

PLANNING LIMITED
規劃顧問有限公司

By Email

[REDACTED]
15 April 2026

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

Dear Sir/Madam,

**Proposed Minor Relaxation of Building Height Restriction
for Permitted Flat in "Residential (Group A) 1" Zone,
Lot Nos. 2268 S.A, 2268 RP, 2269RP, 2270 RP, 2271, 2272, 2273 S.A RP, 2273 S.B ss.2,
2273 S.B ss.3, 2273 S.B ss.4, 2273 S.B RP, 2273 S.C ss.2, 2274, 2275 in DD120 and
Adjoining Government Land
Kung Um Road, Yuen Long, N.T.
- S16 Planning Application No. A/YL/331 -**

Reference is made to the captioned S16 Planning Application which was submitted to the Town Planning Board on 30 March 2026.

We would like to provide replacement pages of the Supporting Planning Statement, architectural drawings (**Appendix 1**) and comparison section (**Appendix 2**).

Should you have any queries in relation to the above and attached, please do not hesitate to contact Mr Wilson Man [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to be 'Kitty Wong', written over a horizontal line.
Kitty Wong

cc. DPO/TM&YLW – Ms. Carmen Cheung (by email)
the Applicant & Team

PL/KW/WM/ly



Kee Youth Oasis and the open skyview. The change in visual composition of the Proposed Scheme due to the minor increase of building height with such distance will not be observable. The main visual elements including roadside greenery and open skyview will not be affected. Due to the kinetic nature of pedestrians and drivers, their sensitivity will be low to medium. Hence, with or without the minor relaxation of building height, the change due to the Proposed Development is expected to be negligible.

Conclusion

3.3.7 The proposed development has compatible building height with the existing and planned surrounding context. It is concluded that the overall visual impact induced by the Proposed Development due to the minor relaxation of building height restriction is Negligible.

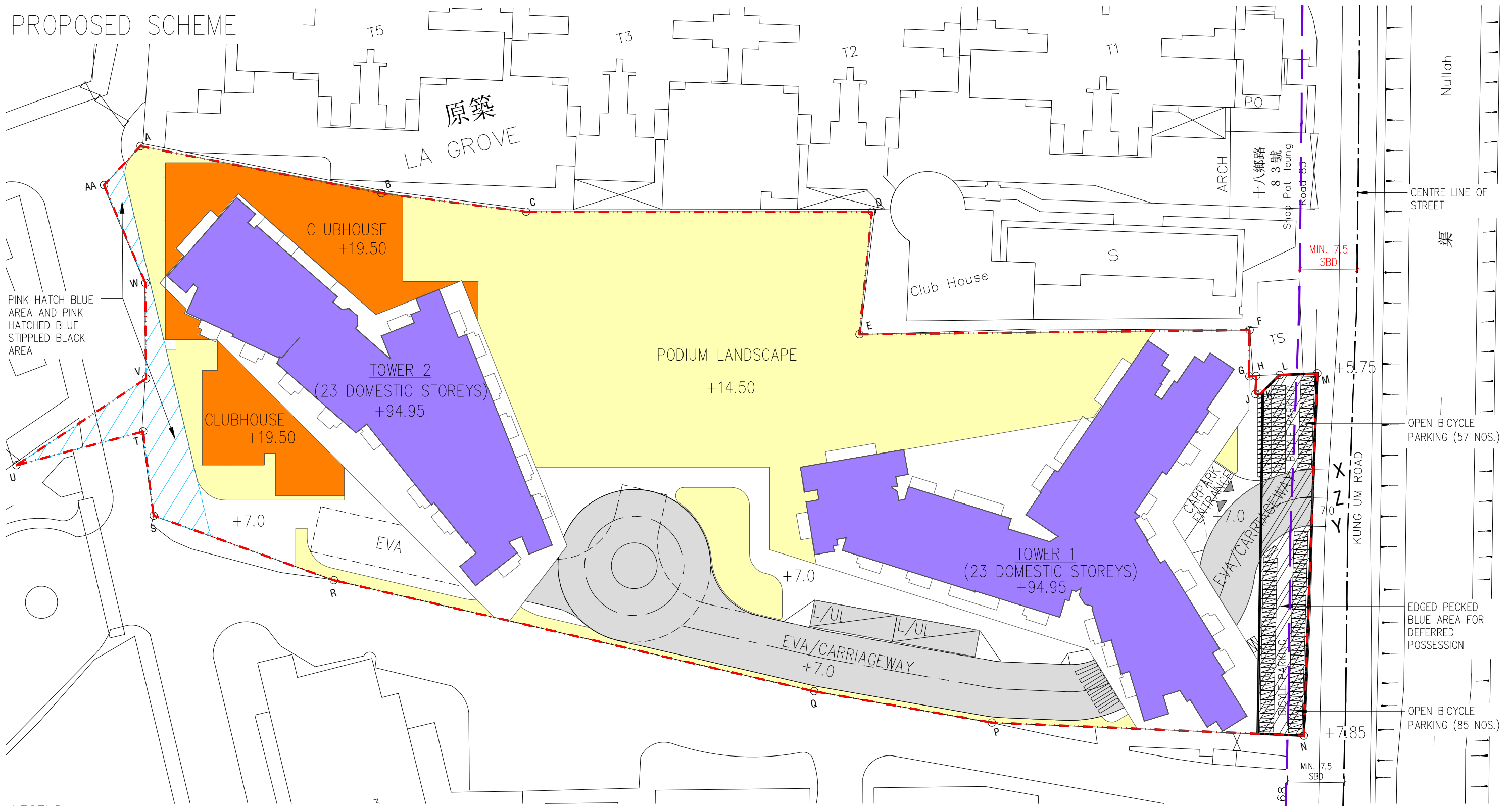
Table 3.3 Summary of Assessment of Visual Impact

