

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

Our Ref.: YL-MP/RA/GQL/25-08
Date: 18 September, 2025

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

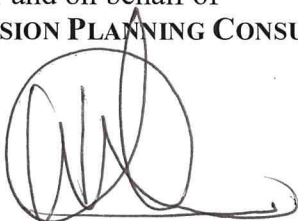
On behalf of the Applicant, we would like to submit herewith, a total of 4 sets of the following materials to respond to comments raised by the Water Supplies Department:

- i. Response-to-Comments (“**R-to-C**”) Table dated 18.9.2025 (**Table A**); and
- ii. Water Supply Assessment Review (**Annex A**).

Should you have any queries with regard to the above or require additional copies of the above technical assessment, 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

[YL-MP/RA/GQL/25-08]
KC/OL

Table A: Response-to-Comments (18.9.2025)

Departmental Comments		Applicant’s Responses
A.	Water Supplies Department (received on 10.9.2025)	
a.	The applicant shall submit a Water Supply Impact Assessment (“WSIA”) Report to evaluate the impact on the water supply system by the proposed development and to recommend suitable mitigation measures for considerations.	Noted. A Water Supply Assessment Review (in Annex A) is provided for consideration. The results of the Review have demonstrated that the anticipated water supply impact due to the proposed development is insignificant.

Water Supply Assessment Review

Rezoning Application from “Residential (Group D)” to “Residential (Group C)2” Zone
Lot No. 4822 in D.D. 104 & Adjoining Government Land, East of Kam Pok Road,
Mai Po, Yuen Long
16 September 2025

1. Introduction

This is a desktop Water Supply Assessment Review (WSAR) prepared in support of the rezoning application for a proposed medium-density residential development on the Application Site (refer to proposed MLP in **Appendix 1**). This WSAR is **not** a full technical impact assessment but by making reference to the demand assessment of an approved application (No. Y/YL-MP/10) in the immediate vicinity, a **broad review** is sufficient to conclude that **no adverse impact** on the water supply system is anticipated.

2. Development Overview

The proposed scheme will comprise:

- Approx. 1,303 residential units with supporting clubhouse
- A 6-classroom Kindergarten
- A Neighbourhood Elderly Centre (NEC)
- Ancillary parking and landscaping
- Target completion year: 2031

Summary Water Demand Estimation Table

Use Type	Population / Attendance	Fresh Water ¹	Flushing Water ¹	Fresh Water Demand ²	Flushing Water Demand ²
Residential	3,519	300	70	1,055.70	246.33
Kindergarten Students (6 CR ³)	180	25	25	4.50	4.50
Kindergarten Staff	23	40	40	0.92	0.92
NEC – Attendees	57	150	50	8.55	2.85
NEC – Staff	19	40	40	0.76	0.76
TOTAL	—	—	—	1,070.43	255.36

Note 1: Unit Demand (L/head/day)

Note 2: m³/day

Note 3: Classroom CR) x 6 @30 students = 180 kindergarten students

After estimation of the projected fresh and flushing water demand, the forecast demand is well below **1%** of the NTMFWTW daily capacity particularly the Ngau Tam Mei Fresh Water Primary Service Reservoir (NTMFWPSR) is of current capacity ~230,000 m³/day; with expansion, the capacity increase up to ~440,000 m³/day. Furthermore, the existing water supply situation would not be any major constraint:

- No salt water supply system is available in the area – flushing demand will be temporarily supplied via the fresh water network until salt water mains are available in future.
- By making reference to the approved application (WSIA, Y/YL-MP/10), the nearby mains are implementable with appropriate improvement works:
 - o 200 mm dia. main along Kam Pok Road — adequate for fire-fighting only, but **not** for combined domestic + fire-fighting load.
 - o 600 mm dia. main along San Tam Road — adequate for the proposed demand.

3. Conclusion

The proposed development can be supported by the existing NTMFWTW as the proposed water demand about 0.58% of NTMFWPSR's capacity. No significant adverse impact to the overall water supply system is anticipated. Connection to the mains and necessary upgrading to be designed and submitted to Water Services Department for approval. Similarly fire-fighting system will be designed to FSD/WSD standards during GBP stage.

Appendix 1

Indicative Master Layout Plan

LEGEND

APPLICATION SITE BOUNDARY

FENCE WALL (2.5mH)

SWIMMING POOL

LAY-BY

Remark : 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.

