

Application No. Y/YL-MP/11 Proposed Rezoning from “Residential (Group D)” to “Residential (Group C)2” Zone for Proposed Residential Development, Lot 4822 in D.D.104 and Adjoining Government Land, Mai Po, Yuen Long

Table A: Responses-to-Comments (26.9.2025)

Departmental Comments		Applicant’s Responses
A. Chief Town Planner/Urban Design & Landscape Section, Planning Department (“PlanD”) (received on 18.9.2025)		
Visual Impact Assessment (VIA)		
a.	The consultant is reminded to observe Town Planning Board Guidelines No. 41 (TPB PG-NO. 41) in preparation of the VIA.	Noted. Please refer to the revised VIA at Annex A .
b.	Visual Envelope (VE): (a) Paras. 4.1 to 4.11 – The terms Zone of visual influence and primary/secondary/Tertiary Zone of Visual Influence as stated in the submission are not adopted in the TPB PG-NO. 41. The actual assessment area, i.e. the VE, should be determined having regard to the size of the proposed development, the distance of the development and its potential visibility from the selected viewing points, and the actual site and surrounding topographical conditions. The visual envelope is expected to cover the fields of views from all sensitive viewers in direct sight of the proposed development. Please define the actual assessment area, i.e. the VE, in accordance to the TPB PG-NO. 41.	Noted and the description of the assessment methodology in determining the VE and the requirements under TPB PG-NO. 41 have been reviewed and amended, and are now set out in Paras. 4.1 to 4.8 in the revised VIA at Annex A . Figure 4.4 has also been revised to reflect the above, and Figure 4.5 has been omitted from the VIA in Annex A .
c.	Para. 4.3 – It is stated in the submission that the assessment area for the VIA is being around three times of the overall building height (BH) of the proposed development according to TPB PG-NO. 41, this description is not accurate. According to the TPB PG NO. 41, the area delineated by three times of the height of a building is referring to the Initial Assessment Area Boundary.	Noted and this reference has been amended in Para. 4.1 in the revised VIA at Annex A .

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d.	Title of Section 7 – The term ‘Residual Impacts’ as stated in the submission is not adopted in TPB PG-NO. 41. Please consider revise to ‘Appraisal of Visual Changes’ in according to TPB PG-NO. 41.	Noted and Section 7 in the revised VIA has been retitled ‘Appraisal of Visual Changes’ at Annex A .
e.	Building blocks for Development Proposal of Ngau Tam Mei are incorporated in the photomontages. Please advise the development parameters of the building blocks and source of information.	<p>As noted on the relevant photomontage figures, the information is sourced from the zoning and photomontage provided in LC Paper No. CB(1)1487/2024(04) dated 26th November 2024. The development parameters are stated in the paper as a plot ratio of 6 for residential sites and 3 for the Uni town, whilst the number of floors for several of the residential blocks are evident in the photomontage.</p> <p>Whilst there is a degree of interpretation involved, the portrayal of the buildings has been cross checked and is broadly in accordance with the massing of Ngau Tam Mei shown on the photomontage in VIA for approved application No. Y/YL-MP/10, which shares several of the same vantage points.</p>
Air Ventilation		
f.	The subject site does not fall within any major wind corridors and the proposal does not fall within the criteria for air ventilation assessment (‘AVA’) under the Joint HPLB-ETWB Technical Circular on AVA No. 1/06. As no significant adverse impact on the pedestrian wind environment is anticipated, AVA is not required.	Noted.

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Landscape Planning Perspective		
g.	The applicant is advised that the application does not imply the application for tree works approval, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from relevant department(s).	Noted.
h.	For compliance of site coverage of greenery requirements under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152, submission should be made separately to Buildings Department for comment and approval.	Noted.
B. Fire Services Department (received on 18.9.2025)		
i.	Detailed fire services requirements will be formulated upon receipt of formal submission of short-term tenancy/short-term waiver (STT/STW), general building plans or referral of application via relevant licensing authority as appropriate. Furthermore, the emergency vehicular access provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department.	Noted.
C. Water Supplies Department (“WSD”) (received on 18.9.2025 and 19.9.2025)		
j.	As clarified by WSD’s responsible officer via email conveyed by PlanD on 19.9.2025, all units in “m³” below should read “L” instead.	Noted. Calculations in the revised WSAR at Annex B have taken into consideration of this.
k.	Please adopt the unit demand of 230 m³ L per head per day for fresh water consumption of NEC - Attendees.	Noted. Please refer to the revised WSAR at Annex B .

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l.	Please allow 40m ³ L fresh water per day per residential population as Service Trade Consumption. The consumption of Kindergarten - students & Staff and NEC-staff are to be subsumed into this service trade allowance.	Noted. Please refer to the revised WSAR at Annex B . According to Note 4 in the WSAR, the Residential Population, Kindergarten - Students & Staff, and NEC - Staff are subsumed under the unit demand of 40L of Fresh Water per head per day as Service Trade Consumption/Allowance.
m.	Please adopt the unit demand of 104m ³ L per head per day for flushing water consumption of both residential and NEC-attendees. This unit demand already include the small consumption of Kindergarten - students & Staff and NEC-staff.	Noted. Please refer to the revised WSAR at Annex B . According to Note 5 in the WSAR, the unit demand of 104L of Flushing Water per head per day has taken into account of the small consumption of Kindergarten - Students & Staff, and NEC – Staff.
n.	The applicant shall propose waterworks necessary for enabling water supply to the Development and present the schematic design in this WSIA for our consideration. Since the required new waterworks are due to the Development, the applicant should fund and implement the waterworks proposed by them.	Noted. Detailed schematic design of the water supply system and its waterworks will be provided at GBP submission stage.
o.	“Water Services Department” shall read “Water Supplies Department”.	Noted. Please refer to the revised WSAR at Annex B .