

ARUP

By Hand and Email (tpbpd@pland.gov.hk)
29 May 2026

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


arup.com

Your ref
Our ref 302190/00/WLL/TYEC/LTAP/05796

Dear Sir/Madam,

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Associated Infrastructure at Various Lots in D.D. 32 and Adjoining Government Land, Wong Yi Au, Tai Po, New Territories

(Planning Application No. Y/TP/42)

Submission of Further Information

We refer to the comments received from various Government Departments between 18 May 2026 and 22 May 2026 regarding the captioned Application.

We are pleased to submit a Responses-to-Comments Table (Attachment I), a Supplementary Information on Land Status (Attachment II), Replacement Pages of Traffic Impact Assessment (Attachment III), Justification Note of Adopting Base District Traffic Models – 2020 Update (Attachment IV), Justification Note of Traffic Impact on Junction J1 (Attachment V), and Ingress and Egress Construction Traffic Route Plans of the Development Site (Attachment VI), alongside a revised Supporting Planning Statement (Appendix A), revised Drainage Impact Assessment (Appendix B), revised Environmental Assessment (Appendix C) and revised Sewerage Impact Assessment (Appendix D).

We sincerely seek for the favourable consideration from the Town Planning Board to approve this S12A Planning Application. Should you have any queries, please contact the undersigned, Mr. Edmond CHENG at [REDACTED] or Ms. Avis POON at [REDACTED].



Arup Hong Kong Limited | [REDACTED]

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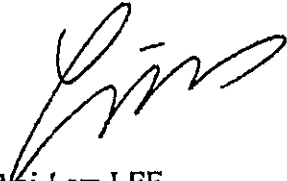
Our ref

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Date

29 May 2026

Yours faithfully,



Wai-Lam LEE
Director



- Enc - Attachment I - Responses-to-Comments Table
- Attachment II - Supplementary Information on Land Status
- Attachment III - Replacement Pages of Traffic Impact Assessment
- Attachment IV - Justification Note of Adopting Base District Traffic Models – 2020 Update
- Attachment V - Justification Note of Traffic Impact on Junction J1
- Attachment VI - Ingress and Egress Construction Traffic Route Plans of the Development Site
- Appendix A - Revised Supporting Planning Statement
- Appendix B - Revised Drainage Impact Assessment
- Appendix C - Revised Environmental Assessment
- Appendix D - Revised Sewerage Impact Assessment

- cc - DPO/STN, PlanD (Attn.: Mr. LAU Ka Wing, Kevin) (Email: kkw/au@pland.gov.hk)
- DPO/STN, PlanD (Attn.: Mr. LING Chi Ho, Rex) (Email: rchling@pland.gov.hk)
- DPO/STN, PlanD (Attn.: Ms. LEUNG Tsui Yan, Christy) (Email: cyleung@pland.gov.hk)
- DPO/STN, PlanD (Attn.: Ms. Leung Lai Sheung, Iris) (Email: ilsleung@pland.gov.hk)