



Our Ref.: PD2012027/05
Your Ref.: TPB/Y/YL-TYST/12

19 May 2026

By Email

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

Dear Sir/ Madam,

SECTION 12A PLANNING APPLICATION NO. Y/YL-TYST/12

Further Information Submission

We refer to the departmental comments received from Transport Department on 7 May 2026 of the captioned Application. Please find attached our responses to the departmental comments with the replacement pages of revised Traffic Impact Assessment and planning statement report. Revisions have been made to the proposed road improvement scheme.

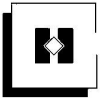
To supplement the details, the existing emergency vehicular access (EVA) connecting Castle Peak Road - Hung Shui Kiu and Fui Sha Wai South Road would only be used as an access road for construction vehicles to the Site during the construction stage. Kindly note that the widening of the aforementioned EVA was approved under Approved application No. A/YL-TYST/870, and the relevant plans for the said widening works were previously approved by the relevant departments. Additionally, during the District Lands Conference of February 2022 for the proposed land exchange for the Lot No. 2188 in D.D. 121, the Applicant was confirmed by the Transport Department that this widened section would be used for the passing of construction vehicles during the construction stage.

According to TPB PG-No. 32B, submission of this further information refers to revisions of Traffic Impact Assessment of the Application, as well as to response the relevant departmental comments, in which does not constitute as a material change the application and should be accepted by the TPB for inclusion into the application.

Should you require further information or have any query, please feel free to contact the undersigned or Haze Tsang at [REDACTED].

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited





Junior Ho
Director

Encl.

c.c. the Applicant

- Appendix 1 - Responses to Departmental Comments
- Appendix 2 - Replacement Pages of Traffic Impact Assessment (P.22-24, 28, Figure 5.5)
- Appendix 3 - Replacement Pages of Planning Statement Report (P.52-54, 62)