

**S. 12A PLANNING APPLICATION
APPROVED MAI PO & FAIRVIEW PARK OZP NO.S/YL-MP/6**

**Rezoning from “Recreation” and “Residential (Group C)” Zones
To “Residential (Group C)1” Zone
For Various Lots at D.D. 104 in Yuen Long and the adjoining Government Land**

**CONSOLIDATED
SUPPORTING PLANNING STATEMENT**

May 2026

Applicants:

Capital Chance Limited

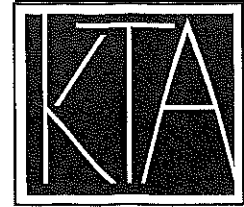
Consultancy Team:

**KTA Planning Limited
Archipus International (HK) Limited
Urbis Limited
AECOM Asia Co. Limited
AEC Limited
Ove Arup & Partners Hong Kong Limited
Ramboll Hong Kong Limited**



PLANNING LIMITED

規 劃 顧 問 有 限 公 司



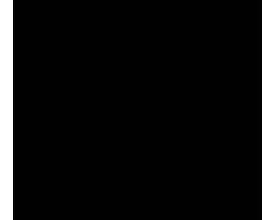
PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_S/20/004Lg

29 July 2022

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



Dear Sir/Madam,

**Rezoning from “Recreation” and “Residential (Group C)” Zones
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/7
Further Information No. 1**

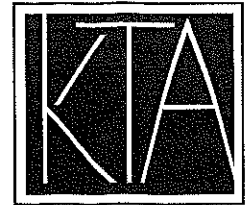
Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 1 April 2022 and various departmental comments received on 18 & 22 July 2022.

In response to the comments received, please find attached 70 hard copies of the Further Information (“F.I.”) submission. The submission document consists of:

Response-to-Comment Table

Appendix I	Revised Environmental Assessment
Appendix II	Proposed Rising Mains on Kam Pok Road and Yau Pok Road
Appendix III	Replacement Pages of the Sewerage Impact Assessment
Appendix IV	Replacement Pages of the Ecological Impact Assessment
Appendix V	Schematic Pumping Mechanism
Appendix VI	Revised Drainage Impact Assessment
Appendix VII	Proposed Sewerage System and DSD Project PWP No. 4235DS
Appendix VIII	Replacement Pages of the Water Supply Impact Assessment Report
Appendix IX	Replacement Pages of the Visual Impact Assessment
Appendix X	Replacement Page of the Supporting Planning Statement
Appendix XI	Updated Landscape Drawings





PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_S/20/005Lg

18 October 2022

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from “Recreation” and “Residential (Group C)” Zones
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/7
Further Information No. 2**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 1 April 2022 and various departmental comments received on 21 & 30 September 2022.

In response to the comments received, please find attached 70 hard copies of the Further Information (“F.I.”) submission. The submission document consists of:

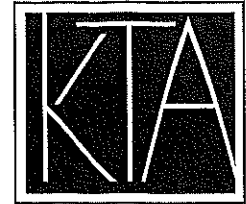
Response-to-Comment Table

- Appendix I Revised Environmental Assessment
- Appendix II Additional Photomontage, Replacement Page of Visual Impact Assessment & Updated Landscape Drawings
- Appendix III Replacement Page of the Air Ventilation Assessment
- Appendix IV Revised Drainage Impact Assessment
- Appendix V Hydraulic check of the proposed gravity sewer
- Appendix VI Proposed sewerage arrangement & combined flows of Planning Applications

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

Thank you for your kind attention.





PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_S/20/006Lg

30 December 2022

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from "Recreation" and "Residential (Group C)" Zones
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/7
Further Information No. 3**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 1 April 2022 and various departmental comments received on 22 September and 22 December 2022.

In response to the comments received, please find attached 70 hard copies of the Further Information ("F.I.") submission. The submission document consists of:

Response-to-Comment Table

- Appendix I Revised Ecological Impact Assessment
- Appendix II Replacement Pages of the Environmental Assessment
- Appendix III Revised Sewerage Impact Assessment

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

Thank you for your kind attention.

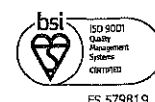
Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

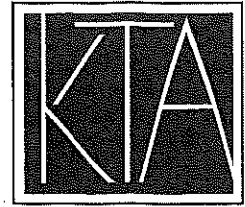

Gladys Ng

Encl.

cc. DPO/FS&YLE – Ms Alice Cheung (By Email)
the Applicant & Team

KT/GN/vy





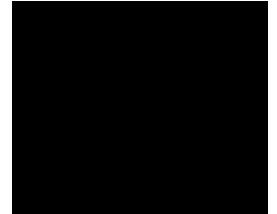
PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_S/20/007Lg

1 March 2023

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



Dear Sir/Madam,

**Rezoning from “Recreation” and “Residential (Group C)” Zones
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/7
Further Information No. 4**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 1 April 2022 and comments from the Transport Department received on 22 July 2022.

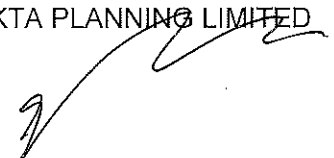
In response to the comments received, please find attached 70 hard copies of the Further Information (“F.I.”) submission. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Traffic Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

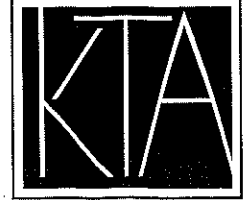

Gladys Ng

Encl.

cc. DPO/FS&YLE – Ms Alice Cheung (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_S/20/008Lg

8 May 2023

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from "Recreation" and "Residential (Group C)" Zones
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/7
Further Information No. 5**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 1 April 2022 and comments from the Environmental Protection Department.

