

Appendix 1

Approval letter
of Planning Application No. A/YL-MP/344

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

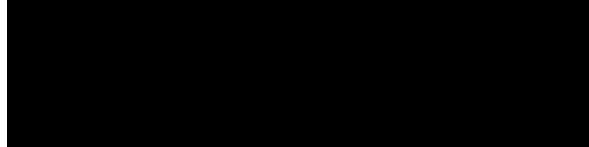
覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-MP/344

By Post & Fax (2587 7068)

1 March 2024

Masterplan Ltd.



(Attn.: Benson Poon)

Dear Sir/Madam,

Proposed Comprehensive House and Wetland Habitat Development with Filling and Excavation of Land (Amendments to an Approved Scheme) in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 50 S.A and 77 in D.D.101, Wo Shang Wai, Mai Po, Yuen Long

I refer to my letter to you dated 15.2.2024.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid until 16.2.2028, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The permission is subject to the following conditions :

- (a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b) to (i) below to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission and implementation of a Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
- (c) the implementation of drainage proposal identified in the accepted Drainage Impact Assessment to the satisfaction of the Director of Drainage Services or of the TPB;
- (d) the implementation of the mitigation measures identified in the Ecological Impact Assessment to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
- (e) the design and provision of vehicular access, parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;

- (f) the design and provision of improvement measures at the junction of Castle Peak Road - San Tin and Shek Wu Wai Road before the occupation of the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (g) the design and provision of improvement measures at the junction of Fairview Park Interchange, if deemed required by Transport Department, before the occupation of the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (h) the submission of a revised Sewerage Impact Assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (i) the implementation of sewage disposal arrangement identified in the revised SIA including the on-site sewerage treatment plant and the reuse of treated effluent, as proposed by you, to the satisfaction of the Director of Environmental Protection or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at the Appendix attached.

Regarding the determination on commencement of an approved development, please refer to TPB Guidelines No. 35D for details. If you wish to seek an extension of the validity of this permission, you may submit an application under 16A of the Town Planning Ordinance to the TPB no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider the application if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35D and 36C for details. The Guidelines and application forms are available at the TPB's website (<https://www.tpb.gov.hk/en/resources/index.html>), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36C for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/736_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 16.2.2024 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 22.3.2024). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Kimson Chiu of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/YL-MP/344)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
漁農自然護理署 Agriculture, Fisheries and Conservation Department	自然護理組(元朗) Nature Conservation Section (Yuen Long)	黃金欣博士 Dr. WONG Kam Yan, Azaria	2150 6932	2377 4427
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	梁長政先生 Mr. LEONG Cheung Ching	2300 1432	2770 4761
環境保護署 Environmental Protection Department	環境評估科 Environmental Assessment Division	陳麗薇女士 Ms. CHAN Lai Mei, Jolitta	2835 1112	2591 0558
運輸署 Transport Department	交通工程(新界西)部 Traffic Engineering (NTW) Division	梁志江先生 Mr. LEUNG Chi Kong, Donald	2399 2778	2381 3799