

## ***Annex E***

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Email Dated 1.8.2025 from Social Welfare Department

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**Fw: [S12A Planning Application Pre-submission Enquiry] Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories**

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**From** Christina KY LAW/SWDNET/SWD <christina\_ky\_law@swd.gov.hk>

**Date** Fri 01/08/2025 16:36

**To** Benjamin Tung [REDACTED]

**Cc** Yanny OY LI/TD <oiyinli@td.gov.hk>; Ka Fai CHAN/TD <kafaichan@td.gov.hk>; Sandy Kit Shan WU/PLAND <skswu@pland.gov.hk>; Jenny Zhong Ning YANG/PLAND <jznyang@pland.gov.hk>; Pauline Lam [REDACTED]; Chi Chung WONG/SWDNET/SWD <chi\_chung\_wong@swd.gov.hk>; HUI Koeman KH/SWD <koeman\_kh\_hui@swd.gov.hk>; CHAN Alice HY/SWD <alice\_hy\_chan@swd.gov.hk>; CHAN Tanny SY/SWD <tanny\_sy\_chan@swd.gov.hk>; CHEUNG Man Ho/SWD <man\_ho\_cheung@swd.gov.hk>; Connie OL NG/SWDNET/SWD <connie\_ol\_ng@swd.gov.hk>; Clinton NC CHAN/SWDNET/SWD <clinton\_nc\_chan@swd.gov.hk>; CHENG Yuen Yi/SWD <yuen\_yi\_cheng@swd.gov.hk>

To: Consultant

Cc: Consultant, TD, PlanD, DSWOffice[TP\_N], RCHE, DCU, RCHE(LR), PPS

Dear Benjamin,

Further to conversation between your office and our DCU colleagues, please find our revised comment in [blue text](#) below. Thank you.

*[Please keep SEO[P]NTE and EO[P]NTE in copy when replying to this email. Thank you.]*

Best regards,  
Christina LAW  
EA(P)NTE  
PPS/SWD  
T: 25370709

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**From:** Christina KY LAW/SWDNET/SWD

**Sent:** Thursday, July 31, 2025 1:45 PM

**To:** 'benjamintung@ktaplanning.com' [REDACTED]

**Cc:** Yanny OY LI/TD <[oiyinli@td.gov.hk](mailto:oiyinli@td.gov.hk)>; Ka Fai CHAN/TD <[kafaichan@td.gov.hk](mailto:kafaichan@td.gov.hk)>; Sandy Kit Shan WU/PLAND <[skswu@pland.gov.hk](mailto:skswu@pland.gov.hk)>; Jenny Zhong Ning YANG/PLAND <[jznyang@pland.gov.hk](mailto:jznyang@pland.gov.hk)>; [REDACTED]; Chi Chung WONG/SWDNET/SWD <[chi\\_chung\\_wong@swd.gov.hk](mailto:chi_chung_wong@swd.gov.hk)>; HUI Koeman KH/SWD <[koeman\\_kh\\_hui@swd.gov.hk](mailto:koeman_kh_hui@swd.gov.hk)>; CHAN Alice HY/SWD <[alice\\_hy\\_chan@swd.gov.hk](mailto:alice_hy_chan@swd.gov.hk)>; CHAN Tanny SY/SWD <[tanny\\_sy\\_chan@swd.gov.hk](mailto:tanny_sy_chan@swd.gov.hk)>; CHEUNG Man Ho/SWD <[man\\_ho\\_cheung@swd.gov.hk](mailto:man_ho_cheung@swd.gov.hk)>; Connie OL NG/SWDNET/SWD <[connie\\_ol\\_ng@swd.gov.hk](mailto:connie_ol_ng@swd.gov.hk)>; Clinton NC CHAN/SWDNET/SWD <[clinton\\_nc\\_chan@swd.gov.hk](mailto:clinton_nc_chan@swd.gov.hk)>

**Subject:** Fw: [S12A Planning Application Pre-submission Enquiry] Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories

To: Consultant

Cc: Consultant, TD, PlanD, DSWOffice[TP\_N], RCHE, DCU, RCHE(LR), PPS

Dear Benjamin,

I refer to your preceding email.

Please find SWD's comment below. Thank you.

Service Perspective (RCHE)

The applicant has indicated that the proposed RCHE is to be operated as a private/ self-financing RCHE. Referring to Remark (3) under Annex 2 of Guidance Note, it is noted that “...car parking spaces, loading and unloading areas of the development may be disregarded from GFA calculation according to the prevailing GFA concession mechanism...” In view of the above, we, from service perspective, have no specific comment on the provision of parking spaces and loading/ unloading spaces of the proposed 150-p RCHE portion of the 150-p RCHE cum 30-p DCU.