In response to the comments received, please find attached 70 hard copies of the Further Information ("F.I.") submission. The submission document consists of:

Response-to-Comment Table

Appendix I Replacement page of the Environmental Assessment
Appendix II Revised Sewerage Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

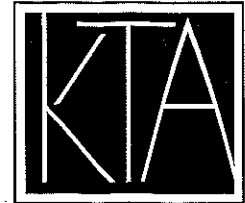
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Gladys Ng

Encl.

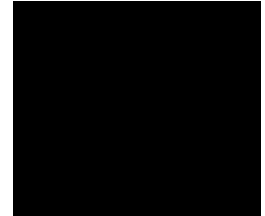
cc. DPO/FS&YLE – Ms Alice Cheung (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
規劃顧問有限公司



By Email and Hand

Our Ref: S1374/KPR_S/20/009Lg

14 July 2023

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from “Recreation” and “Residential (Group C)” Zones
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/7
Further Information No. 6**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023 and comments from the Drainage Services Department and Environmental Protection Department.


In response to the comments received, please find attached 70 hard copies of the Further Information (“F.I.”) submission. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Sewerage Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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.

cc. DPO/FS&YLE – Ms Alice Cheung (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_S/20/010Lg

29 September 2023

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



Dear Sir/Madam,

**Rezoning from “Recreation” and “Residential (Group C)” Zones
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/7
Further Information No. 7**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023 and comments from the Drainage Services Department and Environmental Protection Department.

In response to the comments received, please find attached 70 hard copies of the Further Information (“F.I.”) submission. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Sewerage Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

A handwritten signature in black ink, appearing to read 'Gladys Ng', written over the typed name.

Gladys Ng

Encl.

cc. DPO/FS&YLE – Ms Alice Cheung (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_S/20/011Lg

7 December 2023

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from “Recreation” and “Residential (Group C)” Zones
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/7
Further Information No. 8**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023 and comments from the Transport Department.

In response to the comments received, please find attached 70 hard copies of the Further Information (“F.I.”) submission. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Traffic Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

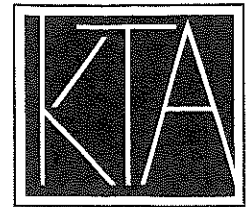

Gladys Ng

Encl.

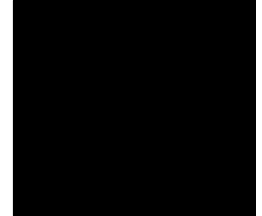
cc. DPO/FS&YLE – Mr Gary Lam (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
規劃顧問有限公司



By Email and Hand

Our Ref: S1374/KPR_S/20/012Lg

16 February 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from “Recreation” and “Residential (Group C)” Zones
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/7
Further Information No. 9**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023.

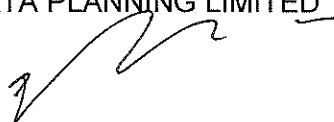
The Applicant has reassessed the public transport demand and prepared a new assessment on the passenger queueing area at the proposed transport layby, please find attached 70 hard copies of the Further Information (“F.I.”) submission. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Traffic Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

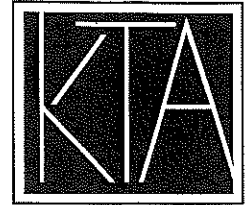

Gladys Ng

Encl.

cc. DPO/FS&YLE – Mr Gary Lam (By Email)
the Applicant & Team

KT/GN/vy





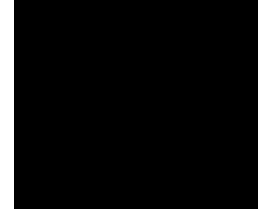
PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_S/20/013Lg

3 May 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



Dear Sir/Madam,

**Rezoning from “Recreation” and “Residential (Group C)” Zones
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/7
Further Information No. 10**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023.

The Applicant has revised the Traffic Impact Assessment to include an updated Sensitivity Test due to the change in proposed domestic plot ratio of the adjacent “Residential (Group D)” site. Please find attached 70 hard copies of the Further Information (“F.I.”) submission. The submission document consists of:

Appendix I Revised Traffic Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

A handwritten signature in black ink, appearing to be 'Gladys Ng', written over the typed name.

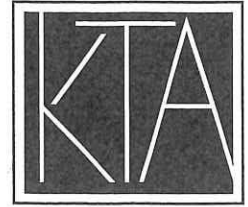
Gladys Ng

Encl.

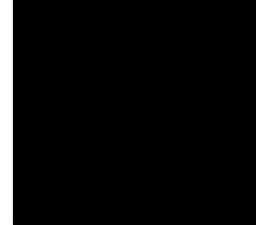
cc. DPO/FS&YLE – Mr Gary Lam (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
規劃顧問有限公司



By Email and Hand

Our Ref: S1374/KPR_S/20/014Lg

26 July 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from “Recreation” and “Residential (Group C)” Zones
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/7
Further Information No. 11**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023.

The Applicant has revised the Traffic Impact Assessment to include an updated list of planned and committed developments (Table 4.3 refers). Please find attached the Further Information (“F.I.”) submission. The submission document consists of:

Appendix I Revised Traffic Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

A handwritten signature in black ink, appearing to read 'Gladys Ng'.

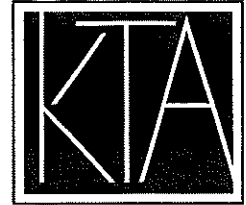
Gladys Ng

Encl. (5 hard copies)

cc. DPO/FS&YLE – Ms Jane Lau (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
規劃顧問有限公司



By Email and Hand

Our Ref: S1374/KPR_S/20/015Lg

10 October 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from "Recreation" and "Residential (Group C)" Zones
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/7
Further Information No. 12**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023 and comments from the Transport Department received on 22 July 2024.

