

Attachment I

Responses-to-Comments Table

S.12A Application for Amendment of Plan to Rezone the Application Site from “Green Belt” and “Village Type Development” to “Residential (Group B)13” and Amend the Notes of the Zone Applicable (Application No. Y/TP/42)
Responses to Comments – Departmental Comments

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COMMENTS FROM RELATED DEPARTMENTS

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1.	Highways Department, New Territories Region, New Territories East District and Maintenance Division, NE New Territories District Section, dated 05 June 2026 (a) The management and maintenance parties of the proposed roadworks should be clarified and consult relevant department(s). Please note that the access road connecting the application site with Yung Yi Road is not and will not be maintained by this Office. This Office should not be responsible for maintaining any access connecting the application site with Yung Yi Road. Presumably, the relevant departments will provide their comments to you, if any. (b) If the off-site traffic improvement schemes (e.g. for Junction at Yung Yu Road and Tai Po Road – Yuen Chau Tsai, for roundabout at Ha Wong Yi Au Road) recommended in your TIA study are considered necessary by TD, the traffic improvement measures affecting any road maintained by HyD shall be implemented to the standard and satisfaction of TD and this Department by the applicant at his own costs. (c) The off-site traffic improvement schemes near Junction at Yung Yi Road and Tai Po Road – Yuen Chau Tsai is in close proximity to SIMAR feature no. 7NW-B/C718, which is currently maintained by this Office. The applicant should review if the affected slope should be included in the Geotechnical Planning Review Report and seek comments from GEO of CEDD. (d) Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.	Noted. The Applicants are willing to undertake the management and maintenance of modified Ha Wong Yi Au Road, and the new access connecting the site to Ha Wong Yi Au Road within the Application Site, subject to the discussion with relevant government departments in the later stage. Noted. The SIMAR feature (7NW-B/C718) is located over 50 m away from the site boundary. At such a distance, the proposed works would not be expected to give rise to any adverse geotechnical impact on the feature. Accordingly, the feature is considered to fall outside the zone of influence of the proposed works and has not been included in the Geotechnical Planning Review Report. Noted, adequate drainage measures are provided in Section 5.3 of the DIA report.
2.	Water Supplies Department, New Works Branch, Construction Division, System Planning Section, dated 05 June 2026 1. Para. 3.1.1.1- There should be a new 450mm FWM along Tai Po Road-Tai Po Kau being	As advised in the email from WSD dated 10th June 2026, the 450mm FWM along Tai Po

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	laid by 2/WSD/19. Please clarify and review the accuracy of your statement. 2. Para. 4.2.1.3 and Para. 5.1.1.1- The planned FWM along Tai Po Road-Tai Po Kau should be 450mm. Please review. 3. Para. 4.2.1.5- Please note that the proposed development is outside our existing salt water supply zone. In this regard, the applicant should carry out full hydraulic analysis to show that the proposed waterworks for the development would be adequate for our further consideration. 4. Para. 4.2.1.5- As the proposed DN150 FWM, DN50 SWM, saltwater pumping station are to be built solely for the development, the entire system should be regarded as inside service. As such, the applicant/developer, being the sole user of the proposed inside service, should sort out the corresponding land issue and responsible for the construction, operation and maintenance of the proposed inside service. 5. Existing water mains inside the proposed site as shown in the MRP may be affected. The applicant is required to either divert or protect the water mains found on site. 6. If diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the proposed site to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of	Road (Tai Po Kau) is not yet ready for water supply. The proposed DN150 FWM shall be branched off from existing DN300 FWM. As advised in the email from WSD dated 10th June 2026, the 450mm FWM along Tai Po Road (Tai Po Kau) is not yet ready for water supply. The proposed DN150 FWM shall be branched off from existing DN300 FWM. Noted, please refer to updated Appendix A of the WSIA report (Appendix A) for the full hydraulic analysis. As advised in the email from WSD dated 10th June 2026, the portion of the proposed DN150 FWM and DN80 SWM from the existing supply network along Tai Po Road – Yuen Chau Tsai section to the proposed saltwater pumping station in Yung Yi Road shall be implemented by the Applicants and handed over to WSD for maintenance and management. The proposed saltwater pumping station and the subsequent saltwater mains connecting the Development Site will be constructed, managed and maintained by the Applicants. Based on the Indicative Scheme, please note that new freshwater and saltwater mains will be proposed. Diversion of the existing water mains is not required, and requirements for protection of existing water mains will be implemented subject to detailed design. Please refer to Para. 5.2.1.6 and Appendix C of the WSIA Report (Appendix A) for the conditions to be applied. Based on the Indicative Scheme, please note that new freshwater and saltwater mains will be proposed. Diversion of the existing water mains is not required, and appropriate

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	existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence. If diversion is not required, the following conditions shall apply: (a) Existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed. (b) Details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works. (c) No structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works. (d) No trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe. (e) No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet. (f) Tree planting may be prohibited in the event that the Director of Water Supplies	protection measures will be implemented, subject to detailed design. Please refer to Para. 5.2.1.6 and Appendix C of the WSIA Report (Appendix A) for the conditions to be applied. Noted. Noted, will study and necessary details will be provided at the detailed design stage. Noted. Please be clarified that no tree planting is proposed within or in the vicinity of the proposed pumping station. As such, no adverse impact on the water facilities is anticipated. Please be clarified that no tree planting is proposed within or in the vicinity of the proposed pumping station. As such, no adverse impact on the water facilities is anticipated. Please be clarified that no tree planting is proposed within or in the vicinity of the proposed pumping station. As such, no

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	considers that there is any likelihood of damage being caused to water mains.	adverse impact on the water facilities is anticipated.

(Last updated 17 June 2026)