

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)

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1.	Agriculture, Fisheries and Conservation Department, Headquarters, Conservation Branch, Nature Conservation Division (South), Nature Conservation Section (Sai Kung & Tai Po), dated 22 May 2026 <u>Section 7.4 Compensation</u> It is noted that the proposed woodland compensation will be distributed across different sites, which are well-vegetated agricultural land or shrubland located away from the application site. Such scattered compensation is considered ecologically ineffective, as the woodland to be affected by the proposed development is a continuous, densely vegetated habitat that provides vital ecological connectivity. Please clarify. <u>Figure 5.2 in "Appendix K - Ecological Impact Assessment" and "Appendix A- the Indication Scheme"</u> It is noted that the proposed access road on the northern side of the application site will overlap with a section of the identified natural watercourse. Although the road is proposed to be elevated, its construction and operation are likely to cause unavoidable impacts to the adjacent woodland and the underlying natural watercourse. Please clarify.	Please be noted that about 0.01 ha of woodland within the proposed access road area, has been included as permanent woodland loss following the alignment of the Application Site Boundary, resulting in a total woodland loss of about 0.37 ha. Regarding the woodland loss of 0.37 ha, the woodland compensation plan has been revised to avoid scattered compensation areas. A single patch of agricultural land falling within land lots owned by the Applicants is proposed as the alternative woodland compensation site. Section 7.4.3 and Figures 7.1 and 7.2 of the revised Ecological Impact Assessment (EcoIA) (Appendix I) have been updated accordingly to reflect the proposed changes. While the construction and operation of the proposed elevated access road may result in unavoidable impacts on the adjacent woodland, the Applicants have proposed a woodland compensation plan to compensate for the permanent woodland loss. A total woodland loss of about 0.37 ha, including the existing woodland affected by the proposed elevated access road, will be compensated at the proposed areas as indicated in Figure 7.1 of the revised EcoIA (Appendix I). Sections 6.4.3, 7.4.1 and 8.1.2, as well as Tables 6.1, 6.11 and 7.2 of the revised EcoIA (Appendix I), have also been updated. Referring to Figure 6.1 of the revised EcoIA (Appendix I), although the proposed elevated access road overpasses an existing natural watercourse, a vertical separation of 8.2m

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		between the existing natural watercourse and proposed elevated road will be maintained to avoid direct impact to the natural watercourse. The design of the proposed elevated access road will also avoid direct piling work on the natural watercourse to ensure that no interfacing issues would be anticipated. Relevant information has been supplemented to Sections 6.1.1 and 6.1.5 of the revised EcoIA (Appendix I).
2.	Drainage Services Department, Operations & Maintenance Branch, Mainland North Division, Tai Po Section, dated 24 August 2026 1. For the Sewerage Impact Assessment (SIA) Report, the following comments are for the consultants' reference and consideration. They are subject to the views and agreement of EPD as they are the planning authority of sewerage infrastructure. The Study has to meet the full satisfaction of EPD. Please be reminded to seek comments/agreement from EPD. Please see below our sewerage comments: (a) Please advise if the pipe segment between FMH1005826 and FMH1005827 comply with the minimum factor of safety against overflowing in section 5.1.1 (b) of Sewerage Manual Part 1. (b) R-t-C No. 1(2)(b) & Section 5: Please be advised that our previous comments in item No. 1(2)(b) are still valid. Please ensure that Tai Po STW and Tai Po Kau SPS has sufficient spare capacity to receive the sewage or blackwater from the proposed development. The utilisation/spare capacities of Tai Po STW and Tai Po Kau SPS (both with and without the proposed development) should be provided. In addition, the Table No. in Section 5 should be "Table 3.5" instead of "Table 3.2". It is also noted that Tai Po Kau SPS is insufficient	The pipe segment between FMH1005826 and FMH1005827 has spare capacity, thus it is not reaching surcharge condition. For the utilisation of Tai Po STW and Tai Po Kau SPS (both with and without the proposed development), please refer to Appendix A of the revised Sewerage Impact Assessment (SIA) (Appendix F). The Table Nos. have been revised accordingly. Please refer to Appendix A of the revised SIA (Appendix F) for the peak flow rate of sewage from the proposed development. To maintain spare capacity within the existing TPKSPS, only blackwater will be discharged to the TPKSPS.