Viewpoint	Location	Visual Impact
VP1	Top of Aviary Pagoda	Negligible
VP2	Footpath of Ma Tong Road	Negligible
VP3	Footpath of Tai Shu Ha Road East (near Ma Tin Pok Village)	Negligible
VP4	Footpath of Tai Shu Ha Road East (opposite of TranquilTrees Living)	Negligible
Overall		Negligible

Appendix 1

Replacement Pages of Architectural Drawings

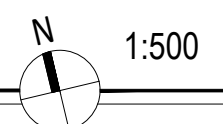
PROPOSED SCHEME



LEGEND

- BOUNDARY
- RESIDENTIAL
- CLUBHOUSE
- LANDSCAPE
- DRIVEWAY, CARPARK
- E/M
- PINK HATCH BLUE AREA AND PINK HATCHED BLUE STIPPLED BLACK AREA
- EDGED PECKED BLUE AREA FOR DEFERRED POSSESSION

MASTER LAYOUT PLAN



PROPOSED RESIDENTIAL DEVELOPMENT
AT KUNG UM ROAD ON LOT NO. 4066 IN D.D. 120

Drawing Number :
S16_MLP

Revision Number :
-

Project No.

25092NT

Issue Date

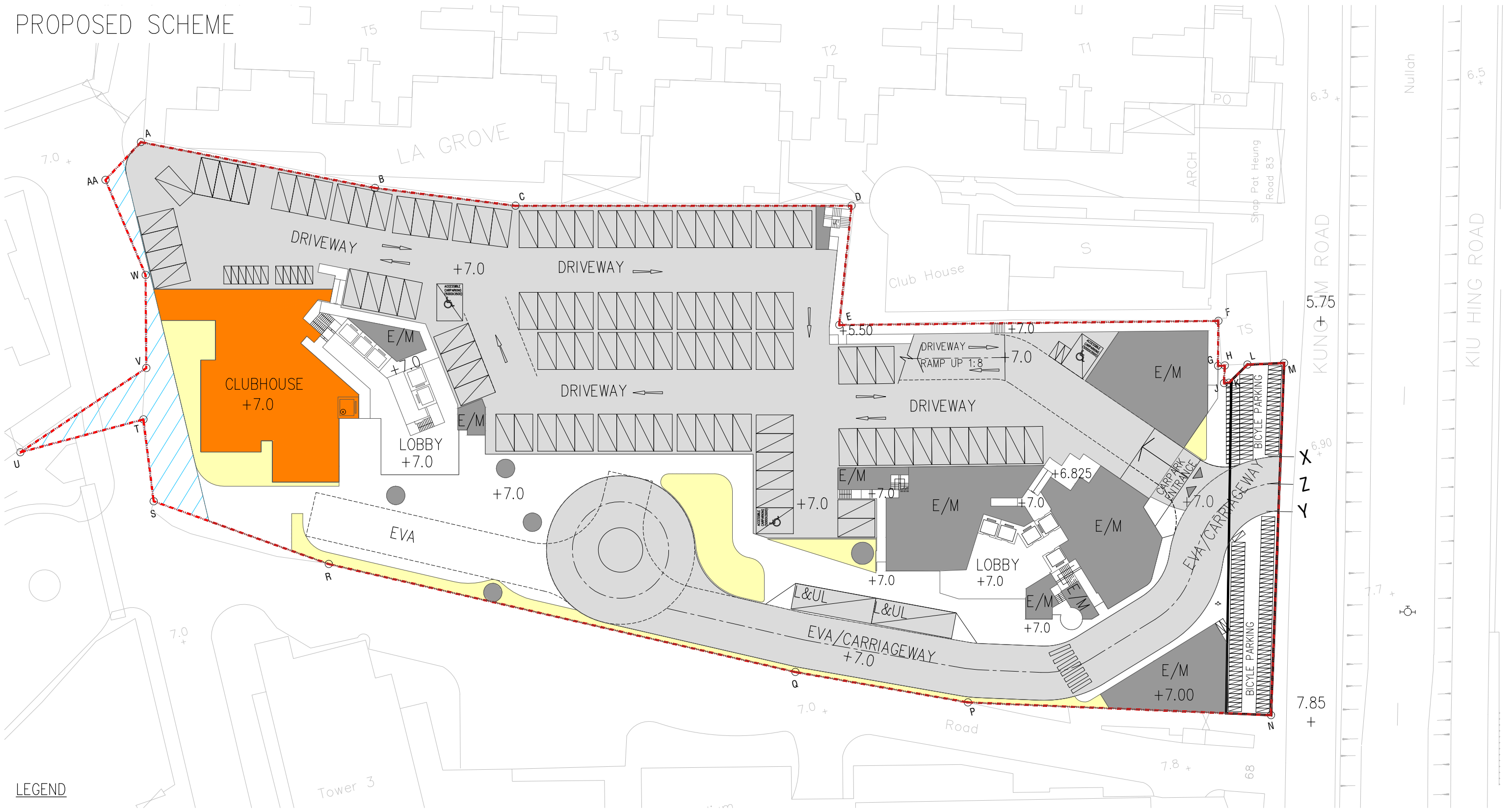
MAR/26

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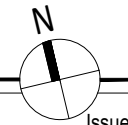
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PROPOSED SCHEME



- LEGEND**
- BOUNDARY
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GROUND FLOOR PLAN 1:500



PROPOSED RESIDENTIAL DEVELOPMENT
AT KUNG UM ROAD ON LOT NO. 4066 IN D.D. 120

Drawing Number : S16_GF Revision Number : - Project No. 25092NT
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 Issue Date MAR/26

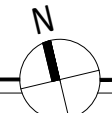
PROPOSED SCHEME



LEGEND

- BOUNDARY
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MEZZANINE FLOOR PLAN



