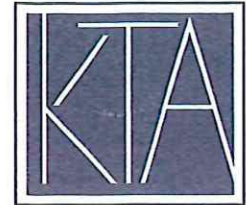


By Email

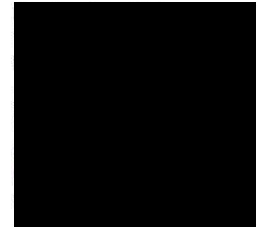
Our Ref: S3045a/KTR/25/007Lg

2 April 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,

**Rezoning from “Residential (Group C) 2” (“R(C)2”) and “Open Space” (“O”) zones to  
“R(C)4” zone for a Proposed Residential Development  
at Lot Nos. 519 RP (part) and 520 RP in D.D. 110 and adjoining Government land,  
and  
Rezoning from “R(C)2” to “O” zone  
at Lot Nos. 121, 137, 138, 139 S.A and 139 RP (part) in D.D. 110  
and adjoining Government land, Shek Kong, Yuen Long, N.T.  
(S12A Amendment of Plan Application No. Y/YL-KTN/6)  
- Further Information No. 3 -**

We refer to the captioned S12A Application received by the Town Planning Board (“TPB”) on 11 November 2025 and the Further Information (FI) No. 3 submitted to the TPB on 20 March 2026. The FI No. 3 attached to this letter shall serve to supersede the abovementioned FI No. 3.

The Applicant would like to make the following clarifications:

- Regarding the proposed rezoning of the land at Site 2 from “R(C)2” to “O”, no specific Notes of the proposed “O” zone or sub-zone of “O” are proposed by the Applicant. The proposed “O” zone of the land at Site 2 will follow the current notes of Kam Tin North OZP.
- Regarding the inclusion of Government land in Site 2, please note that the Government land in Site 2 covers mainly the residual land in the prevailing “R(C)2” zone, which is sandwiched between the subject site of the Approved S16 Application No. A/YL-KTN/761 and the Applicants’ private land.
- Regarding the details of the proposed road improvement works at Junction C to be implemented by the Applicant in case of program mis-match between the proposed development and the public works project, Kam Tin Road will be widened locally from about 6m to about 10m and a right-turn pocket will be added to allow traffic to wait and turn from Kam Tin Road westbound into Kam Tai Road. The existing bus lay-by and bus stop will be shifted to the north to cater for the widening. For details, please refer to Figure 5.1 of the TIA report.



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Date: 2 April 2026



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Meanwhile, in response to the departmental comments received, we hereby submit a response-to-comment table with the relevant annexes:

- Annex A** – Revised Traffic Impact Assessment
- Annex B** – Replacement Pages of Air Quality Impact Assessment
- Annex C** – Revised Drainage Impact Assessment
- Annex D** – Updated Architectural Drawings
- Annex E** – Replacement Page of Planning Statement

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

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

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

Camille LAM

Encl.  
cc. the Applicant & Team

PL/CL/vy