

Attachment I

Responses-to-Comments Table

Responses to Comments – Departmental Comments

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1.	Environmental Protection Department, Environmental Assessment Division, Territory North Group, Sheung Shui, Fanling, Tai Po, dated 14 July 2026 <u>General and EIAO Implications</u> - Figure 2.2: Please indicate the proposed widening works at Ha Wong Yi Au Road and junction improvement works at the existing Yung Yi Road roundabout. Please also indicate the road name in the figure. - Section 2.3.1.3: Please clarify whether Ha Wong Yi Au Road Roundabout and Yung Yi Road Roundabout refer to the same roundabout. If affirmative, suggest revising it as “As confirmed by the Project Traffic Engineer, the widened Ha Wong Yi Au Road, proposed Yung Yi Road Roundabout and proposed new access road will be classified as Local Distributor (LD). The confirmation from Transport Department is presented in Appendix 4.1.” Please also consider adding a remark in the confirmation from Transport Department to avoid confusion. - RtC item 5 and Section 2.3: Please discuss the EIAO implications of the Project under Item F.2 and F.4, Part I, Schedule 2 of EIAO. - Please highlight changes made in future submissions to facilitate our review. <u>Air Quality</u> - Table 6.1: Please remove the label for note [5] if it is not needed. - Section 6.3.1.2 and Table 6.4: Please note that AQMS data of 2025 is already available. Please update accordingly. - Table 6.4: Please check the value for 19th 24-hour FSP in 2024.	Figure 2.2 of the revised Environmental Assessment (EA) (Appendix C) has been revised accordingly and please refer to Figure 3.2 of the revised Traffic Impact Assessment Report (TIA) (Appendix B) for the said road works. Please note that Ha Wong Yi Au Road Roundabout and Yung Yi Road Roundabout are referring to the same roundabout. S.2.3.1.3 of revised EA (Appendix C) has been revised accordingly. In addition, to avoid confusion, “Yung Yi Road roundabout” has been revised to “Yung Yi Road/Ha Wong Yi Au Road roundabout” throughout the report. S.2.3.1.6 of revised EA (Appendix C) has been supplemented to discuss the EIAO implications related to sewerage works. Noted. All changes in the main text are highlighted to facilitate your review. Removed accordingly. Updated accordingly. Updated accordingly.

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	4. Table 6.5: Please check the values for annual FSP. 5. Figure 6.3a-6.3b, RtC#6: – It is observed that there may be devices providing mechanical ventilation at the corner of Ling Liang Church M H Lau Secondary School. Please clarify whether those devices have been considered. – In view of the tight margin for fulfillment of the HKPSG, please carefully indicate the 5 m buffer and avoid encroaching into the carriageway. – Please remove any unnecessary ghost lines and shadows in the figure to clearly demonstrate that the HKPSG’s buffer distance requirements are fulfilled. <u>Water Quality</u> 1. Section 9.6.3.1: – Please clarify the sentence “on-site sewage treatment facilities are proposed to treat greywater and blackwater that will be discharge to the TPKSPS”. From S.3.5.1.3 of the SIA, on-site sewage treatment facilities are proposed to treat greywater and blackwater will be discharge to the TPKSPS. – Please also clarify in this paragraph how the treated effluent from the on-site sewage treatment facilities will be handled. From S.3.5.1.3 of the SIA, it appears that the treated effluent will be discharged to nearby watercourses. – Suggest also mentioning in this paragraph that a licence granted under the Water Pollution Control Ordinance should be obtained for the discharge of on-site sewage treatment facilities, and the discharge of the treated effluent shall comply with the requirements of the	Updated accordingly. Considering there may be devices providing mechanical ventilation at the corner of the school, the measurement points have been updated in Figure 6.3a of revised EA (Appendix C), with an inset for clarity. Noted and Figures 6.3a and 6.3b of the revised EA (Appendix C) have been updated. Noted and Figures 6.3a and 6.3b of the revised EA (Appendix C) have been updated. S.9.6.3.1 of the revised EA (Appendix C) and Para. 3.5.1.3 of the revised Sewerage Impact Assessment (SIA) report (Appendix D) have been revised for clarity. S.9.6.3.1 of the revised EA (Appendix C) and Para. 3.5.1.3 of the revised SIA report (Appendix D) have been revised for clarity. Supplemented accordingly.