In response to the departmental comments received, please find attached the Further Information ("F.I.") submission for your consideration. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Traffic Impact Assessment

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

Thank you for your kind attention.

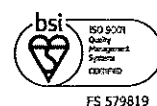
Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


Gladys Ng

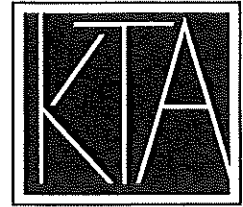
Encl. (5 hard copies)

cc. DPO/FS&YLE – Mr Louis Cheung (By Email)
the Applicant & Team

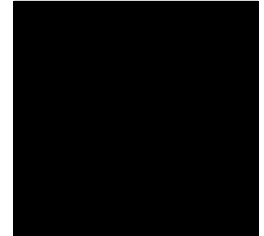
KT/GN/vy



FS 579819



PLANNING LIMITED
規劃顧問有限公司



By Email and Hand

Our Ref: S1374/KPR_S/20/016Lg

30 December 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from "Recreation" and "Residential (Group C)" Zones
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/7
Further Information No. 13**


Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023.

The Traffic Impact Assessment ("TIA") has been updated and attached herewith for your consideration. The revised TIA has incorporated assessment of the potential impact to Tuen Ma Line, an updated Table 4.3 on Key Newly Completed and Planned Developments as well as a revised assessment on junction performance.

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. (5 hard copies)

cc. DPO/FS&YLE – Mr Louis Cheung (By Email)
the Applicant & Team

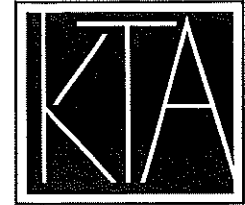
KT/GN/vy

By Email and Hand

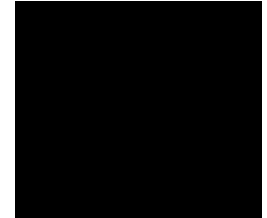
Our Ref: S1374/KPR_S/20/017Lg

19 March 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 "Recreation" and "Residential (Group C)" Zones
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/7
Further Information No. 14**

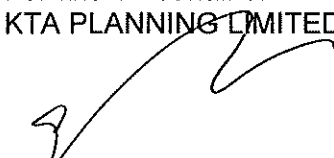
Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023.

The Noise Impact Assessment (which form part of the Environmental Assessment) has been updated and attached herewith for your consideration. The Noise Impact Assessment has been reviewed due to the update in the growth rate within the traffic forecast data.

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.

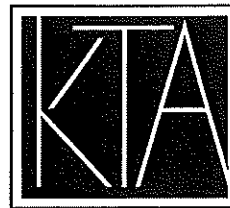
Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


Gladys Ng

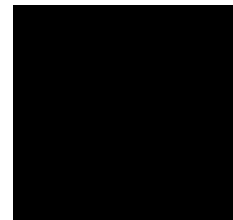
Encl. (5 hard copies)

cc. DPO/FS&YLE – Mr Louis Cheung (By Email)
the Applicant & Team

KT/GN/vy



PLANNING LIMITED
規劃顧問有限公司



By Email and Hand

Our Ref: S1374/KPR_S/20/019Lg

6 August 2025

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from “Recreation” and “Residential (Group C)” Zones
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/7
Further Information No. 15**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board (“TPB”) on 1 April 2022.

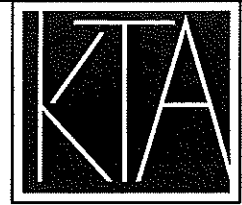
In view of the completion and occupation of the Light Public Housing at the captioned site and its intended operation till 2030 (as stated in the RNTPC Paper No. A/YL-MP/341), the Applicant hereby updates the anticipated completion year of the Proposed Residential Development accordingly. The anticipated completion year of the captioned shall therefore be updated to 2034.

In addition to the above, the Applicant has prepared responses to the comments from the Transport Department received on 24 March 2025 and incorporated the residential development that has recently been approved by TPB (TPB Ref.: Y/YL-MP/10 refers) into the revised Traffic Impact Assessment (see Response-to-Comment Table and *Appendix I* attached). Meanwhile, we have also made slight changes to the Indicative Development Scheme (see *Appendix A*):

- (i) Removed the 3-storey residential towers near Yau Pok Road (T1 and T7 of the original scheme) to allow greater setback from Ngau Tam Mei Drainage Channel; and
- (ii) Slightly rearranged the 2-storey non-domestic block that accommodates commercial facilities including cycle-related commercial facilities, a 6-classroom kindergarten and a transport lay-by.

The above makes no change to the major development parameters, all major development parameters, including GFA, plot ratio, building height and etc., remain unchanged (*Development Schedule in Appendix A* refers).





PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_S/20/020Lg

19 August 2025

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

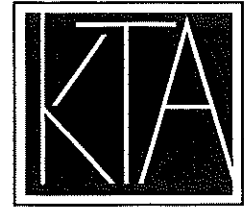
**Rezoning from "Recreation" and "Residential (Group C)" Zones
to "Residential (Group C)1" Zone
For a Proposed Residential Development
at Various Lots in D.D. 104 and the Adjoining Government Land
in Yuen Long, N.T.
- S12A Amendment of Plan Application -
TPB Ref.: Y/YL-MP/7
Further Information No. 16**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board ("TPB") on 1 April 2022 and Further Information No. 15 submitted on 6 August 2025.

