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Cheryl Tsz Man TSANG/PLAND

寄件者: Anna Lok <[REDACTED]>
寄件日期: 2026年7月9日星期四 15:32
收件者: TPB Submission/PLAND
副本: Theresa Yeung; Wai-Lam Lee; Vienne Lung; Ryan Chi Kin HO/PLAND; Cheryl Tsz Man TSANG/PLAND; Peter Pak Lun NGAN/PLAND
主旨: Application No. Y/NE-MKT/2 - Submission of Further Information (1)
類別: Internet Email

Dear TPB Secretariat,

We refer to the captioned s.12A Planning Application.

We are writing to notify that the soft copy of the Further Information (1) of the captioned Planning Application has been uploaded to the hyperlink provided by Town Planning Board:
https://fespld.pland.gov.hk/FsShare?key=Y_NE-MKT_2

The Further Information (1) submission includes the following:

1. Cover letter
2. Appendix A – Response-to-Comment table

Please note that 4 sets of the hard copies will be delivered to the Town Planning Board shortly.

Should you have any queries, please contact the undersigned or Miss Vienne LUNG at [REDACTED].

Best regards,

Anna Lok

Urban Planning Manager | Planning

Arup

[REDACTED]

[REDACTED]

d +852 [REDACTED] f +852 [REDACTED]

t +852 [REDACTED]

arup.com

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By Hand
9 July 2026

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

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arup.com

Our ref 287082/00/WTY/WLL/TYAL/YVL/05817

Dear Sir/ Madam,

Application for Amendment of Plan under Section 12A of Town Planning Ordinance (Cap. 131) for Proposed Innovation and Technology Hub at Various Lots in D.D. 82 and D.D. 86, and Adjoining Government Land, Man Kam To, New Territories (Planning Application No. Y/NE-MKT/2)

Submission of Further Information

We refer to the comments received from Environmental Protection Department, Drainage Services Department, and Development Bureau between 18 June 2026 and 7 July 2026 regarding the captioned s.12A Planning Application.

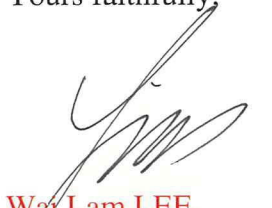
We are pleased to submit a Response-to-Comment table (**Appendix A**) to address departmental comments for your consideration.

The softcopy of the Further Information will be uploaded to the hyperlink provided by the Town Planning Board.

We sincerely seek favourable consideration from the Town Planning Board to agree to this s.12A Application.

Should you have any queries, please contact the undersigned or our Miss Anna LOK at [REDACTED] or Miss Vienne LUNG at [REDACTED].

Yours faithfully,


Wai Lam LEE
Director of Planning

d +852 [REDACTED]
e [REDACTED]

- Enc - Appendix A Response-to-Comment table
cc - Client
- Sha Tin, Tai Po and North District Planning Office – Mr. Ryan HO (STP/N2) (Email: rckho@pland.gov.hk)
- Sha Tin, Tai Po and North District Planning Office – Ms Cheryl TSANG (TP/N2) (Email: ctmtsang@pland.gov.hk)
- Sha Tin, Tai Po and North District Planning Office – Mr. Peter NGAN (ATP/N5) (Email: pplngan@pland.gov.hk)

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Cheryl Tsz Man TSANG/PLAND

寄件者: Anna Lok <[REDACTED]>
寄件日期: 2026年7月10日星期五 17:38
收件者: TPB Submission/PLAND
副本: Theresa Yeung; Wai-Lam Lee; Vienne Lung; Ryan Chi Kin HO/PLAND; Cheryl Tsz Man TSANG/PLAND; Peter Pak Lun NGAN/PLAND
主旨: Application No. Y/NE-MKT/2 - Submission of Further Information (2)
類別: Internet Email

Dear TPB Secretariat,

We refer to the captioned s.12A Planning Application.

We are writing to notify that the soft copy of the Further Information (2) of the captioned Planning Application has been uploaded to the hyperlink provided by Town Planning Board:
https://fespld.pland.gov.hk/FsShare?key=Y_NE-MKT_2

The Further Information (2) submission includes the following:

1. Cover letter
2. Appendix A – Response-to-Comment table

Please note that 4 sets of the hard copies will be delivered to the Town Planning Board shortly.

Should you have any queries, please contact the undersigned or Miss Vienne LUNG at [REDACTED].