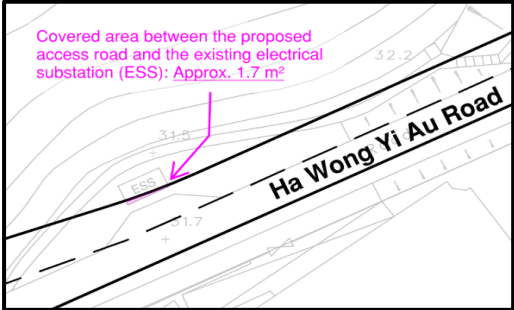
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	WPCO and the relevant discharge standards. – For the detailed design of the on-site sewage treatment facilities, suggest making reference to the EPD’s Guidelines for the Design of Small Sewage Treatment Plants. <u>Sewerage</u> Section 3.5.1.3: the contractor should specify the ADWF amount (m3/day) for greywater and blackwater respectively, with supporting calculations. The contractor should be reminded the blackwater to be discharged to public sewerage should not exceed the limited remaining capacity of TPKSPS. For greywater to be treated via on-site treatment plant, DSD’s advice (from drainage perspective) should be sought.	Noted and supplemented. Please also refer to the Para. 3.5.1.3 of the revised SIA report (Appendix D). Noted and please refer to Para. 3.5.1.3 of the revised SIA report (Appendix D). The exact amount of greywater and blackwater to be treated on-site will be determined at the detailed design stage.
2.	Lands Department, Lands Administration Office, District Lands Office, Tai Po, dated 14 July 2026 (i) The Application Site comprises Development Site for residential use connected by a Proposed Access Road, including the proposed new road section and modified Ha Wong Yi Au Road. (ii) For the Development Site, it consists of various private lots in D.D. 32 and adjoining Government land (GL) in Wong Yi Au, Tai Po. All the private lots concerned are old schedule agricultural lots where no structures shall be erected on the lots without the prior approval from LandsD and not covered by any MOT/ Building Licence. (iii) For the Proposed New Access Road connecting the Development Site to Yung Yi Road, Tai Po Road - Yuen Chau Tsai and Tolo Highway, it comprises mainly GL with minor portions encroaching on private lots i.e. Lot Nos. 208, 244 and 245 R.P. in D.D. 32. It is noted that there is huge level difference of 39.2m between its northern end at Yung Yi Road at 28.5mPD and the entrance of the Development Site at	Noted. Noted. The traffic engineering design parameters, including gradient of the Proposed Access Road are in accordance with relevant Transport Planning and Design Manual (TPDM) requirements as demonstrated in TIA report (Appendix B). The Applicants will keep in view of TD's comments on the feasibility of the Proposed New Access Road and maintenance and

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	67.7mPD. In addition, according to paras. 4.6.1.1 & 6.4.1.3 of the SPS, the Applicant agrees to construct, maintain and manage the proposed new road section and the modification works of existing Ha Wong Yi Au Road. As such, TD's comments on the feasibility of the Proposed New Access Road and maintenance and management responsibilities of the proposed road works should be sought. (iv) Pursuant to para. 2.1.1.1 of the SPS, the topography of the Application Site ranges from about 40mPD at the northeast to 105mPD at the southwest (i.e. a level difference of 65m). Given such level difference, it is noted that substantial retaining structures would likely be required arising from excavation or alternatively filling for the proposed development layout. Comment from GEO, CEDD on the possible change of site level and construction of retaining structures should be sought. (v) A number of graves, Yung Yi Road, an emergency vehicular access (EVA-TP-09) serving WD Yung Yi Villa, Permitted Burial Grounds (PBGs) No. TP/S11 and TP/S13, existing culverts, an existing electrical substation and footpath would be affected by the Proposed New Access Road. As such, the relevant departments, including but not limited to TD, HyD, DO/TP, BD, FSD and DSD and CLP for the affected electrical substation should be consulted. Nevertheless, the proposal shall be so designed to avoid any encroachment of the abovementioned features or otherwise prior agreements should be obtained from the	management responsibilities of the proposed road works. Please be clarified that the existing topography of the Application Site ranges from 28.5mPD to 67.7mPD along the new road section, and the Proposed Access Road gradient complies with the relevant TPDM requirements. For the Development Site portion, the topography ranges from 67.7mPD to 105mPD. Referring to the Landscape Master Plan in the Landscape Impact Assessment, the steeper peripheral areas of the Development Site are designated for landscaped areas and slope greening buffers to mitigate potential impacts arising from the level difference. The geotechnical design will be continuously reviewed and revised to fit for the proposed development layout during the detail design stage. Para. 2.1.1.1 of the Supporting Planning Statement (SPS) (Appendix A) has been revised accordingly. The design of the Proposed Access Road has minimised impacts on the existing graves, permitted burial grounds, private lots and existing utilities as far as practicable, while fulfilling the relevant TPDM requirements. It is noted that the Proposed Access Road will encroach slightly on the existing slope areas of two PBGs, namely TP/S11 and TP/S13. Given the minor extent of encroachment, the Applicants are willing to compensate for the affected areas by reconfiguring another existing PBG (TP/S12) at the southwestern fringe of the Application Site boundary, using their private land. Please refer to Section 6.5 of the SPS (Appendix A) for details. The final

