



By Hand and Email (tpbpd@pland.gov.hk)  
29 December 2025

Level 5 Festival Walk  
80 Tat Chee Avenue  
Kowloon Tong  
Kowloon, Hong Kong

The Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point  
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[arup.com](http://arup.com)

Your ref TPB/A/KC/511  
Our ref 299277/00/MYNL/TYEC/05704

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 30 October 2025 and 12 November 2025, and public comments received on the captioned Planning Application.

We are pleased to submit a Responses-to-Comments Table (**Attachment I**), alongside a revised Supporting Planning Statement (**Appendix A**), a revised Master Layout Plan (**Appendix B**), a revised Traffic Impact Assessment (**Appendix C**), a revised Environmental Assessment (**Appendix D**), a revised Drainage Impact Assessment (**Appendix E**), a revised Sewerage Impact Assessment (**Appendix F**), a revised Landscape Master Plan and Broadbrush Tree Survey (**Appendix G**), a revised Visual Impact Assessment (**Appendix H**), and a revised Air Ventilation Assessment – Initial Study (**Appendix I**) 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].

**ARUP**

Our ref

299277/00/MYNL/TYEC/05704

Date

29 December 2025

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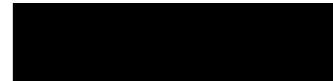
Yours faithfully,



Natalie Leung

Associate Town Planner

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Enc - **Attachment I** - Responses-to-Comments Table  
- Appendix A - Revised Supporting Planning Statement  
- Appendix B - Revised Master Layout Plan  
- Appendix C - Revised Traffic Impact Assessment  
- Appendix D - Revised Environmental Assessment  
- Appendix E - Revised Drainage Impact Assessment  
- Appendix F - Revised Sewerage Impact Assessment  
- Appendix G - Revised Landscape Master Plan and Broadbrush Tree Survey  
- Appendix H - Revised Visual Impact Assessment  
- Appendix I - Revised Air Ventilation Assessment

cc - DPO/TWK, PlanD (Attn.: Mr. LUI Wing Cho) (Email: wlclui@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)