VISION PLANNING CONSULTANTS LTD.
弘域城市規劃顧問有限公司

Our Ref.: YL-MP/RA/GQL/25-23
Your Ref.: TPB/Y/YL-MP/11
Date: 1 April, 2026

By Hand and Email
(tpbpd@pland.gov.hk)

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

Dear Sirs,

Application for Proposed Rezoning from "Residential (Group D)" to "Residential (Group C)2" Zone for Proposed Residential Development at Lot No. 4822 in D.D. 104 and the Adjacent Government Land, East of Kam Pok Road, Mai Po, Yuen Long, New Territories – *Further Information (5)*

Further to our letter (Ref.: YL-MP/RA/GQL/25-21, dated 5 March 2026), we submit herewith four sets of the following materials to respond to comments/concerns raised by the Urban Design and Landscape Section of the Planning Department, the Agriculture, Fisheries and Conservation Department, the Environmental Protection Department, the Drainage Services Department, the Transport Department, the Social Welfare Department and the Water Supplies Department with respect to the captioned rezoning scheme:

i. Response-to-Comments ("**R-to-C**") Table dated 1.4.2026 (**Table A**);
ii. Updated Report of the Environmental Assessment (**Annex A**);
iii. Updated Report of the Environmental Noise Impact Assessment (**Annex B**);
iv. Updated Report of the Sewerage Impact Assessment (**Annex C**);
v. Updated Report of the Water Supply Impact Assessment (**Annex D**);
vi. Updated Report of the Drainage Impact Assessment (**Annex E**);
vii. Updated Report of the Traffic Impact Assessment (**Annex F**);
viii. Updated Report of the Landscape Proposal (**Annex G**); and
ix. Updated Report of the Visual Impact Assessment (**Annex H**).

Please note that a new term of "Elderly Activity Centre" ("**EAC**") has been adopted to replace "Neighbourhood Elderly Centre" to avoid any unnecessary confusion. As such, relevant indicative rezoning scheme drawings (i.e. **Figures 15b, 16a, 17b-19b and 24b**) as attached in **Annex I**, and relevant Replacement Pages of the Planning Statement (i.e. **pages 1-4, 6, 9-11 and 14-16**), as attached in **Annex J** are now included in this FI Submission for clarifications.

[redacted]

QUALITY SYSTEM CERTIFICATION DNV ISO 9001

Should you have any queries with regard to the above or require additional copies of the above submission, please do not hesitate to contact our Miss Nora WONG, Mr Otto LUNG or the undersigned at [redacted]

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

Kim On CHAN
Managing Director

Encl. Table A & Annexes A-J
[YL-MP/RA/GQL/25-23]
KC/OL

[redacted]

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