



Our Ref.: PD2012027/03
Your Ref.: TPB/Y/YL-TYST/12

30 April 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/YL-TYST/12

Further Information Submission

We refer to the departmental comments received on 16 April 2026, 20 April 2026 and 21 April 2026 of the captioned Application.

Please find attached our responses to the departmental comments with the replacement pages of Planning Assessment Report, Environment Assessment Report, Sewerage Impact Assessment Report, Drainage Submission Report, Landscape Proposal Report, and Visual Appraisal Report, as well as the revised Indicative Architectural Drawings and Schedules of Accommodation for the Residential Care Home for the Elderly. This further information contains the technical clarification and response the relevant departmental comments without major changes in the assumptions and methodologies, findings and proposed mitigation measures. Thus, according to TPB PG-No. 32B, this further information does not constitute as a material change the application and should be accepted and exempted 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 Haze Tsang at [REDACTED].

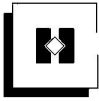
Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho
Director

Encl.

c.c. the Applicant

[REDACTED]



- Appendix 1 - Replacement Pages of Planning Assessment Report (P.58-59, 64, 66-67, 78)
- Appendix 2 - Revised Indicative Architectural Drawings
- Appendix 3 - Revised Proposed Schedules of Accommodation for the Residential Care Home for the Elderly (for 450 residential care places)
- Appendix 4 - Replacement Pages of Environmental Assessment (Pages ii, 2-1, 2-3 to 2-8, 2-10, 3-5 to 3-6, 3-13, 4-1 to 4-3, 4-5 to 4-6, 5-8 to 5-11, 7-2)
- Appendix 5 - Replacement Pages of Sewerage Impact Assessment (P.3, 5, Figure S3, Appendix 3)
- Appendix 6 - Replacement Pages of Drainage Submission (P.4, Figures D4 and D5, Appendix)
- Appendix 7 - Replacement Pages of Landscape Proposal (P. 9-11)
- Appendix 8 - Replacement Pages of Visual Appraisal (P.1, 15-16, 18-20, 22, 24, 26, 28, 30-31, 33)