

## Appendix A

### Response-to-Comment table

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**COMMENTS FROM RELATED DEPARTMENTS**

No.	Comments	Responses
1.	<p><b>Planning Department, District Planning Branch, Special Duties Division, Urban Design &amp; Landscape Section, Urban Design Unit, dated 2 Jan 2025</b></p> <p>In response to our previous comments on the accuracy of the photomontages and the assessment of visual impact (including the appraisal of visual changes) of the VPs, it is noted that the photomontages and Section 5 have been partially revised, and hence the following observations remain valid:</p> <p>(a) VP2 &amp; VP3 (Paras. 5.1.10 to 5.1.18) – With reference to the photomontages, the proposed development would alter the rural context and reduce visual openness/permeability.</p>	<p>With reference to the Preliminary Development Proposals of New Territories North (NTN) New Town released in December 2024, the Application Site and its surrounding areas (including to where V2 and VP3 have a direct view) have been planned for industries and mixed use/ residential use. The Application Site is also in proximity with the Priority Development Area around Heung Yuen Wai Boarder Control Point, which will be transformed into the Boundary Mixed Use Area, Enterprise Park and University Town boosting gateway economy and fostering new industries. Having taken into account the changing planning circumstance, the proposed I&amp;T Hub is not only compatible with the future land uses and surrounding context in terms of development nature and scale, but also complements the positioning of NTN new town as a landmark.</p> <p>Nevertheless, the Indicative Scheme has demonstrated the incorporation of a number of urban design measures with respect to the existing village environment amidst the gradually transforming NTN New Town.</p> <p>In VP2, while DC3 and AD2 will reduce the visual openness/ permeability on the two sides, soft landscape edge along the Development Site boundary and the 40m-wide building separation has retained a clear direct view to the open space in the background. Please refer to revised paras 5.1.11-12 for the details.</p> <p>From where the VP3 look towards, while the proposed I&amp;T Hub will form a new landmark at the Hong Kong-Shenzhen boundary, the open sky view is maintained in the Indicative Scheme</p>

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	<p>(b) VP4 (Para. 5.1.27) – With reference to the photomontage, a small portion of the upper part of Towers AD3 and AD2 would also be visible from this VP.</p> <p>(c) VP6 (Figure 9 and Paras. 5.1.35 to 5.1.39) – It seems that Tower AD3 should be shifted to the left, exposing the upper portion of the entire Tower AD3 to the left of the existing trees in the middle part of the photomontage. In this connection, the high-rise tower would appear as a perceivable visual element from this VP and obstruct a small portion of open sky view. As such, it would be more tenable to grade the visual impact to VP6 as “slightly adverse” rather than “negligible”.</p> <p>(d) VP9 (Paras. 5.1.48 to 5.1.55) – With reference to the photomontage, the proposed development would become a</p>	<p>with a stepped building height profile descending from 120mPD to 80mPD. Architectural design features such as the use of finishing materials, colours, and façade will also be given extra consideration during the detailed design stage for better visual compatibility with the proposed industries and mixed uses in the future according to the Preliminary Development Proposals of New Territories North (NTN) New Town. Also, building separations ranging from 15m to 40m have been introduced to retain visual permeability and unobstructed views to the greenery and mountain backdrop/ ridgeline along the view corridors. Please refer to revised Paras 5.1.17-18 in <b>Appendix B</b> Replacement Pages of the Revised Visual Impact Assessment for the details.</p> <p>Noted. Please refer to revised Para 5.1.27 for the mentioning of “... the upper parts of AD3, AD2, and DC3 protrude from the tree crowns.”</p> <p>Noted, the photomontage of VP6 has been reviewed and revised. Despite the entire roof of Tower AD3 being visible from VP6 and appearing in a minor portion of the sky from a distance of about 500m, the extent of open sky view remains largely the same. The Indicative Scheme will not alter other existing key visual composition and resources, including the Grade 3 Historic Building – Ta Kwu Ling Police Station in the foreground, the vegetation in the middle ground.</p> <p>It is also noted that VP6 is situated in the area planned for industries and residential/ mixed use under the Preliminary Development Proposal of NTN New Town and overlooking the Application Site planned for the same land use. In this connection, the Indicative Scheme is considered not incompatible with the proposed built-up environment and shall not be perceived as a new visual element altering the local context from VP6. As such, the visual impact to VP6 shall remain as “negligible”.</p> <p>Under the latest Preliminary Development Proposal of NTN New Town, Kong Nga Po and Hung Lung Hang located in the foreground of VP9 have been reserved for industries, mixed</p>

