PLANPLUS 思顧
CONSULTANCY 隽問

Date : 27 October 2026
Our Ref. : PPCL/PLG/10166/L008

Town Planning Board Secretariat,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board **By Email**

Dear Sir/Madam,

Planning Application No. A/NE-KTS/581
Section 16 Planning Application for Proposed Comprehensive Development ('Flat', 'Social Welfare Facility (Residential Care Home for the Elderly)' and 'Shop and Services') with Minor Relaxation of Plot Ratio and Building Height Restrictions at Lots 1124 RP, 1125 RP and 1126 in D.D. 92 and Lots 343 RP, 344A S.1 RP (Part), 402 S.A RP, 404 RP, 407 S.A RP, 407 S.A ss.1 RP, 408 S.A RP, 408 S.C ss.2 RP, 408 S.D ss.1, 408 S.D RP and 408 RP in D.D. 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South, New Territories

Submission of Further Information 1

We refer to the departmental comments received via the Fanling, Sheung Shui & Yuen Long East District Planning Office ("**DPO**") in respect of the captioned application and hereby submit Further Information ("**FI**") for the Town Planning Board's ("**the Board**") consideration. The present FI is intended to supersede our previous FI submission to the Board via email on 26 October 2026 (our ref.: PPCL/PLG/10166/L007).

Please find appended the following documents for your onward processing:

- **Responses to Departmental Comments**
- **Annex 1** – Revised Master Layout Plan
- **Annex 2** – Replacement Pages of Landscape Master Plan
- **Annex 3** – Schedule of Accommodation for 100-place Residential Care Home for the Elderly
- **Annex 4** – Revised Traffic Impact Assessment
- **Annex 5** – Revised Visual Impact Assessment
- **Annex 6** – Replacement Pages of the Planning Statement
- **Annex 7** – Revised Drainage Impact Assessment
- **Annex 8** – Revised Sewerage Impact Assessment
- **Annex 9** – Confirmation letter for traffic forecast data adopted for NIA and TD's confirmation
- **Annex 10** – Revised Environmental Assessment
- **Annex 11** – Comparison of Setback Area

In response to the departmental comments received, the FI submitted herewith contains replacement/updated pages of the Master Layout Plan, Landscape Master Plan, and other technical assessments. It provides supplementary information primarily related to: (i) the provision of a passenger shelter for the proposed GMB lay-by; (ii) vehicular swept path analysis; (iii) pedestrian crossing facilities; (iv) details of the proposed RCHE; and (v) drainage and sewerage calculations, etc.,

[redacted]

for clarification and for the Board's consideration. There is no material change to the various technical assessments and no change to the conclusion made to these assessments. Thus, this FI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should the FI submission be considered not substantial, we respectfully request that the application be processed within a shorter time and submitted to an earlier meeting for the consideration of the Rural and New Town Planning Committee.

Should you have any queries, please do not hesitate to contact the undersigned at 2329 8092.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

c.c. *- Ms. Kirstie Law (STP/Fanling, Sheung Shui 2)*
- Mr. Edmond Chan (TPG/FSYLE1)

Our Ref. : PPCL/PLG/10166/L007

[redacted]