

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

15 May 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/WLL/TYAL/NC/05785

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

t +852 2528 3031
f +852 2779 8428

arup.com

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 12 February 2026 to 10 March 2026 on the captioned Planning Application.

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

Since the Indicative Architectural Drawings have been amended, we hereby also submit the Revised Supporting Planning Statement (**Appendix F**), Revised Drainage Impact Assessment (**Appendix G**), Revised Sewage Treatment and Disposal Proposal Report (**Appendix H**) and Revised Environmental Assessment (**Appendix I**) for your consideration.

Please note that the refinements to Indicative Architectural Drawings only involve the location of the proposed clubhouse and swimming pool to minimise the possible impacts on the landscape character of the Application Site. The refinements 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, nor the findings of technical assessments.

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 Ms. Natalie CHAN at [REDACTED]

Yours faithfully,



Wai-lam LEE
Director of Planning

d
e

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

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