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	<p>new visual element in juxtaposition with the existing rural locality.</p> <p>(e) VP10 (Paras. 5.1.56 to 5.1.62) – With reference to the photomontage, the proposed development would become an apparent visual element, altering the rural context and reducing visual openness.</p>	<p>use/ residential and public facilities use. It is also noted that VP9 will be overlooking the future University Town in the Heung Yuen Wai Priority Development Area, which is situated in the middle ground of this VP. To this connection, the Indicative Scheme is considered to be an extension of the proposed development of Heung Yuen Wai Mixed Use Area, Enterprise Park and University Town in the Priority Development Area. With the existing high-density urban development in Shenzhen in the background of the VP, the proposed International I&amp;T Hub will become a future landmark feature in the boundary area between Hong Kong and Shenzhen. Meanwhile, various positive visual elements are also added, including a stepped building height profile from the hillside to the riverside to create a touch of architectural interest, and appropriate building separations to avoid wall effect and to function as visual corridors. Please refer to revised Paras 5.1.50 for the details.</p> <p>Under the latest Preliminary Development Proposal of NTN New Town, the two side of Ping Yuen River is reserved for future industries and residential/ mixed use. The Indicative Scheme is therefore considered compatible with the future proposed use and local context. While it is noted that the Indicative Scheme will screen of a portion of Lo Shue Ling reducing the visual openness to the sky view in the backdrop, the blue and green elements of Ping Yuen River in the foreground is maintained. Meanwhile, various positive design mitigation measures have been demonstrated to offset the potential visual impacts, such as landscaping along the boundary to soften the building mass, and rooftop gardens to further enhance the greenery. Wide building separations of 15m between DC2 and DC3, 30m between AD2 and AD3, as well as 40m between AD2 and DC3 will also serve as important visual relief and corridors allowing permeable view to the open sky in the background. Please refer to revised Paras. 5.1.57 and 5.1.58 for the details.</p>
2.	<p><b>Environmental Protection Department, Environmental Assessment Division, Territory North Group, Sheung Shui, Fanling, Tai Po, dated 13 Jan 2025</b></p>	

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	<p>Section 4.13: Based on the clarifications provided in the R-t-C, suggest amending to read as "... (less than 5,000 m<sup>3</sup>/day), the proposed STP would not constitute designated project (DP) under Item F.1 and F.2 of Part I, Schedule 2 to the Environmental Impact Assessment Ordinance (EIAO)."</p> <p>Section 4.4: It is noted that an on-site sewage treatment plant is proposed for the development, please seek advice from RNG/EPD on the effluent discharge standard and arrangement (e.g. discharge location) at suitable juncture.</p> <p>Please provide the full revised SIA report for our retention.</p>	<p>Section 4.13 of the Sewerage Impact Assessment has been revised.</p> <p>The report has been circulated to RNG/EPD for advice, if any.</p> <p>The full revised Sewerage Impact Assessment is provided for retention (<b>Appendix C</b> refers).</p>
<p><b>3.</b></p>	<p><b>Environmental Protection Department, Environmental Assessment Division, Territory North Group, Sheung Shui, Fanling, Tai Po, dated 17 Jan 2025</b></p> <p><u>Comments on Appendix I Environmental Assessment Study</u></p> <p><i>EIAO Implications</i></p> <p>1. Section 2.3.1.6: Please also include the width of the proposed drainage channel in this section.</p> <p><i>Noise</i></p> <p>Comment to be provided.</p> <p><i>Air Quality</i></p> <p>1. Section 7.2.1: Please present the AQMS data for year 2019 – 2023.</p> <p>2. Section 7.2.2: Please present the PATH data for year 2026 instead of 2025.</p> <p>3. Paragraph 7.2.2.1: Please provide the full name of PRD and PRDEZ at their first appearances.</p> <p>4. Figure 7.1: According to the scale bar,</p>	<p>It has been supplemented that the proposed drainage works are with channels width of less than 5m. Please refer to <b>Appendix D</b> for the revised Environmental Assessment Study.</p> <p>Noted.</p> <p>AQMS data for Tai Po has been updated from year 2019 to 2023. AQMS data for North has been updated from year 2020 to 2023.</p> <p>Noted and updated.</p> <p>Noted and added.</p> <p>Figure 7.1 updated.</p>

