

By Fax (3426 9737) and Post

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中環大廈22樓2202室

**Planning Department**

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, C10W Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函編號	Your Reference :	
本署檔號	Our Reference :	() in TPB/A/YL-MP/341-2
電話號碼	Tel. No. :	3168 4072
傳真號碼	Fax No. :	3168 4074

5 September 2024

Dear Sir,

Proposed Temporary Light Public Housing Development for a Period of 3 Years and Associated Filling and Excavation of Land in "Recreation" and "Residential (Group C)" Zones, Various Lots in D.D. 104 and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long

(Section 16A Application No. A/YL-MP/341-2)

I refer to your application received by the Town Planning Board (TPB) on 26.8.2024, seeking planning permission for Class B amendments to an approved planning application for proposed temporary light public housing development for a period of 3 years until 9.6.2026 under Application No. A/YL-MP/341.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendments to permission under section 16A of the Town Planning Ordinance on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB's letter to you dated 23.6.2023 (copy enclosed) on the relevant approval condition(s)):

- the implementation of the fire service installations proposal to the satisfaction of the Director of Fire Services or of the TPB before the occupation of the proposed development as required under approval condition (b);
- the implementation of the mitigation measures as identified in the revised drainage impact assessment before the occupation of the proposed development to the satisfaction of the Director of Drainage Services or of the TPB as required under approval condition (d);
- the implemented drainage facilities for the proposed development shall be maintained at all times during the planning approval period as required under approval condition (e);

- the submission of a revised sewerage impact assessment to the satisfaction of the Director of Drainage Services and the Director of Environmental Protection or of the TPB as required under approval condition (f) by 9.12.2024;
- in relation to (f) above, the implementation of the mitigation measures as identified in the revised sewerage impact assessment before the occupation of the proposed development to the satisfaction of the Director of Drainage Services and the Director of Environmental Protection or of the TPB as required under approval condition (g);
- the implemented sewerage facilities for the proposed development shall be maintained at all times during the planning approval period as required under approval condition (h);
- the submission of the noise mitigation plan to the satisfaction of the Director of Environmental Protection or of the TPB as required under approval condition (i) by 9.12.2024;
- in relation to (i) above, the implementation of the noise mitigation measures as identified in the noise mitigation plan before the occupation of the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB as required under approval condition (j);
- no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period as required under approval condition (k);
- the implementation of the road improvement works and transport facilities as identified in the traffic impact assessment submitted by you before the occupation of the proposed development to the satisfaction of the Commissioner of Transport or of the TPB as required under approval condition (l); and
- if any of the planning condition (f) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice according to approval condition (m).

Since the approval was granted for 3 years and a total of 18 months including this permission have been allowed for compliance with the approval conditions (f) and (i), you are advised to expedite action for compliance with the conditions. Unless under very exceptional circumstances, this should be the last extension of time for compliance with conditions (f) and (i) and no further extension would be granted.

You are reminded to strictly adhere to the time limits for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for

compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36C.

This temporary permission will lapse on 10.6.2026. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). This is to allow sufficient time for processing in accordance with the Town Planning Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

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 the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 26.9.2024). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend.

If you have any queries regarding this planning permission, please contact Ms. Jane LAU of this Office at 3168 4051.

Yours faithfully,



(Josephine LO)

for and on behalf of
Assistant Director of Planning/
New Territories

c.c.

CE/MN, DSD
DEP

(Attn.: Mr. TANG Kin Ming)
(Attn.: Ms. Jolitta CHAN)

Internal

AD of Plan/B
PSO/TA
SSO/TPB(2)
SSO/NTHQ

JL/KC/ekl

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

來函編號 Your Reference:

覆函請註明本會編號

In reply please quote this ref.: TPB/A/YL-MP/341

By Email

vincent.lau@townland.com

23 June 2023

Dear Sir/Madam,

**Proposed Temporary Light Public Housing Development
for a Period of 3 Years and Associated Filling and Excavation of Land
in "Recreation" and "Residential (Group C)" Zones, Various Lots in D.D. 104
and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long**

I refer to my letter to you dated 8.6.2023.

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 on a temporary basis for a period of 3 years until 9.6.2026 and is subject to the following conditions:

- (a) the submission of fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2024;
- (b) in relation to (a) above, the implementation of the fire service installations proposal before the occupation of the proposed development to the satisfaction of the Director of Fire Services or of the TPB;
- (c) the submission of a revised drainage impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.3.2024;
- (d) in relation to (c) above, the implementation of the mitigation measures as identified in the revised drainage impact assessment before the occupation of the proposed development to the satisfaction of the Director of Drainage Services or of the TPB;
- (e) the implemented drainage facilities for the proposed development shall be maintained at all times during the planning approval period;

- 2 -

- (f) the submission of a revised sewerage impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services and the Director of Environmental Protection or of the TPB by 9.3.2024;
- (g) in relation to (f) above, the implementation of the mitigation measures as identified in the revised sewerage impact assessment before the occupation of the proposed development to the satisfaction of the Director of Drainage Services and the Director of Environmental Protection or of the TPB;
- (h) the implemented sewerage facilities for the proposed development shall be maintained at all times during the planning approval period;
- (i) the submission of the noise mitigation plan within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 9.3.2024;
- (j) in relation to (i) above, the implementation of the noise mitigation measures as identified in the noise mitigation plan before the occupation of the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB;
- (k) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period, including construction and operation stages;
- (l) the implementation of the road improvements works and transport facilities as identified in the traffic impact assessment submitted by you before the occupation of the proposed development to the satisfaction of the Commissioner of Transport or of the TPB; and
- (m) if any of the above planning condition (a), (c), (f) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

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

You are reminded to strictly adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), 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.