Service Perspective (DCU)

While the proposed 30-p DCU attaching to RCHE is to be operated on private self-financing basis, we concur with RCHE's reply. We have no specific comment on the provision of parking spaces and loading/ unloading spaces .

Licensing Perspective (RCHE)

Please note LORCHE has no comment regarding the provision of parking spaces and loading/unloading spaces.

Best regards,  
Christina LAW  
EA(P)NTE  
PPS/SWD  
T: 25370709

----- 轉寄者 Christina KY LAW/SWDNET/SWD/HKSARG 於 25/07/2025 14:41 -----

寄件者: "Benjamin Tung" [REDACTED]

收件者: "[christina\\_ky\\_law@swd.gov.hk](mailto:christina_ky_law@swd.gov.hk)" <[christina\\_ky\\_law@swd.gov.hk](mailto:christina_ky_law@swd.gov.hk)>

副本抄送: "Sandy Kit Shan WU/PLAND" <[skswu@pland.gov.hk](mailto:skswu@pland.gov.hk)>, "Jenny Zhong Ning YANG/PLAND" <[jznyang@pland.gov.hk](mailto:jznyang@pland.gov.hk)>, "[oiyinli@td.gov.hk](mailto:oiyinli@td.gov.hk)" <[oiyinli@td.gov.hk](mailto:oiyinli@td.gov.hk)>, "[kafaichan@td.gov.hk](mailto:kafaichan@td.gov.hk)" <[kafaichan@td.gov.hk](mailto:kafaichan@td.gov.hk)>, "kelvinleung" [REDACTED], "W K Kwong" [REDACTED], "'Tobey Lai'" [REDACTED], "Pauline Lam" [REDACTED]

日期: 18/07/2025 17:22

主旨: Fw: [S12A Planning Application Pre-submission Enquiry] Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories

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Dear Christina,

I refer to the departmental comments conveyed via PlanD on the captioned pre-application enquiry.

In the comment from the Transport Department - Item A) II, we are suggested to seek your advice on the provision of parking spaces and loading/unloading spaces in order to meet the operation of the Residential Care Home for the Elderly Day Care Unit.

At the current development proposal,

1. 6 private car parking space,
2. 1 motorcycle parking space,
3. 1 loading/unloading space for light bus,
4. 1 loading/unloading space for ambulance, and
5. 1 loading/unloading space for light goods vehicle are provided for the proposed social welfare complex.

Please provide your views and comments on the provision of internal transport facilities in the proposed social welfare complex. Thank you very much!

Best Regards,

**Benjamin TUNG**

Town Planner

**KTA Planning Limited**

Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong

Tel: 3426 8402 (D) | Fax: 3426 9737

[www.ktaplanning.com](http://www.ktaplanning.com)

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**From:** Jenny Zhong Ning YANG/PLAND <[jznyang@pland.gov.hk](mailto:jznyang@pland.gov.hk)>

**Sent:** 17 July 2025 17:01

**To:** Benjamin Tung [REDACTED]

**Cc:** Kevin Ka Wing LAU/PLAND <[kkwlau@pland.gov.hk](mailto:kkwlau@pland.gov.hk)>; Sandy Kit Shan WU/PLAND <[skswu@pland.gov.hk](mailto:skswu@pland.gov.hk)>; YF TSUI/PLAND <[dyftsui@pland.gov.hk](mailto:dyftsui@pland.gov.hk)>; Pauline Lam [REDACTED]

**Subject:** Re: [S12A Planning Application Pre-submission Enquiry] Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories

Dear Benjamin,

Kindly find the attached 2<sup>nd</sup> batch of departmental comments for your response please. The remaining comments will be provided to you once available. Thank you.

[See attachment "17072025\_Pre-submission\_Fung Yuen CDA\_Dept Comments (HyD TD WSD FSD SWD).docx"]

Regards,

Jenny YANG

TPG/TP1

Sha Tin, Tai Po & North District Planning Office

Planning Department

Tel: 2158 6240



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**From:** Jenny Zhong Ning YANG/PLAND

**Sent:** Monday, July 7, 2025 5:22 PM

**To:** 'Benjamin Tung' [REDACTED]

**Cc:** Kevin Ka Wing LAU/PLAND <[kkwlau@pland.gov.hk](mailto:kkwlau@pland.gov.hk)>; Sandy Kit Shan WU/PLAND <[skswu@pland.gov.hk](mailto:skswu@pland.gov.hk)>; YF TSUI/PLAND <[dyftsui@pland.gov.hk](mailto:dyftsui@pland.gov.hk)>; Pauline Lam [REDACTED]

**Subject:** Re: [S12A Planning Application Pre-submission Enquiry] Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories

Dear Benjamin,

Please find the attached departmental comments for your response. The remaining comments will be provided to you once available. Thank you.

