

4 September 2025

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

*By Hand and By Email*

Dear Sir

**Section 16 Planning Application for Proposed Amendments to an Approved Comprehensive Residential Development Scheme and Minor Relaxation of Gross Floor Area and Building Height Restrictions at Various Lots in D.D. 385 and Adjoining Government Land, Tai Lam Chung, Tuen Mun (Application No. A/TM-SKW/134)**

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 16 May 2025 and the comments received from relevant departments via the District Planning Office/ Tuen Mun and Yuen Long West in June, July and August 2025 respectively.

Further to our request for deferment on 17 July 2025, we would like to reactivate the captioned application by submitting herewith 4 copies of the Further Information providing responses to departmental comments for the Board's consideration.

In particular, the Indicative Master Layout Plan and G/F Plan have been slightly refined to incorporate a loading/unloading (L/UL) bay near the 17 houses in the eastern portion of the Application Site in response to the Transport Department's comments. Additional landscape buffer is also proposed near Tower 7 on the indicative Landscape Master Plan in response to comments from the Landscape Unit of the Planning Department. The latest set of Indicative Master Layout Plan, Floor Plans and Section Plans are enclosed in **Appendix A** of the current submission. While there is no change to the development parameters as indicated in the original submission submitted on 16 May 2025, the Indicative Development Schedule is also attached in **Appendix A** for easy reference.

In response to departmental comments, the current Further Information also comprises a responses-to-comments (RtoC) table (**Appendix B**) with revised Drainage Impact Assessment, revised Sewerage Impact Assessment, revised Environmental Assessment, replacement pages of Planning Statement, revised Landscape Design and Tree Preservation Proposal, replacement pages of Visual Impact Assessment, revised Air Ventilation Assessment (Expert Evaluation), revised Traffic Impact Assessment and revised Water Supply Impact Assessment enclosed herewith in **Attachments 1 to 9** for the Board's consideration.

Please note that the current submission is mainly made to provide technical clarifications and responses to departmental comments. While there is minor adjustment in L/UL bay layout and landscaping, there are no changes to the proposed block layout and development parameter as submitted on 16 May 2025.

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Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Arnold Koon at [REDACTED] Mr Jason Chan at [REDACTED]

Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu  
Planning Director

WW/AK/jc  
Encl

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cc

DPO/TM&YLW

Attn: Mr Brian Chau / Ms Anson Ying

(by email)