

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

8 January 2026

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

Your ref TPB/Y/SK-HC/8

Our ref 295143/00/WSTY/MYNL/TYAL/NC/CHAC/05710

Dear Sir/Madam,

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from “Green Belt” and Area shown as ‘Road’ to “Residential (Group C)5” for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung (Planning Application No. Y/SK-HC/8)

Submission of Further Information – Responses to Departmental Comments

We refer to the comments received from various Government departments from 13 November to 9 December 2025 on the captioned Planning Application.

We are pleased to submit herewith a Responses-to-Comments Table (**Appendix A**) together with the Revised Geotechnical Planning Review Report (**Appendix B**), Revised Drainage Impact Assessment (**Appendix C**), Revised Environmental Assessment (**Appendix D**), Revised Indicative Architectural Drawings (**Appendix E**), Revised Landscape Master Plan with Tree Survey Report (**Appendix F**) and Revised Visual Impact Assessment (**Appendix G**) for your consideration.

Since the Indicative Architectural Drawings have been amended, we hereby also submit the Revised Supporting Planning Statement (**Appendix H**), Revised Traffic Impact Assessment (**Appendix I**), Revised Sewage Treatment and Disposal Proposal Report (**Appendix J**) and Revised Water Demand Assessment (**Appendix K**) in support of the Planning Application for your consideration.

Please note that the amendments to the Indicative Architectural Drawings would not result in any changes in site area, proposed zoning, uses and development restrictions, including plot ratio and building height, under the Planning Application.

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

Should you have any queries, please contact the undersigned or our Miss Natalie CHAN at [REDACTED] or Mr. Alex CHENG at [REDACTED]

Yours faithfully,





Natalie Leung
Associate Town Planner

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Enc - 4 Copies of **Appendices A to K**

- cc - Sai Kung & Island District Planning Office – Ms. KONG Sze Nga, Tammy ()
- Sai Kung & Island District Planning Office – Mr. YIP Ho Yeung, Jackin ()
- Client