

# ARUP

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

1 August 2025

The Secretary  
Town Planning Board  
15/F, North Point Government Offices  
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North Point  
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Your ref TPB/A/K15/132

Our ref 298523/00/MYNL/LYRC/05581

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 Planning Application received on 30 July 2025.

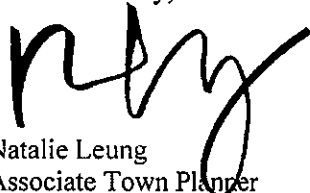
We are pleased to submit herewith a Responses-to-Comments Table (**Attachment A**) together with Updated Drainage & Sewerage Impact Assessment (**Appendix A**), Replacement Page of Updated LMP Report (**Appendix B**) and Replacement Pages of Updated Visual Impact Assessment (**Appendix C**) in support 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]

- Encl. – 4 copies of the Responses-to-Comments Table (**Attachment A**) and **Appendices A-C**  
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