In Further Information No. 15, we updated the anticipated completion year of the proposed residential development in view of the completion and occupation of the Light Public Housing at the captioned site. At the same time, we also slightly updated the Indicative Development Scheme and provided a revised Traffic Impact Assessment to address comments received from the Transport Department. We would like to take this opportunity to confirm that the updated layout of the proposed Transport Lay-by to address the comments from the Transport Department would result in an increase in size from 1,600sqm to 2,000sqm. As such, the total non-domestic GFA and total non-domestic plot ratio would therefore be increased from 3,360sqm to 3,760sqm and 0.08 to 0.09 correspondingly. Please refer to *Appendix 1* for the updated Development Schedule and the Master Layout Plan (reattached for ease of reference) and *Appendix A* for the updated proposed Notes and Explanatory Statement.

In light of the above, the Applicant has updated all technical assessments accordingly and attached herewith for your consideration. We understand from our liaison with the Planning Department that, apart from the Transport Department, other relevant Government departments have no further comment on the captioned application based on all previous Further Information submitted. As such, the attached technical assessment reports only





PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_S/20/023Lg

24 October 2025

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from "Recreation" and "Residential (Group C)" Zones
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/7
Further Information No. 17**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023 and departmental comments received on 19 & 23 September and 15 October 2025.

In response to the departmental comments received, please find attached the Further Information ("F.I.") submission for your consideration. The submission document consists of:

Response-to-Comment Table

Appendix I	Replacement Pages of the Visual Impact Assessment
Appendix II	Replacement Pages of the Environment Assessment
Appendix III	Replacement Pages of the Sewerage Impact Assessment
Appendix IV	Replacement Pages of the Ecological Impact Assessment
Appendix V	Replacement Pages of the Traffic Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

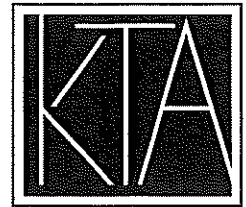

Gladys Ng

Encl. (5 hard copies)

cc. DPO/FS&YLE – Ms Jessie Lau (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_S/20/024Lg

24 December 2025

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from "Recreation" and "Residential (Group C)" Zones
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/7
Further Information No. 18**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023 and departmental comments received on 5 November and 16 December 2025.

In response to the departmental and public comments received, please find attached the Further Information ("F.I.") submission for your consideration. The submission document consists of:

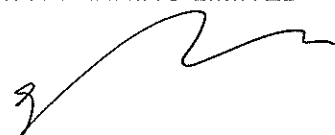
Response-to-Comment Table

Appendix I	Replacement Pages of the Drainage Impact Assessment
Appendix II	Revised Sewerage Impact Assessment
Appendix III	Replacement Pages of the Ecological Impact Assessment
Appendix IV	Revised Environmental Assessment

Meanwhile, should you have any queries in relation to the above, 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

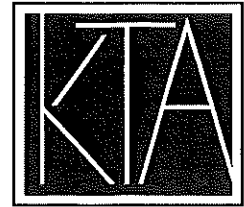

Gladys Ng

Encl. (5 hard copies)

cc. DPO/FS&YLE – Ms Jessie Lau (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_S/20/025Lg

16 January 2026

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from "Recreation" and "Residential (Group C)" Zones
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/7
Further Information No. 19**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023 and departmental comments received on 29 December 2025 and 5 January 2026.

In response to the departmental and public comments received, please find attached the Further Information ("F.I.") submission for your consideration. The submission document consists of:

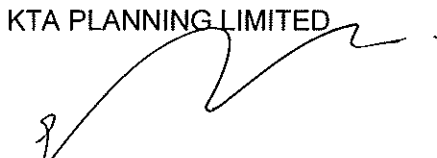
Response-to-Comment Table
Appendix I Revised Traffic Impact Assessment

Please kindly note that the attached involves no change to the Indicative Development Scheme, nor to the proposed development parameters.

Meanwhile, should you have any queries in relation to the above, 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

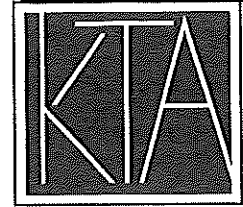

Gladys Ng

Encl. (5 hard copies)

cc. DPO/FS&YLE – Ms Jessie Lau (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
 規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_S/20/026Lg

4 March 2026

Secretary, Town Planning Board
 15/F, North Point Government Offices
 333 Java Road
 North Point
 Hong Kong

Dear Sir/Madam,

**Rezoning from "Recreation" and "Residential (Group C)" Zones
 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/7
 Further Information No. 20**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023 and departmental comments received on 10 February 2026.

In response to the departmental and public comments received, please find attached the Further Information ("F.I.") submission for your consideration. The submission document consists of:

Response-to-Comment Table

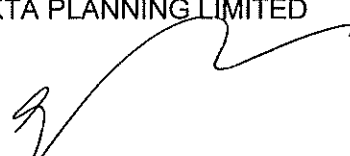
Appendix I Revised Traffic Impact Assessment
 Appendix II Replacement Pages of the Ecological Impact Assessment
 Appendix III Revised Environmental Assessment

Please kindly note that the attached involves no change to the Indicative Development Scheme, nor to the proposed development parameters.

