

By Email

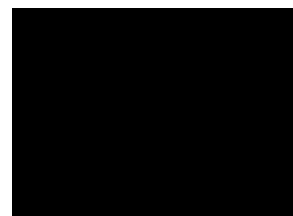
Our Ref: S3066a/DD11_FYR/25/013Lg

17 June 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



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. 5 -

Reference is made to the captioned s.12A Application and the departmental comments and views from Fung Yuen Village Office conveyed by the Sha Tin, Tai Po and North District Planning Office, Planning Department in June 2026.

We hereby submit this Further Information to address the views and comments received. In addition, we would like to supplement that the Site Area Eligible for P.R. Calculation (Subsequent Phase) (i.e. 38,689m²) as stated under the Master Layout Plan Development Data for Application No. A/TP/333 comprises both remaining private land and Government land. For ease of reference, please refer to para. 1.5 of the RNTPC Paper No. A/TP/267 attached, which is still applicable to Application No. A/TP/333 (Minor Amendments to Approved Scheme (Application No. A/TP/267)). This FI submission consists of:

Response-to-Views and Concerns Table

Annex A – Replacement Page of Supporting Planning Statement

Annex B – Replacement Pages of Sensitivity Test for the Proposed “R(B)14” Zone

Annex C – Replacement Pages of Landscape Proposal

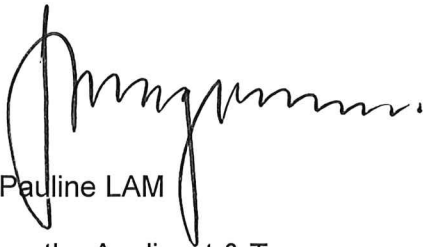
Annex D – Extract of RNTPC Paper No. A/TP/267

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.

Our Ref: S3066a/DD11_FYR/25/013Lg
Date: 17 June 2026

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to read 'Pauline Lam', written in a cursive style.

Pauline LAM

cc. the Applicant & Team

PL/BT/vy