

Your ref TPB/A/K15/132
Our ref 298523/00/WSTRY/MYNL/LYRC/05542

ARUP

Level 5, Festival Walk
80 Tat Chee Avenue
Kowloon Tong
Kowloon
Hong Kong

t +852 2528 3031
f +852 2779 8428

www.arup.com

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

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

25 April 2025

Dear Sir/Madam,

**Application for Planning Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Flat, Shop and Services and Eating Place with Minor Relaxation of Plot Ratio and Building Height Restrictions at Yau Tong Marine Lot No. 70, No. 4 Tung Yuen Street, Yau Tong, Kowloon
(Planning Application No. A/K15/132)**

Submission of Further Information – Responses to Departmental Comments

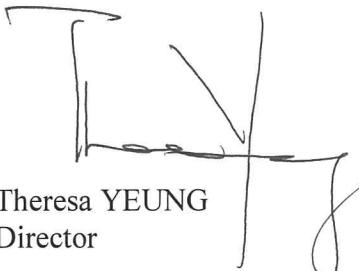
We refer to the comments from various Government departments on the captioned S16 Planning Application received between 27 January 2025 and 17 April 2025.

We are pleased to submit herewith a Responses-to-Comments Table (**Attachment A**) together with Updated Architectural Layout of the Proposed Scheme (**Appendix A**), Replacement Pages of Updated Supporting Planning Statement (**Appendix B**), Replacement Pages of Updated LMP Report (**Appendix C**), Replacement Pages of Updated Visual Impact Assessment (**Appendix D**), Updated Drainage & Sewerage Impact Assessment (**Appendix E**), Updated Environmental Assessment (**Appendix F**), Updated Air Quality Impact Assessment (**Appendix G**), Replacement Pages of Updated Traffic Impact Assessment (**Appendix H**) and Justifications for Parking Provisions (**Appendix I**) in support of the Planning Application for your consideration.

We sincerely seek for favourable consideration from the Town Planning Board to approve this S16 Planning Application.

Should you have any queries, please contact the undersigned or our Ms. Natalie LEUNG at [REDACTED] or our Mr. Ryan CHAN at [REDACTED].

Yours faithfully,


Theresa YEUNG
Director

Encl. - 4 copies of the Responses-to-Comments Table (**Attachment A**) and **Appendices A to I**
c.c. - DPO/K, PlanD (Attn.: Ms. LEE Yuk Sin, Florence) (Email: fyslee@pland.gov.hk)
- DPO/K, PlanD (Attn.: Mr. WONG Pak Cheong, Kenneth) (Email: kpcwong2@pland.gov.hk)
- Clients