

By Email

Our Ref: S3066a/DD11_FYR/25/010Lg

6 March 2026

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**

(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

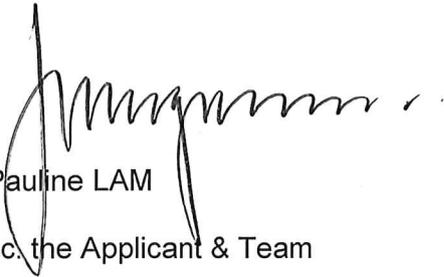
Should you have any queries in relation to the above or attached, please do not hesitate to contact Mr. Benjamin TUNG at [REDACTED] or the undersigned.

Thank you for your kind attention.

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Date: 6 March 2025

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED



Pauline LAM

cc. the Applicant & Team

PL/BT/vy