

Appendix A

Responses-to-Comments Table

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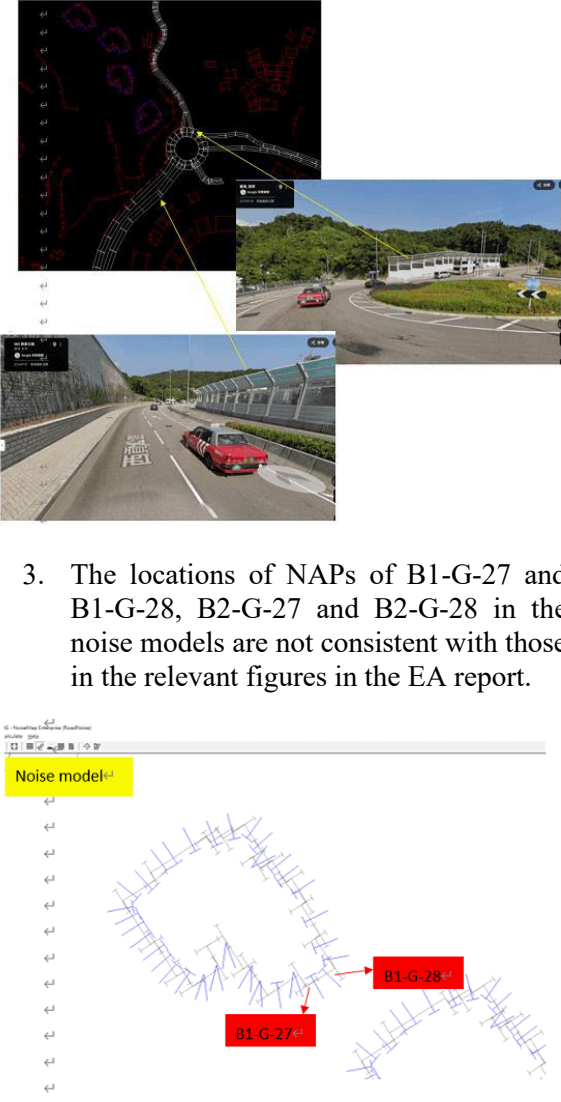
COMMENTS FROM RELATED DEPARTMENTS

No.	Comments	Responses
1.	<p>Civil Engineering and Development Department, Geotechnical Engineering Office, Planning and Development Division, Engineering Geology Section, dated 3 December 2025</p> <p><i>Comments on GPRR</i></p> <ol style="list-style-type: none"> 1. Section 2.2, para 3. Please note that there is natural terrain upslope from the site boundary in other directions, such as to the north and east. 2. Section 6.3. In connection to comment (i) above, the extent of natural hillside overlooking the site and the extent of hillside that requires screening in respect of natural terrain hazard shall be critically reviewed and updated. 3. Section 6.3.1. Moderately gentle and moderately gentle to gentle were used to describe the hillsides overlooking the site, without a clear definition. In addition, these descriptions appear to be misleading as landslides initiation on hillside of similar gradient as quoted are not uncommon. 4. Section 6.3.5 & Figures 5 & 6. The proposed site as shown in both Sections A-A and B-B appear meeting the Alert Criteria for a Natural Terrain Hazard Study (NTHS), however, only a small part of Catchment A1 is concluded requiring an NTHS. Please thoroughly review and update the screening process and results. In addition, please clarify whether the proposed residential development is a redevelopment as indicated in Section 6.3.5. 5. Figure 4. The delineated catchments boundaries are absurd and do not follow the topography of the area. For examples, (a) Catchments A1 and B are within the same watershed and shall not be separated into two catchments, (b) the southern and northern boundaries of Catchments A1 and B are not tally with the topography and, (c) 	<p>Noted. All sides are now included in the Revised Geotechnical Planning Review Report (GPRR) (Appendix B of this Further Information refers).</p> <p>Noted. All figures have been revised in the Revised GPRR (Appendix B refers).</p> <p>Noted. Please note that the proposed study area is usually based on GEO Report No. 18 only. Descriptions to the hillside are only general statements.</p> <p>Noted and revised accordingly in the Revised GPRR (Appendix B refers).</p> <p>Please be clarified that the proposed residential development is a new development.</p> <p>Noted and revised accordingly in the Revised GPRR (Appendix B refers).</p>