1:500

PROPOSED RESIDENTIAL DEVELOPMENT
AT KUNG UM ROAD ON LOT NO. 4066 IN D.D. 120

Drawing Number :
S16_MF

Revision Number :
-

Project No.
25092NT

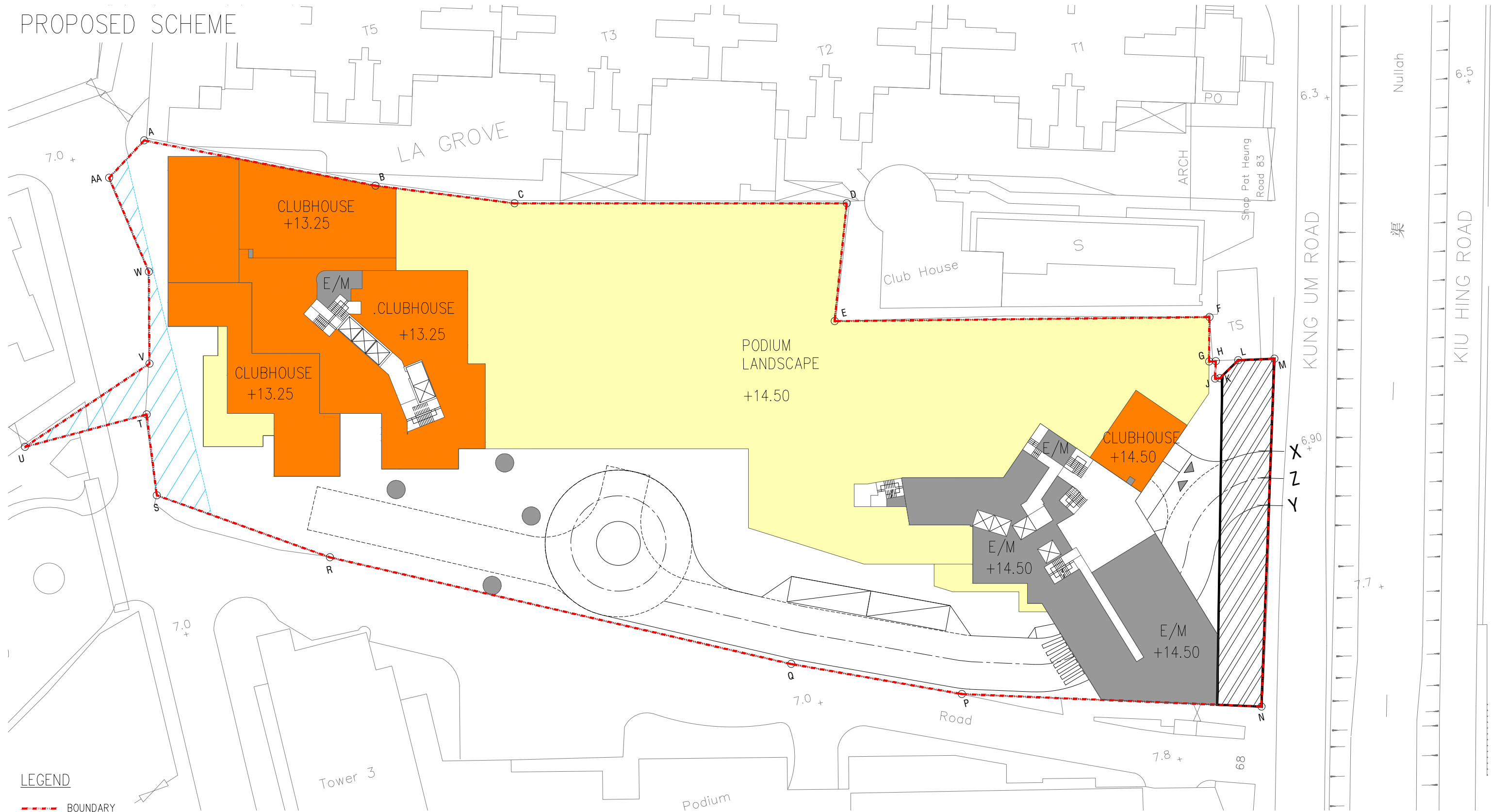
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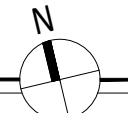
PROPOSED SCHEME



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FIRST FLOOR PLAN



1:500

PROPOSED RESIDENTIAL DEVELOPMENT
AT KUNG UM ROAD ON LOT NO. 4066 IN D.D. 120

Drawing Number :
S16_1F_PF

Revision Number :
-

Project No.

25092NT

Issue Date

MAR/26

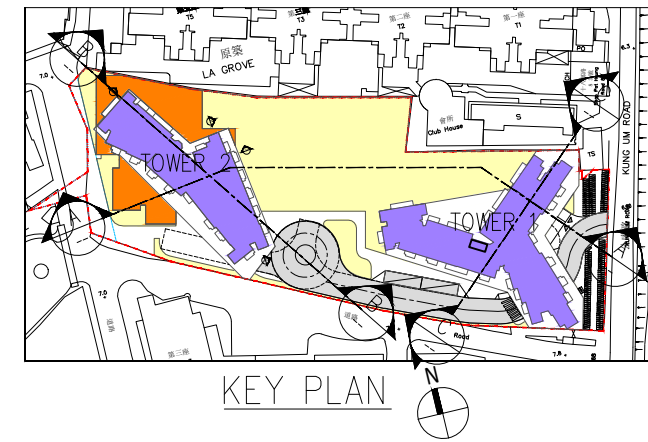
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SECTION A-A

DIAGRAMMATIC SECTION A-A 1:500

PROPOSED RESIDENTIAL DEVELOPMENT AT KUNG UM ROAD ON LOT NO. 4066 IN D.D. 120

Drawing Number : S16_SECTION -
Revision Number :

