

**PLANNING LIMITED**  
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Our Ref: S3172/LTTM/25/009Lg

9 June 2026

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

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. 5 -**

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 on 22 May 2026.

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

*Consolidated Supporting Planning Statement*

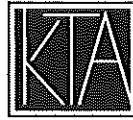
Please kindly note that the Application Site Boundary has been adjusted according to the results of the recent discussions among the Lands Department, the Planning Department and the Applicant. Having said that, there is only minor adjustment of the Development Site Boundary (which accounts towards GFA and site coverage calculation) with a reduction of about 5m<sup>2</sup> to exclude the existing graves.

The revised scheme appended in the Consolidated Supporting Planning Statement is primarily to cater for the reduction of site area, building height, plot ratio and number of units in response to the departmental comments received. To be specific, the 3 topmost domestic floors have been omitted in the revised scheme, while the general building layout, building disposition and podium bulk remain the same.

We understand that the Environmental Protection Department, Transport Department, Drainage Services Department and other relevant government departments have no major comment to the original submitted scheme, thus we anticipate that their previous comments should remain valid since the submitted technical assessments were formulated based on a more intense development scheme and taken into account the worst-case scenario. Relevant technical assessments have been slightly updated to reflect the latest development parameters, at the same time reiterating that the proposed development remains technically feasible.



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Given that these refinements represent a reduction in development intensity with no major changes to the technical assessments, we respectfully request that the Town Planning Board to expedite the processing of this Further Information submission and schedule the application for consideration at the earliest opportunity.

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'.

pp Gladys Ng

Encl. (4 hard copies)

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

GNWMM/vy