



Our Ref: URA260812008

By Hand and By Email

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

28 August 2026

Dear Sir/ Madam,

Section 16 Planning Application for Proposed Minor Relaxation of the Maximum Domestic GFA for the Permitted Residential Development of the Urban Renewal Authority Sai Yee Street/ Flower Market Road Development Scheme ("YTM-013")

**Planning Application No. A/K3/603
-Submission of Response-to-Departmental Comments-**

We refer to the captioned s.16 planning application submitted to the Town Planning Board (TPB) on 24 June 2026.

To address the departmental comments received via the Tsuen Wan and West Kowloon District Planning Office, Planning Department (TWK DPO, PlanD) in August 2026, we submit herewith four (4) copies of the Responses to Departmental Comments table (**R to C Table**), together with the relevant replacement pages of the Planning Statement (**Appendix 1**), responses to public comments (**Appendix 2**), replacement pages of the Traffic Impact Assessment (**Appendix 3**), replacement pages of Environmental Assessment (**Appendix 4**), replacement pages of the Sewerage Impact Assessment (**Appendix 5**), replacement pages of the Drainage Impact Assessment (**Appendix 6**) for TPB's consideration.

Should you have any queries, please do not hesitate to contact me at [REDACTED] or our Ms. Mable Kwan at [REDACTED] / Ms. Kelly Lin at [REDACTED]. Thank you.

Yours faithfully,



Mike Kwan
General Manager, Planning & Design
Urban Renewal Authority

encl.

cc. DPO/Tsuen Wan & W Kln, PlanD (Attn: Mr. Steven Siu, Mr. Kervis Chan and Ms. Sylvia Lam)

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Town Planning Board Secretariat**
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