Project No. 25092NT
Issue Date MAR/26

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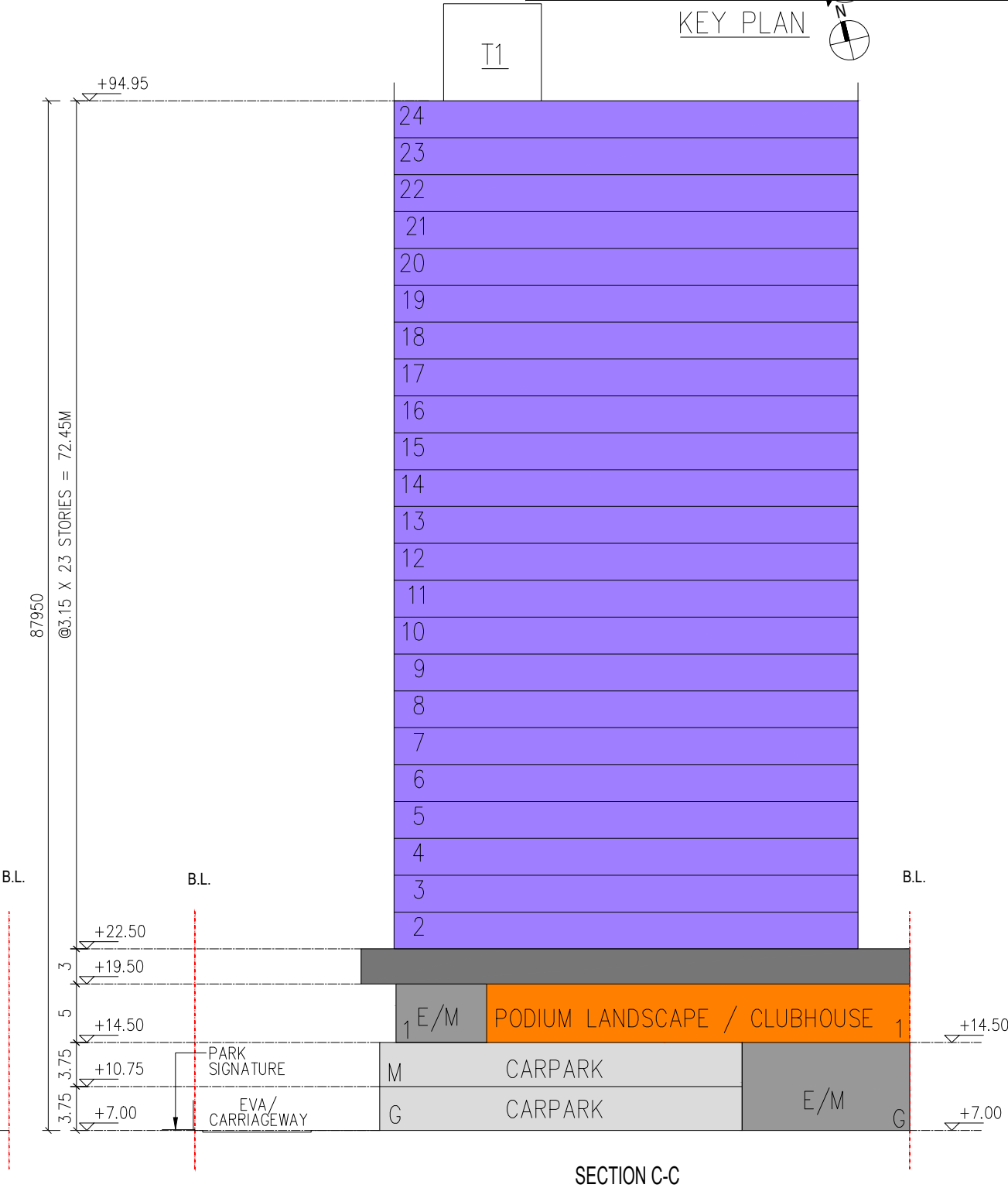
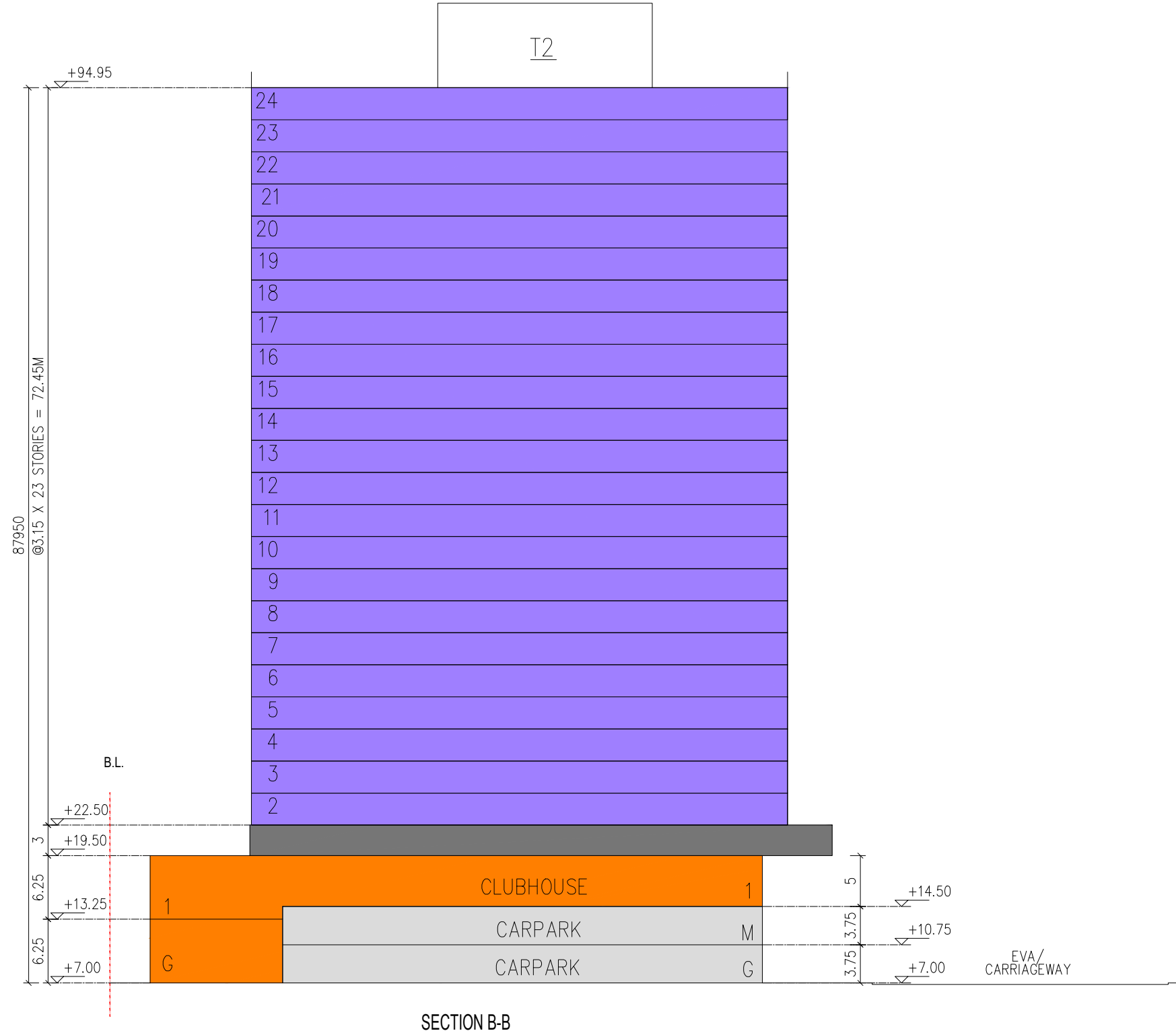


