

Date : 26 July 2024  
Our Ref. : PPCL/PLG/10164/L002

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

**Attention: The Secretary of the Town Planning Board**

**By Email**

Dear Sir/Madam,

**Re: Application No. A/YL-KTS/1012**

**Section 16 Application for Renewal of Planning Approval under Application No. A/YL-KTS/899  
for Temporary Transitional Housing Development for a Period of Three Years  
at Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

We refer to the captioned Section 16 Application submitted to the Town Planning Board on 19 July 2024 and comments from Fanling, Sheung Shui & Yuen Long East District Planning Office of the Planning Department.

We would like to provide below clarifications regarding the changes in development parameters as compared with the approved scheme under Application No. A/YL-KTS/899 and the approved GBP (i.e. adopted for current application).

1. The minor changes in site boundary and site area are due to the setting out of site boundary at the processing of land grant as required by Lands Department, which is regarded as a Class A amendment.
2. The reduction in plot ratio, GFA and site coverage of about 8.3%, 7.47% and 9.07% respectively are regarded as Class A amendments.
3. The increase of about 0.78% in the number of units does not exceed 10% of the approved provision, thus it is considered as a Class A amendment.
4. The reduction in the number of residential blocks and the changes in building form and internal layout should be considered Class A amendments as the concerned building blocks are not the subject of environmental mitigation measures.
5. For the reduction in building height for the Amenity and E/M Building, the reduction in absolute building height and number of storeys is in accordance with the Class A amendment.
6. For the 1-storey E/M Building, there is no change in the number of storeys. The increase of 16.1% in absolute building height is considered a Class A amendment as there is no maximum building height specified as an approval condition of the planning permission under Application No. A/YL-KTS/899 and it is not exceeding the building height restrictions on the extant statutory plan.

7. The increase of about 2.8% and 5.7% respectively in greenery coverage and open space area are considered as Class A amendments.

Besides, we would like to supplement the absolute building heights of the non-domestic structures as follows:

- Amenity & E/M Building: 7.7m
- 1-storey E/M Building: 5.275m
- Sewerage Treatment Plant: 5.55m

Should you have any queries, please do not hesitate to contact our Miss Natalie Wong or the undersigned

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**

*p.p.*



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Kenneth Chan  
Managing Director

- c.c.*
- Housing Bureau – by email (attn: Mr. Max WONG and Mr. Edward NG)
  - FSYLE DPO – by email (attn: Mr. Christopher PANG and Mr. MO Ying Yeung)
  - The Applicant – by email