

By Hand and Email (tpbpd@pland.gov.hk)
24 September 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/05885

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 22 May 2026 and 14 September 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 Visual Impact Assessment (**Appendix B**), revised Traffic Impact Assessment (**Appendix C**), revised Environmental Assessment (**Appendix D**), revised Drainage Impact Assessment (**Appendix E**), revised Sewerage Impact Assessment (**Appendix F**), revised Water Supply Impact Assessment (**Appendix G**), revised Air Ventilation Impact Assessment (Expert Evaluation) (**Appendix H**) and revised Ecological Impact Assessment (**Appendix I**) for your consideration.

Our ref

302190/00/WLL/TYEC/LTAP/05885

Date

24 September 2026

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

- [REDACTED]
- Enc - Attachment I - Responses-to-Comments Table
- Appendix A - Revised Supporting Planning Statement
 - Appendix B - Revised Visual Impact Assessment
 - Appendix C - Revised Traffic Impact Assessment
 - Appendix D - Revised Environmental Assessment
 - Appendix E - Revised Drainage Impact Assessment
 - Appendix F - Revised Sewerage Impact Assessment
 - Appendix G - Revised Water Supply Impact Assessment
 - Appendix H - Revised Air Ventilation Impact Assessment (Expert Evaluation)
 - Appendix I - Revised Ecological Impact Assessment

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

(Email: kkwlau@pland.gov.hk)

(Email: rehling@pland.gov.hk)