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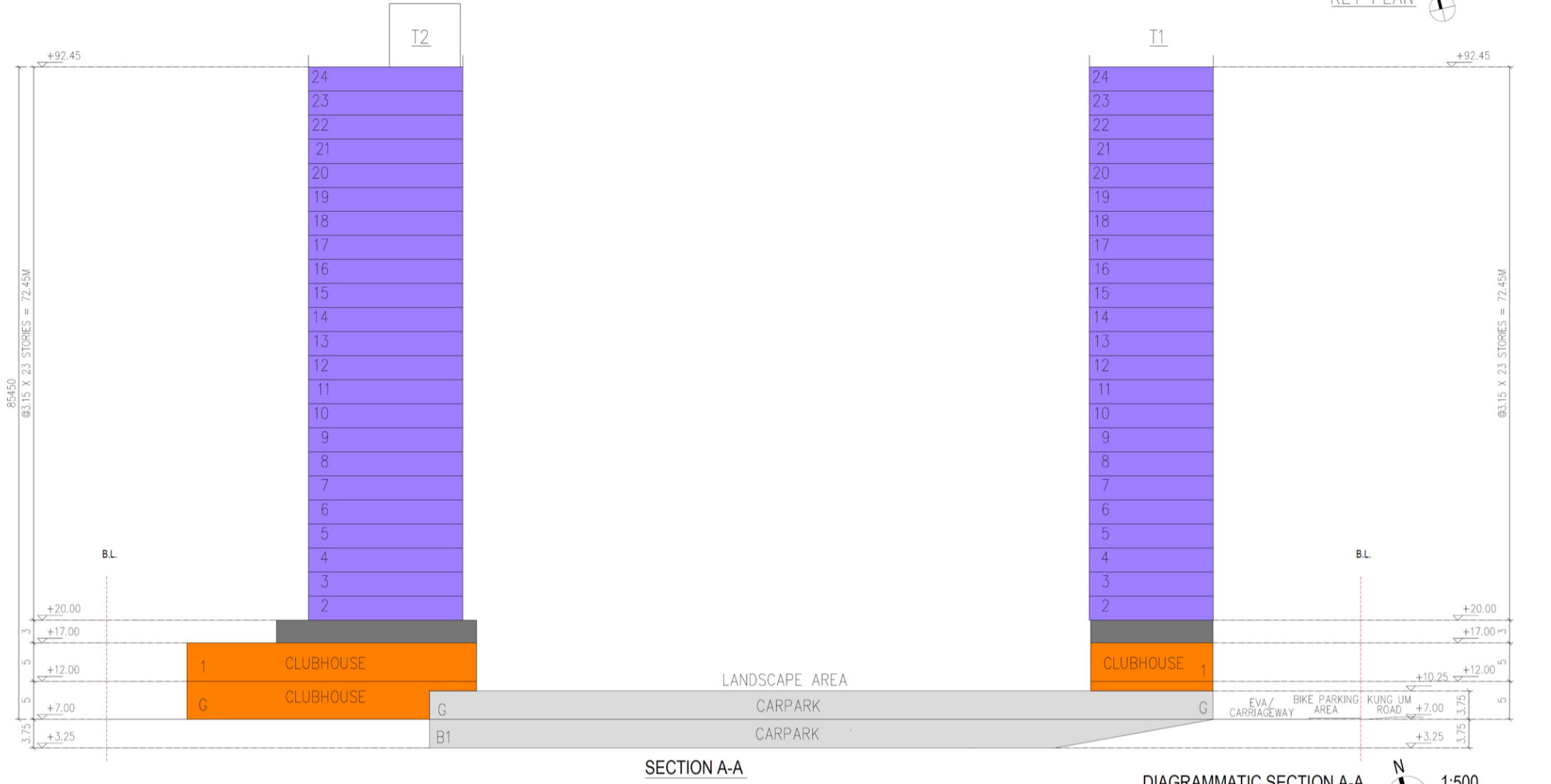
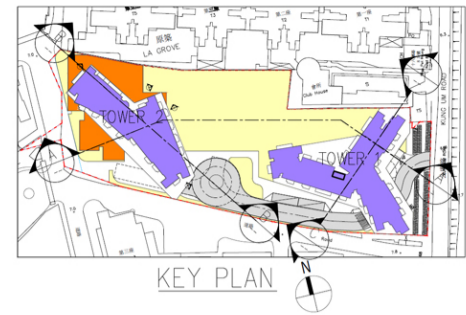
DIAGRAMMATIC SECTION B-B & SECTION C-C 1:500

