LCH Planning and Development
Consultants Limited

Our Ref.: PD2408002/05
Your Ref.: TPB/Y/MOS/8

6 November 2026

By Email

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

Dear Sir/ Madam,

SECTION 12A PLANNING APPLICATION NO. Y/MOS/8

Further Information Submission

We refer to the captioned application submitted to Town Planning Board on 20 July 2026. Please find attached our responses to departmental comments, with the revised Planning Assessment Report, Indicative Architectural Drawings and Traffic Impact Assessment Report, Landscape Proposal and Tree Preservation Proposal, Environmental Assessment Study Report, Sewerage Impact Assessment Report, Drainage Impact Assessment Report, Visual Impact Assessment Report and Retail Floorspace Assessment Report.

Follow up the received department comments, the overall layout of the Proposed Development has been further refined into two 21-storey residential blocks on top of a 5-storey commercial podium, including a 1-storey of basement carpark. The total plot ratio is slightly adjusted from about 6.77 to about 6.99 (about +3.25%), with the total GFA of the Proposed Development has been updated from about 34,349 sq.m. to 35,579.1 sq.m. (about +3.25%). Specifically, the non-domestic GFA has been increased to 10,129.1 sq.m., with a maximum non-domestic plot ratio of 1.99. The total proposed units have been increased from about 539 to 540 (about +0.19%), resulting in a corresponding adjustment to the estimated population from about 1,456 to 1,458 (about +0.14%). Thus, the proposed parking provision have been updated accordingly. The amendments have no adverse technical impacts to the surrounding.

Regarding the amendments, the proposed amendments to the Outline Zoning Plan have been updated to reflect the changes, to propose a new sub-zone of "Residential (Group A)13" with tailor-made development restrictions of maximum building height not exceeding 100mPD and subject to a maximum domestic plot ratio of 5 and a maximum non-domestic plot ratio of 1.99. The replacement pages of the s.12a application form are also attached for information.

This further information contains minor changes in development parameters of less than 10% difference, with no change in site area/boundary, proposed zonings and uses, and contains technical clarification in relation to the departmental requests. Thus, according to TPB PG-No. 32B, this further information does not constitute as a material change the application and should be accepted by the TPB for inclusion into the application.

[redacted]

Should you require further information or have any query, please feel free to contact the undersigned or Haze Tsang at [redacted]

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited



Junior Ho
Director

Encl.
c.c. the Applicant