

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

16 February 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/05734

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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 23 January to 3 February 2026 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**), the Revised Traffic Impact Assessment (**Appendix C**) and the Replacement Page of the Revised Indicative Architectural Drawings (**Appendix D**) in support of the Application for your consideration.

In response to the verbal comments from the District Planning Office of the Planning Department, we hereby also submit the Supplementary Information (**Appendix E**) with two supplementary drawings for your consideration.

Please note that in response to the departmental comments, the Revised Geotechnical Planning Review Report has undergone a major methodological change, which includes a significant expansion of the boundaries of catchment study area for the assessment.

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,

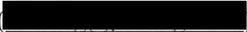


Natalie Leung
Associate Town Planner

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

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