Appendix 2

Replacement Pages of Comparison Section

CONFORMING SCHEME
LEGEND

- BOUNDARY
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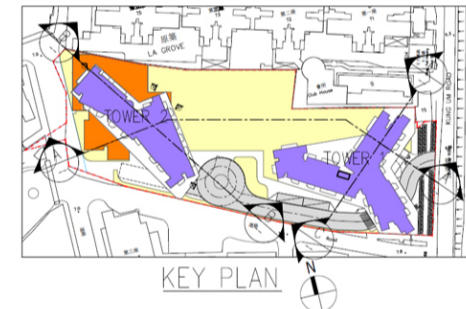
PROPOSED RESIDENTIAL DEVELOPMENT
AT KUNG UM ROAD ON LOT NO. 4066 IN D.D. 120

Drawing Number : S16_SECTION - Revision Number : Project No. 25092NT Issue Date MAR/26
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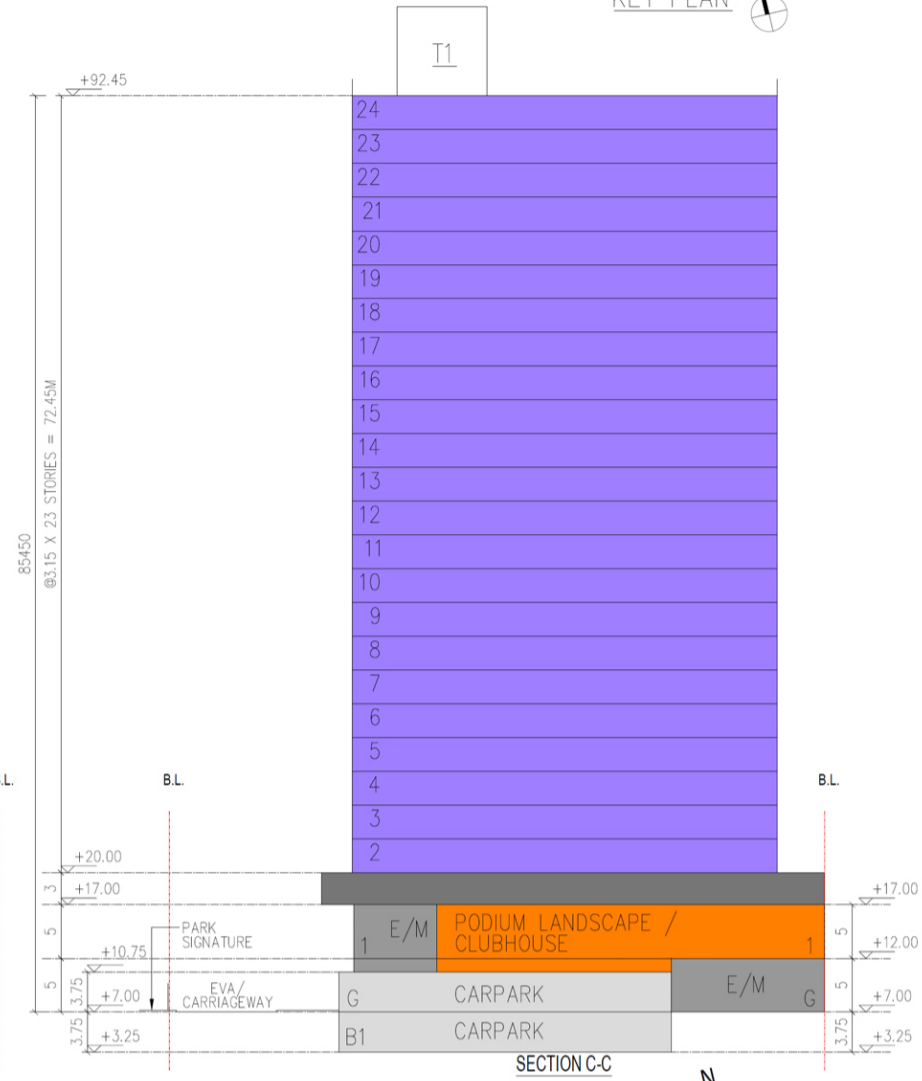
