

**Proposed Rezoning of the “Comprehensive Development Area (1)” Site to “Residential (Group B)13”, “Residential (Group B)14” and “Recreation” and Amendment to the Building Height Restriction on the “Government, Institution or Community” Site from 2 storeys to 8 storeys for Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories (Section 12A Amendment of Plan Application No. Y/TP/40)**

**– Further Information No. 4 –**

Item	Comments	Our Responses
<b>1</b>	<b>Comments from Environmental Protection Department (Responsible Officer: Miss TANG Wing Yee, Winnie; Tel: 2835 1096) Received on 18 May 2026</b>	
1.1	Please be advised that we have no objection to the captioned application. Please find the below minor textual comments to improve the completeness of the report:	Noted with thanks.
1.2	<u>Supporting Planning Statement</u>  Section 7.9.13: Suggest to revise to read as “According to the Section 6 of EIAO – TM, it defines “material change” shall be used for a material change to a designated project. <u>The material change shall only refer to significant changes which result in an adverse environmental impact. As a general rule, changes under the following circumstances as summarised in Table 7.1 below without additional mitigation measures in place are regarded as material changes to a designated project.</u> ”	Section 7.9.13 of the <i>Supporting Planning Statement</i> (SPS) ( <b>Annex A</b> refers) has been revised.
1.3	Table 7.1: Please check against Section 6 of EIAO-TM.	Table 7.1 of the SPS has been revised.
1.4	<u>Air Quality</u>  Replacement pages provided do not cover Table 4.1 or Appendix 4. The applicant is reminded to ensure that all relevant textual edits are applied to these sections.	The replacement pages of Table 4.1 and Appendix 4 of the <i>Air Quality Impact Assessment</i> ( <b>Annex B</b> refers) are supplemented.
1.5	<u>Noise</u>  Please incorporate the TD’s endorsement into the report.	TD’s endorsement is incorporated in the <i>Noise Impact Assessment</i> ( <b>Annex C</b> refers).

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1.6	<p><u>Sewerage Sensitivity Analysis</u> Section 4.3 of Appendix 3 and Section 4.7: Suggest to revise to read as “With private septic tanks or sewerage treatment plant proposed by NTEH owners, sewage will be fully managed on-site...”</p>	<p>Section 4.7 of the <i>Sensitivity Test for the Proposed “R(B)14” Zone</i> (Annex D refers) and Section 4.3 of its Appendix 3 <i>Sewerage Sensitivity Analysis</i> (SSA) have been revised.</p>
1.7	<p>Section 3.2 of Appendix 3: Please mention whether adverse sewerage impact is anticipated according to the calculation.</p>	<p>Section 3.2 of SSA has been revised.</p>
<b>2</b>	<p><b>Comments from Drainage Services Department (Responsible Officer: Ms. HO Mei Yung, Karen; Tel: 3965 8930) Received on 18 May 2026</b></p>	
2.1	<p>No Adverse comments on the Sensitivity Test, Drainage Impact Assessment and Sewerage Impact Assessment from public drainage viewpoint.</p>	<p>Noted with thanks.</p>
<b>3</b>	<p><b>Comments from Geotechnical Engineering Office, Civil Engineering and Development Department (Responsible Officer: Mr. MOK Sui Chuen; Tel: 2762 5390) Received on 18 May 2026</b></p>	
3.1	<p>It is noted that no new development is proposed in the proposed "REC" zone under the captioned planning application. Hence, the Geotechnical Engineering Office (GEO) has no further comment on the captioned planning application.</p>	<p>Noted with thanks.</p>
<b>4</b>	<p><b>Comments from Transport Department (Responsible Officer: Ms. LI Oi Yin, Yanny; Tel: 2399 6936) Received on 18 May 2026</b></p>	
4.1	<p>The applicant shall be responsible for the access management for ingress and egress of internal roads. The egress of internal access at the north of site is located at a local road not managed by TD. Please consult the relevant management and maintenance parties.</p>	<p>Noted. The Applicant will be responsible for the access management for ingress and egress of internal roads. Relevant management and maintenance parties' comments would be sought in later stage.</p>
4.2	<p>We understand the proposed road improvement works layout are preliminary and the detailed design will be further developed in the later stage. We reserve our comments on the detailed design to be submitted by the applicant in the later stage.</p>	<p>Noted.</p>

