

Reference SYRKTS/JANICE/10
Date 28 April 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.

To facilitate a better understanding of the Proposed Architectural Concept, and its design considerations and merits, of the Indicative Development Scheme, supplementary information in respect to the Indicative Development Scheme has been incorporated into the Supplementary Planning Statement (“SPS”). To this effect, a consolidated SPS (with appendices) is provided in **Attachment 1**, which incorporates further information, replacement pages and/or revised technical assessments previously submitted to the TPB. For ease of reference, Further Information, including our Letter (our ref: SYRKTS/JANICE/04 and SYRKTS/JANICE/07) and associated Response to Comments (“RtoC”) tables dated 24 December 2025 and 16 February 2026 respectively are provided in **Attachment 2**.

Additionally, in response to comments received from Transport Department (“TD”), Lands Department (“LandsD”) and Drainage Services Department (“DSD”) on 11 March 2026 and 13 March 2026, please find our responses provided at **Attachment 3**.

Please note that these responses are for 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 has fully addressed comments raised by the relevant Departments and will not affect the scheduled consideration of the Application by the TPB on 8 May 2026.

城
市
規
劃
廳
問

MAIN HONG KONG OFFICE :

2801, 28th Floor, 148 Electric Road, North Point, Hong Kong
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631
E-mail address : tcitd@townland.com Website : www.townland.com

CHINA OFFICE :

Room 1111, Building 1, Yagang Industry and Trade Building, No.18 Fuan Avenue,
Hehua Community, Pinghu Street, Longgang District, Shenzhen, PRC. Postal Code 518111
Telephone : (86) 181 2417 9366
E-mail address : tcitd@townland.com

INDIA OFFICE :

Coworking Space Ministry of New, 3rd Floor, Kitab Mahal,
192 Dr Dadabhai Naoroji Road, Azad Maidan, Fort, Mumbai, India
Telephone : (91) 9819919804
E-mail address : tcpl@townland.com

INDONESIA OFFICE :

Gedung Menara Anugrah, Lantai 21
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7
Kawasan Mega Kuningan, Jakarta Selatan 12950, Indonesia
Telephone : (62 21) 2941 0621
E-mail address : tcjkt@townland.com

ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)

TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001: 2015
Certificate No.: CC844

Reference SYRKTS/JANICE/10
Date 28 April 2026

The Secretary, Town Planning Board
c/o Planning Department

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 Attachment 1: Consolidated SPS (6 copies)
Attachment 2: Further Information, including our Letter (our ref: SYRKTS/JANICE/04 and SYRKTS/JANICE/07) and associated RtoC tables dated 24 December 2025 and 16 February 2026
Attachment 3: Responses-to-Comments received from TD, LandsD and DSD on 11 March 2026 and 13 March 2026

cc Client / Team
Ms. LAW Yuk Ling, Kirstie, Senior Town Planner/ Fanling, Sheung Shui 2
Ms. SIU Wai Yin, Florence, Town Planner / Fanling, Sheung Shui 3