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	spare capacity to receive the sewage from the proposed development. The peak flow rate of sewage or blackwater from the proposed development to Tai Po Kau SPS and the feasible preliminary design of the on-site treatment should be provided. (c) Please be advised that our previous comments in item No. 1(2)(e) are still valid. Please advise the extent of on-site treatment and utilization of existing TPKSPS at this stage. 2. For the Drainage Impact Assessment (DIA) Report, I have the following drainage comments: (a) The ICM hydraulic models was received on 15 June 2026, comments will be provided after checking (b) Please be advised that our previous comments in item No. 1(3)(h) are still valid.: Please advise the operation of the proposed stormwater retention tank in details.	To maintain spare capacity within the existing TPKSPS, it is currently proposed that only blackwater, estimated at approximately 296.5 m³/day (around 56% of the total sewage flow), will be discharged to the TPKSPS. The remaining sewage flow will be treated on site. Please note that the exact allocation between sewage discharged to the TPKSPS and sewage treated on site may be further adjusted during the detailed design stage. Noted. The proposed stormwater retention tank operates fully automatically under gravity. Its operation is governed by a fixed and throttled outlet. During storm event, site runoff is conveyed into the tank via the site drainage system. The smaller outlet restricts the outflow, so once the incoming flow exceeds the outlet's discharge capacity, the water level in the tank rises, and the excess runoff is temporarily stored. As the outlet is sized to cap the peak discharge, the outflow to the downstream watercourse is limited to no more than the allowable rate, thereby safeguarding the capacity of the downstream river. The detailed inlet and outlet arrangement, throttle sizing and overflow provision will be confirmed at the detailed design stage.

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	(c) Please be advised that our previous comments in item No. 1(3)(i) are still valid.: Please advise the details for the proposed watercourses interception and diversion.	Please refer to Para. 3.3.1.1 and Drawing No. C/DIA/001 of revised Drainage Impact Assessment (DIA) (Appendix E) . Please note that the locations and alignment of the cut-off drain and inlet structures are indicative only and may be subject to change during detailed design.
3.	Environmental Protection Department, Environmental Assessment Division, Territory North Group, Sheung Shui, Fanling, Tai Po, dated 14 September 2026 <u>General and EIAO Implications</u> Section 2.3.1.6: It is noted that proposed on-site sewage treatment facilities will treat a flow of around 150m³/day and the treated effluent may be reused on site. Instead of stating that on-site sewage treatment facilities, rather than sewage treatment works, will be proposed, please confirm in the report that on-site sewage treatment facilities with an installed capacity of less than 5,000 m³ per day are proposed, without reclaimed water for use by the general public. Hence, the Project would not constitute a DP under Item F.2 and Item F.4, Part I, Schedule 2 of EIAO. Please highlight changes made in future submissions to facilitate our review. <u>Water Quality</u> Comments on Section 9.6.3.1 of “Appendix C Revised Environmental Assessment” and Section 3.5.1.3 of “Appendix D Revised Sewerage Impact Assessment”: The proposed arrangement should make optimal use of remaining capacity of the existing sewerage system (i.e. to discharge black water to the sewerage system as much as practicable). Noted that the treated effluent of the on-site sewage treatment facilities would either be reused on site or discharged to existing watercourse, for the reuse of treated effluent, relevant WSD’s guideline and standard should be observed. Appropriate treatment process and level should be adopted to ensure the treated effluent could meet the relevant standard. Appropriate contingency	Noted. Please be advised that the treated effluent will not be reused on site. Section 2.3.1.6 of the revised Environmental Assessment (EA) (Appendix D) and Para. 3.5.1.3 of the revised SIA (Appendix F) have been updated as suggested. Noted. Changes are highlighted for easy reference. Reuse of treated effluent has been removed from Section 9.6.3.1 of revised EA (Appendix D) and Para. 3.5.1.3 of the revised SIA (Appendix F).

