

11 December 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)

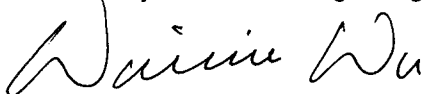
Reference is made to the Further Information submitted to the Town Planning Board (the Board) on 4 September 2025 and the subsequent comments received from various departments via the District Planning Office/ Tuen Mun and Yuen Long West in September, October, November and December 2025.

In response to departmental comments, the Applicant would like to submit herewith 4 copies of the Further Information comprising a responses-to-comments table (**Appendix A**) with replacement pages of Environmental Assessment, replacement page of Sewerage Impact Assessment, replacement page of Drainage Impact Assessment, replacement pages of Planning Statement and revised Traffic Impact Assessment enclosed herewith in **Attachments 1 to 5** for the Board's consideration. Responses to major public comments are also provided in **Appendix B**.

Please note that the current submission is mainly made to provide technical clarifications and responses to departmental and public comments with no changes to the proposed scheme.

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)