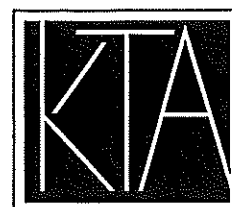


By Email and Hand

Our Ref: S3126/KPR/24/013Lg

26 June 2025

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 D)" to "Residential (Group C) 1" Zone  
For a Proposed Residential Development  
at Various Lots in D.D. 104 and the Adjoining Government Land  
in Yuen Long, N.T.  
- S12A Amendment of Plan Application –  
TPB Ref.: Y/YL-MP/10  
Further Information No. 5**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 6 February 2025.

In response to the comments received from the Transport Department, please find attached 4 hard copies of the revised Traffic Impact Assessment ("TIA") for your consideration. We understand the attached revised TIA report has addressed all comments from TD and TD has no major comment on the captioned planning application from traffic point of view.

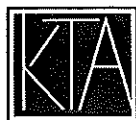
In addition to the above, please find below responses to queries raised by the Fanling, Sheung Shui & Yuen Long East District Planning Office verbally:

Further queries from DPO/FSS&YLE	Responses
Prepare and submit a plan providing a summary of all planning and design measures.	Please see attached the diagram that summarises the planning and design merits.
What are the opening hours of the proposed Private Open Space (open to public)? Who will be responsible for the maintenance and management of this area?	The Private Open Space (open to public) will be managed and maintained by the commercial portion of the Site, with an opening time of not less than 13 hours a day.





Further queries from DPO/FSS&YLE	Responses
Please confirm the provision of green ratio.	The Proposed Development Scheme will provide greenery area of a minimum of 30% of the site area in accordance with PNAP APP-152.
Please provide reasons of proposing "Private Club" and "Place of Recreation, Sports or Culture" uses as Column 1 Uses.	This is to allow greater flexibility in the range of services to be provided in the proposed Neighbourhood Activity Node (e.g. fitness center, arts studio, gymnasium, small-scale indoor recreation/sports centre (e.g. for privately operated indoor pickleball courts and padel courts), etc.). While these uses would attract a similar patronage as per the general "Shop and Services"/ "Eating Place" uses, no additional technical impacts would be anticipated. Figure 6.2 Proposed Statutory Notes for "Residential (Group C)1" has been updated accordingly (see attached).
Please explain how would the proposed building height (BH) be compatible with the BHs of the adjacent developments.	<p>The area is going to experience tremendous change in the coming years. NOL, Ngau Tam Mei Station and the first population intake of the comprehensive residential neighbourhood will all take place starting from 2034. The comprehensive residential neighbourhood near the Application Site will be 18 ha. in size and will provide 12,000 – 13,000 new flats (mainly private housing). The proposed plot ratio is about 6 and the building height is anticipated to be over 40 storeys. While these &gt;40-storey residential buildings have been considered compatible with the existing developments on the adjacent sites, the Proposed Residential Development on the Application Site with a building height of only 14 to 16 storeys should also be considered appropriate.</p> <p>In addition, the Indicative Development Scheme incorporates various design features tailored to the unique site context. These include a 0.5-hectare Landscape Pond with Ecological Features, tower setbacks from the Ngau Tam Mei Drainage Channel, and</p>



Further queries from DPO/FSS&YLE	Responses
	building separations of at least 15 meters etc. These result in having massive open area for wind to pass through and echo with the surrounding environment. Coupled with the proposed stepped building height profile, Indicative Development Scheme therefore provides 10 medium-rise buildings at a maximum height of 16 storeys.
Please confirm the area of the private open spaces to be provided within the Site.	The Proposed Development will provide not less than 6,270sqm of private open space to meet the open space provision requirement under the Hong Kong Planning Standard and Guidelines and it will also provide a private open space (open to public) of not less than 2,100sqm within the Site; all these come up with a total of not less than 8,370sqm of private open space within the Site. Please refer to the updated Annex C.7 of the Landscape Design Proposal (see attached).

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at [REDACTED]

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

Gladys Ng

Encl. (4 hard copies)

cc. DPO/FSS&YLE – Mr Kimson Chiu/ Ms Jane Lau (By Email)  
the Applicant & Team

KT/GN/vy