

Urgent Return receipt Expand Group Restricted Prevent Copy

**Tony Tsz Ying LAM/PLAND**

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**From:** Tang, Simone [REDACTED]  
**Sent:** Friday, June 5, 2026 4:15 PM  
**To:** Jenny Wai Ching LAI/PLAND <jwclai@pland.gov.hk>  
**Cc:** Vicki Yue Yan AU/PLAND <vyyau@pland.gov.hk>; Kwan, Mike [REDACTED]; Kwan, Mable [REDACTED]; Ng, Issac [REDACTED]  
**Subject:** RE: [E2026050TL] S16 Planning Application Submission for URA Ma Tau Wai Road/ Lok Shan Road Development Project (KC-020) (May 2026)

Dear Jenny,

Further to our telephone conversation earlier today regarding the verbal comments on the Application Form, please find attached the replacement page for Page 15 of the Application Form for your further action.

Feel free to call me if you have any questions.

Many thanks

Regards  
Simone Tang  
Manager (Planning & Design), URA  
Tel: [REDACTED]

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**From:** Tang, Simone  
**Sent:** Tuesday, May 26, 2026 3:26 PM  
**To:** 'tpbpd@pland.gov.hk' <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Cc:** Vicki Yue Yan AU/PLAND <[vyyau@pland.gov.hk](mailto:vyyau@pland.gov.hk)>; 'Jenny Wai Ching LAI/PLAND' <[jwclai@pland.gov.hk](mailto:jwclai@pland.gov.hk)>; Kwan, Mike [REDACTED]; Kwan, Mable [REDACTED]; Ng, Issac [REDACTED]  
**Subject:** [E2026050TL] S16 Planning Application Submission for URA Ma Tau Wai Road/ Lok Shan Road Development Project (KC-020) (May 2026)

Dear Sir/ Madam,

Pursuant to Section 16 of the Town Planning Ordinance (CAP. 131), we submit herewith the captioned planning application for the consideration of the Town Planning Board (TPB). Please find the following documents at below links for your processing:

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1. A signed soft copy of the application form (including the full set of land registry record and a copy of the newspaper publications and site notices posted to demonstrate reasonable steps given to notify owners within the Application Site):  
[REDACTED]

2. A soft copy of the Planning Statement with full set of appendices:  
[REDACTED]

In addition, the hard copy of the submission has been delivered to the TPB earlier today, attached please find the cover letter with TPB's stamp of receipt for your information.

Should you have any enquiry, please feel free to contact me at [REDACTED] or our Mr. Issac Ng at [REDACTED].

Many thanks

Regards  
Simone Tang  
Manager (Planning & Design), URA  
Tel: [REDACTED]

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(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	About 145 <sup>[Note 3 / 註三]</sup> m 米 <input type="checkbox"/> (Not more than 不多於)
		140 mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		35 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 3 storeys 3層 <input checked="" type="checkbox"/> Basement 地庫 1 storey 1層 <input checked="" type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Domestic: Not more than 37.5% Non-domestic below 15m: Not more than 100% <input type="checkbox"/> About 約	
(v) No. of units 單位數目	About 279	
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

Note 3: Assuming the building will have about 15m in depth for the basement levels and about 130m for the storeys aboveground.  
 註三：假設建築物的地庫深度約15米，地面樓層約130米。