

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

Your Reference No.: A/YL-MP/394

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong.

18 November 2025

By Email and Hand

Dear Sir/ Madam,

**Section 16 Planning Application
Proposed Amendments to an Approved Scheme (Application No. A/YL-MP/344)
for Comprehensive Residential Development
to Include a Wetland Restoration Area at Lots 50 S.A and 77
in D.D. 101, Wo Shang Wai, Mai Po, Yuen Long**

Further Information (1)

On behalf of the Applicant, we would like to make a Further Information (FI) (1) submission on clarifications and responses to departmental comments.

Enclosed, please find the FI (1) submission for your onward action. It includes:

- 1) Responses to Comments (RtC) Table
- 2) Replacement pages of Planning Statement, sections, Landscape Master Plan, and Drainage Impact Assessment
- 3) Revised Ecological Impact Assessment and Traffic Impact Assessment
- 4) Elaboration on planning and design merits

The submission has been prepared in accordance with the Town Planning Board Guideline No. 32B on submission of further information in relation to planning applications under the Town Planning Ordinance. The submission includes only technical clarification and rectification of editorial errors in response to departmental comments without changes to the conclusions of assessments. The FI does not result in a "material change" in the application. As such, the submission should be accepted and exempted from the publication and recounting requirements.

Thank you.

Yours faithfully,



Benson Poon
For and On Behalf of
Masterplan Limited

c.c. Client and Consultants (By Email)
Ms. LAU Sin Yee, Jessie, TP/FS2, FS&YLE (By Email)
Ms. TONG Ka Yan, Anna, TPG/FSYLE7, FS&YLE (By Email)