Meanwhile, should you have any queries in relation to the above, 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

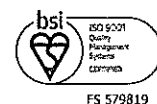


Gladys Ng

Encl. (5 hard copies)

cc. DPO/FS&YLE – Ms Jessie Lau (By Email)
 the Applicant & Team

KT/GN/vy



**S. 12A PLANNING APPLICATION
APPROVED MAI PO & FAIRVIEW PARK OZP NO.S/YL-MP/6**

**Rezoning from “Recreation” Zone
To “Residential (Group C)1” Zone
For Various Lots at D.D. 104 in Yuen Long and the adjoining Government Land**

**CONSOLIDATED
SUPPORTING PLANNING STATEMENT**

May 2026

Applicants:

Capital Chance Limited

Consultancy Team:

KTA Planning Limited

Archiplus International (HK) Limited

Urbis Limited

AECOM Asia Co. Limited

AEC Limited

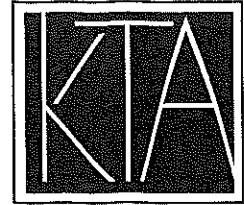
Ove Arup & Partners Hong Kong Limited

Ramboll Hong Kong Limited

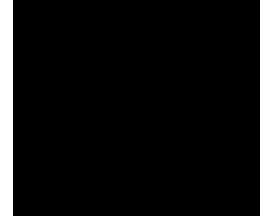


PLANNING LIMITED

規 劃 顧 問 有 限 公 司



PLANNING LIMITED
規劃顧問有限公司



By Email and Hand

Our Ref: S1374/KPR_N/20/003Lg

29 July 2022

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from “Recreation” Zone
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/8
Further Information No. 1**

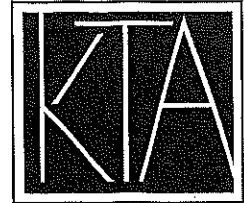
Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 1 April 2022 and various departmental comments received on 18 & 22 July 2022.

In response to the comments received, please find attached 70 hard copies of the Further Information (“F.I.”) submission. The submission document consists of:

Response-to-Comment Table

Appendix I	Revised Environmental Assessment
Appendix II	Proposed Rising Mains on Kam Pok Road and Yau Pok Road
Appendix III	Replacement Pages of the Sewerage Impact Assessment
Appendix IV	Replacement Pages of the Ecological Impact Assessment
Appendix V	Schematic Pumping Mechanism
Appendix VI	Revised Drainage Impact Assessment
Appendix VII	Proposed Sewerage System and DSD Project PWP No. 4235DS
Appendix VIII	Replacement Pages of the Water Supply Impact Assessment Report
Appendix IX	Replacement Pages of the Visual Impact Assessment
Appendix X	Updated Landscape Drawings and Table 4 of the Landscape Design Proposal
Appendix XI	Replacement Pages of the Air Ventilation Assessment
Appendix XII	ADWF Breakdown and Layout Plan of R(D) site (Y/YL-MP6)





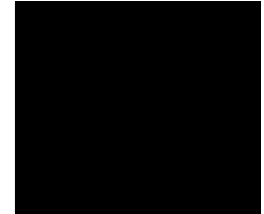
PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_N/20/004Lg

30 August 2022

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



Dear Sir/Madam,

**Rezoning from "Recreation" Zone
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/8
Addendum to Further Information No. 1**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 1 April 2022 and Further Information No. 1 submitted on 29 July 2022.

Please find attached 70 hard copies of the following missing appendices of F.I. No. 1:

Appendix IV Replacement Pages of the Ecological Impact Assessment
Appendix VI Revised Drainage Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

A handwritten signature in black ink, appearing to read 'Gladys Ng'.

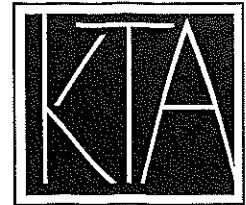
Gladys Ng

Encl.

cc. DPO/FS&YLE – Mr Benjamin Tung (By Email)
the Applicant & Team

KT/GN/vy





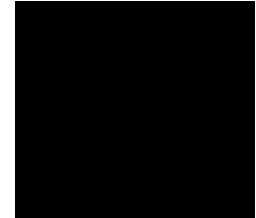
PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_N/20/005Lg

18 October 2022

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



Dear Sir/Madam,

**Rezoning from "Recreation" Zone 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/8
Further Information No. 2**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 1 April 2022 and various departmental comments received on 30 September 2022.

In response to the comments received, please find attached 70 hard copies of the Further Information ("F.I.") submission. The submission document consists of:

Response-to-Comment Table

- Appendix I Revised Environmental Assessment
- Appendix II Additional photomontage & Updated Landscape Drawings
- Appendix III Revised Drainage Impact Assessment
- Appendix IV Proposed sewerage arrangement and combined flows of Planning Applications

Meanwhile, should you have any queries in relation to the above, 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

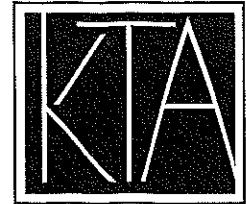
A handwritten signature in black ink, appearing to read 'Gladys Ng'.
Gladys Ng

Encl.

cc. DPO/FS&YLE – Mr Benjamin Tung (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_N/20/006Lg

30 December 2022

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from "Recreation" Zone 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/8
Further Information No. 3**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 1 April 2022 and various departmental comments received on 22 September and 22 December 2022.

In response to the comments received, please find attached 70 hard copies of the Further Information ("F.I.") submission. The submission document consists of:

Response-to-Comment Table

- Appendix I Revised Ecological Impact Assessment
- Appendix II Replacement Pages of the Environmental Assessment
- Appendix III Revised Sewerage Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

A handwritten signature in black ink, appearing to read 'Gladys Ng'.

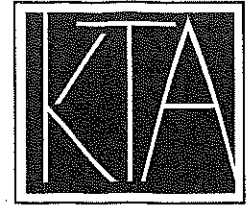
Gladys Ng

Encl.

cc. DPO/FS&YLE – Ms Alice Cheung (By Email)
the Applicant & Team

KT/GN/vy





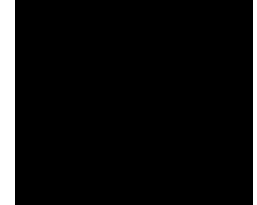
PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_N/20/007Lg

1 March 2023

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



Dear Sir/Madam,

**Rezoning from "Recreation" Zone 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/8
Further Information No. 4**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 1 April 2022 and comments from the Transport Department received on 22 July 2022.

