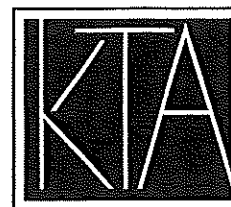


By Email and Hand

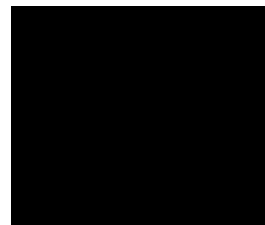
Our Ref: S3126/KPR/24/009Lg

25 April 2025

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



PLANNING LIMITED
規劃顧問有限公司



Dear Sir/Madam,

**Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone
For a Proposed Residential Development
at Various Lots in D.D. 104 and the Adjoining Government Land
in Yuen Long, N.T.
- S12A Amendment of Plan Application –
TPB Ref.: Y/YL-MP/10
Further Information No. 3**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board ("TPB") on 6 February 2025 and subsequent Further Information submitted to TPB on 28 March and 17 April 2025 respectively.

Further to the recent discussion with the Urban Design and Landscape Unit of the Planning Department, please find attached some replacement pages of the Visual Impact Assessment ("VIA") for your consideration.

Whilst the replacement pages only involve minor updates of terminologies with reference to the TPB Guidelines on submissions of VIA for Planning Applications to TPB (TPB PG-No. 41), there is no change to the assessment result, including the photomontages and the conclusion of the assessment. We therefore consider the submission of the attached should be exempted from the recounting requirement.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


Gladys Ng

Encl. (4 hard copies)

cc. DPO/FSS&YLE
the Applicant & Team

KT/GN/vy



FS 579819