



By Hand and Email (tpbpd@pland.gov.hk)
21 January 2026

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
Hong Kong

t +852 2528 3031
f +852 2779 8428

arup.com

Your ref TPB/A/KC/511
Our ref 299277/00/MYNL/TYEC/05720

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 13 January 2026 and 20 January 2026 on the captioned Planning Application.

We are pleased to submit a Responses-to-Comments Table (**Attachment I**), Master Layout Plan as of the 3rd Further Information and the 4th Further Information (**Attachment II**), alongside a revised Sewerage Impact Assessment (**Appendix A**), a revised Environmental Assessment (**Appendix B**), a revised Traffic Impact Assessment (**Appendix C**), a revised Landscape Master Plan and Broadbrush Tree Survey (**Appendix D**), a revised Drainage Impact Assessment (**Appendix E**), a revised Visual Impact Assessment (**Appendix F**), and a revised Supporting Planning Statement (**Appendix G**) 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].

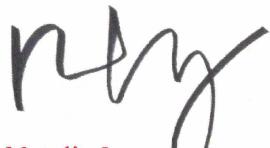
Our ref

299277/00/MYNL/TYEC/05720

Date

21 January 2025

Yours faithfully,



Natalie Leung
Associate Town Planner

d [REDACTED]
e [REDACTED]

Enc - **Attachment I** - Responses-to-Comments Table
- **Attachment II** - Master Layout Plan as of the 3rd Further Information and the 4th Further Information
- **Appendix A** - Revised Sewerage Impact Assessment
- **Appendix B** - Revised Environmental Assessment
- **Appendix C** - Revised Traffic Impact Assessment
- **Appendix D** - Revised Landscape Master Plan and Broadbrush Tree Survey
- **Appendix E** - Revised Drainage Impact Assessment
- **Appendix F** - Revised Visual Impact Assessment
- **Appendix G** - Revised Supporting Planning Statement

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. WAKIM SAFIN ABDELNOUR Safin) (Email: swakim@pland.gov.hk)