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	measures should also be put in place to prevent failure of the on-site sewage treatment facilities. Suggest to supplement, where available, the optimization strategy and the proposed treatment process and level for the on-site sewage treatment facilities. Sewerage From your revised section 3.5.1.3, it is noted that the on-site treatment facility will treat the difference between the proposed flow and the existing spare capacity which is at around 150 m3/day. While we take note that the exact amount of greywater and blackwater to be treated on-site will be determined at detailed design stage, we would like to reiterate that all blackwater should be discharged to public sewerage system as much as practicable, rather -site treatment facilities. When your project enters detailed design stage, your design should discharge all blackwater in the public sewerage system at first priority; then allow greywater discharging to the public sewerage system when there are sufficient remaining spare capacities.	Please refer to Para. 3.5.1.3 of the revised SIA (Appendix F). The optimization strategy and proposed treatment process and level for the on-site sewage treatment facilities will be determined at the detailed design stage. Noted and please note that the exact allocation of blackwater and greywater flows may be subject to further adjustment during the detailed design stage. Nevertheless, the design will continue to adhere to the principle of maximizing discharge to the public sewerage system, with blackwater being discharged to public sewerage system to be first priority.
4.	Planning Department, District Planning Branch, Special Duties Division, Urban Design & Landscape Section, Urban Design Unit, dated 14 September 2026 Urban Design and Visual (a) 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 15mPD to 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 the northeast at a distance of about 200m. Although	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.

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	the proposed residential development is not fully in keeping with its immediate locality characterised by vegetated slopes, the proposed maximum BH of 96mPD is comparable to the residential developments in the wider context including Grand Palisades (about 94mPD), Emerald Palace (about 96mPD) and Savanna Garden (about 120mPD) at a distance of about 280m to 370m from the Site. In view of this, the proposed residential development is considered not entirely incompatible with the surroundings in the wider context in terms of BH;	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 residential development from the core to the urban fringe area in Tai Po. In response to the evolving planning context of Tai Po and gradual expansion of residential developments from its urban core towards urban fringe, the Indicative Scheme has been carefully designed to ensure full compatibility with its surrounding environment while facilitating urban growth. Several key design merits of the Indicative Scheme are set out below: ✓ The Application Site has made reference to the development scale of the nearby medium-to-low-dense residential development zoned “Residential (Group B)3” to maintain compatible scale as a natural extension of Tai Po New Town. ✓ An indicative layout featuring sensitive building disposition and separation between residential blocks has been adopted to enhance visual permeability, promote air ventilation and harmonize the development with the surrounding natural environment. ✓ Sensitive building height variation has been incorporated in Indicative Scheme to respond to the existing topography and landform contours of the Application Site, accommodating its natural curvature and seamlessly blending with the local setting.

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	(b) 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; (c) a Visual Impact Assessment (VIA) has been conducted to assess the potential visual impact arising from the proposed development. According to the VIA, the overall visual impact of the proposed development would be “negligible” for the selected public viewing points (VPs) when compared to the existing conditions; and Air Ventilation (d) an Air Ventilation Assessment – Expert Evaluation (AVA-EE) has been submitted by the applicant on its own accord to compare the ventilation performance of the Baseline Scheme (existing condition) and Proposed Scheme. The proposed development may result in minimal impact on the surrounding wind environment.	✓ The indicative building layout has been carefully designed to adopt environmentally sensitive design and achieve full compliance with the Sustainable Building Design Guidelines, thereby creating a high-quality and liveable neighbourhood at Wong Yi Au which fosters a strong sense of well-being and promotes harmonious integration with nature. With the above considerations, the Proposed Amendment not only aligns with the changing planning circumstances in Tai Po Area, but also represents a cohesive and high-quality residential development that achieves an appropriate balance between development needs and compatibility with the surrounding environment. Noted. Noted. Noted.

