



Our Ref CEDD/FNND/ERIC/10
Date 22 September 2026

BY EMAIL ONLY

Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices,
333 Java Road, North Point, HONG KONG

Dear Sir/ Madam,

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED PRIVATE HOUSING DEVELOPMENTS AT VARIOUS SITES WITHIN
FANLING NORTH NEW DEVELOPMENT AREA AND KWU TUNG NORTH NEW
DEVELOPMENT AREA, NEW TERRITORIES AND PROPOSED PUBLIC TRANSPORT
TERMINUS, SHOP AND SERVICES AND EATING PLACE WITHIN PERMITTED PRIVATE
HOUSING DEVELOPMENT AT SITE K10, PLANNING AREA 23N, KWU TUNG NORTH NEW
DEVELOPMENT AREA, NEW TERRITORIES (TPB REF: A/KTN/111)**

We write regarding the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 12 June 2026.

We refer to the public comment submitted by the landowner of Site F1 and please find our response (in *italic*) below:

The S16 Planning Application No. A/KTN/111 is to seek for additional BH for the adoption of MiC method and incorporation of aboveground carpark to facilitate the private housing development in Fanling North and Kwu Tung North NDAs.

To avoid preempting future developers who may adopt only one of these design features, two additional scenarios (adopting either MiC only or an aboveground carpark only) were formulated with corresponding BH reductions compared to the dual-adoption scenario (detailed in Table 3.1.2 of the Revised SPS, submitted as Further Information on 25 August 2026). It should be noted that where the BHs for scenarios for adopting MiC method only fall below the Permissible BH on the prevailing OZP, future developers remain fully entitled to build up to the Permissible BH limit regardless of whether MiC is used.

The proposed BH across all scenarios have taken into account the latest site conditions and floor-to-floor height assumptions mentioned in Table 3.1.1 of the Revised SPS. It also reflects careful consideration of various planning and urban design consideration (e.g. BH profile, Stepped BH and district focal points etc) and specific site constraints (e.g. NBA, site configurations and terraced

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podium etc), which may require additional buffer to allow for design flexibility. To minimise the adverse impact brought by the minor relaxation of BH restriction, these buffers were reviewed and taken into account as appropriate when formulating the Proposed BH as shown in Tables 3.1.1 and 3.1.2 of the Revised SPS.

Nevertheless, approval of this Section 16 application does not preclude future developers from submitting independent planning applications for minor relaxation of BH restrictions based on the individual merits of their proposals, as permitted under the prevailing OZP.

Furthermore, in view that Kwu Tung North and Fanling North New Development Areas are being implemented in phases over the coming years, a longer implementation period is warranted for the proposed housing developments at the Application Sites. With reference to the TPB's consideration for similar applications in the past, we kindly request the TPB to consider granting a longer planning permission validity period of **six years** to facilitate the implementation of the proposed developments.

Thank you for your kind assistance. Should there be any queries, please do not hesitate to contact the undersigned, Mr Eric Chan, or Mr Kevin Fok.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED



Vincent Lau
Director

VIN/ERIC/KEVINF

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