In response to the comments received, please find attached 70 hard copies of the Further Information ("F.I.") submission. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Traffic Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

A handwritten signature in black ink, appearing to read 'Gladys Ng', written over the typed name.

Gladys Ng

Encl.

cc. DPO/FS&YLE – Ms Alice Cheung (By Email)
the Applicant & Team

KT/GN/vy



PLANNING LIMITED
規劃顧問有限公司



By Email and Hand

Our Ref: S1374/KPR_N/20/008Lg

8 May 2023

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from "Recreation" Zone 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/8
Further Information No. 5**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 1 April 2022 and comments from the Environmental Protection Department.

In response to the comments received, please find attached 70 hard copies of the Further Information ("F.I.") submission. The submission document consists of:

Response-to-Comment Table

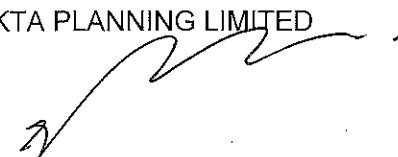
Appendix I Replacement page of the Environmental Assessment

Appendix II Revised Sewerage Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

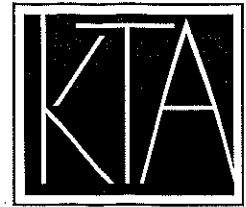

Gladys Ng

Encl.

cc. DPO/FS&YLE – Ms Alice Cheung (By Email)
the Applicant & Team

KT/GN/vy





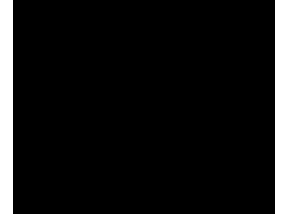
PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_N/20/009Lg

14 July 2023

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



Dear Sir/Madam,

**Rezoning from “Recreation” Zone 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/8
Further Information No. 6**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023 and comments from the Drainage Services Department and Environmental Protection Department.

In response to the comments received, please find attached 70 hard copies of the Further Information (“F.I.”) submission. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Sewerage Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

A handwritten signature in black ink, appearing to read 'Gladys Ng'.
Gladys Ng

Encl.

cc. DPO/FS&YLE – Ms Alice Cheung (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
規劃顧問有限公司



By Email and Hand

Our Ref: S1374/KPR_N/20/010Lg

29 September 2023

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from “Recreation” Zone 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/8
Further Information No. 7**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023 and comments from the Drainage Services Department and Environmental Protection Department.

In response to the comments received, please find attached 70 hard copies of the Further Information (“F.I.”) submission. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Sewerage Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

A handwritten signature in black ink, appearing to read 'Gladys Ng', written over a horizontal line.

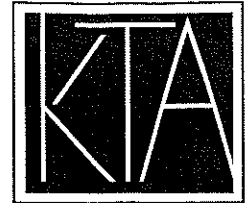
Gladys Ng

Encl.

cc. DPO/FS&YLE – Ms Alice Cheung (By Email)
the Applicant & Team

KT/GN/vy





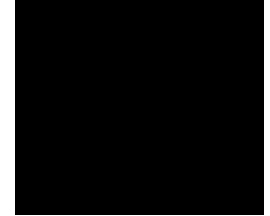
PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_N/20/011Lg

7 December 2023

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



Dear Sir/Madam,

**Rezoning from "Recreation" Zone 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/8
Further Information No. 8**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023 and comments from the Transport Department.

In response to the comments received, please find attached 70 hard copies of the Further Information ("F.I.") submission. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Traffic Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

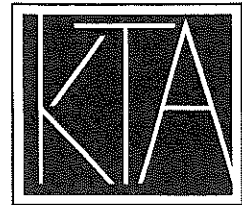
A handwritten signature in black ink, appearing to be 'Gladys Ng', written over the company name.
Gladys Ng

Encl.

cc. DPO/FS&YLE – Mr Gary Lam (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_N/20/012Lg

16 February 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from “Recreation” Zone 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/8
Further Information No. 9**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023.

The Applicant has reassessed the public transport demand and prepared a new assessment on the passenger queueing area at the proposed transport layby, please find attached 70 hard copies of the Further Information (“F.I.”) submission. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Traffic Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

A handwritten signature in black ink, appearing to read 'Gladys Ng'.

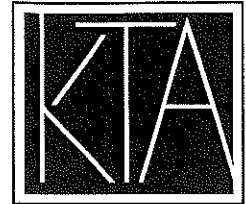
Gladys Ng

Encl.

cc. DPO/FS&YLE – Mr Gary Lam (By Email)
the Applicant & Team

KT/GN/vy





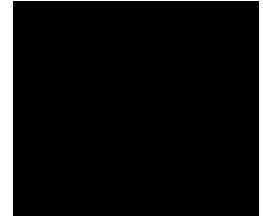
PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_N/20/013Lg

3 May 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



Dear Sir/Madam,

**Rezoning from "Recreation" Zone 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/8
Further Information No. 10**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023.

The Applicant has revised the Traffic Impact Assessment to include an updated Sensitivity Test due to the change in proposed domestic plot ratio of the adjacent "Residential (Group D)" site. Please find attached 70 hard copies of the Further Information ("F.I.") submission. The submission document consists of:

Appendix I Revised Traffic Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

A handwritten signature in black ink, appearing to be 'Gladys Ng'.

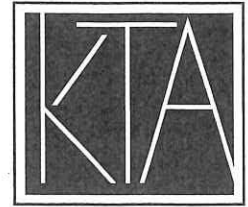
Gladys Ng

Encl.

cc. DPO/FS&YLE – Mr Gary Lam (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_N/20/014Lg

26 July 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from “Recreation” Zone 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/8
Further Information No. 11**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023.

