

By Email

Our Ref: S3066a/DD11\_FYR/25/008Lg

10 December 2025

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



PLANNING LIMITED

規 劃 顧 問 有 限 公 司

UNIT K, 16/F, M6 TOWER,  
133 HOI BUN ROAD,  
KWUN TONG, KOWLOON, HK.

九龍觀塘海濱道133號  
萬兆豐中心16樓K室

Dear Sir/Madam,

**Proposed Rezoning of the “Comprehensive Development Area (1)” Site to  
“Residential (Group B)13”, “Residential (Group B)14” and “Recreation”  
and Amendment to the Building Height Restriction of the “Government,  
Institution or Community” Site from 2 storeys to 8 storeys for Residential  
Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities  
Various Lots in D.D. 11 and Adjoining Government Land,  
Fung Yuen, Tai Po, New Territories**

**(S12A Amendment of Plan Application No. Y/TP/40)**

**- Further Information No. 2 -**

Reference is made to the captioned s12A Application scheduled for consideration by the Town Planning Board (“TPB”) on 23 January 2026 and the departmental comments conveyed by the Sha Tin, Tai Po and North District Planning Department, Planning Department during the period between October and December 2025.

We hereby submit this Further Information to address the departmental comments received. This FI submission consists of:

- 1) Response-to-Comment Table
- 2) Annex A – Revised Supporting Planning Statement
- 3) Annex B – Land Status Plan of the Adjacent Area
- 4) Annex C – Replacement Pages of Drainage Impact Assessment
- 5) Annex D – Revised Traffic Impact Assessment
- 6) Annex E – Email Dated 1.8.2025 from Social Welfare Department
- 7) Annex F – Replacement Pages of Visual Impact Assessment
- 8) Annex G – Revised Air Quality Impact Assessment
- 9) Annex H – Revised Noise Impact Assessment
- 10) Annex I – Replacement Pages of Water Supply Impact Assessment

Should you have any queries in relation to the above or attached, please do not hesitate to contact Mr. Benjamin TUNG at [REDACTED] or the undersigned.

Thank you for your kind attention.

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Date: 10 December 2025

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to read 'Pauline Lam', with a large, stylized initial 'P' and a series of loops and flourishes extending to the right.

Pauline LAM

Encl.

cc. the Project Proponent & Team

PL/BT/vy