

By Fax (2877 0245) and Email (tpbpd@pland.gov.hk)

24 June 2025

The Secretary
Town Planning Board
15/F, North Point Government Offices
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Kowloon, Hong Kong

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arup.com

Your ref TPB/A/K15/132
Our ref 298523/00/MYNL/LYRC/05565

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 received from various Government departments from 30 May 2025 to 5 June 2025 on the captioned Planning Application.

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**), Replacement Pages of Updated Environmental Assessment (**Appendix F**), Replacement Pages of Updated Air Quality Impact Assessment (**Appendix G**), Updated Traffic Impact Assessment (**Appendix H**) and Updated 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 Mr. Ryan CHAN at [REDACTED].

Yours faithfully,



Natalie Leung
Associate Town Planner

Our ref

298523/00/MYNL/LYRC/05565

Date

24 June 2025

- Encl. - 4 copies of the Responses-to-Comments Table (**Attachment A**) and **Appendices A to I**
- cc - 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)
- Client