The Applicant has revised the Traffic Impact Assessment to include an updated list of planned and committed developments (Table 4.3 refers). Please find attached the Further Information (“F.I.”) submission. The submission document consists of:

Appendix I Revised Traffic Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

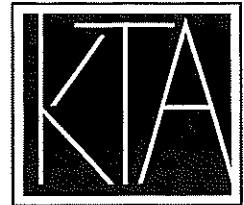

Gladys Ng

Encl. (5 hard copies)

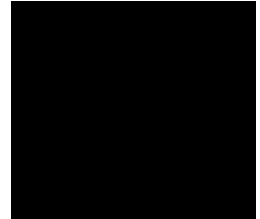
cc. DPO/FS&YLE – Ms Jane Lau (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
規劃顧問有限公司



By Email and Hand

Our Ref: S1374/KPR_N/20/015Lg

10 October 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from "Recreation" Zone 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/8
Further Information No. 12**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023 and comments from the Transport Department received on 22 July 2024.

In response to the departmental comments received, please find attached the Further Information ("F.I.") submission for your consideration. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Traffic Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

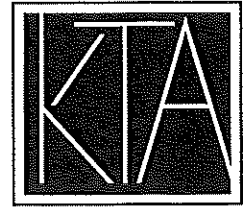
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Gladys Ng

Encl. (5 hard copies)

cc. DPO/FS&YLE – Mr Louis Cheung (By Email)
the Applicant & Team

KT/GN/vy



PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_N/20/016Lg

30 December 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



Dear Sir/Madam,

**Rezoning from "Recreation" Zone 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/8
Further Information No. 13**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023 and comments from the Transport Department received on 22 July 2024.

The Traffic Impact Assessment ("TIA") has been updated and attached herewith for your consideration. The revised TIA has incorporated assessment of the potential impact to Tuen Ma Line, an updated Table 4.3 on Key Newly Completed and Planned Developments as well as a revised assessment on junction performance.

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

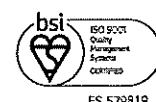
A handwritten signature in black ink, appearing to read 'Gladys Ng'.

Gladys Ng

Encl. (5 hard copies)

cc. DPO/FS&YLE – Mr Louis Cheung (By Email)
the Applicant & Team

KT/GN/vy

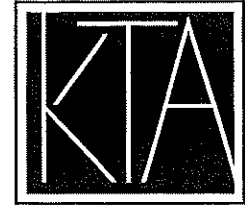


By Email and Hand

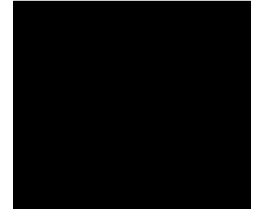
Our Ref: S1374/KPR_N/20/017Lg

19 March 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 "Recreation" Zone 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/8
Further Information No. 14**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023.

The Noise Impact Assessment (which form part of the Environmental Assessment) has been updated and attached herewith for your consideration. The Noise Impact Assessment has been reviewed due to the update in the growth rate within the traffic forecast data.

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

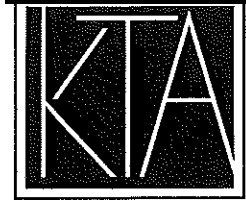
A handwritten signature in black ink, appearing to read 'Gladys Ng', written over a faint, illegible stamp or background.

Gladys Ng

Encl. (5 hard copies)

cc. DPO/FS&YLE – Mr Louis Cheung (By Email)
the Applicant & Team

KT/GN/vy



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG

九龍觀塘海濱道133號
萬兆豐中心16樓K室

電話TEL (852) 3426 8451

傳真FAX (852) 3426 9737

電郵EMAIL kta@ktaplanning.com

By Email & Hand

Our Ref: S1374/KPR_N/20/019Lg

6 August 2025

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from "Recreation" Zone 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/8
Further Information No. 15**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board ("TPB") on 1 April 2022.

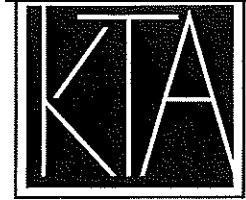
In view of the completion and occupation of the Light Public Housing at the captioned site and its intended operation till 2030 (as stated in the RNTPC Paper No. A/YL-MP/341), the Applicant hereby updates the anticipated completion year of the Proposed Residential Development accordingly. The anticipated completion year of the captioned shall therefore be updated to 2034.

In addition to the above, the Applicant has prepared responses to the comments from the Transport Department received on 24 March 2025 and incorporated the residential development that has recently been approved by TPB (TPB Ref.: Y/YL-MP/10 refers) into the revised Traffic Impact Assessment (see Response-to-Comment Table and *Appendix I* attached). Meanwhile, we have also made slight changes to the scheme (see *Appendix A*):

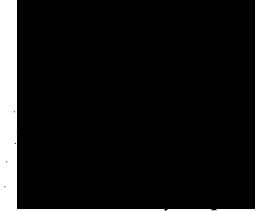
- (i) Slightly rearranged the layout of the transport lay-by.

The above makes no change to the major development parameters, all major development parameters, including GFA, plot ratio, building height and etc., remain unchanged.





PLANNING LIMITED
 規劃顧問有限公司



By Email & Hand

Our Ref: S1374/KPR_N/20/020Lg

19 August 2025

Secretary, Town Planning Board
 15/F, North Point Government Offices
 333 Java Road
 North Point
 Hong Kong

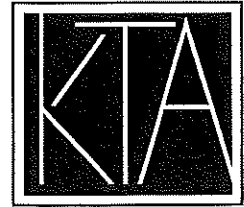
Dear Sir/Madam,

**Rezoning from "Recreation" Zone 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/8
 Further Information No. 16**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board ("TPB") on 1 April 2022 and Further Information No. 15 submitted on 6 August 2025.