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	relevant parties/stakeholders, failing which strong local objection would be anticipated.	arrangements will be determined in coordination with the relevant government departments. As for the existing graves affected, please be advised that the Applicants have maintained a positive relationship with the villagers in Wong Yi Au for over 30 years. The Applicants’ intention to develop the long-abandoned land and provide supporting infrastructure enabled by the current Application have garnered support from the villagers. The Applicants will continuously liaise with local stakeholders and relevant departments for the future arrangement of affected areas. Regarding existing utilities, the existing culvert will be intercepted and diverted by the proposed supporting drainage system. Please refer to the Drainage Impact Assessment for more details. As shown in the diagram below, the Proposed Access Road will intersect slightly with the existing electrical substation (ESS) at Ha Wong Yi Au Road, impacting a small area of approximately 1.7m². This will be addressed by minor adjustments to the Proposed Access Road and footpath at Ha Wong Yi Au Road to provide sufficient horizontal clearance to the ESS during the detailed design stage. Comments from CLP will be consulted at detailed design stage to minimise impact.  Overall, it should be noted that the Proposed Access Road is intended to serve a public function by upgrading and enhancing connectivity between the existing access

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	(vi) Besides, as noted from para. 6.5.1.3 of the SPS, the Applicant proposed to reconfigure the affected burial grounds by including private land within their ownership at the south-eastern side of PBG No. TP/S12 to ensure there is no net loss of the area of PBGs. In this regard, DO/TP and the affected villagers should be consulted well beforehand. (vii) According to para. 4.7 of the SPS, the Applicant proposed to construct (i) a new 2100mm diameter drain, (ii) a new 225 mm diameter sewer, (iii) a DN200 for fresh water, (iv) a DN50 for flushing water along the Proposed New Access Road, and a saltwater pumping station in the vicinity of the existing saltwater network near Yung Yi Road. On this, the Applicant should identify the management and maintenance responsibility parties of the aforementioned proposed infrastructures and the prior agreements from the relevant department should be sought. (viii) Should the Town Planning Board approve the subject planning application, to implement the proposed development, the lot owner(s) is required to submit a land exchange application to LandsD. The land owner is reminded that every application submitted to LandsD will be considered on its own merits by LandsD at its absolute discretion acting in its capacity of the landlord and there is no guarantee that such application will eventually be approved. If such application is approved, it will be subject to such terms and conditions at its	roads, adjacent properties, and the permitted burial ground. The Applicants are committed to maintaining ongoing liaison with local stakeholders and relevant government departments regarding the Proposed Amendment, particularly in relation to its potential impacts on graves, the permitted burial ground, and existing utilities. Noted. The Applicants will continue to liaise with the affected villagers and relevant departments on the proposed reconfiguration of the PBG. As advised in the email from Water Supplies Department (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. Noted.

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	absolute discretion, including among others the payment of premium.	
3.	Planning Department, District Planning Branch, Special Duties Division, Urban Design & Landscape Section, Landscape Unit, dated 14 July 2026 (a) We have reservation on the application from landscape planning perspective. Our detailed comments are as follows: Based on the aerial photo taken in 2025, the Site was generally located in an area of upland and hillside landscape character comprising village houses and woodlands within “Green Belt” (GB) zone. The Site was generally covered by trees and vegetation on a terraced topography. Approval of the application for the proposed development may alter the landscape character of the “GB” zone.	Despite the majority part of the Application Site zoned as “GB” on the OZP, it is currently left abandoned and no longer serves the intention of “GB” for “<i>defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets</i>”. In view of this, the Proposed Amendment aims to rationalize the under-utilised land resources at the Application Site for residential purpose under private initiatives and improve the local living environment in Wong Yi Au with a compatible scale. The Proposed Amendment is also fully in line with the Government’s initiatives and criteria of reviewing suitable “GB” zone to increase land and housing supply. Several approved applications for the upzoning of “GB” sites and endorsement of two Land Sharing Pilot Scheme applications for high-to-medium density housing developments reflect the changing planning circumstance at the urban fringe of Tai Po area. It is noted that the Site is not an undisturbed natural woodland within the “GB” zone. The Site currently comprises an abandoned orchard on a terraced hillside, with scattered temporary structures and evidence of previous agricultural activities. The existing landscape has therefore been substantially modified by past human intervention and does not represent a natural hillside woodland. According to the tree survey findings, approximately 50% of the surveyed trees comprise cultivated fruit tree species, predominantly <i>Litchi chinensis</i> (荔枝) and <i>Dimocarpus longan</i> (龍眼), many of which