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	Catchments CI and A2 do not extend to the crest of the hillside, etc.	
2.	<p>Drainage Services Department, Operations & Maintenance Branch, Mainland South Division, Mainland South 6(Tseung Kwan O, Sai Kung and Yau Tong), dated 9 December 2025</p> <p>Please also find the comments from DSD on FI(3) below for your follow-up action.</p> <ol style="list-style-type: none"> 1. RtC 1 – Noted. 2. RtC 2 - Please provide supporting documents such as survey results and/or photos. 3. RtC 3 - The catchment area adjacent to the proposed site is large. Please advise the size of the peripheral channel and drainage inlet. 4. RtC 4 - Noted. 	<p>Noted with thanks.</p> <p>Please refer to Figure D4, and Plate 4, 5 and 6 in the Revised Drainage Impact Assessment (DIA) (Appendix C of this Further Information refers) of the selected critical section of the existing watercourse in front of the inlet of an existing twin 2500x2500mm box culvert.</p> <p>Subject to the detailed design at the later stage, the maximum required size of the peripheral channel and drainage is estimated to be 1000mm UC and 1100mm diameter drain respectively as shown in the Appendix of the Revised DIA (Appendix C refers) for reference.</p> <p>Noted with thanks.</p>
3.	<p>Environmental Protection Department, Air Quality Management Division, Air Science and Modelling Group, Hazard Assessment, dated 26 November 2025</p> <ol style="list-style-type: none"> 5. Table 3-1 – Please supplement buffer distance requirement for odour sources. 6. Section 3.6.1 – 	<p>Noted. Section 3.2.3 of the Revised Environmental Assessment (EA) (Appendix D of this Further Information refers) is revised to supplement the 200m buffer distance for odour sources.</p>

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	<p>(i) In view of the close proximity between the proposed STP and planned ASR, please elaborate on the odour impact of the STP by desktop review on previously approved cases or a new odour survey on existing odour sources of similar scale, type and control measures, to demonstrate that such distance separation and control measures will be adequate to minimize the odour impact.</p> <p>(ii) Please supplement the removal efficiency of deodorizing units.</p> <p>(iii) Please state if there is no other odour source within 200m of the site boundary and the source of information (e.g. site survey).</p> <p>(iv) Please review whether the “Guidelines for the Design of Small Sewage Treatment Plants” is applicable to this STP.</p> <p>(v) Section 3.6.4 – Annual Traffic Census 2024 is released. Please update line 2.</p>	<p>Please be advised that there are approved cases of proposed residential development with a STP, such as the approved planning application No. A/YL-NSW/293 in which an underground sewage treatment plant (STP) serving more than 3,000 flats within the development site is proposed.</p> <p>The mitigation measures summarized in Section 3.7.3 of the submitted EA against odour impact are similar to those in the previous approved planning applications such as No. A/YL-NSW/293. Considering the scale of the proposed development, which consists of a population of only 288, these measures can effectively minimise the potential odour impact.</p> <p>Additionally, with careful design of the exhaust pipe locations for the STP away from the proposed development, the distance between the exhaust pipe and the nearest ASR (Block 4) is approximately 37m. Section 3.6.1 and Figure 3-3 of the Revised EA (Appendix D refers) have been updated accordingly.</p> <p>The odour removal efficiency of at least 99.5% is supplemented in Section 3.6.1 of the Revised EA (Appendix D refers).</p> <p>No other odour sources within 200m of the site boundary were identified during the desktop study and site survey conducted on 19 December 2024. Section 3.6.1 of the Revised EA (Appendix D refers) has been updated accordingly.</p> <p>“Guidelines for the Design of Small Sewage Treatment Plants” is applicable for private development up to 2000 population.</p> <p>Sections 3.2.10 and 3.6.1 of the Revised EA (Appendix D refers) have been supplemented and updated accordingly.</p> <p>Section 3.6.4 of the Revised EA (Appendix D refers) has been updated.</p>

