

Our Ref: PLAS/CHC/LY/CL/GEN (Kingswood Villas\_Ph3\_Waiver)

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

15 March 2024

**By Hand and Email**

Dear Sirs,

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP 131)  
PROPOSED 'PLACE OF RECREATION, SPORTS OR CULTURE (GYMNASIUM)' AT  
KINDERGARTEN, G/F, CHESTWOOD COURT, KINGSWOOD VILLAS PHASE 3,  
NO. 8 TIN SHUI ROAD, TIN SHUI WAI, YUEN LONG  
ON THE APPROVED TIN SHUI WAI OUTLINE ZONING PLAN NO. S/TSW/16  
(APPLICATION NO. A/TSW/81 – FURTHER INFORMATION 2)**

We refer to the captioned planning application No. A/TSW/81.

Further to our original submission and Further Information (1) submission received by the Town Planning Board ("TPB") dated 16 February 2024 and 1 March 2024 respectively, we hereby submit Further Information (2) to support this application.

In response to LandsD's comment (**Attachment I**), we would like to exclude the semi-covered passageway outside the classrooms from the application area. The revised total application area is about 899.4m<sup>2</sup>.

As agreed with Ms. Jessie Kwok (TP/TM 3) in the telephone conversation dated 11 March 2024, we could address this application area issue with a Class A amendment, as our rationale for setting out the initial application area was not incorrect. The initial application area was based on the GFA calculation under the Buildings Ordinance in the approved building plan, which is the normal practice for planning applications. However, LandsD opined that the application area must follow LandsD's basis for this case.

In view of the above, we now enclose the replacement pages of the Application Form (**Attachment II**) and the full set of updated planning statement (**Attachment III**) to supersede the set included in the original submission.

15 March 2024  
Town Planning Board  
Attention: Secretary, Town Planning Board

Should there be any queries, please feel free to contact the undersigned.

Yours faithfully  
For and on behalf of  
Knight Frank Petty Limited



**Charlotte Lau** MRTPI  
Town Planner  
Planning & Land Advisory Services



Encs

Cc Client

(By email only)

Tuen Mun and Yuen Long West District Planning Office  
(Attn.: Mr. Eric Chiu / Ms. Jessie Kwok)

(By email only)