

規劃署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈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: S3114/YPR_LPH/23/011Lg
本署檔號 Our Reference: TPB/A/YL-MP/341
電話號碼 Tel. No.: 3168 4037 / 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4075

27 March 2025

Dear Madam,

**Compliance with Approval Condition (j) -
Implementation of the Noise Mitigation Measures as Identified in the Noise Mitigation Plan**

**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
(Planning Application No. A/YL-MP/341)**

I refer to your submission dated 24.3.2025 for compliance with the approval condition (j) of the captioned. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.**
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.**
- Not acceptable. The captioned condition **has not been complied with.**

Should you have any queries on the departmental comments, please contact Mr. Chris WONG at 2835 1145 of the Environmental Protection Department directly. If you have any queries regarding this planning permission, please contact Mr. Louis CHEUNG of this Office at 3168 4037.

Yours faithfully,

(Josephine LO)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department



By Email

Our Ref: S3114/YPR_LPH/23/011Lg

24 March 2025

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

Attn: Mr Louis Cheung

Dear Louis,

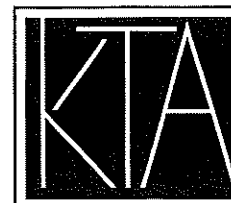
**S16A(2) Application for Amendment to Permission
Approved Temporary Light Public Housing Development For a Period of 3 Years
at Various Lots in DD 104 and the Adjoining Government Land,
Yau Pok Road, Yuen Long
TPB Ref.: A/YL-MP/341
- Discharge of Approval Condition (j) -**

Reference is made to the S16 Planning Application approved by the Town Planning Board on 9 June 2023 and your letter dated 7 October 2024.

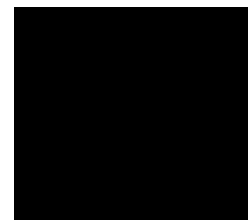
As stated in your letter dated 7 October 2024, the submission of Noise Mitigation Plan has been considered acceptable and approval condition (i) has been complied with. Whilst the submitted Noise Mitigation Plan/Noise Impact Assessment has concluded that the proposed development would not be subject to adverse road traffic noise and fixed noises, no noise mitigation measures have been proposed.

In light of the above, please kindly confirm approval condition (j), as detailed below, has been complied with or is no longer required:

(b) – “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”



PLANNING LIMITED
規劃顧問有限公司



Our Ref: S3114/YPR_LPH/23/011Lg
Date: 24 March 2025

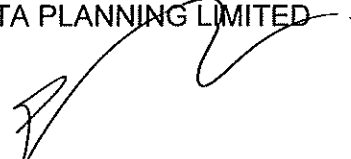


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Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact Mr Kenneth To or the undersigned at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


Gladys Ng

cc. the Applicant & Team

KT/GN/vy