

**Proposed Rezoning of the Site from “Industrial (Group D)”, “Residential (Group A)” and “Agriculture” to “Residential (Group A)1”
for Residential Development at Various Lots and Adjoining Government Land in D.D. 107, Fung Kat Heung, Yuen Long
(S12A Amendment of Plan Application No. Y/YL-KTN/7)**

– Further Information No. 2 –

Item	Comments	Our Responses
1	Comments from Railway Development Office, Highways Department (Responsible Officer: Mr. CHENG Po Yuen, Paul; Tel: 3525 1773) Received on 5 January 2026	
1.1	It is noted that the subject site is close to the Northern Link scheme boundary. Please note that the construction of Northern Link commenced in 2025 for completion in 2034. The applicant should ensure the traffic arrangements for the proposed modification will not have adverse impact on the implementation of the Northern Link during either the construction or operation period.	Noted. The proposed development would not have adverse impact on the implementation of the Northern Link Main Line during either the construction and operation period.
2	Comments from Drainage Services Department (Responsible Officer: Miss KWAN Ching Kei, Jessica; Tel: 3965 8924) Received on 12 January 2026	
2.1	<u>Sewage Impact Assessment (SIA)</u> (A) Specific Comments The applicant should demonstrate with hydraulic calculation that the sewerage facilities which are planned to be constructed under SPPHD are adequate to collect, convey and discharge additional sewage from the application site.	The hydraulic calculation has been included in the Appendix 2.1 of the SIA.
2.2	The applicant should clarify invert levels of the proposed sewerage facilities and sewerage facilities which are planned to be constructed under SPPHD. Invert level of sewerage facilities at the upstream should be higher than that at the downstream.	The tentative invert level for the proposed sewerage facilities has been included in the calculations. The exact invert level of the proposed manholes will be confirmed during the detailed design stage.
2.3	Cover level of the proposed terminal manhole T1 should be higher than that of the downstream foul water manhole.	The cover level for T1 is assumed no less than 7.4mPD. It would be higher than the downstream manhole.
2.4	The proposed terminal manhole should be located within the application	Noted.

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	site as near to the site boundary as possible.	
2.5	The DTL of the proposed stormwater terminal manhole should be indicated on the drawing complying with the current Government standard and a 150mm difference between I.L. and D.T.I.L. should be maintained.	DTL and IL of the terminal manhole has been indicated in Figure 2 of the SIA.
2.6	The terminal manhole should be of Type T1, T2, T3, T4 or T10 as appropriate and in accordance with current DSD standard drawings.	The type of the terminal manhole will be confirmed in the detailed design stage.
2.7	<u>(B) General Comments</u> There is no public sewer connection available in the vicinity of the proposed development. Views and comments from EPD should be sought regarding the sewage disposal arrangement of the proposed development.	Noted and this SIA has been circulated to EPD.
2.8	Since there are various proposed developments which are planned to dispose sewage to Sha Po Sewage Pumping Station (SPSPS), advice from SIG of EPD should be sought for holistically review of the sewerage arrangement and confirming whether capacity has been reserved at SPSPS for the subject proposed development.	Noted and this SIA has been circulated to EPD.
2.9	The SIA needs to meet full satisfaction of Sewerage Infrastructure Group (SIG) of Environmental Protection Department (EPD), the planning authority of sewerage infrastructure. The comments of this department on the sewerage aspect are subject to the views and agreement of EPD.	Noted and this SIA has been circulated to EPD.
2.10	The applicant's attention is drawn to EPD's ProPECC PN 1/23 on discharge from the proposed swimming pool. Swimming pool main drain, footbath main drain and swimming pool make-up tank drain should be connected to storm water drains (except in the Water Gathering Grounds where the applicant is advised to consult WSD) while the filtration plant backwash should be discharged to foul sewers.	Noted.
2.11	The applicant should submit form HBP1 to this Division for application of technical audit for any proposed connection to DSD's sewerage facilities.	Noted.

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2.12	The application site is in adjacent to the planned SPPHD and its ancillary government, institution and community facilities in Yuen Long. Comments from CEDD and HD on the subject application shall be sought.	Noted.
2.13	This Department will only take over those public drainage facilities constructed on government land and located downstream of the terminal manhole. When the proposed gravity sewers are exclusively used by the proposed development, those sewers shall be maintained by the applicant at his/her own cost. If the proposed sewers become public sewers that serve multiple users, the applicant shall hand over the sewer on government land to DSD for maintenance.	According to the EFS of SPPHD, the maintenance party for the proposed new sewerage system will be DSD. Therefore, the sewers from the proposed development will become public sewers for multiple uses. The proposed sewers on government land will be handed over to DSD.
3	<p>Comments from Urban Design Unit, Urban Design & Landscape Section, Planning Department (Responsible Officer: Ms. LEE Wing Ki, Nicole; Tel: 3565 3945) Received on 15 January 2026</p>	
3.1	<p>Minor comments from visual perspective are as follows:-</p> <p>It is noted that the applicant has largely addressed our previous comments on VIA, except that para. 7.1.3 of VIA and para. 4.3.3. of Planning Statement should conclude that the proposed development will result in negligible to slightly adverse visual impacts to tally with the current revised VIA.</p>	Para 7.1.3 of the VIA and the para. 4.3.3 of Planning Statement have been revised.

Encl.

Annex A – Revised Sewerage Impact Assessment

Annex B – Replacement Pages of Visual Impact Assessment

Annex C – Replacement Page of Supporting Planning Statement

Compiled by: KTA

Date: 16 January 2026

File Ref: 20260116_S3041c_FI(2)_R-to-C