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	<u>Advisory Comment</u> (b) Approval of the applications does not imply approval of tree works such as crown and root pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	are in poor health and form condition. The existing vegetation is therefore characterized by low-diversity orchard planting rather than a mature and ecologically diverse woodland community. The proposed landscape scheme seeks to enhance the landscape value of the Site through the introduction of a wider range of native tree and shrub species, including butterfly host plants and nectar species. A total of 6 native species are proposed as compensatory planting to replace low-value orchard trees affected by the development and strengthen local biodiversity. Extensive soft landscaping and buffer planting are also incorporated to improve visual amenity and integrate the development with the surrounding vegetated hillside setting. Furthermore, should the Site remain abandoned and unmanaged, there is potential for further degradation through the proliferation of invasive plant species and the continued decline of the existing orchard vegetation. The proposed landscape enhancement measures will provide active management and long-term maintenance, resulting in a higher quality landscape with improved ecological function. Taking into account the existing disturbed condition of the Site, the landscape enhancement measures and the proposed compensatory planting, the development is considered to provide an overall improvement in landscape quality and ecological value when compared with the current abandoned orchard condition. Noted.

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	(c) The applicant is reminded that approval of the application does not imply approval of the site coverage of greenery requirements under PNAP APP-152. The site coverage of greenery calculation should be submitted separately to Building Department (BD) for approval.	Noted.
4.	Planning Department, District Planning Branch, Special Duties Division, Urban Design & Landscape Section, Urban Design Unit, dated 14 July 2026 <u>Urban Design and Visual</u> (a) The application site (the Site) is situated in the southern urban fringe area of the Tai Po New Town, which mainly comprises the vegetated hillslopes at Wong Yi Au interspersed with village settlements and low to medium-rise residential developments with building heights (BHs) ranging from 2 to 12 storeys / from about 15mPD to about 121mPD. Being situated at a higher topographical level, the Site is amidst a relatively unspoiled vegetated hillslopes and separated from the nearest residential developments at a distance of about 200m.	Located at the southern fringe of Tai Po New Town, the majority part of the Application Site was previously used as plant nursery and is currently an abandoned agricultural land. The surrounding area of the Site is characterized by medium-to-low-dense residential development interspersed in a vegetated area, with a few abandoned village house structures and hill slopes. The Proposed Amendment has been designed with due regard to the local context and existing topography of Wong Yi Au, ensuring compatibility with the surrounding natural landscape and rural character. The Proposed Amendment is also in line with the changing planning circumstances in Tai Po Area. It is in proximity (about 750m distance) to the well-developed urban core of Tai Po New Town around the Tai Po Market Station with existing high-density residential developments within 1km environ, such as Uptown Plaza, Kwong Fuk Estate and Wan Tau Tong Estate zoned “R(A)” under the Outline Zoning Plan. In addition, under Government’s multi-pronged approach to increase land and housing supply, there are several approved applications for the upzoning of “Green Belt” sites and endorsement of two Land Sharing Pilot Scheme applications for high-to-medium density housing developments at the urban fringe of Tai Po, leading to a restructuring of townscape expanding the housing

