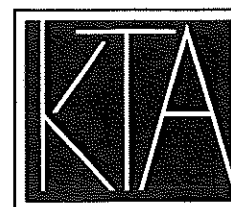


By Email and Hand

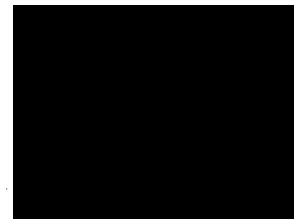
Our Ref: S3126/KPR/24/008Lg

17 April 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. 2**


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Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board on 6 February 2025 and various departmental comments received on 8, 9, 10 & 14 April 2025.

In response to the departmental comments received, please find attached 4 hard copies of the Further Information submission. The submission document consists of:

**Responses-to-Comments Table**

- Appendix I Updated Master Layout Plan and Sectional Drawing
- Appendix II Revised Visual Impact Assessment
- Appendix III Revised Air Ventilation Assessment – Expert Evaluation
- Appendix IV Revised Environmental Assessment
- Appendix V Revised Pages of the Sewerage Impact Assessment
- Appendix VI Revised Pages of the Drainage Impact Assessment
- Appendix VII Revised Traffic Impact Assessment
- Appendix VIII Revised Pages of the Supporting Planning Statement
- Appendix IX Revised Pages of the Ecological Impact Assessment

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact 



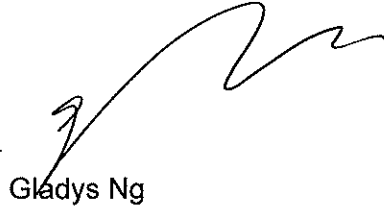
Our Ref: S3126/KPR/24/008Lg  
Date: 17 April 2025



PLANNING LIMITED  
規劃顧問有限公司

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