

14 September 2026

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 Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III) at Lot Nos. 461 RP, 462 S.B, 463 S.B, 464 RP, 495 RP and 539 S.B in D.D. 116, Yuen Long Town Lot (Y.L.T.L.) 504, Y.L.T.L. 544 (Part) and Adjoining Government Land, Yuen Long, New Territories (Application No. A/YL/333)

Reference is made to the Further Information for captioned application submitted to the Town Planning Board (the Board) on 7 August 2026 and subsequent departmental comments received via the Tuen Mun and Yuen Long West District Planning Office (DPO/TMYLW) in September 2026.

In response to the comments from various government departments, we herewith submit 4 copies of responses-to-comments (RtoC) table with the following attachments:

Attachment 1	Replacement Pages of Planning Statement
Attachment 2	Replacement Page of Traffic Impact Assessment
Attachment 3	Replacement Page of Visual Impact Assessment
Attachment 4	Replacement Page of Environmental Assessment

Please note that the current submission only serves to provide technical clarifications and responses to departmental comments with no changes to the proposed block layout and major development parameters.

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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] / Ms Samantha Chuang at [REDACTED].

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

PP.  Arnold Koon.

Winnie Wu
Planning Director

WW/AK/sc
Encl.

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cc (w/ encl)
DPO/TMYLW

Attn: Ms Zoe Lau / Ms Carmen Cheung / Mr Kevin Lam (by email)