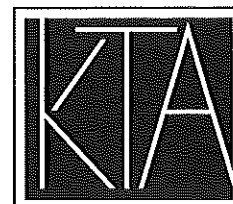


By Email & By Hand

Our Ref: S3172/LTTM/25/007Lg

7 May 2026

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



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG

九龍觀塘海濱道133號
萬兆豐中心16樓K室

電話TEL (852) 3426 8451

傳真FAX (852) 3426 9737

電郵EMAIL kta@ktaplanning.com

Dear Sir/Madam,

**Proposed Residential Development (Flat) with Shop and Services Use
and Minor Relaxation of Plot Ratio and Building Height Restrictions
at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and
the adjoining Government Land, Lam Tei, Tuen Mun
(Planning Application No. A/TM-LTY/502)**

- Further Information No. 4 -

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 9 September 2025 and the comments received from the Tuen Mun and Yuen Long West District Planning Office between 4 May 2026 and 6 May 2026.

In response to the departmental comments received, please find attached the Further Information ("F.I.") submission. The submission document consists of:

Response-to-Comment Table

Appendix I	Updated Architectural Drawings
Appendix II	Replacement Pages of Visual Impact Assessment
Appendix III	Updated Landscape Drawings
Appendix IV	Replacement Pages of Noise Impact Assessment
Appendix V	Replacement Pages of Air Quality Impact Assessment
Appendix VI	Replacement Pages of Traffic Impact Assessment
Appendix VII	Replacement Pages of the Supporting Planning Statement

The Applicant has tried to utilise the developable land as far as practicable. Accommodating structures underneath the viaduct is subject to different constraints, thus the Applicant proposed to place carparking spaces, motorcycle parking spaces, loading/unloading spaces and bicycle parking spaces underneath the viaduct to minimise any potential disturbance to Tuen Ma Line. Furthermore, the residential tower sets back away from the viaduct as far as possible to minimise any potential impact.



Our Ref: S3172/LTTM/25/007Lg
Date: 7 May 2026



PLANNING LIMITED
規劃顧問有限公司

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at [REDACTED] or Mr Wilson Man at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to be 'Gladys Ng', written over a horizontal line.

Gladys Ng

Encl. (4 hard copies)

cc. TM&YLW DPO – Ms Kennie Liu / Mr Steven Ma / Ms Lam Yan (By Email) w/e
the Applicant & Team

GN/WM/vy