

Reference SYRKTS/JANICE/02
Date 14 November 2025

By EMAIL only

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**

We write with regards to the captioned Planning Application submitted to the Town Planning Board ("TPB") on 23 October 2025.

Please be clarified:

- 1) The Rezoning Site relates to "Various Lots in D.D.94, 98 & 100 refers to: D.D.94 – Lot Nos. 426 S.A, 426 S.B RP, 428, 430, 432, 433 S.A, 433 S.B, 434, 437 RP, 438 S.A, 438 S.B, 439 S.A, 439 S.B, 440 RP, 901; D.D.98 – Lot Nos. 563, 564, 565, 566, 583, 584, 585, 600; and D.D.100 – Lot Nos. 3 S.A, 3 S.B, 5 RP, 5 S.A, 5 S.B, 5 S.C, 5 S.D, 5 S.E, 5 S.F, 5 S.G, 5 S.H, 5 S.I, 5 S.J, 5 S.K, 5 S.L, 5 S.M, 8, 9 S.A&S.B, 10 S.A&S.B, 11, 12, 13, 15, 16, 17, 18, 19, 20 S.A&S.B, 21, 22, 23, 26 RP, 28, 30, 31 RP, 41 RP, 42 RP, 42 S.A, 43, 44, 884, 885, 887, 888, 889, 890, 892, 894, 895, 896, 899 RP, 901 RP, 903, 904, 905 S.A, 905 S.B, 906, 907, 908, 909, 912, 913, 914, 915, 918, 919, 921 (Part)". Lot D.D. 100 41 S.A is excluded from the Rezoning Site.
- 2) The GFA of the Primary School Block and Ancillary Staff Dormitories in Table 5.1 of the Supplementary Planning Statement ("SPS") should read approx. 48,100m² and approx. 32,600m² respectively.
- 3) Amendment to the Schedule of Uses of the "G/IC" zone of the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22 is no longer proposed. In this regard, Page 21 of the SPS (Figure 4.2) is no longer applicable and will not be used.

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Please find enclosed the (1) Replacement Pages to SPS (**Annex 1** refers) and (2) Updated **Appendix 1: Architectural Drawings** (**Annex 2** refers). Please refer to the attached for the latest Architectural Drawings of the Indicative Development Scheme.

Should there be any queries, please do not hesitate to contact the undersigned or Ms Janice Wong at 3557 3812.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED



Vincent Lau
Director

VIN/JANICE/yv

Enc Replacement Pages to SPS
Updated Appendix 1: Architectural Drawings

cc Client / Team