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4.3	The proposed road improvement works involve the resumption of government land allocation and extensive engineering works including the slope works. The applicant shall ascertain the feasibility of the proposed improvement. In addition, the programme may be optimistic. The applicant shall seek PlanD's and LandsD's comments on the appended programme to ensure its feasibility.	Noted. The Applicant will ascertain the feasibility of the proposed improvement in consultation and agreement with the relevant departments before it is to be implemented at an appropriate stage.
4.4	The applicant shall complete the road improvement works before population intake and Occupation Permit (OP) in order to alleviate the traffic impact arising from the development. Undertaking letter shall be provided by the applicant reflecting the above. In support of the S12A application, the above undertaking should be recorded in the meeting minutes of RNTPC Meeting. The applicant shall also consider to register the undertaking letter to the Land Registry.	<p>Noted. The Applicant will complete the road improvement works as agreed by the relevant departments including TD before population intake and the issuance of Occupation Permit. With reference to other approved s.12A applications, to ensure the timely implementation of the road improvement works, the Explanatory Statement of "R(B)13" zone could incorporate the following:</p> <p><i>'The traffic improvement measures under the TIA are recommended to be incorporated through administrative means, if required, subject to agreement with relevant Government departments as appropriate, so as to ensure proper implementation of recommended mitigation measures.'</i></p> <p>Upon obtaining approval of this rezoning application, a land exchange application will be submitted to Lands Department and Lands Department may incorporate appropriate improvement measures contained in the TIA as future land grant conditions. The Applicant is therefore required to implement the improvement measures within the regrant lot or on Government land as required by relevant clauses under the land grant conditions. In this respect, any improvement measures can be carried out and completed to the satisfaction of Government (including TD) prior to the issuance of Occupation Permit and / or Certificate of Compliance.</p>
<b>5</b>	<b>Comments from Sha Tin, Tai Po and North District Planning Office, Planning Department (Responsible Officer: Mr. LING Chi Ho, Rex; Tel: 2158 6381) Received on 18 May 2026</b>	
5.1	<p><b>Planning Statement</b></p> <p>Please elaborate the existing condition and development constraints (if any) of the agricultural portion within the Area A.</p>	Sections 3.4 and 5.9 of the SPS ( <b>Annex A</b> refers) has been supplemented.

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5.2	Please extract details on the proposed compensatory trees (e.g. number and ratio) in paragraph 5.5 of the planning statement for reference.	Section 5.5 of the SPS has been revised.
5.3	Please provide an updated plan or information showing the location and area of newly acquired lots within the “CDA(1)” zone by the applicant since the last approved planning application No. A/TP/333.	The location and area of the newly acquired lots within the “CDA(1)” zone have been supplemented in Figure 3.3 and para. 3.6.5 of the SPS.
5.4	Please further elaborate how the eastern agricultural portion has been enhanced over the decades in paragraph 5.7.	Enhancement of the eastern agricultural portion has been further elaborated in Section 5.9 of the SPS.
5.5	Please provide a plan indicating the location of third party lots within Area A, and the existing and proposed vehicular/ pedestrian connection to Fung Yuen Road.	The location of the third party lots and the existing and proposed pedestrian connection is supplemented in Section 5.8 and Figure 5.9 of the SPS.
5.6	Please indicate the distance from the proposed development in Area A to the nearest village developments for reference.	The distance from the proposed development in Area A to the nearest village developments has been supplemented in Figure 5.4 of the SPS.
5.7	Please provide information (including building types, GFA and no. of storeys) regarding existing structures (other than Mont Vert) in the north portion.	The information regarding the existing building/structure has been supplemented in the Table 6.1 of the SPS
5.8	Please confirm the area of Government Land in the northern portion.	It is confirmed that the Government Land in the northern portion is 5,939 m <sup>2</sup> as stated in Table 3.1 the SPS.
5.9	<p><b>Traffic Impact Assessment</b></p> <p>Table 2.2: please clarify the no. of motorcycle parking space to be provided in each phase and advise the type of loading/unloading bays (i.e. HGV/ LGV) of Phase 1 and Phase 2.</p>	Table 2.2 of the <i>Traffic Impact Assessment</i> has been revised. All loading/unloading bays are HGV bays. Replacement page ( <b>Annex E</b> refers) is attached.

**Encl.**

**Annex A – Revised Supporting Planning Statement**

**Annex B – Replacement Pages of Air Quality Impact Assessment**

**Annex C – Replacement Pages of Noise Impact Assessment**

**Annex D – Replacement Pages of Sensitivity Test for the Proposed “R(B)14” Zone**

**Annex E – Replacement Pages of Traffic Impact Assessment**

**Annex F – Revised Indicative Layout Plan**

**Annex G – Replacement Pages of Landscape Proposal**

**Annex H – Replacement Pages of Air Ventilation Assessment**

Compiled by: KTA

Date: 15 June 2026

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