

By Fax (2877 0245) and Email (tpbpd@pland.gov.hk)
25 July 2025

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

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

t +852 2528 3031
f +852 2865 6493

arup.com

Your ref TPB/A/K15/132
Our ref 298523/00/MYNL/LYRC/05580

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 between 14 and 18 July 2025 on the captioned Planning Application.

We are pleased to submit herewith a Responses-to-Comments Table (**Attachment A**) together with Replacement Pages of Updated Environmental Assessment (**Appendix A**), Replacement Pages of Updated Drainage & Sewerage Impact Assessment (**Appendix B**), Replacement Pages of Updated Air Quality Impact Assessment (**Appendix C**), Replacement Pages of Updated LMP Report (**Appendix D**) and Replacement Pages of Updated Visual Impact Assessment (**Appendix E**) in support of the Planning Application for your consideration.

This submission only serves as technical clarifications without changing the scheme or includes any major changes in the assumptions, methodologies, findings and the proposed mitigation measures, and thus should be exempted from recounting requirement.

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

d [REDACTED]
e [REDACTED]

Enc - 4 copies of the Responses-to-Comments Table (Attachment A) and Appendices A to E
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

