

By Hand and Email (tpbpd@pland.gov.hk)  
21 August 2026

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

arup.com

Your ref TPB/Y/TP/42  
Our ref 302190/00/WLL/TYEC/LTAP/05837

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)**

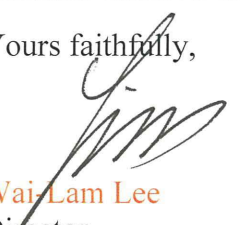
**Submission of Further Information**

We refer to the comments received from various Government Departments on 13 and 14 July 2026 regarding the captioned Application.

We are pleased to submit a Responses-to-Comments Table (**Attachment I**), alongside a revised Supporting Planning Statement (**Appendix A**), revised Traffic Impact Assessment (**Appendix B**), revised Environmental Assessment (**Appendix C**), revised Sewerage Impact Assessment (**Appendix D**) and revised Water Supply Impact Assessment (**Appendix E**).

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, our Mr. Edmond CHENG at [REDACTED] or our Ms. Avis POON at [REDACTED].

Yours faithfully,

  
Wai Lam Lee  
Director

- Enc - Attachment I - Responses-to-Comments Table  
- Appendix A - Revised Supporting Planning Statement  
- Appendix B - Revised Traffic Impact Assessment  
- Appendix C - Revised Environmental Assessment  
- Appendix D - Revised Sewerage Impact Assessment  
- Appendix E - Revised Water Supply Impact Assessment

- cc - DPO/STN, PlanD (Attn.: Mr. LAU Ka Wing, Kevin) (Email: kkwlaupland.gov.hk)  
- DPO/STN, PlanD (Attn.: Mr. LING Chi Ho, Rex) (Email: rchlingpland.gov.hk)