

By Hand and Email (tpbpd@pland.gov.hk)  
10 June 2025

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

Your ref TPB/A/KC/511  
Our ref 299277/00/MYNL/TYEC/05562

Dear Sir/Madam,

**Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development including Flats, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height Restriction in "Comprehensive Development Area" Zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung**

**(Planning Application No. A/KC/511)**

Submission of Further Information

We refer to the comments received from various Governmental Departments between 8 May 2025 and 20 May 2025 regarding the captioned Planning Application.

We are pleased to submit a Responses-to-Comments Table (**Attachment I**), a Supplementary Information on Land Status (**Attachment II**), a Comparison of Development Parameters Between the Proposed Scheme and the Approved Scheme (**Attachment III**), a Waiting Area Assessment (**Attachment IV**) and a Landscape Master Plan in Interim Scenario (**Attachment V**), alongside a revised Supporting Planning Statement (**Appendix A**), a revised Master Layout Plan (**Appendix B**), a revised Environmental Assessment (**Appendix C**), a revised Sewerage Impact Assessment (**Appendix D**), a revised Landscape Master Plan and Broadbrush Tree Survey (**Appendix E**), a revised Air Ventilation Assessment – Initial Study (**Appendix F**), a revised Visual Impact Assessment (**Appendix G**), and a revised Traffic Impact Assessment (**Appendix H**) for your consideration.

We sincerely seek for favourable consideration from the Town Planning Board to approve this S16 Planning Application. Should you have any queries, please contact the undersigned or our Mr. Edmond CHENG at [REDACTED]



Our ref

299277/00/MYNL/TYEC/0562

Date

10 June 2025

Yours faithfully,



Natalie Leung  
Associate Town Planner

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- Enc - Attachment I - Responses-to-Comments Table  
- Attachment II - Supplementary Information on Land Status  
- Attachment III - Comparison of Development Parameters Between the Proposed Scheme and the Approved Scheme  
- Attachment IV - Waiting Area Assessment  
- Attachment V - Landscape Master Plan in Interim Scenario  
- Appendix A - Revised Supporting Planning Statement  
- Appendix B - Revised Master Layout Plan  
- Appendix C - Revised Environmental Assessment  
- Appendix D - Revised Sewerage Impact Assessment  
- Appendix E - Revised Landscape Master Plan and Broadbrush Tree Survey  
- Appendix F - Air Ventilation Assessment – Initial Study  
- Appendix G - Revised Visual Impact Assessment  
- Appendix H - Revised Traffic Impact Assessment
- cc - DPO/TWK, PlanD (Attn.: Mr. LUI Wing Cho) (Email: wclui@pland.gov.hk)  
- DPO/TWK, PlanD (Attn.: Mr. HO Kiu Sang, Sam) (Email: sksho@pland.gov.hk)  
- DPO/TWK, PlanD (Attn.: Mr. CHUNG Pak Wo, Norris) (Email: npwchung@pland.gov.hk)