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	(b) Although the proposed residential development is not fully in keeping with its immediate locality, the proposed maximum BH of 96mPD is comparable to the residential developments in a wider context including Grand Palisades (of about 94mPD), Emerald Palace (of about 96mPD) and Savanna Garden (of about 120mPD) at a distance of about 280m to 370m from the Site. In view of this, the proposed residential development is considered not incompatible with the surroundings in a wider context in terms of BH. (c) Various design/mitigation measures are proposed under the indicative scheme, such as BH variation in response to the natural topography, a 15m-wide building separation between Tower 2 and 3, sensitive building deposition to maintain the wind flow through the Site to the developments at the downhill area, and landscape features. These measures would have urban design merits. <u>Air Ventilation</u> (d) The proposed mitigation measures such as the 15m-wide building separation between Towers 2 and 3, and sensitive building deposition to maintain the wind flow through the Site to the developments at the downhill area have been incorporated in the proposed scheme to facilitate wind penetration and circulation. Significant adverse impact on the surrounding pedestrian wind environment is not anticipated.	development from the core to the urban fringe area in Tai Po. Noted. Noted. Noted.
5.	Transport Department, NT Regional Office, Transport Operations (NT) Division, NT East Section, dated 14 July 2026 Traffic Impact Assessment Report - 4th Issue February 2026	

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	Concerned Area Para 3.4.1 Please rename the “shuttle service” as “residents' service”. Concerned Area Para 3.4.6 Please advise the destination of the “shuttle service” (“residents' service”). It learnt that at para 6.1.5, it already mentioned that “shuttle service for coach is proposed to provide feeder service to the nearby MTR Station”. Concerned Area Para 6.1.5 For the destination of the “shuttle service”, i.e., the nearby MTR Station, please add “subject to the carrying capacity of loading and unloading facilities of the nearby MTR Station”.	Noted. The relevant paragraphs in the revised TIA report (Appendix B) have been revised to replace all references to “shuttle service” with “residents' service”. Table 4.1, Para 4.6.2.1 and 4.6.3.1 of the revised SPS (Appendix A) have been updated accordingly. Noted. Para 3.4.6 in the revised TIA report (Appendix B) has been updated to specify the destination of the residents' service, and the description has been aligned with Para 6.1.5 in the revised TIA report (Appendix B). Para 4.6.3.1 of the revised SPS (Appendix A) has also been updated accordingly. Noted. Para 6.1.5 of the revised TIA report (Appendix B) has been updated accordingly.
6.	Water Supplies Department, New Works Branch, Construction Division, System Planning Section, dated 14 July 2026 <u>General Comments:</u> The proposed DN50 salt water main branched off from Tai Po Road to Yung Yi Road induce relatively significant water head loss that may not be a cost effective solution. You are suggested to upsize to DN100, in view that your proposed development is located in high level area. Please note that the minimum	Noted, the proposed saltwater main has been upsized from DN50 to DN100. The hydraulic assessment and relevant drawings have been updated accordingly.

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	residual head in the distribution systems may be lower than 15mH at some extremities. 2. Please use salt water pumping house (SWPH) instead of salt water pumping station to mention your proposed inside service waterworks for clarity. <u>Special Comments:</u> 1. Table 2-1 - The unit of fresh water demand of irrigation should be 1/d/m² instead of 1/d/m³. Please amend. 2. Paragraph 4.2.1.5 - Please amend the wording: <i>...” Subject to detailed design, a salt water pumping station is proposed in the vicinity of the existing salt water network in Yung Yi Road, where the ground level is of approximately 20mPD.</i> – Please delete the word "in the vicinity of the existing salt water network". – Please state the invert level of your proposed pumping station. 20mPD is not tally with your headloss calculation which mention the downstream elevation at SWPH is 17.6mPD. Please clarify. 3. Para 5.1.1.2 - The portion of the proposed DN150 FWM and DN50 SWM (Should be reviewed) from the existing supply network along Tai Po Road - Yuen Chau Tsai section to the proposed private salt water pumping house (SWPH) in Yung Yi Road shall be implemented by the developer and handed over to WSD for maintenance and management. The private SWPH and the subsequent SW mains connecting to your development should all be regarded as inside service which should be implemented, managed and maintained by the developer.	Noted and revised accordingly. Noted and revised accordingly in Table 2-1 of the revised Water Supply Impact Assessment (WSIA) report (Appendix E). Noted and revised accordingly in Para. 4.2.1.5 of the revised WSIA report (Appendix E). Noted and revised accordingly. Noted, an invert level of 20mPD has been adopted. Noted and revised accordingly in Para 5.1.1.2 of the revised WSIA report (Appendix E).

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)

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	Please review your wordings regarding the responsibilities for the water mains beyond application boundary. 4. Para 5.1.1.3 - The sump pump system is provided to ensure adequate salt water supply only.	Noted and revised accordingly in Para 5.1.1.3 of the revised WSIA report (Appendix E).

(Last updated 19 August 2026)