

By Email

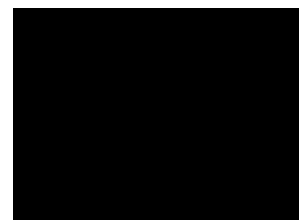
Our Ref: S3066a/DD11_FYR/25/012Lg

15 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. 4 -

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

We hereby submit this Further Information to address the departmental comments received. To provide greater clarity on the development rights of the third party lots, domestic plot ratio controls have been proposed for the new “R(B)13” and “R(B)14” zones instead of GFA restrictions. All development parameters of the proposed development remain the same. This FI submission consists of:

Response-to-Comment Table

Annex A – Revised Supporting Planning Statement

Annex B – Replacement Pages of Air Quality Impact Assessment

Annex C – Replacement Pages of Noise Impact Assessment

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

Annex E – Replacement Pages of Traffic Impact Assessment

Annex F – Revised Indicative Layout Plan

Annex G – Replacement Pages of Landscape Proposal

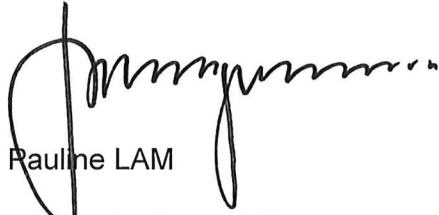
Annex H – Replacement Pages of Air Ventilation Assessment

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.

Our Ref: S3066a/DD11_FYR/25/012Lg
Date: 15 June 2026

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to read 'Pauline Lam', written over the printed name.

Pauline LAM

cc. the Applicant & Team

PL/BT/vy