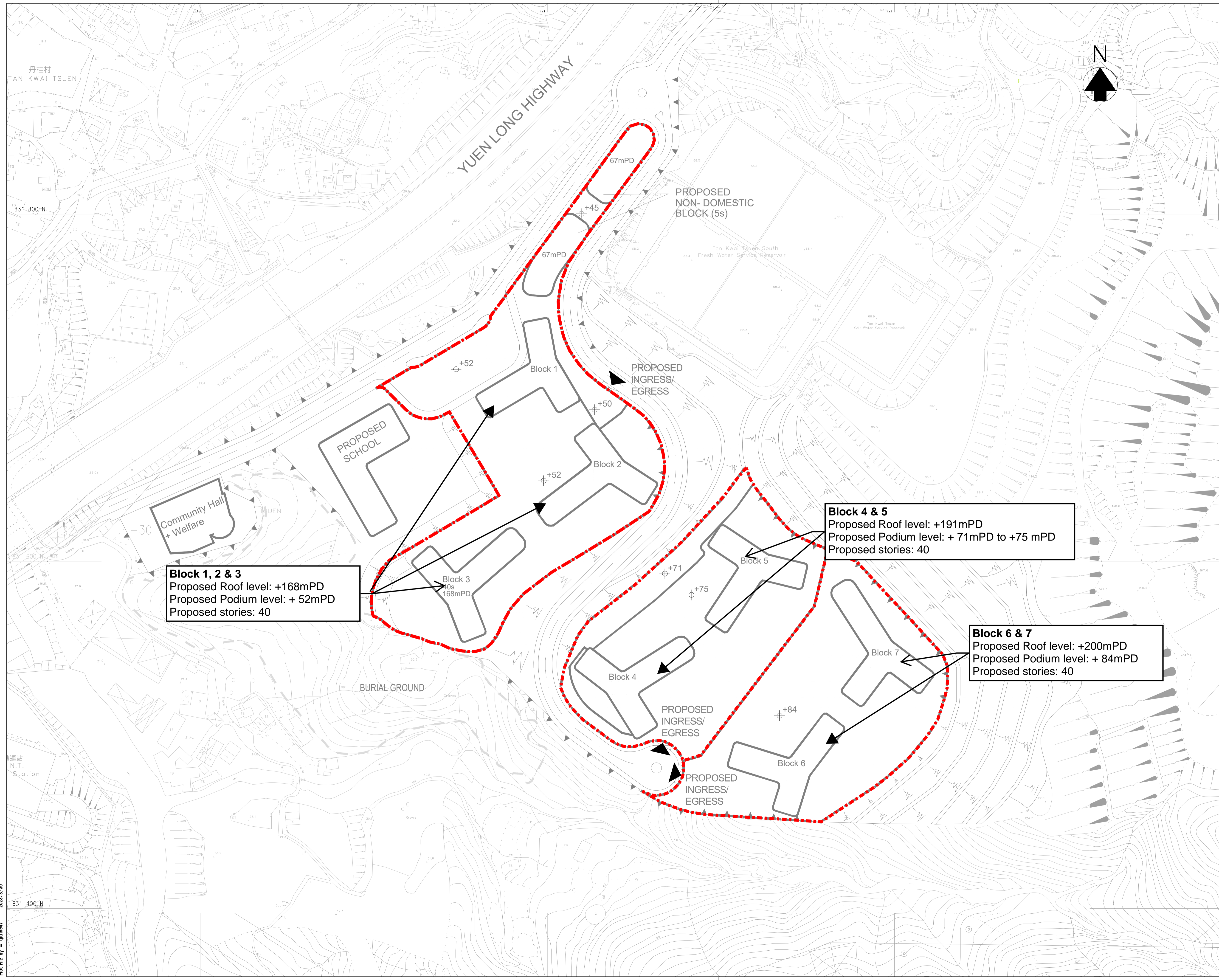
1. Chief Town Planner/Urban Design and Landscape, Planning Department [from Mr. Jeff LEUNG via email dated 24 May 2023] 1

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Comments	Responses
<p>6. Annex 2 MLP & Sections for the Conforming Housing Scheme – In response to our previous comments, it is noted that layout of the conforming scheme (i.e. baseline scheme) in the PS (Annex 2 refers) and the visual impact assessment (VIA) (Figure 1.2 of Appendix F refers) has been revised with a view to tallying with that in the air ventilation assessment in the form of expert evaluation (AVA-EE) (Figure 1.2 of Appendix D refer), which is extracted from the AVA-EE under the Feasibility Study 2 in support of the previous rezoning amendments for the proposed development. However, the BHs (in terms of mPD and/or number of storeys) of some of the residential blocks as well as podium structures as indicated in the conforming scheme of the PS and VIA are different from those indicated in Para. 3.8.3 of the VIA in Appendix F and Para. 1.4.2 and Figure 1.2 of the AVA-EE in Appendix D. Please rectify/clarify, as appropriate.</p> <p>7. As the analysis in the VIA and AVA-EE is formulated on the basis of the comparison between the proposed scheme and conforming scheme, to facilitate the processing of the application, comments on the VIA and AVA-EE are provided on the presumption that the conforming scheme of the AVA-EE in Appendix D should be adopted.</p>	<p>Noted. The Annex 2 in Planning Statement is revised accordingly.</p>

ANNEX 2
MASTER LAYOUT PLAN FOR THE
BASELINE SCHEME

LEGEND:
 SITE BOUNDARY OF PROPOSED SCHEME



Block 1, 2 & 3
 Proposed Roof level: +168mPD
 Proposed Podium level: + 52mPD
 Proposed stories: 40

Block 4 & 5
 Proposed Roof level: +191mPD
 Proposed Podium level: + 71mPD to +75 mPD
 Proposed stories: 40

Block 6 & 7
 Proposed Roof level: +200mPD
 Proposed Podium level: + 84mPD
 Proposed stories: 40

Revision	Date	Description			Initial
Initial	Designed	Checked	Drawn	Checked	
	TCL	WLC	SZ	LCH	
Date	04/22	04/22	04/22	04/22	04/22
Approved					

Agreement no. CE 92/2017 (CE)

Title
 SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG - INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing Title
BASELINE SCHEME LAYOUT PLAN

Drawing No.	Scale
199086/BIN/BS/001	1 : 1000 (A1) 1 : 2000 (A3)

土木工程拓展署
CEDD Civil Engineering and Development Department


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