This temporary permission will lapse on 10.6.2026. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B 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.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/720_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 9.6.2023 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 14.7.2023). 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 Ms. Christine Cheung 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

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

By Post

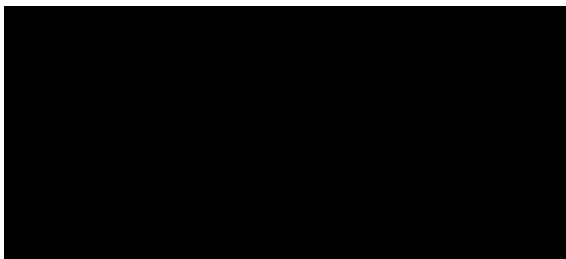
電 話 Tel: 2231 4835

來函檔號 Your Reference: SSM518-B1-OUT-0555

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-MP/341-1

26 February 2024



Dear Sir/Madam,

Application for Amendment to Permission **(Application No. A/YL-MP/341-1)**

Your section 16A planning application was received by the Town Planning Board (the TPB) on 26 February 2024. The Secretariat of the TPB will check the submission. Upon checking, if it is found that you fail to provide the required particulars and/or sufficient copies of documents, the TPB may refuse to process your application. The date of receipt of an application would be the date when all necessary information and documents are received and checked.

The application is tentatively scheduled for consideration by the TPB on 19 April 2024, the latest, unless it is processed by the Director of Planning under the delegated authority of the TPB. If your application is processed by the Director of Planning, you will be notified of the decision within six weeks of the receipt of the application. Meanwhile, if you have any queries regarding this application, please contact Mr. Kimson Chiu of the Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033.

If your application is considered by the TPB, you may enquire about the decision at tel. no. 2231 4810 or 2231 4835 or view the TPB's website (<http://www.tpb.gov.hk>) for the gist of the decision after the TPB meeting. Formal notification will be given to you after confirmation of the minutes of the meeting. For those who have not received the notification, please contact us.

The meeting for considering planning applications, except the deliberation parts, will be open to the public. The agenda of the meeting is available at the Planning Enquiry Counters (PECs) 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 TPB's website four days before the meeting. The paper for consideration of the TPB in relation to your application will be available for public inspection at the PECs after issue to TPB Members; and at the Public Viewing Room on the day of meeting. If you wish to observe the meeting, please reserve seat with us by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting.

Seats will be allocated on a first-come-first-served basis.

If you need to request for deferment of decision on your application, please make a written request to us not less than one week before the scheduled meeting. For details, please refer to the TPB Guidelines No. 33A. All TPB Guidelines are available at the TPB's website, the Secretariat at 15/F, North Point Government Offices and the PECs.

For future correspondence, please quote the planning application number.

Yours faithfully,



(Corey NG)

for Secretary, Town Planning Board

CN/yt

By Fax (3426 9737) and Post

規 劃 署

粉嶺·上水及元朗東規劃處
新界荃灣青山公路 388 號
中環大廈 22 樓 2202 室

**Planning Department**

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號	Your Reference :	
本署檔號	Our Reference :	() in TPB/A/YL-MP/341-1
電話號碼	Tel. No. :	3168 4072
傳真號碼	Fax No. :	3168 4074

6 March 2024

Dear Sir/Madam,

Proposed Temporary Light Public Housing Development for a Period of 3 Years and Associated Filling and Excavation of Land in "Recreation" and "Residential (Group C)" Zones, Various Lots in D.D. 104 and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long

(Section 16A Application No. A/YL-MP/341-1)

I refer to your application received by the Town Planning Board (TPB) on 26.2.2024, seeking planning permission for Class B amendments to an approved planning application for proposed temporary light public housing development for a period of 3 years until 9.6.2026 under Application No. A/YL-MP/341.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendments to permission under section 16A of the Town Planning Ordinance on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB's letter to you dated 23.6.2023 (copy enclosed) on the relevant approval condition(s)):

- the implementation of the fire service installations proposal to the satisfaction of the Director of Fire Services or of the TPB before the occupation of the proposed development as required under approval condition (b);
- the submission of a revised drainage impact assessment to the satisfaction of the Director of Drainage Services or of the TPB by 9.9.2024 as required under approval condition (c);
- in relation to approval condition (c), the implementation of the mitigation measures as identified in the revised drainage impact assessment before the occupation of the proposed development to the satisfaction of the Director of Drainage Services or of the TPB, as required under approval condition (d);

