



Our Ref.: PD2504001/04
Your Ref.: TPB/Y/TM/32

3 September 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/TM/32

Further Information Submission

We refer to the captioned application.

Please find attached our responses to the departmental comments received from Transport Department on 10 August 2026, with the replacement pages of Traffic Impact Assessment, Indicative Architectural Drawings, Planning Assessment Report, Environment Assessment Report, Sewerage Impact Assessment, Drainage Impact Assessment, Quantitative Risk Assessment, Landscape Proposal, and Visual Appraisal.

Kindly note that the Transport Department has requested the Applicant to review locations of access to avoid blockage of the sightline from the proposed run-in/out toward the western side of Tuen Fu Road. To address the abovementioned comments, the proposed run-in/out is thus relocated to further eastward, and hence the site boundary will be enlarged to accommodate this request. Meanwhile, other received departmental comments will be addressed and provided in due course.

Site boundary has been further modified. The total site area of the Application Site has been revised from 1,770 square meters (sq.m.) to 1,940 sq.m. (about +9.6%), with the revision of plot ratio from about 6.8 to about 6.2 (about -8.8%) and site coverage of about 69% to about 63% (about -8.7%). Additional land form part of the Government land which is currently vacant. The further inclusion of this parcel of Government land has no adverse technical impacts to the surrounding, and will not affect any landowners in the vicinity.

This further information contains minor changes in site area/ boundary of less than 10% difference, with no change in proposed development restrictions, 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.



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

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

Junior Ho
Director

Encl.

- Appendix 1 – Replacement Pages of Traffic Impact Assessment Report
- Appendix 2 – Replacement Pages of Indicative Architectural Drawings
- Appendix 3 – Replacement Pages of Planning Assessment Report
- Appendix 4 – Replacement Pages of Environmental Assessment
- Appendix 5 – Replacement Pages of Sewerage Impact Assessment
- Appendix 6 – Replacement Pages of Drainage Impact Assessment
- Appendix 7 – Replacement Pages of Quantitative Risk Assessment
- Appendix 8 – Replacement Pages of Landscape Proposal
- Appendix 9 – Replacement Pages of Visual Appraisal

c.c. the Applicant