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	<p>(vi) Figure 3-1 – Please change the title of this figure to “500m Assessment Area of AQIA”.</p> <p>(vii) Please highlight all changes in the next submission.</p>	<p>The title of Figure 3-1 of the Revised EA (Appendix D refers) has been revised.</p> <p>Noted.</p>
<p>4.</p>	<p>Environmental Protection Department, Environmental Assessment Division, Assessment and Noise Group, Noise Assessment & Exposure Information(2), dated 26 November 2025</p> <p><u>Noise</u></p> <p><i>Technical Comments</i></p> <p>1. Fig.4-2a & Fig.4-3: The report text mentioned the solid fence wall in the mitigated scenario is 8.5mAG (14mPD) while the figures show the road level of about 7.3mPD near the roundabout fronting the development. Should the mPD level of the fence wall be higher (e.g. 8.5 + 7.3 = 15.8mPD)? Please indicate the mPD levels of ground next to the fence wall.</p> <p><i>Road traffic noise model</i></p> <p>2. The roadside noise barriers on Hiram’s Highway are missing in both models of the base case and mitigated case scenarios.</p>	<p>Figure 4-2a and Section 4.6.4 of the Revised EA (Appendix D refers) have been updated based on the Revised Indicative Architectural Drawings (Appendix E of this Further Information refers) to avoid confusion.</p> <p>A 2m solid fence wall (site formation level 5.3mPD + 2mPD) is proposed along the southern boundary of the Application Site. Section drawing showing the fence wall is supplemented in Appendix 2-1 of the Revised EA for easy reference.</p> <p>Since no noise exceedance is identified based on the layout of the Revised Indicative Architectural Drawings, Sections 4.6.6, 4.7.3 and Table 4-6 have been updated in the Revised EA.</p> <p>Figure 4-3, Appendix 4-4 and Sections 4.6.7 to 6.4.8 are removed from the Revised EA accordingly.</p> <p>The roadside barrier is included in the model for base scenario.</p> <p>Since no noise exceedance is identified based on the layout of the Revised Indicative Architectural Drawings (Appendix E refers), model for the mitigated case has been removed accordingly.</p>

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	 <p>3. The locations of NAPs of B1-G-27 and B1-G-28, B2-G-27 and B2-G-28 in the noise models are not consistent with those in the relevant figures in the EA report.</p>	<p>Since the layout of the Revised Indicative Architectural Drawings (Appendix E refers) has been updated, the label and location of the NAPs have been re-assigned.</p>
<p>5.</p>	<p>Environmental Protection Department, Water Quality Management Division, Water Quality Management Group, Specific Waste Management and Land Contamination, Assessment, dated 26 November 2025</p> <p><u>Land Contamination</u></p> <p>4. Rtc (29) 7.3.1 Please supplement FSD’s reply when available.</p>	<p>FSD’s reply is supplemented in Appendix 7-2 of the Revised EA (Appendix D refers).</p>
<p>6.</p>	<p>Fire Services Department, Corporate Strategy Command, Planning and Development Division, dated 26 November 2025</p> <p>1. Please be informed that we have no specific comment on the proposal subject</p>	<p>Noted.</p>

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	<p>to fire service installations and water supplies for firefighting being provided to the satisfaction of the Director of Fire Services.</p> <p>2. Nevertheless, the following advisory clauses shall be delivered to the applicant:</p> <p>(i) Detailed fire safety requirements will be formulated upon receipt of a formal submission of Short Term Tenancy or Short Term Waiver, general building plans or referral of the application via the relevant licensing authority.</p> <p>(ii) The provision of emergency vehicular access in the subject work shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011.</p>	<p>Noted.</p>
<p>7.</p>	<p>Home Affairs Department, Sai Kung District Office, Sai Kung Office, dated 26 November 2025</p> <p>The latest site plan provided at appendix C for FI(1) has been reviewed. It is indicated that the proposed public footpath is located within the development site. From a maintenance perspective, the application / developer should be responsible for the maintenance of the proposed footpath before, during and after the construction. In addition, this office will not take up the management responsibility of the proposed public footpath as this office is not a land management department.</p>	<p>The Applicant would be responsible for the maintenance of the proposed footpath before, during and after the construction.</p>
<p>8.</p>	<p>Planning Department, District Planning Branch, New Territories District Planning Division, Sai Kung & Islands District Planning Office, dated 8 December 2025</p> <p>Please also find the comment from our Landscape Section below for your necessary action.</p> <p><i>Justifications for all trees to be removed should be provided in the Tree Survey Schedule.</i></p>	<p>Please be advised that justification for all trees to be removed is provided and updated in Appendix II – Tree Survey Schedule of the Revised Landscape Master Plan (LMP) with</p>