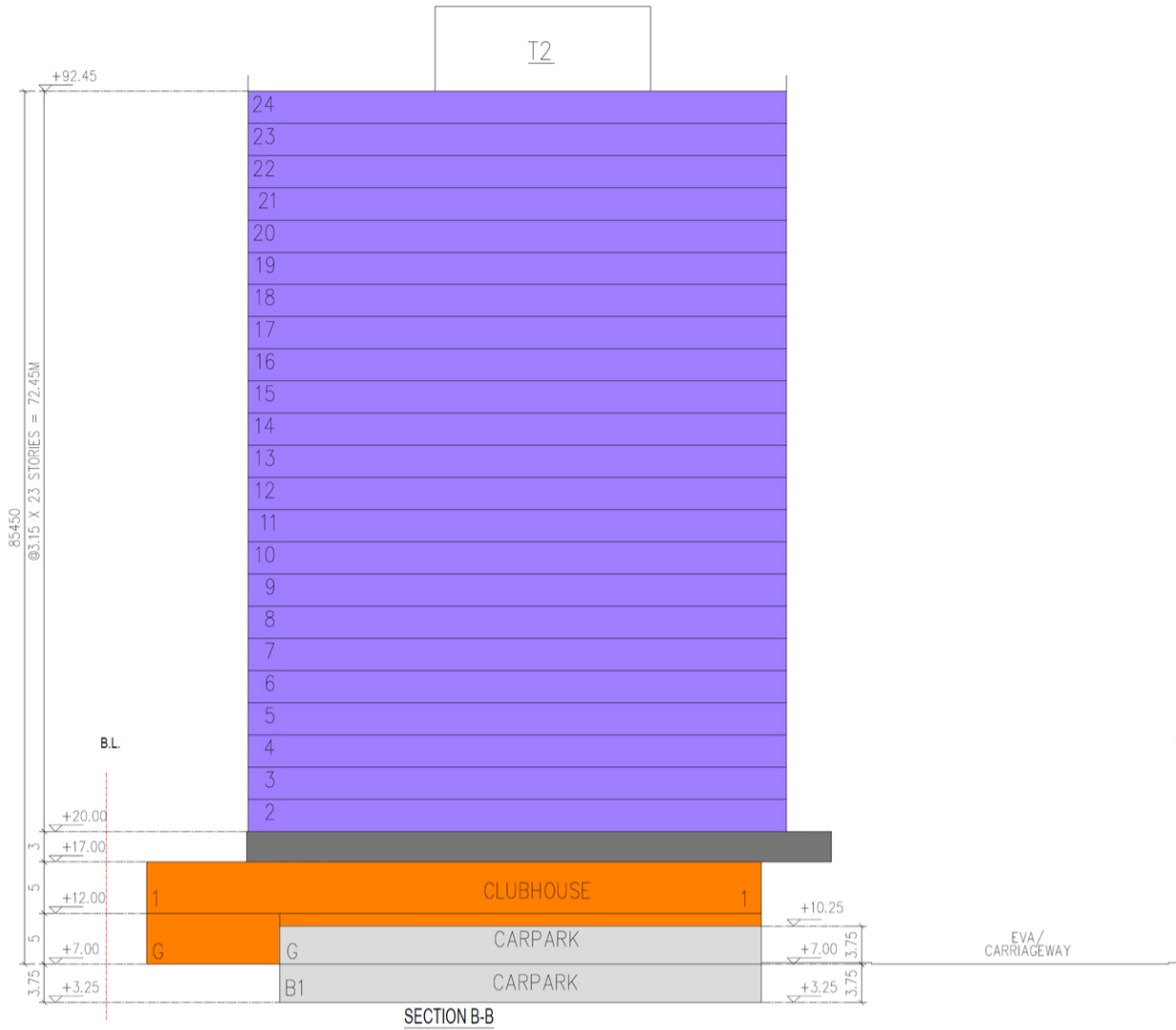
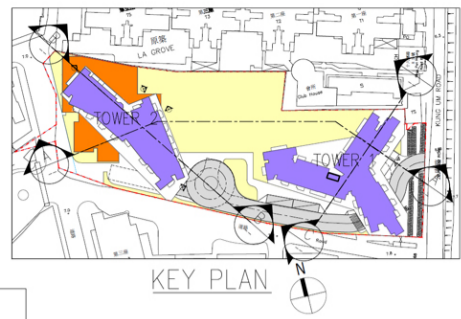
PROPOSED RESIDENTIAL DEVELOPMENT
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Drawing Number : S16_SECTION - Revision Number : Project No. 25092NT Issue Date MAR/26
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DIAGRAMMATIC SECTION B-B & SECTION C-C 1:500

