

Jane Ching Kei LAU/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月02日星期二 15:41
收件者: tpbpd/PLAND
副本: [REDACTED] Pak Him CHIU/PLAND; Jane Ching Kei LAU/PLAND; Chloe Kit Ying LEUNG/PLAND
主旨: Planning Application No. A/YL-MP/413 - Further information
附件: 8800_Comparison_20260601-A3_SK201.pdf; FS251 FE (YPR)_ (1).pdf; FS251 Sys (YPR).pdf

Dear sir / madam,

Please find the below our replies and the consolidated further information in response to the departmental comments received for your consideration.

Replies to Comments by FSD

1. A copy of the valid F.S. 251 for the site is enclosed.
2. Compared to the planning permission approved on 23 June 2023 (ref: TPB/A/YL-MP/341), the latest changes were reflected in the layout from the latest General Building Plans accepted on 11 March 2025 which were included in this submission, and there are no subsequent changes thereafter.

Replies to Comments by LCSD

1. No roadside trees located at the above-mentioned locations in Yuen Long District will be affected by the proposed works.

Replies to Comments by PlanD

1. As the approved application was made during the initial stages of the project, the development site area (with values listed as "about" in the approved application) could only be considered as preliminary and was subject to revision and finalisation. There was subsequent coordination with LandsD to update and finalise the site coordinates during the development and construction stage.
2. The difference in non-domestic area between the approved and current application was mainly due to some supporting facilities, mainly larger non-essential building services plant rooms and guard houses which were accountable for non-domestic GFA during the detailed design stage to facilitate future LPH operation and maintenance
3. According to the agreement between land owner and Government, permission under Government Lease for use of private land for Light Public Housing purpose was obtained. Under the agreement, the land would be returned to the land owner by 2030.
4. Light Public Housing is led by the Government, while the day-to-day management and social services are provided by the appointed Operators of the respective projects.
5. The Light Public Housing project at Yau Pok Road, Yuen Long has achieved full occupancy in

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June 2025.

6. As the construction works have been completed, there will be no further filling and excavation of land for the period of current application.

7. As the project has a target operation period of 5 years tentatively, further renewal of planning application would be submitted upon expiry of current application.

8. The implemented drainage facilities, sewerage facilities, transport facilities, and fire services installations on the Site will continue to be properly maintained in a good condition at all times during the planning approval period.

9. The updated comparison of layout as per your comment is enclosed.

(See attached file: 8800_Comparison_20260601-



A3_SK201.pdf) **8800_Comparison_20260601-A3_SK201.pdf** (See attached



file: FS251 FE (YPR)_ (1).pdf) **FS251 FE (YPR)_ (1).pdf** (See attached file: FS251 Sys



(YPR).pdf) **FS251 Sys (YPR).pdf**

Regards

Fiona LAM
SPM(LPH)3
[REDACTED]