

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

Our Ref.: YL-MP/RA/GQL/25-17
Your Ref: TPB/Y/YL-MP/11
Date: 20 January, 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 (4)

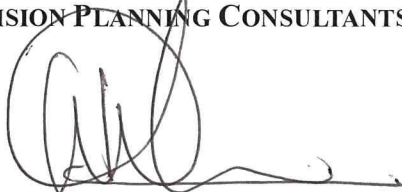
On behalf of the Applicant, we would like to submit herewith, four sets of the following materials to respond to comments raised by the Planning Department with respect to the captioned rezoning application:

- i. Response-to-Comments (“**R-to-C**”) Table dated 20.1.2026 (**Table A**); and
- ii. Updated Report of the Traffic Impact Assessment (**Annex A**).

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 & Annex A
[YL-MP/RA/GQL/25-17]
KC/OL

Table A

Responses-to-Comments (“R-to-C”) Table dated 20.01.2026

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 (20.1.2026)

Departmental Comments		Applicant's Responses
A.	Planning Department (“PlanD”) (received on 19.12.2025)	
Addressing PlanD’s comments/concerns dated 19.12.2025 on the list of planned/committed developments, Comment Item Nos. 1 to 8 are clarified as follows: -		
1.	<i>Items within Mai Po and Fairview Park Outline Zoning Plan (OZP)</i> Item 18 – the applicant should clarify the source of retail GFA of 2,363m².	The retail GFA concerned was extracted from the TIA report (Table 2.1) of the planning application no. Y/YL-MP/10.
2.	<i>Items within San Tin Technopole OZP</i> Item 20 – no major comment noting that the key development parameters have made reference to the development schedules under initial and main phases assumed in the approved EIA Report for San Tin/Lok Ma Chau Development Node. Nevertheless, the applicant is advised to examine if such assumption has taken into account the latest development schedule of the Technopole, which is available at https://nm-santintech.hk/en/implementation-arrangement/developmentschedule/ Besides, the applicant should clarify why only the GFA for logistics, storage and workshop sites is included, and consider including other non-domestic GFA in addition to that for logistics, storage and workshops (e.g. I&T sites).	Please be advised that the assumed employment of 120,000 is from I&T sites.

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

Departmental Comments	Applicant's Responses
3. <i>Items within Ngau Tam Mei OZP</i> Item 14 – the applicant is advised to make reference to the Environmental Impact Assessment report of the Development at Ngau Tam Mei for the latest key development parameters, including the population, number of new flats and anticipated population intake years. The Executive Summary of the report can be assessed via the link below: https://www.epd.gov.hk/eia/files/applications/en/pp_363/eia_6226/progress/action_176330/es_e.pdf	Noted and TIA updated accordingly.
4. <i>Items within Kam Tin North OZP</i> Item 8 – the applicant is advised to make reference to the Table 2.1 – Proposed Development Parameters in the Final Report (Sha Po) under the Agreement No. CE 10/2020 (CE) Site Formation and Infrastructure Works for Proposed Public Housing Developments at Sha Po, Shap Pat Heung and Tai Kei Leng, Yuen Long - Feasibility Study, which can be retrieved from the website below (Appendix V): https://www.tpb.gov.hk/en/uploads/RNTPC/paper/S-YL-KTN-9A_Appendix.pdf	Noted and TIA updated accordingly.
5. <i>Items within Kam Tin South OZP</i> Item 4 – the number of private housing units of Kam Tin South Priority Sites Development should be around 2670. Other development parameters for the site are considered appropriate.	Noted and TIA updated accordingly.

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

Departmental Comments		Applicant's Responses
6.	The numbering of Item 14 has been duplicated. Please review.	Noted and TIA amended.
7.	The plan on Area of Influence (AOI) provided by the traffic consultant vide email dated 16.12.2025 does not cover all the planned and committed developments in the proposed list. Please review.	Please be advised that the AOI covers all critical roads and junctions adjacent to/affected by the proposed development for TIA purposes. The identified roads and junctions will be assessed taking into consideration the trips generated by all planned/committed developments in the vicinity, as listed in Table 4.1 .
8.	Please consider providing a plan indicating the locations of the planned and committed developments in the Traffic Impact Assessment.	The Plan has been included in Drawing No. 4.1 of the TIA report.
9.	Comments on items within Nam Sang Wai OZP, if any, will be provided to you under separate cover.	It is understood that Planning Department has no comment on the items within Nam Sang Wai OZP, as verbally advised on 31 December 2025.