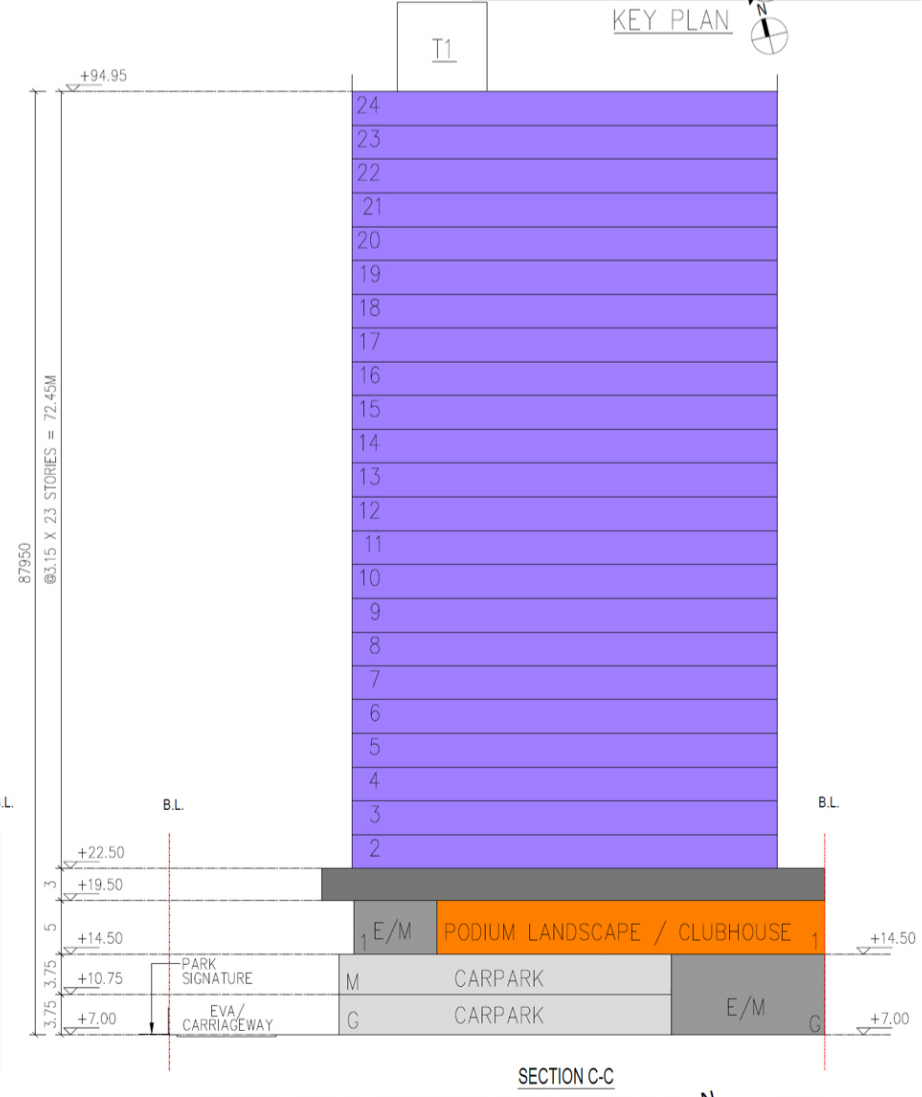
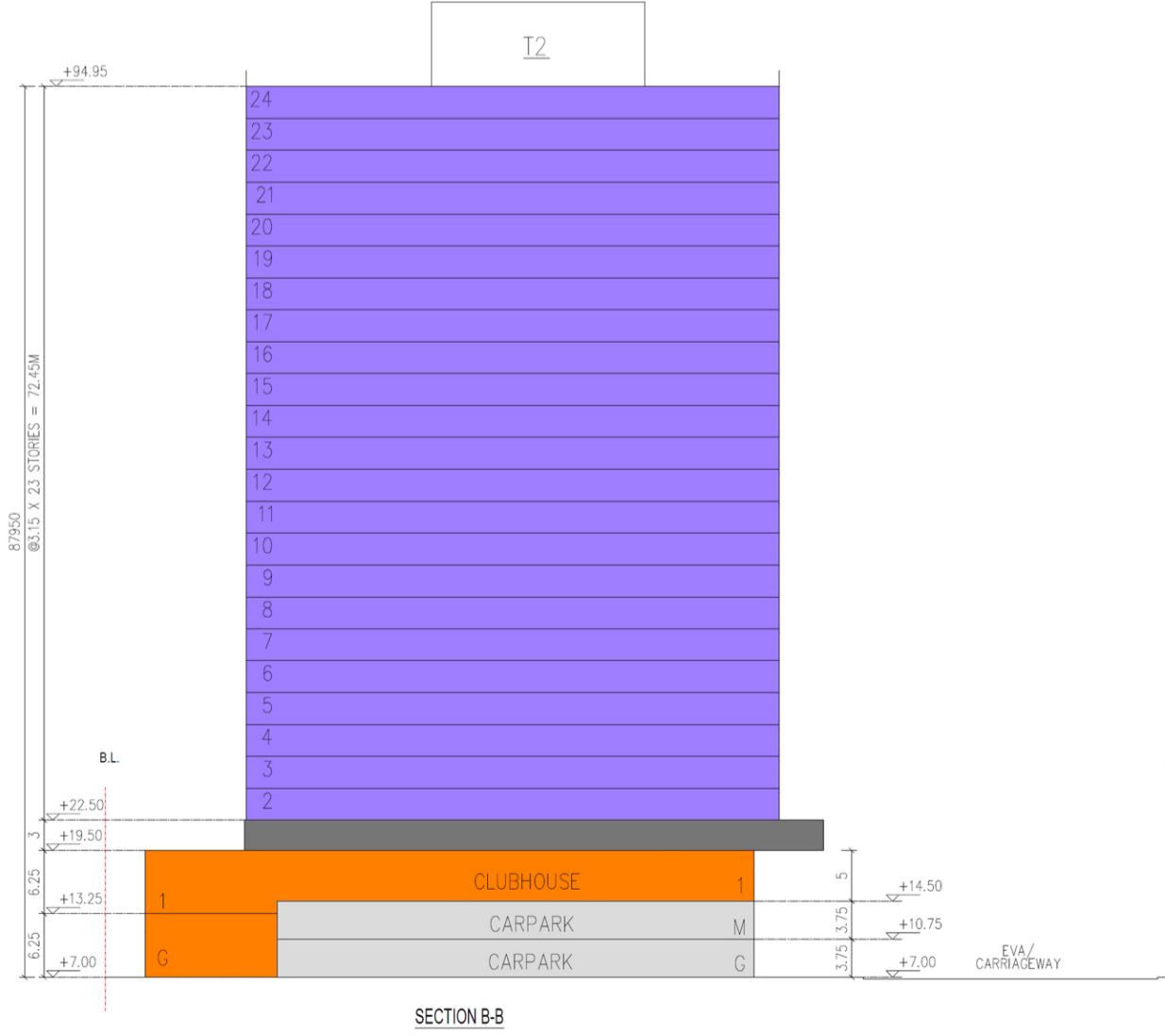
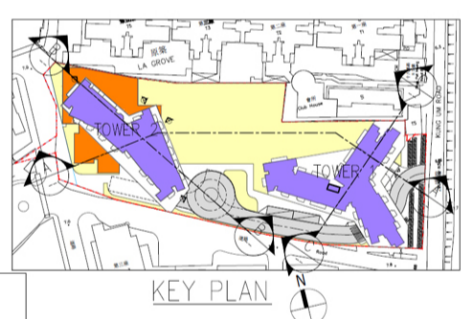


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DIAGRAMMATIC SECTION B-B & SECTION C-C 1:500



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