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		Tree Survey Report (Appendix F of this Further Information refers).
9.	<p>Planning Department, District Planning Branch, Special Duties Division. Urban Design & Landscape Section, Urban Design Unit, dated 13 November 2025</p> <p>1. Please supplement the following in the VIA:</p> <p>(i) Visual elements including visual attractors/eyesores or detractors in visual envelope should be discussed in the VIA (for details, please refer to Para. 4.8 of the TPB PG-No. 41);</p> <p>(ii) Any mitigation measure to reduce the visual impact due to the proposed development (please refer to Para. 4.11 of the TPB PG-No. 41); and</p> <p>(iii) A plan to show the proposed scheme and layout to demonstrate the relevant planning and design principles and mitigation measures should be included, as stated in Para. 5.02(a) of the TPB PG-No. 41.</p> <p>2. <u>VPI</u></p> <p>(i) Paras. 5.2.2 to 5.2.6 – From the photomontage of VP1, the proposed development is visually prominent amidst a green setting, and the ratings in paragraphs 5.2.2 to 5.2.3 should be “moderately adverse” instead of “slightly adverse”;</p> <p>(ii) Para. 5.2.2 – Please clarify the meaning of “screen out part of the building bulk”;</p>	<p>Noted. Please refer to the Revised Visual Impact Assessment (VIA) (Appendix G of this Further Information refers), which has been updated based on the Revised Indicative Architectural drawings (Appendix E refers).</p> <p>Noted. Please refer to the revised VIA (Appendix G refers).</p> <p>Noted. Please refer to the latest Master Layout Plan (MLP) (Drawing No. MLP-01) of the Revised Indicative Architectural drawing (Appendix E refers).</p> <p>Compared with the previously submitted MLP, the latest MLP shows that Block 4 has been lowered to 1 floor and Block 3 has been lowered to 3 floors to improve the visual impact. The latest MLP reflects the planning principle of ensuring visual compatibility with the surrounding through stepped building height design (from 4 storeys to 3 storeys to 1 storey) descending from the hillside in the north towards the main road in the south.</p> <p>Please refer to the revised photomontage VP1 and paras 5.2.2 to 5.2.6 of the Revised VIA (Appendix G refers).</p> <p>Please refer to the revised photomontage VP1 and para. 5.2.2 of the Revised VIA (Appendix G refers). Based on the Revised LMP (Drawing No. LMP-01) of the Revised</p>

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	<p>(iii) Section 5.2.3 – Please clarify whether the proposed trees are one of the mitigation measures of the proposed development. If so, such information should be shown on a plan; and</p> <p>(iv) Para 5.2.5 – The greenery in the background is clearly affected by the proposed development instead of “remain unharmed”.</p> <p>3. <u>VP3</u></p> <p>(i) Para 5.4.1 – Houses mentioned in this paragraph is not seen in photomontage;</p> <p>(ii) Paras. 5.4.2 to 5.2.5 – As demonstrated by the photomontage of VP3, even though the lower part of the proposed development is blocked by vegetations and barriers, the proposed development would still become visually prominent man-made structure amidst a green setting. As such, a rating of “moderately adverse” for this VP is more appropriate and relevant paragraphs should be revised;</p> <p>(iii) Para. 5.4.5 –</p> <ul style="list-style-type: none"> • Neither the photomontage nor the submission demonstrate that the 	<p>LMP and Tree Survey Report (Appendix F refers), the Proposed Development is now partly hidden behind the row of proposed trees in front of the development.</p> <p>Please refer to the revised photomontage VP1 and para. 5.2.3 of the Revised VIA (Appendix G refers), as well as the Revised LMP (Drawing No. LMP-01) of the Revised LMP and Tree Survey Report (Appendix F refers).</p> <p>As shown in the Revised LMP, tree planting is proposed along the site boundary, which would improve the visual impact as the proposed development is now partly hidden behind the row of proposed trees in front of the development.</p> <p>Please refer to the revised photomontage VP1 and Para 5.2.5 of the Revised VIA (Appendix G refers), that the impacts of the Proposed Development on the visual openness are considered slightly adverse.</p> <p>Please refer to the revised photomontage VP3 and paras. 5.4.1 to 5.4.5 of the Revised VIA (Appendix G refers). Please note that the structures previously mentioned as houses should be referred to as the temporary structures seen in the photo of existing condition instead.</p> <p>Please refer to the revised photomontage VP3 and paras. 5.4.2 to 5.2.5 of the Revised VIA (Appendix G refers). In summary, with the removal of temporary structures and unmanaged vegetation and the implementation of trees planting, the visual impacts of the Proposed Development for VP3 are considered to be slightly adverse.</p> <p>Please refer to the revised photomontage VP3 and para. 5.4.5 of the Revised VIA</p>

