



Our Ref. No.: URA260707597

16 July 2026

By Hand & By Email

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

Dear Sir/Madam,

Section 16 Planning Application for Proposed Minor Relaxation of Domestic Plot Ratio and Building Height Restrictions for the Permitted Residential Development with Commercial / Retail uses of the URA Ma Tau Wai Road/ Lok Shan Road Development Project (KC-020), and Proposed Public Vehicle Park
Planning Application No. A/K10/280

- Submission of Response-to-Departmental Comments -

We refer to the captioned s.16 planning application submitted to the Town Planning Board (TPB) on 26 May 2026.

To address the departmental comments received via the Kowloon District Planning Office, Planning Department (KDPO, PlanD) in June and July 2026, we submit herewith four (4) copies of the Responses to Departmental Comments table (**R to C Table**), together with the relevant replacement pages of the Planning Statement (**Appendix 1**), replacement pages of the Application Form (**Appendix 2**), and replacement pages of the Visual Impact Assessment (**Appendix 3**), for TPB's consideration.

In addition, the URA's responses to the public comments received during the publication period are provided in **Appendix 4** for TPB's consideration.

Should you have any enquiry, please feel free to contact me at [REDACTED] or our Ms. Mable Kwan at [REDACTED] / Ms. Simone Tang at [REDACTED]. Thank you.

Yours faithfully,



Mike Kwan
General Manager, Planning & Design
Urban Renewal Authority

encl.

cc. DPO/Kln, PlanD (Attn: Ms. Vivian Lai, Ms. Vicki Au and Ms. Jenny Lai)

From: Tang, Simone <[REDACTED]>
Sent: 2026-07-16 星期四 18:27:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: [E2026070IY] RE: R-to-C Submission for Planning Application No. A/K10/280 - S16 for URA Ma Tau Wai Road/ Lok Shan Road Development Project (KC-020)

Dear Sir/ Madam,

Reference is made to the Responses-to-Comments (R-to-C) submission for the captioned Section 16 planning application, submitted to the Town Planning Board (TPB) earlier today (16 July 2026).

In response to the verbal comments received from the Kowloon District Planning Office, Planning Department (KDPO, PlanD), please be clarified that the updated Notional Block Plan and Notional Section Plan (i.e. Figures 3.1 and 3.2 of the replacement pages of the Planning Statement provided in Appendix 1 of the R-to-C submission made earlier today) will supersede the previous notional design plans included in all technical assessments submitted on 26 May 2026. This update will not affect the assessments/results of all previous submitted technical assessments.

Feel free to call me if you have any questions.

Many thanks

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

From: Tang, Simone
Sent: Thursday, July 16, 2026 5:34 PM
To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: RE: R-to-C Submission for Planning Application No. A/K10/280 - S16 for URA Ma Tau Wai Road/ Lok Shan Road Development Project (KC-020)

Dear Sir/ Madam,

Further to my E-mail below. Please find the updated R-to-C Submission Package which supersede the previous version submitted earlier today for further processing.

[REDACTED]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Please note that the soft copies of all required documents (including the Cover Letter, R-to-C Table and Replacement Pages of the Planning Statement, replacement pages of the Application Form, replacement pages of the Visual Impact Assessment and Responses to Public Comments) have been uploaded to TPB's designated hyperlink as follows:

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

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

From: Tang, Simone
Sent: Thursday, July 16, 2026 4:35 PM
To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>
Cc: [REDACTED]

Subject: RE: [E2026050TL] R-to-C Submission for Planning Application No. A/K10/280 - S16 for URA Ma Tau Wai Road/ Lok Shan Road Development Project (KC-020)

Dear Sir/ Madam,

We refer to the captioned s.16 planning application submitted to the Town Planning Board (TPB) on 26 May 2026.

To address the departmental comments received via the Kowloon District Planning Office, Planning Department (KDPO, PlanD) in June and July 2026, we submit herewith the full Responses to Departmental Comments (R-to-C) submission package via below link (with Cover Letter, Responses to Departmental Comments table (R to C Table), together with the relevant replacement pages of the Planning Statement (Appendix 1), replacement pages of the Application Form (Appendix 2), replacement pages of the Visual Impact Assessment (Appendix 3) and Responses to Public Comments (Appendix 4)) for TPB's consideration.

R-to-C Submission Package:

The hard copy of the submission will be delivered to TPB today.

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]

From: Tang, Simone

Sent: Tuesday, May 26, 2026 3:26 PM

To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>

Cc: [REDACTED]
[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:

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]
[REDACTED]

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