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	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. No significant adverse impact on the surrounding pedestrian wind environment is anticipated. VIA (a) Sections 4 and 5 – the distances measured from VP2, VP3, VP6, VP8 and VP9 to the Site are inconsistent in these two sections; AVA-EE (b) Para. 2 – the range of Chateau De Mansion’s BH should be 20 to 31mPD; and (c) Para. 4.2 – in the 2nd line, the number of residential towers above the podium should be 4.	Noted and revised accordingly in Section 4 of the revised Visual Impact Assessment (VIA) (Appendix B). Para 2.1.1.1 of the revised VIA (Appendix B) is also updated accordingly to align with the changes in the revised SPS (Appendix A). Noted and revised accordingly in Para. 2 of the revised Air Ventilation Assessment (Expert Evaluation) (AVA-EE) (Appendix H). Noted and revised accordingly in Para. 4.2 of the revised AVA-EE (Appendix H).
5.	Planning Department, District Planning Branch, New Territories District Planning Division, Sha Tin, Tai Po and North District Planning Office, dated 14 September 2026 - Please incorporate additional information provided in R-to-C table of your submission on 29.5.2026 into the SPS. - Please provide the site area of the proposed extension of PBG No.	The additional information, including the length of the Proposed Access Road, breakdowns of areas of the lots owned by the Applicants and Government land, arrangement of new residents’ service, and the affected areas of permitted burial grounds has been supplemented in Paras. 2.1.1.1, 2.2.1.1, 4.6.3.1 and 6.5.1.4, along with Tables 2.1 and 6.2 of the revised Supporting Planning Statement (SPS) (Appendix A). The site area of the proposed extension of PBG No. TP/S12 is about 2,945 m², including private lots owned the Applicants of about 721 m² and

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	TP/S12 with breakdown of involved private lots and Government Land. - According to the Notes of the approved Tai Po Outline Zoning Plan (No. S/TP/32) for “Green Belt” zone, ‘Burial Ground’ is a Column 2 use which approval from the Town Planning Board under s.16 of the Town Planning Ordinance is required. Please advise the anticipated schedule and mechanism to realize the proposed extension of PBG No. TP/S12, and future management plan (if any). <u>Traffic Impact Assessment (TIA)</u> - Please be advised that planning application No. Y/TP/40 was partially agreed by RNTPC on 14.8.2026 and should be reflected in the TIA.	Government land of about 2,224 m². Relevant information has been supplemented in Para. 6.5.1.4 of the revised SPS (Appendix A). It is noted that the proposed extension of PBG No. TP/S12 falls within an area zoned “Green Belt” (“GB”) on the approved Tai Po Outline Zoning Plan (OZP) No. S/TP/32. As ‘Burial Ground’ is a Column 2 use under “GB” zone of the OZP which requires planning approval from the Town Planning Board (TPB), a separate s.16 planning application for the proposed burial ground use will be submitted to the TPB followed by the approval of the current Proposed Amendment, and further details will be determined in the subsequent stage. Relevant information has been supplemented in Para. 6.5.1.4 of the revised SPS (Appendix A). Please note that the proposed development under Planning Application No. Y/TP/40 has been included in Table 4.2.3 of the revised Traffic Impact Assessment Report (TIA) (Appendix C) and taken into account in the preparation of the revised TIA report (Appendix C).
6.	Water Supplies Department, New Works Branch, Construction Division, System Planning Section, dated 14 September 2026 We have no in-principle objection to your proposal with below consideration: - Connection of DN150 to existing DN 300 for fresh water and DN100 to existing DN200 for salt water is noted. Please follow this sizing in your water supply application in due course. - The capacity of SWYA FWSR is 12,917m³, taking into account that SWYA No.3 FWSR is commissioned. - In headloss analysis of freshwater supply, the downstream elevation level	Noted. Noted. The downstream elevation level of F3 has been revised accordingly. Please refer to Appendix A

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	of F3 (Salt water pump house) should be 20mPD to align with the report text and the headloss analysis of salt water supply. 4. In headloss analysis of salt water supply, please clarify the meaning of "oml". 5. Should the subject application be approved by the TPB, WSIA clauses should be incorporated as future land grant conditions in order to ensure the accountability and enforceability.	of the revised Water Supply Impact Assessment (WSIA) (Appendix G). The text “oml” has been updated to “SWPH”. Please refer to Appendix A of the revised WSIA (Appendix G). Noted.

(Last updated 22 September 2026)