

23 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 (FI) submitted to the Town Planning Board (the Board) on 11 December 2025.

In response to comments from the Civil Aviation Department and the District Planning Office/ Tuen Mun and Yuen Long West of Planning Department, we would like to submit herewith a responses-to-comments table (**Appendix A**) with replacement page of Environmental Assessment and updated photomontages enclosed herewith in **Attachments 1 and 2** for the Board's consideration.

Please note that the current submission is mainly made to provide technical clarifications and responses to departmental comments with no changes to the proposed scheme. The updated photomontages are identical to those submitted on 16 May 2025, with only annotations added to indicate the OZP-compliant building height (i.e. 70mPD) for easy reference.

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)