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	<p>proposed development would create “a more interesting built form”; and</p> <ul style="list-style-type: none"> • It is inaccurate to describe the VP as “considerable distance” to the proposed development as this VP is only about 40m to the proposed development. <p>4. <u>VP6</u></p> <p>(i) Para. 5.7.2 – Given that the proposed development is clearly visible from VP6, rating of the “Effect on Visual Composition” should be “slightly adverse”;</p> <p>(ii) Para. 5.7.3 – As shown in the photomontage, a portion of greenery is obstructed by the proposed development. The rating for “Effect on Visual Obstruction and Visual Permeability” should be “slightly adverse”;</p> <p>(iv) Para. 5.7.4 – The photomontage suggests the development is visible and, as depicted, may not be convincing to state the proposed development integrates with existing structures. The rating for the “Effects on Public Viewers” should be “slightly adverse”;</p> <p>(v) Para. 5.7.5 – With existing greenery resources being obstructed, it is not convincing to claim that visual resources will remain unaltered. “Slightly adverse” would be more suitable for this aspect;</p> <p>(vi) Given the above, the overall rating of this VP should be “slightly adverse” instead of “negligible”; and</p>	<p>(Appendix G refers). The visual impacts will be partly enhanced as the unmanaged vegetation and temporary structures will be replaced by the Proposed Development and tree planting.</p> <p>Noted. Please refer to the revised photomontage VP3 and paras. 5.4.1 to 5.4.5 of the Revised VIA (Appendix G refers).</p> <p>Please refer to the revised photomontage VP6 and para. 5.7.2 of the Revised VIA (Appendix G refers). Since the Development is totally blocked by the Marina Cove structure, the effects on visual composition are considered negligible.</p> <p>Please refer to the revised photomontage VP6 and para. 5.7.3 of the Revised VIA (Appendix G refers). Based on the photomontage, the Proposed Development is totally blocked by the Marina Cove and cannot be seen.</p> <p>Please refer to the revised photomontage VP6 and para. 5.7.4 of the Revised VIA (Appendix G refers). Based on the photomontage, the Proposed Development is totally blocked by the Marina Cove and cannot be seen.</p> <p>Please refer to the revised photomontage VP6 and para. 5.7.5 of the Revised VIA (Appendix G refers). Based on the photomontage, the Proposed Development is totally blocked by the Marina Cove and cannot be seen.</p> <p>Please refer to the revised photomontage VP6 and Paras 5.7.1 to 5.7.5 of the Revised VIA (Appendix G refers). Based on the photomontage, the Proposed Development is totally blocked by the Marina Cove and cannot be seen.</p>

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from “Green Belt” and Area Shown as “Road” to “Residential (Group C)3” for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung
 (Planning Application No. Y/SK-HC/8)
Responses to Comments – Departmental Comments

No.	Comments	Responses
	<p>(vii) Please improve the resolution of the photomontage of VP6 to show the proposed development clearly.</p> <p>5. <i>Figure 1</i></p> <p>(i) VP1 should be included in the assessment area as stated in Para. 4.4 of the TPB PG No. 41 that “the visual envelope is expected to cover the fields of views from all sensitive viewers in direct sight of the proposed development”.</p>	<p>Please refer to the revised photomontage VP6 of the Revised VIA (Appendix G refers).</p> <p>Noted. Please refer to the revised Figure 1 of the Revised VIA (Appendix G refers), in which VP1 is now located inside the assessment area.</p>

(Last updated 5 January 2026)