*[attachment "07072025\_Pre-submission\_Fung Yuen CDA\_Dept Comments (GEO EMSD AFCD UD).docx" deleted by Jenny Zhong Ning YANG/PLAND]*

Regards,  
Jenny YANG  
TPG/TP1  
Sha Tin, Tai Po & North District Planning Office  
Planning Department  
Tel: 2158 6240



**From:** Benjamin Tung [REDACTED]

**Sent:** Friday, June 13, 2025 3:00 PM

**To:** Rico WK TSANG/PLAND <[rwktsang@pland.gov.hk](mailto:rwktsang@pland.gov.hk)>

**Cc:** stndp/PLAND <[stndpo@pland.gov.hk](mailto:stndpo@pland.gov.hk)>; Kevin Ka Wing LAU/PLAND <[kkwlau@pland.gov.hk](mailto:kkwlau@pland.gov.hk)>; Sandy Kit Shan WU/PLAND <[skswu@pland.gov.hk](mailto:skswu@pland.gov.hk)>; Jenny Zhong Ning YANG/PLAND <[jznyang@pland.gov.hk](mailto:jznyang@pland.gov.hk)>; Pauline Lam [REDACTED]

**Subject:** [S12A Planning Application Pre-submission Enquiry] Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories

Dear Sir,

**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 - Section 12A Amendment of Plan Application Pre-Submission Enquiry -**

On behalf of the Project Proponent, Fantastic State Limited, we submit herewith the consolidated planning submission in support of the captioned S12A Amendment of Plan Application, for the proposed residential development(s) with retail, public vehicle park and social welfare facilities for your kind circulation to relevant government departments for initial comments. This pre-submission consists of the followings:

- 1) Supporting Planning Statement
- 2) Appendix 1 – Indicative Architectural Drawings of the Proposed Development
- 3) Appendix 2 – Visual Impact Assessment
- 4) Appendix 3 – Ecological Impact Assessment
- 5) Appendix 4 – Noise Impact Assessment
- 6) Appendix 5 – Land Contamination Assessment
- 7) Appendix 6 – Waste Management Assessment
- 8) Appendix 7 – Air Quality Impact Assessment
- 9) Appendix 8 – Air Ventilation Assessment
- 10) Appendix 9 – Traffic Impact Assessment

- 11) Appendix 10 – Drainage Impact Assessment
- 12) Appendix 11 – Sewerage Impact Assessment
- 13) Appendix 12 – Water Supply Impact Assessment

### **Application Background**

The Project Proponent submitted a s.12A Planning Application (No. Y/TP/38) to the Town Planning Board (TPB) in 2022, proposing to rezone the current western portion of the “CDA(1)” zone to “R(B)13” zone and to relax the maximum building height restriction of the “G/IC” zone from 2 storeys to 8 storeys to the south of the “CDA(1)” zone for a proposed 8-storey Social Welfare Complex. The Application has been reviewed by the relevant Government departments. Following nearly 3 years of efforts by the Project Proponent & consultancy team, majority of the Government departments have raised no further adverse comments on the technical assessments submitted under Application No. Y/TP/38.

### **Reasons for this Planning Application / Pre-submission**

Taking into account feedback received and in order to pursue a holistic planning scheme and land use(s) for the entire “CDA(1)” zone, the Project Proponent now put forward to include the CDA(1) Future Phase as proposed in Application No. Y/TP/38, into the Development Site of this Application. Furthermore, appropriate zonings are proposed to reflect the “completed” portions of “CDA(1)” zone (i.e. Phase 1 of the Development Portion and the remaining Agricultural Portion) according to their as-built conditions. No new development is proposed within these completed portions.

The Development Proposal in this Application is largely the same as that under Application No. Y/TP/38. The Development Site of this Application comprises the same previously development areas, i.e. Area (A), Area (B) and the “CDA(1)” Future Phase. The total gross floor area, plot ratio, building height, no. of units and estimated population of the Development Proposal is almost exactly the same as that under Application No. Y/TP/38.

We would be grateful to solicit comments from the relevant departments on this pre-submission prior to the formal submission of the S12A Amendment of Plan Application. The landscape proposal and tree preservation proposal will be supplemented shortly.

Due to large file size, please download the submission package from the link below:

[https://drive.google.com/drive/folders/19uRPWAF-XDoFNT-vsJD46a3cvPL\\_KGUY?usp=sharing](https://drive.google.com/drive/folders/19uRPWAF-XDoFNT-vsJD46a3cvPL_KGUY?usp=sharing)

Should you have any queries in relation to the above or enclosed, please do not hesitate to contact the Ms. Pauline LAM at [REDACTED] or the undersigned. Thank you for your kind attention.

Best Regards,

**Benjamin TUNG**

Town Planner

***KTA Planning Limited***

Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong

Tel: [REDACTED] | Fax: 3426 9737

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