



Reference SYRKTS/JANICE/07  
Date 16 February 2026

By HAND and EMAIL

The Secretary, Town Planning Board  
c/o Planning Department  
15/F North Point Government Offices  
333 Java Road, North Point,  
HONG KONG

Dear Sir / Madam,

**SECTION 12A PLANNING APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED AMENDMENT TO THE APPROVED KWU TUNG SOUTH OUTLINE ZONING  
PLAN NO. S/NE-KTS/22 FROM "AGRICULTURE" ZONE AND "GREEN BELT" ZONE TO  
"GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE AT VARIOUS LOTS IN D.D. 94, 98, &  
100 AND ADJOINING GOVERNMENT LAND, KWU TUNG SOUTH, NEW TERRITORIES  
(TPB Ref. Y/NE-KTS/18)**

We write with regards to the captioned Planning Application submitted to the Town Planning Board ("TPB") on 23 October 2025 and received by TPB on 18 November 2025 and subsequent Supplementary Information Paper ("SIP") submitted to TPB on 24 December 2025.

Comments were received from various Government Departments, including Agriculture, Fisheries and Conservation Department ("AFCD"), Buildings Department ("BD"), Drainage Services Department ("DSD"), Environmental Protection Department ("EPD"), Highways Department ("HyD"), Lands Department ("LandsD"), Water Supplies Department ("WSD"), Transport Department ("TD"), Urban Design Unit ("UDU") and Landscape Unit ("LU"), Urban Design & Landscape Section and Fanling, Sheung Shui & Yuen Long East District Planning Office of Planning Department ("PlanD"). Please find our responses provided in the enclosed Responses-to-Comments ("R-to-C") table at **Attachment 1** which has fully addressed the comments from the above-mentioned Government Departments.

Additionally, in response to the comments received from Government Departments, the Applicant has further reviewed the Rezoning Site boundary to incorporate the areas of the two (2) indicative link bridges (as previously shown on Government land in the MLP) into the Rezoning Site. As such, the Rezoning Site Area has been updated to approx. 128,232sqm. Accordingly, relevant Figures and Development Parameters provided within the Supplementary Planning Statement have been updated and provided in **Attachment 2** and the updated Architectural Drawings provided in **Attachment 3**. Reference to the Development Parameters and Architectural Drawings under the Technical Assessments should make reference to **Attachments 2 and 3** of this Letter.

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PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



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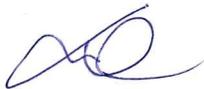
The Secretary, Town Planning Board  
c/o Planning Department

In response to Departmental comments, Replacement Pages to the Visual Impact Assessment, Revised Air Ventilation Review, Revised Environmental Assessment, Revised Sewerage Impact Assessment, Revised Water Supply Impact Assessment, Replacement Pages to the Landscape Master Plan and Broad Brush Tree Survey, Revised Drainage Impact Assessment and Replacement Page to the Ecological Review are provided in **Attachments 4-11**.

Please note that these responses are clarification purposes only and there are no material changes to the S12A Planning Application or the conclusion of the Technical Assessments.

We trust the information provided fully addresses the issues raised by the relevant Departments. Should there be any queries, please do not hesitate to contact the undersigned or Ms Janice Wong.

Yours faithfully,  
FOR AND ON BEHALF OF  
TOWNLAND CONSULTANTS LIMITED



Vincent Lau  
Director

VIN/JANICE/yv

Enc SIP

cc Client / Team  
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