- the implemented drainage facilities for the proposed development shall be maintained at all times during the planning approval period as required under approval condition (c);
- the submission of a revised sewerage impact assessment to the satisfaction of the Director of Drainage Services and the Director of Environmental Protection or of the TPB by 9.9.2024 as required under approval condition (f);
- in relation to approval condition (f), the implementation of the mitigation measures as identified in the revised sewerage impact assessment before the occupation of the proposed development to the satisfaction of the Director of Drainage Services and the Director of Environmental Protection or of the TPB, as required under approval condition (g);
- the implemented sewerage facilities for the proposed development shall be maintained at all times during the planning approval period as required under approval condition (h);
- the submission of the noise mitigation plan to the satisfaction of the Director of Environmental Protection or of the TPB by 9.9.2024 as required under approval condition (i);
- in relation to approval condition (i), the implementation of the noise mitigation measures as identified in the noise mitigation plan before the occupation of the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB, as required under approval condition (j);
- no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period as required under approval condition (k);
- the implementation of the road improvement works and transport facilities as identified in the traffic impact assessment submitted by you before the occupation of the proposed development to the satisfaction of the Commissioner of Transport or of the TPB, as required under approval condition (l); and
- if any of the planning condition (c), (f) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice according to approval condition (m).

You are advised to expedite the action for compliance with the planning conditions and no further extension would be granted unless with strong reasons.

You are reminded to strictly adhere to the time limits for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already

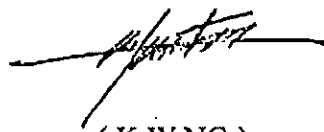
expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36C.

This temporary permission will lapse on 10.6.2026. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). This is to allow sufficient time for processing in accordance with the Town Planning Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

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 the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 27.3.2024). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend.

If you have any queries regarding this planning permission, please contact Mr. Gary LAM of this Office at 3168 4043.

Yours faithfully,



(K W N G)

for and on behalf of
Assistant Director of Planning/
New Territories

c.c.

CE/MN, DSD
DEP

(Attn.: Mr. TANG Kin Ming)
(Attn.: Ms. Jolitta CHAN)

Internal

AD of Plan/B
PSO/TA
SSO/TPB(2)
SSO/NTHQ

KWN/KC/ek

城市規劃委員會
香港北角遊樂道三百三十三號
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

來函編號 Your Reference:

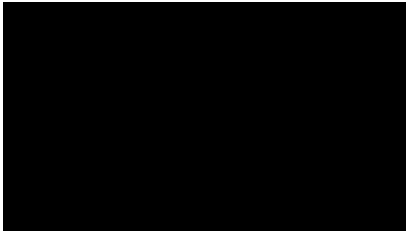
覆函請註明本會編號

In reply please quote this ref.: TPB/A/YL-MP/341

By Email

vincent.lau@townland.com

23 June 2023



Dear Sir/Madam,

**Proposed Temporary Light Public Housing Development
for a Period of 3 Years and Associated Filling and Excavation of Land
in "Recreation" and "Residential (Group C)" Zones, Various Lots in D.D. 104
and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long**

I refer to my letter to you dated 8.6.2023.

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 on a temporary basis for a period of 3 years, until 9.6.2026 and is subject to the following conditions:

- (a) the submission of fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2024;
- (b) in relation to (a) above, the implementation of the fire service installations proposal before the occupation of the proposed development to the satisfaction of the Director of Fire Services or of the TPB;
- (c) the submission of a revised drainage impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.3.2024;
- (d) in relation to (c) above, the implementation of the mitigation measures as identified in the revised drainage impact assessment before the occupation of the proposed development to the satisfaction of the Director of Drainage Services or of the TPB;
- (e) the implemented drainage facilities for the proposed development shall be maintained at all times during the planning approval period;

- 2 -

- (f) the submission of a revised sewerage impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services and the Director of Environmental Protection or of the TPB by 9.3.2024;
- (g) in relation to (f) above, the implementation of the mitigation measures as identified in the revised sewerage impact assessment before the occupation of the proposed development to the satisfaction of the Director of Drainage Services and the Director of Environmental Protection or of the TPB;
- (h) the implemented sewerage facilities for the proposed development shall be maintained at all times during the planning approval period;
- (i) the submission of the noise mitigation plan within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 9.3.2024;
- (j) in relation to (i) above, the implementation of the noise mitigation measures as identified in the noise mitigation plan before the occupation of the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB;
- (k) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period, including construction and operation stages;
- (l) the implementation of the road improvements works and transport facilities as identified in the traffic impact assessment submitted by you before the occupation of the proposed development to the satisfaction of the Commissioner of Transport or of the TPB; and
- (m) if any of the above planning condition (a), (c), (f) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

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

You are reminded to strictly adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F,

- 3 -

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.

This temporary permission will lapse on 10.6.2026. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B 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.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/720_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 9.6.2023 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 14.7.2023). 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 Ms. Christine Cheung 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

LL/CN/el

INWARD	
Recd	07 MAR 2024
KT	<i>me</i>
PL	
DE	
K	
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