

5 December 2025

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

***By Hand and Email***

Dear Sir

**Section 16 Planning Application for Proposed Residential Development with Minor Relaxation of Plot Ratio Restriction at Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and Adjoining Government Land (New Lot to be known as Lot 2644 in D.D. 92), Kwu Tung South, Sheung Shui, the New Territories (Application No. A/NE-KTS/565)**

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 2 September 2025 and the departmental comments received via District Planning Office / Fanling, Sheung Shui & Yuen Long East in October and November 2025.

Further to our request for deferment on 23 October 2025, we would like to reactivate the captioned application by submitting herewith 4 copies of the Further Information providing responses to departmental comments for the Board's consideration.

In response to the departmental comments, the current Further Information comprises a responses-to-comments table with the following attachments:

- **Appendix A:** Replacement Pages of Planning Statement
- **Appendix B:** Revised Environmental Assessment
- **Appendix C:** Revised Sewerage Impact Assessment
- **Appendix D:** Replacement Pages of Water Supply Impact Assessment
- **Appendix E:** Replacement Pages of Drainage Impact Assessment
- **Appendix F:** Illustrative Diagram Showing the Extent and Works for Proposed Hang Tau Road Widening and Footpath Widening
- **Appendix G:** Responses to Public Comments
- **Appendix H:** Revised Traffic Impact Assessment

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Please note that no major changes are made to the indicative Master Layout Plan (MLP) and indicative development schedule submitted on 2 September 2025. There is only a minor change to the graphical presentation of the indicative MLP and G/F layout plan, involving removal of the existing kerb line of Hang Tau Road, which is proposed to be widened by the Applicant, to avoid confusion. The revised MLP and G/F layout plan have been enclosed under **Appendix A**.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr. Arnold Koon at 2957 9667 / Miss Cody Yu at 2957 9615.

Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu  
Planning Director

WW/AK/cy  
Encl

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cc (w/encl)  
DPO/FSS&YLE - Ms. Kirstie Law, Ms. Florence Siu; Ms. Alysha Leung (by email)