

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

Your Ref. TPB/Y/YL-MP/9
The Secretary,
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Date: 18 September 2025
By Hand and email

Dear Sir/Madam,

Application for Amendment to the Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/8, to amend the Notes of the “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” zone applicable to the site, Lots 50 S.A and 77 in D.D.101, Wo Shang Wai, Mai Po, Yuen Long

2nd (Formal) Further Information Submission

We submit herewith, our 2nd Further Information in response to comments (RtC) from relevant Government departments. The previous submitted Draft (Informal) Rtc are also included for reference. The Rtc that has been labeled with “CURRENT” are our latest responses to most-up-to-date departmental comments. Please find 40 hardcopies of our FI submission with this letter.

In summary, the major updates made to the Master Layout Plan (MLP), include the following: -

- 1) Response to TD comment – additional bicycle parking spaces provided in the basement level. The basement layout has been updated in the MLP [**Addendum 4** of RtC Table].
- 2) Response to DPO comment – the basement layout has been updated to indicate space for underground supporting sewage facilities [**Addendum 4** of RtC Table].
- 3) Response to AFCD comment – the number of stories of Tower C2-1 has been reduced from 10- to 8-storeys. This update has been reflected in the MLP (including Phasing Plan) [**Addendum 4** of RtC Table], and Landscape Master Plan (LMP) [**Addendum 6** of RtC Table]. The reduced two storeys have resulted in a reshuffling of the GFA to the other developments within the Site. While the building footprint of all the developments remain the same, slight adjustments were required to the parameters, as shown in **Table 4** of the revised Planning Statement (**Addendum 8** of RtC Table).
- 4) All the technical reports have been updated with the revised MLP. The conclusion and assessments of the reports are unaffected and remain the same.

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

- 5) Response to AFCD comment – Section B of MLP [**Addendum 4** of RtC Table], the parapet glass wall has been updated with a 2m-high solid wall at the interface boundary between the Wetland Restoration Area and residential portion. This update has been reflected in the MLP (Drawing MLP-04 Section B) and LMP (Section D).

The further information does not result in a "material change" in the nature of the application. The submission has been prepared in accordance with the Town Planning Board Guideline No. 32A on submission of further information under the Town Planning Ordinance.

Yours faithfully,



Benson Poon

For and on behalf of Masterplan Limited

Encl.

cc. Ms. CHAN Kei Yee, Karen (TP/YLE2) (DPO/FS&YLE)
Mr. CHIU Pak Him, Kimson (STP/YLE1) (DPO/FS&YLE)
Client and Consultants