

Your ref Y/NE-TKL/5  
Our ref 295450/00/WSTY/MYNU/CYSL/CKGF/05203

ARUP

By Hand

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

www.arup.com

27 December 2023

Dear Sir/Madam,

**Application for Amendment of Plan**  
Under Section 12A of the Town Planning Ordinance (Cap.131),  
to Rezone the Application Site from "Open Storage", "Agriculture" Zones and an  
area shown as 'Road' to "Other Specified Uses" annotated "Mixed Use" Zone,  
for Proposed Mixed Use Development at Lots 796 and 1008 RP in D.D. 77 and  
Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories  
(Planning Application No. Y/NE-TKL/5)

**Submission of Further Information**

We refer to the comments received from various Government departments from 4  
December 2023 to 15 December 2023 on the captioned Planning Application..

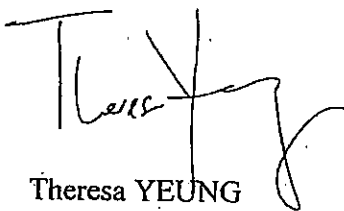
We are pleased to submit herewith a Responses-to-Comments Table (**Attachment 1**)  
together with the relevant supporting documents (**Annexes A – D**) for your consideration.

The softcopy of the Further Information will be uploaded to the hyperlink provided by the  
Town Planning Board.

We sincerely seek favourable consideration from the Town Planning Board to approve the  
captioned S12A Planning Application.

Should you have any queries, please contact the undersigned or our Ms. Natalie LEUNG  
at or our Mr. Gordon FOO at

Yours faithfully,



Theresa YEUNG  
Director



Encl.

- Attachment 1 – Response-to-Comments Table
- Annex A – Revised Drainage Impact Assessment
- Annex B – Revised Sewerage Impact Assessment
- Annex C – Replacement Pages of Updated Supporting Planning Statement
- Annex D – Revised Environmental Assessment

c.c.

- DPO/STN, PlanD (Attn: Mr. Tim FUNG) (By email: tyfung@pland.gov.hk)
- DPO/STN, PlanD (Attn: Ms. Amy CHONG) (By email: aytchong@pland.gov.hk)
- DPO/STN, PlanD (Attn: Ms. Markie AU) (By email: mwiau@pland.gov.hk)
- Client