

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

Our Ref.: ST-WKS/RA/BSL/21-26
Date: 18th June, 2024

By Email and Hand
(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 Sir,

Rezoning Application from “Government, Institution or Community” to “Residential (Group B)6” Zone to include Social Welfare Facilities (RCHE-cum-DCU only) and Public Vehicle Park (excluding container vehicle) at Lots Nos. 148 S.A RP (Part), 148 S.B RP (Part), 149 RP, 150 S.A, 150 S.B and 151 in D.D. 206 and Adjoining Government Land, West of Wu Kai Sha Road, Ma On Shan, New Territories (Y/MOS/7)

On behalf of the Applicant, we submit a total of 4 sets of the following Further Information (“FI”) materials to respond to comments raised by the Transport Department (“TD”), Social Welfare Department (“SWD”), the Urban Design & Landscape Section (“UD&L”) of the Planning Department, Agricultural, Fisheries and Conservation Department (“AFCD”), Environmental Protection Department (“EPD”), the Antiques and Monument Office (“AMO”), Lands Department (“LandsD”), Highways Department (“HyD”) and Food and Environmental Hygiene Department (“FEHD”).

A. Clarifications:

- i. The exact function of the proposed day care center for elderly (“DE”) should be a day-care unit (“DCU”); and
- ii. The ‘Draft Ma On Shan Outline Zoning Plan No. S/MOS/27’ stated in the planning statement is now being re-numbered to ‘Approved Ma On Shan Outline Zoning Plan No. S/MOS/28’.

B. Supplementary FI Materials:

- i. A set of revised schematic drawings of the rezoning proposal, (i.e. **Figures 1b and 7b-21b**) is attached to replace their previous ones submitted to TPB on 21.2.2024 (**Annex A**);
- ii. Replacement Pages of Planning Statement including revised **Table 4a** (outlines the key development parameters of the present revised scheme) to replace their previous ones submitted to TPB (**Annex B**);
- iii. Responses-to-Comments (“R-to-C”) Table dated 14.6.2024 (**Table A**);
- iv. Revised Draft Schedule of Use under the OZP (**Annex C**);
- v. Revised Report of the Tree Preservation and Landscape Proposal (“TLP”) (**Annex D**);
- vi. Revised Report of the Traffic Impact Assessment (“TIA”) (**Annex E**);
- vii. Revised Report of the Drainage and Sewerage Impact Assessment (“DSIA”) (**Annex F**);
- viii. Revised Report of the Environmental Assessment (“EA”) (**Annex G**); and
- ix. Revised Report of Visual Impact Assessment (“VIA”). (**Annex H**).



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Should you have any queries with regard to the above, please do not hesitate to contact our Miss Michelle NG or the undersigned at [REDACTED].

Thank you very much for your kind attention.

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

A handwritten signature in blue ink, consisting of stylized, overlapping loops and lines, representing the name Kim On Chan.

Kim On CHAN
Managing Director

[ST-WKS/RA/BSL/21-26]

KC/MN

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Date: 18th June, 2024

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Dear Sir,

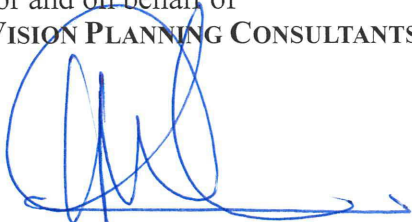
Rezoning Application from “Government, Institution or Community” to “Residential (Group B)6” Zone to include Social Welfare Facilities (RCHE-cum-DCU only) and Public Vehicle Park (excluding container vehicle) at Lots Nos. 148 S.A RP (Part), 148 S.B RP (Part), 149 RP, 150 S.A, 150 S.B and 151 in D.D. 206 and Adjoining Government Land, West of Wu Kai Sha Road, Ma On Shan, New Territories (Y/MOS/7) – Clarification:

We refer to our letter (Ref: ST-WKS/RA/BSL/21-26), dated 18.6.2024 we would like to clarify that Item B(ix) and the front page of **Annex H** in that letter should read as “Replacement Pages of the Report of Visual Impact Assessment (“VIA”) (**Annex H**)”.

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Michelle NG or the undersigned at [REDACTED].

Thank you very much for your kind attention.

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for and on behalf of
VISION PLANNING CONSULTANTS LTD.



Kim On CHAN
Managing Director

[ST-WKS/RA/BSL/21-27]
KC/MN

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

Our Ref.: ST-WKS/RA/BSL/21-28
Date: 19th June, 2024

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

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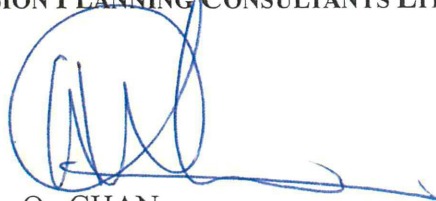
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Further to our letter (Ref: ST-WKS/RA/BSL/21-26), dated 18.6.2024, we would like to enclose an updated Annex C (i.e. the Revised Draft Schedule of Use and Draft new paragraph of the Explanatory Statement in association with the rezoning proposal) to replace its previous one.

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Michelle NG or the undersigned at [REDACTED].

Thank you very much for your kind attention.

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VISION PLANNING CONSULTANTS LTD.



Kim On CHAN
Managing Director

encl. (Updated Annex C)
[ST-WKS/RA/BSL/21-28]
KC/MN