

Date : 22<sup>nd</sup> November, 2023  
Your Ref : TPB/Y/NE-LYT/16  
Our Ref. : ADCL/PLG-10248/L007

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

**By Hand and Email**

Dear Sir/Madam,

**Section 12A Planning Application - Request for Amendment to the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from “Residential (Group C)” Zone and “Agriculture” Zone to “Residential (Group A) 2” Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories**

We refer to the comments from Transport Department (22.9.2023), Antiquities and Monument Office (dated 29.9.2023), Lands Department (dated 6.10.2023), Environmental Protection Department (dated 10.10.2023) and Drainage Services Department (dated 7.11.2023) regarding the subject application.

We submit herewith the Further Information (FI) for the consideration by relevant Government departments or Town Planning Board. Please find the attached the following items for your onward processing:-

- i. Response-to-Comments table;
- ii. Replacement Pages of Revised Planning Statement, Illustrations and Appendix 1;
- iii. Revised Master Layout Plan;
- iv. Revised Traffic Impact Assessment;
- v. Revised Environmental Assessment;
- vi. Revised Sewerage Impact Assessment;
- vii. Revised Project Profile of Drainage; and
- viii. Replacement Pages of Revised Tree Preservation and Landscape Proposal.

In order to further substantiate the current application and hence to facilitate the consideration by Town Planning Board (TPB), we would like to clarify on the following points:

- To address the specific comments from Transport Operation (NT) of Transport Department, facilities to support the possible operation of public transport within the project site are advised to be incorporated. In this regard, the layout of the proposed development has been slightly modified.
- The subject change involves no material changes, except the non-domestic GFA is adjusted from 5,570 sqm to 5,610 sqm whilst its non-domestic plot ratio remains 0.25. The total plot ratio remains 6.75. The

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Address 地址 :

香港葵涌興芳路 223 號新都會廣場 2 期 13 樓 1310 室  
Unit 1310, Level 13, Tower 2 Metroplaza,  
223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

overall site coverage is adjusted from 24.71% to 23.77% with a view to accommodating the aforementioned public transport facilities.

- Due to the revision in layout, the planning statement and technical assessments have been updated accordingly (see Enclosure 1-7).

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at 3180 7811.

Yours faithfully,  
For and on behalf of  
**Aikon Development Consultancy Limited**



Encl.  
cc. DPO/STN, PlanD (Attn: Ms. Carman CHEUNG)  
Client

