

S.16 Planning Application No. A/YL-MP/394

Proposed Amendments to an Approved Scheme
(Application No. A/YL-MP/344)
for Comprehensive Residential Development to Include
a Wetland Restoration Area at Lots 50 S.A and 77
in D.D. 101, Wo Shang Wai, Mai Po, Yuen Long

Further Information (2): Response to Comments

January 2025

Table R1

Responses to Departmental Comments

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Annex 1: Replacement page of Ecological Impact Assessment

Annex 2: Revised Traffic Impact Assessment

Table R1 – Wo Shang Wai S16 Planning Application – Response to Comments (Planning Application No. A/YL-MP/394)

1. Agriculture, Fisheries and Conservation Department, Response to Comments

Agriculture, Fisheries and Conservation Department comments received on 15.12.2025 (Contact: Dr. Azaria WONG at 2150 6932)		Responses
1	Please include RtC regarding our previous comments on the draft FI for the sake of comprehensiveness.	Please find the relevant RtC below for your record.
2	Please specify in S.4.5.2 that the site hoarding will be maintained by the applicant.	S.4.5.2 is updated (Annex 1).

Agriculture, Fisheries and Conservation Department comments received on 7.11.2025 on Draft FI (Contact: Dr. Azaria WONG at 2150 6932)		Responses (relevant changes are reflected in the revised EcolA of Further Information (1) submitted on 18.11.2025)
1	From nature conservation perspective Responses-to-Comments table (RtoC) #3: Our previous comment to include ecological baseline data collected at the WRA under the ongoing ECF project was not fully addressed. The S.2.3 is documenting the bi-annual EM&A Reports in Nov 23 - Oct 24, which seems to be largely overlapped with the EM&A Report data in S.2.2 and was not clearly reflecting the use of the data collected in the ECF project. Meanwhile, data in WRA were shown to be excluded from Table 6 and 7. The project team shall review and revise the subject Section, clarify if the ECF data has been included, and if negative, include the subject data in S.2.3.	<p>“The two bi-annual EM&A reports documented surveys and management conducted in the Survey Area and WRA from 1 November 2023 to 30 April 2024 and from 1 May 2024 to 31 October 2024 respectively, which were based on ecological surveys and advice on management undertaken and provided by the appointed Non-Government Organisation (Eco-Institute) during the reporting periods” (S. 2.3.2 in revised EcolA refers).</p> <p>Please note that the data collected under the ongoing ECF project have been summarized in the bi-annual EM&A reports, the data of which is included in S 2.3.3.</p> <p>Headings of Tables 6 and 7 have been revised for clarification. Data within WRA have been included in Tables 6 and 7..</p>

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2	RtoC #6: Please specify in the application documents whether or not the “3m site hoarding” will be constructed and maintained in the residential area, and hence avoided direct impacts on the WRA.	Noted and clarified in S.4.5.2.
3	Revised Ecological Impact Assessment (EcoIA) Table 12: Please remove the impact severity upon implementation of the proposed mitigation measures. After Section 4, please add a section on the assessment of residual impacts due to the proposed development upon implementation of all proposed mitigation measures.	Added Section 4.9 to include the assessment of residual impacts.
4	<u>From the perspective of the Sham Po Shue Wetland Conservation Park</u> Revised EcoIA Sections 4.3.2 and 4.5.1: Please revise the Sections to read "...in the WCA and proposed SPS WCP."	Revised S.4.3.2 and S.4.5.1 accordingly.
5	Revised EcoIA Sections 4.4.2: Please revise the Section to read: "... the WCA fishponds and proposed SPS WCP. The lighting units..."	Revised S.4.4.2 accordingly.
6	Revised EcoIA Section 4.4.4: Please revise the Section to read: "...the WCA fishponds and proposed SPS WCP to the north..."	Revised S.4.4.4 accordingly.
7	Revised EcoIA Section 4.8.2: Please beef up the discussion on the mitigation measures under this Section	Revised S.4.8.2 accordingly.
8	Revised EcoIA Section 5.1.1: Please revise the Section to read: "...in the WCA and proposed SPS WCP. The changes..."	Revised S.5.1.1 accordingly.

2. Transport Department, Response to Comments

Transport Department received on 30.12.2025 (Contact: Mr. Victor MA at 2399 2727)	Responses
1 RtC 2: The applicant might elaborate the loading/unloading and pick-up/drop-off arrangements for houses, and clarify whether it is required to modify the lease for the latest proposal.	Please note that there is no requirement for houses in the lease. Nevertheless, the loading/unloading and pick-up/drop-off activities for houses would be assisted by

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		management staff. Please note that it is not required to modify the lease for the current proposal.
2	RtC 3: Drawing Nos. 2.2 cannot show the indicative location of drop bar as it does not fit the page. The applicant should review all the drawings and revise as appropriate.	Please find the updated Drawing 2.2 in the revised TIA for reference (Annex 2).
3	Table 4.8: please note that in assessing the spare capacity of the relevant bus services, bus carrying capacity should be taken at 75% of 120.	Please find the updated Table 4.8 in the revised TIA for reference (Annex 2). Relevant updates are also reflected in the parts highlighted in Chapters 4 and 5 (Annex 2).
4	Para. 5.3.11 and Table 5.12, performance of Junction H exceed 1. The applicant should revise relevant paragraphs.	Noted. Please find the updated Table 5.12 in the revised TIA (Annex 2).