

Urgent Return receipt Expand Group Restricted Prevent Copy

寄件者: Benjamin Tung [REDACTED]
寄件日期: 2026年03月06日星期五 18:59
收件者: tpbpd/PLAND
副本: Kevin Ka Wing LAU/PLAND; Benson Ka Chun LAU/PLAND; Christy Tsui Yan LEUNG/PLAND; Pauline Lam
主旨: Section 12A Amendment of Plan Application No. Y/TP/40 - Further Information No. 3
附件: S3066a_DD11_FYR_25_010Lg_Signed.pdf; 20250306_S3066a_FI(3)_R-to-C.pdf; Annex A - rST.pdf; Annex B - TIAs Fig.PDF; Annex C - DIA RP.pdf; Annex D - Ltr from EPD.pdf; Annex E - SPS RP.pdf; Annex F - Fax from TD.pdf; Annex G - SIA RP.pdf; Annex H - AQIA RP.pdf; Annex I - VIA RP.pdf; Annex J - AVA RP.pdf

類別: Internet Email

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
(Section 12A Amendment of Plan Application No. Y/TP/40)**

- Further Information No. 3 -

Reference is made to the captioned s.12A Application and the departmental comments conveyed by the Sha Tin, Tai Po and North District Planning Department, Planning Department during the period between December 2025 and March 2026.

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

Response-to-Comment Table

Annex A – Revised Sensitivity Test for the Proposed “R(B)14” Zone
Annex B – Supplementary Figures of Traffic Impact Assessment
Annex C – Replacement Pages of Drainage Impact Assessment
Annex D – Email Dated 3.2.2026 from Environmental Protection Department
Annex E – Replacement Pages of Supporting Planning Statement
Annex F - Fax Dated 14.7.2025 from Transport Department
Annex G – Replacement Pages of Sewerage Impact Assessment
Annex H – Replacement Page of Air Quality Impact Assessment
Annex I – Replacement Page of Visual Impact Assessment
Annex J – Replacement Pages of Air Ventilation Assessment

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Ms Pauline LAM at [REDACTED].

Thank you for your kind attention.

Best Regards,
Benjamin TUNG

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Town Planner

KTA Planning Limited

[Redacted]

Tel: [Redacted]

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