In Further Information No. 15, we updated the anticipated completion year of the proposed residential development in view of the completion and occupation of the Light Public Housing at the captioned site. At the same time, we also slightly updated the Indicative Development Scheme and provided a revised Traffic Impact Assessment to address comments received from the Transport Department. We would like to take this opportunity to confirm that the updated layout of the proposed Transport Lay-by to address the comments from the Transport Department would result in an increase in size from 1,000sqm to 1,500sqm. As such, the total non-domestic GFA and total non-domestic plot ratio would therefore be increased from 1,000sqm to 1,500sqm and 0.03 to 0.04 correspondingly. Please refer to *Appendix 1* for the updated Development Schedule and *Appendix A* for the updated proposed Notes and Explanatory Statement.

In light of the above, the Applicant has updated all technical assessments accordingly and attached herewith for your consideration. We understand from our liaison with the Planning Department that relevant Government departments have no further comment on the captioned application based on all previous Further Information submitted. As such, the attached technical assessment reports only reflect the updates in the anticipated completion year and minor architectural changes as well as some minor comments obtained from the



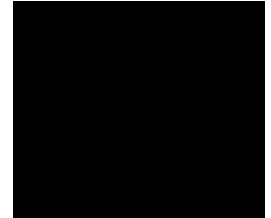
PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_N/20/023Lg

24 October 2025

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



Dear Sir/Madam,

**Rezoning from "Recreation" Zone 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/8
Further Information No. 17**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023 and departmental comments received on 23 September and 15 October 2025.

In response to the departmental comments received, please find attached the Further Information ("F.I.") submission for your consideration. The submission document consists of:

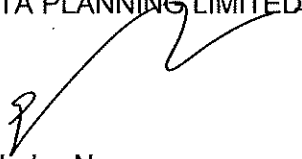
Response-to-Comment Table

Appendix I	Replacement Pages of the Ecological Impact Assessment
Appendix II	Replacement Pages of the Visual Impact Assessment
Appendix III	Replacement Pages of the Environmental Assessment
Appendix IV	Replacement Pages of the Sewerage Impact Assessment
Appendix V	Replacement Pages of the Traffic Impact Assessment

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

Thank you for your kind attention.

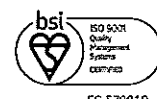
Yours faithfully
For and on behalf of
KTA PLANNING LIMITED.

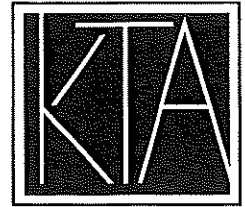

Gladys Ng

Encl. (5 hard copies)

cc. DPO/FS&YLE – Ms Jessie Lau (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_N/20/024Lg

24 December 2025

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from "Recreation" Zone 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/8
Further Information No. 18**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023 and departmental comments received on 5 November and 16 December 2025.

In response to the departmental and public comments received, please find attached the Further Information ("F.I.") submission for your consideration. The submission document consists of:

Response-to-Comment Table

- Appendix I Replacement Pages of the Drainage Impact Assessment
- Appendix II Replacement Pages of the Ecological Impact Assessment
- Appendix III Revised Environmental Assessment
- Appendix IV Revised Sewerage Impact Assessment

Meanwhile, should you have any queries in relation to the above, 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

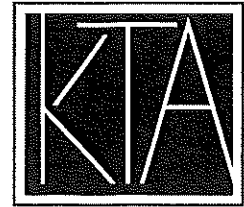

Gladys Ng

Encl. (5 hard copies)

cc. DPO/FS&YLE – Ms Jessie Lau (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_N/20/025Lg

16 January 2026

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from "Recreation" Zone 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/8
Further Information No. 19**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023 and departmental comments received on 29 December 2025 and 5 January 2026.

In response to the departmental and public comments received, please find attached the Further Information ("F.I.") submission for your consideration. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Traffic Impact Assessment

Please kindly note that the attached involves no change to the Indicative Development Scheme, nor to the proposed development parameters.

Meanwhile, should you have any queries in relation to the above, 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

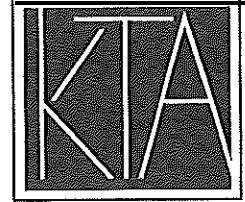

Gladys Ng

Encl. (5 hard copies)

cc. DPO/FS&YLE – Ms Jessie Lau (By Email)
the Applicant & Team

KT/GN/vy





PLANNING LIMITED
規劃顧問有限公司

By Email and Hand

Our Ref: S1374/KPR_N/20/026Lg

4 March 2026

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Rezoning from "Recreation" Zone 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/8
Further Information No. 20**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 16 June 2023 and departmental comments received on 10 February 2026.

In response to the departmental and public comments received, please find attached the Further Information ("F.I.") submission for your consideration. The submission document consists of:

Response-to-Comment Table

- Appendix I Revised Traffic Impact Assessment
- Appendix II Replacement Pages of the Ecological Impact Assessment
- Appendix III Revised Environmental Assessment
- Appendix IV Revised Figure 7 in Appendix 7 of the Drainage Impact Assessment

Please kindly note that the attached involves no change to the Indicative Development Scheme, nor to the proposed development parameters.

Meanwhile, should you have any queries in relation to the above, 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

A handwritten signature in black ink, appearing to read 'Gladys Ng', written over the company name.
Gladys Ng

Encl. (5 hard copies)

cc. DPO/FS&YLE – Ms Jessie Lau (By Email)
the Applicant & Team

KT/GN/vy



FS 579819