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	<p>the assessment area is not 500m. Please check.</p> <p>5. RtC No. 7 (iii) and Section 7.3: Weekly site audit during construction phase should also be formulated to monitor the dust impact to ensure no adverse dust impact to the surroundings.</p> <p>6. Table 7.6: Please present the assessment heights of the ASRs.</p> <p>7. Paragraph 7.6.1.2: Please show the location of the pigsty on a figure.</p> <p>8. RtC No. 17 and Section 7.7: This comment has not been addressed properly. Please briefly discuss the results of TIA especially about the road capacity of the nearby roads. Please indicate the location of the proposed TI on a figure.</p> <p>9. Paragraph 7.7.1.1: The proposed TI should follow ProPECC PN 1/22 Control of Air Pollution in Semi-Confined Public Transport Interchanges instead. Please revise.</p> <p><i>Non-fuel gas dangerous goods risk</i></p> <p>No further comments</p> <p><i>Land Contamination Waste and Management Implications</i></p> <p>No further comments</p> <p><i>Water Quality</i></p> <p>1. Sections 10.1.1.1 and 10.5: Please note the ProPECC PN 2/24 has been issued and supersede the ProPECC PN 2/23. Please update the relevant sections in the report.</p> <p>2. Section 10.2.1.2 and Table 10.1: The River Water Quality in Hong Kong in 2023 has been released. Please update the content and the table accordingly.</p>	<p>Noted and added in Section 7.3.1.4.</p> <p>Noted and added in Table 7.6.</p> <p>Noted and Figure 7.5 added.</p> <p>Please note that the TIA revealed that all nearby road links will be performing satisfactorily with spare capacity in the Design Scenario with the induced traffic of the proposed TI and no traffic congestion would be expected. The above statement has been supplemented in Section 7.7. Details should refer to the TIA Report.</p> <p>Noted and revised.</p> <p>Noted with thanks.</p> <p>Noted with thanks.</p> <p>Noted and revised.</p> <p>Noted and updated.</p>

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	<p>3. Section 10.4.1.3: “Construction site runoff could be carefully controlled and mitigated through the recommended mitigation measures outlined in Section 10.45.”.</p> <p>4. The comment given on 21 Oct 2024 (i.e. “minor typo was observed at Section 4.11 'The treated sewage would be discharged to Ping Yuen River.’”) could not be reflected in the files downloaded from the links in the preceding email.</p> <p><i>Sewerage</i></p> <p>No further comments</p>	<p>It has been revised to “<b>Section 10.5.1</b>”.</p> <p>Noted and updated. Please refer to Section 4.11 of <b>Appendix C</b> for the revised Sewerage Impact Assessment.</p> <p>Noted with thanks.</p>
4.	<p><b>Environmental Protection Department, Environmental Assessment Division, Territory North Group, Sheung Shui, Fanling, Tai Po, dated 22 Jan 2025</b></p> <p>1. Section 5.2.6.2: For fixed noise assessment part, suggest amending to read as follows. The consultant shall check the factual correctness of the below suggested sentence, in particular the scale of the 'other potential fixed noise sources', i.e. whether it is considered as small scale and make appropriate amendments as necessary.</p> <p>“For all other potential fixed noise sources from the clubhouse and residential buildings itself (e.g. elevator, pump room) which are at relatively small scale and have no detailed design at this stage, the future design would also take their impact into account and ensure compliance with the relevant HKPSG standards by adopting appropriate noise mitigation measures / designs, if necessary.”</p>	<p>Check and revised. Please refer to <b>Appendix D</b> for the revised Environmental Assessment Study.</p>
5.	<p><b>Agriculture, Fisheries and Conservation Department, Headquarters, Conservation Branch, Nature Conservation (North) Division, Nature Conservation Section (North), dated 23 January 2025</b></p> <p>S.7.2.1.3, Table 7.3, S.8.3.1.3, Table 8.3 Please clarify if Watercourse 1 is a natural watercourse or semi-natural watercourse, and confirm whether there is direct loss of</p>	<p>It is confirmed that both Watercourse 1 &amp; 2 are semi-natural watercourses. Historical aerial photographs indicate that Watercourse 1 is a meander of the former Ping Yuen River that</p>



<b>No.</b>	<b>Comments</b>	<b>Responses</b>
	<p>Watercourse 1 and 2. If affirmative, please propose mitigation measure for watercourse loss in S.8.6 and S.9 as appropriate. In general, if direct impact to natural watercourse could not be avoided, strong justification has to be provided and appropriate mitigation measures will be required.</p>	<p>now has very little water flow and thus its hydrology is compromised by this anthropogenic activity. While there is direct loss of both Watercourse 1 &amp; 2, both of which are semi-natural, no direct loss of natural watercourse is anticipated. Text has been updated accordingly.</p> <p>Please refer to <b>Appendix E</b> for the revised Ecological Impact Assessment.</p>

*(Last update on 27 January 2025)*