Best regards,

Anna Lok

Urban Planning Manager | Planning

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By Hand
10 July 2026

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
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Our ref 287082/00/WTY/WLL/TYAL/YVL/05821

Dear Sir/ Madam,

Application for Amendment of Plan under Section 12A of Town Planning Ordinance (Cap. 131) for Proposed Innovation and Technology Hub at Various Lots in D.D. 82 and D.D. 86, and Adjoining Government Land, Man Kam To, New Territories (Planning Application No. Y/NE-MKT/2)

Submission of Further Information

We refer to the comments received from Planning Department on 26 June 2026 and 7 July 2026 regarding the captioned s.12A Planning Application.

We are pleased to submit a Response-to-Comment table (**Appendix A**) to address departmental comments for your consideration.

The softcopy of the Further Information will be uploaded to the hyperlink provided by the Town Planning Board.

We sincerely seek favourable consideration from the Town Planning Board to agree to this s.12A Application.

Should you have any queries, please contact the undersigned or our Miss Anna LOK at [REDACTED] or Miss Vienne LUNG at [REDACTED].

Yours faithfully,



Wai Lam LEE
Director of Planning

d +852 [REDACTED]
e [REDACTED]

- Enc - Appendix A Response-to-Comment table
cc - Client
- Sha Tin, Tai Po and North District Planning Office – Mr. Ryan HO (STP/N2) (Email: rckho@pland.gov.hk)
- Sha Tin, Tai Po and North District Planning Office – Ms Cheryl TSANG (TP/N2) (Email: ctmtsang@pland.gov.hk)
- Sha Tin, Tai Po and North District Planning Office – Mr. Peter NGAN (ATP/N5) (Email: pplngan@pland.gov.hk)

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Cheryl Tsz Man TSANG/PLAND

寄件者: Anna Lok <[REDACTED]>
寄件日期: 2026年07月14日星期二 17:30
收件者: TPB Submission/PLAND
副本: Theresa Yeung; Wai-Lam Lee; Vienne Lung; Ryan Chi Kin HO/PLAND; Cheryl Tsz Man TSANG/PLAND; Peter Pak Lun NGAN/PLAND
主旨: Application No. Y/NE-MKT/2 - Submission of Further Information (3)
類別: Internet Email

Dear TPB Secretariat,

We refer to the captioned s.12A Planning Application.

We are writing to notify that the soft copy of the Further Information (3) of the captioned Planning Application has been uploaded to the hyperlink provided by Town Planning Board:
https://fespld.pland.gov.hk/FsShare?key=Y_NE-MKT_2

The Further Information (3) submission includes the following:

1. Cover letter
2. Appendix A – Response-to-Comment table
3. Appendix B – Replacement Pages of Revised Traffic Impact Assessment

Please note that 4 sets of the hard copies will be delivered to the Town Planning Board shortly.

Should you have any queries, please contact the undersigned or Miss Vienne LUNG at [REDACTED].

Best regards,

Anna Lok
Urban Planning Manager | Planning

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[arup.com](https://www.arup.com)

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By Hand
14 July 2026

The Secretary
Town Planning Board
15/F, North Point Government Offices
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arup.com

Our ref 287082/00/WSTY/WLL/TYAL/YVL/05822

Dear Sir/ Madam,

Application for Amendment of Plan under Section 12A of Town Planning Ordinance (Cap. 131) for Proposed Innovation and Technology Hub at Various Lots in D.D. 82 and D.D. 86, and Adjoining Government Land, Man Kam To, New Territories (Planning Application No. Y/NE-MKT/2)

Submission of Further Information

We refer to the comments received from Transport Department and Lands Department on 26 June 2026 and 10 July 2026 regarding the captioned s.12A Planning Application.

We are pleased to submit a Response-to-Comment table (**Appendix A**) and replacement pages of the revised Traffic Impact Assessment (**Appendix B**) to address departmental comments for your consideration.

The softcopy of the Further Information will be uploaded to the hyperlink provided by the Town Planning Board.

We sincerely seek favourable consideration from the Town Planning Board to agree to this s.12A Application.

Should you have any queries, please contact the undersigned or our Miss Anna LOK at [REDACTED] or Miss Vienne LUNG at [REDACTED].

Yours faithfully,



Wai-Lam LEE
Director of Planning

d +852 [REDACTED]
e [REDACTED]

- Enc - Appendix A Response-to-Comment Table
- Appendix B Replacement Pages of Revised Traffic Impact Assessment
- cc - Client
- Sha Tin, Tai Po and North District Planning Office – Mr. Ryan HO (STP/N2) (Email: rckho@pland.gov.hk)
- Sha Tin, Tai Po and North District Planning Office – Ms Cheryl TSANG (TP/N2) (Email: ctmtsang@pland.gov.hk)
- Sha Tin, Tai Po and North District Planning Office – Mr. Peter NGAN (ATP/N5) (Email: pplngan@pland.gov.hk)