

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/23/012Lg
本署檔號 Our Reference: TPB/A/YL-MP/341
電話號碼 Tel. No.: 3168 4033 / 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4075

26 May 2025

Dear Madam,

**Compliance with Approval Condition (d) -
Implementation of the Mitigation Measures as identified
in the Revised Drainage Impact Assessment**

**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 26.3.2025 for compliance with the approval condition (d) of the captioned. It is noted from your supplementary information that the relevant works have been certified by an individual checker authorised by the Housing Authority on 24.12.2024. The relevant department has been consulted on your submission. 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.**

Please refer to the comments from the Chief Engineer/Mainland North of Drainage Services Department (DSD) at **Appendix**. Should you have any queries on the departmental comments, please contact Mr. Terence TANG at 2300 1257 of the DSD directly. If you have any queries regarding this planning permission, please contact Mr. Kimson CHIU of this Office at 3168 4033.

Yours faithfully,



(Josephine LO)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.

CE/MN, DSD

(Attn: Mr. TANG Kin Ming, Terence)

(Fax: 2770 4761)

Internal

CTP/TPB(3)

JL/KC/at

Appendix

Detailed comments from the Chief Engineer/Mainland North, Drainage Services Department (DSD):

The applicant shall maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant shall rectify the drainage system at their own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation.

By Email

Our Ref: S3114/YPR_LPH/23/012Lg

26 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 (d) -**

Reference is made to the S16 Planning Application approved by the Town Planning Board on 9 June 2023. We hereby submit information to facilitate compliance with the following Planning Approval Condition:

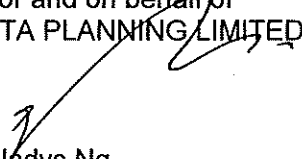
(d) – “the implementation of the mitigation measures as identified in the revised drainage impact assessment before the occupation of the proposed development to the satisfaction of the Director of Drainage Services or of the TPB”

The attached information consists of the final architectural drawings and works that have been certified by an individual checker authorised by the Housing Authority.

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.

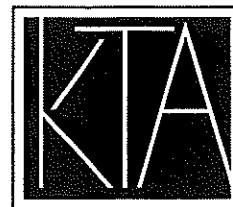
Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


Gladys Ng

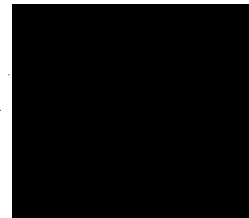
Encl.

cc. the Applicant & Team

KT/GN/vy



PLANNING LIMITED
規劃顧問有限公司



FS 579819

Our Ref. : 23071-518/0335
Your Ref. : -
Date : 13 January 2025



BY EMAIL AND TO BE COLLECTED

呂元祥建築師事務所

ARCHITECTS | PLANNERS | INTERIOR DESIGNERS

Attn.: Mr. John Chow

Dear Sir,

Contract No. SS M518
Design and Construction of Light Public Housing at Yau Pok Road, Yuen Long,
At Tuen Mun Area 3A and at Choi Hing Road, Ngau Tau Kok (Programme No. 002HL)
Certificate of Completion of *section 1* of the works

We issued herewith the Certificate for Completion of *section 1* of the works for your information and record.

The *defects date* of *section 1* is 12 months after Completion of *section 1* of the works or at the date of expiry of the period of the Establishment Works for *section 1* of the works, whichever is the later.

Yours faithfully,
For and on behalf of
Ronald Lu & Partners (Hong Kong) Ltd.

A handwritten signature in black ink, appearing to read "Alfred Woo".

Alfred Woo
Project Manager
Director

AN/ECY/kmy

Encl.
- 12.Form CC(230509)_section 1

Page 2

Our Ref. : 23071-518/0335

Your Ref. : -

Date : 13 January 2025



呂元祥建築師事務所

BY EMAIL AND TO BE COLLECTED

ARCHITECTS | PLANNERS | INTERIOR DESIGNERS

Chevalier – China Railway Joint Venture

Attn.: Mr. John Chow

c.c.

Cost Manager

Arcadis

ArchSD

- ArchSD - CQS/1
- Ms Cynthia SZETO / Mr Tommy CHAN / Ms Ewa HO / Mr Liam LI
- Ms Mandy LAM (SA/34)

(by email and by hand)

Housing Bureau

ArchSD

ArchSD

ArchSD

ArchSD

ArchSD

ArchSD

ArchSD

ArchSD

ArchSD

ArchSD

ArchSD

ArchSD

ArchSD

ArchSD

ArchSD

C M Wong & Associates Ltd.

AECOM

SCENIC Landscape Studio Ltd.

Egis Engineering & Consulting HK

- Mr Stephen LAM [PD(LPH)]
- Mr Edward WONG (PD2)
- Mr Paul LEE (CPM202)
- Mr Thomas KWOK (SPM227) / Ms Xenia KWAN (SA/32)
- Mr Jonathan CHAN (SPM235) / Mr Arthur Chan (CntTC/PMB2/2)
- Ms Esther LEE (A/304) / Mr Kann CHEUNG (PM272)
- Ms Sophia AU (A/302) / Ms Kit LAW (PM248)
- Mr Alan Nip (PM228) / Mr H T LAM (PM287)
- Mr K H CHUNG (SPM223) / Ms Elva LI (PM273) / Mr Francis NG (PM251)
- Mr Terry HO (PM269)
- Mr Stanley Hoi (SPM237) / Ms Maisy CHUI / Mr. Yves WONG
- Ms Serena YUE (SQS/24) / Ms Fiona CHAN (QS/QSB/25(4))
- CW/LPH/2 (thro CCOW/Zone 6)
- BSI/LPH/2 (thro CTO(BS)/E)
- TS/Contractor Management
- CCOW/Admin
- Mr Ben LEUNG / Ms YY YEUNG
- Mr Victor SUEN / Mr CHAN Chi Nam / Mr Eric Lau
- Mr Chris FOOT / Ms Claris Ma
- Mr CK CHAN / Mr Leo LI

(by email only)



Contract No. SS M518
Design and Construction of Light Public Housing at Yau Pok Road, Yuen Long, at
Tuen Mun Area 3A and at Choi Hing Road, Ngau Tau Kok
(Programme No. 002HL)

Certificate of Completion of section 1 of the works

To: Chevalier – China Railway Joint Venture	Date: 13 January 2025
From: <i>Project Manager</i>	
Other Relevant Correspondence (if any):	CCRJV undertaking letter ref SSM518-B1-OUT-3398

Legends: * Delete as appropriate; Put a "X" as appropriate

To the Contractor:

In accordance with NEC Clause 30.2 as amended by the Schedule to the Articles of Agreement and secondary Option Clause X5, I certify that the *Contractor* has, on 24 December 2024 being the date of Completion for *section 1* of the *works*,

- done all the work which the Scope states is to be done by the Completion Date of *section 1* of the *works*; and
- corrected notified Defects which would have prevented the *Client* from using *section 1* of the *works* or Others from doing their work.

This certificate is for section 1 of the works.

Certified by the *Project Manager*:



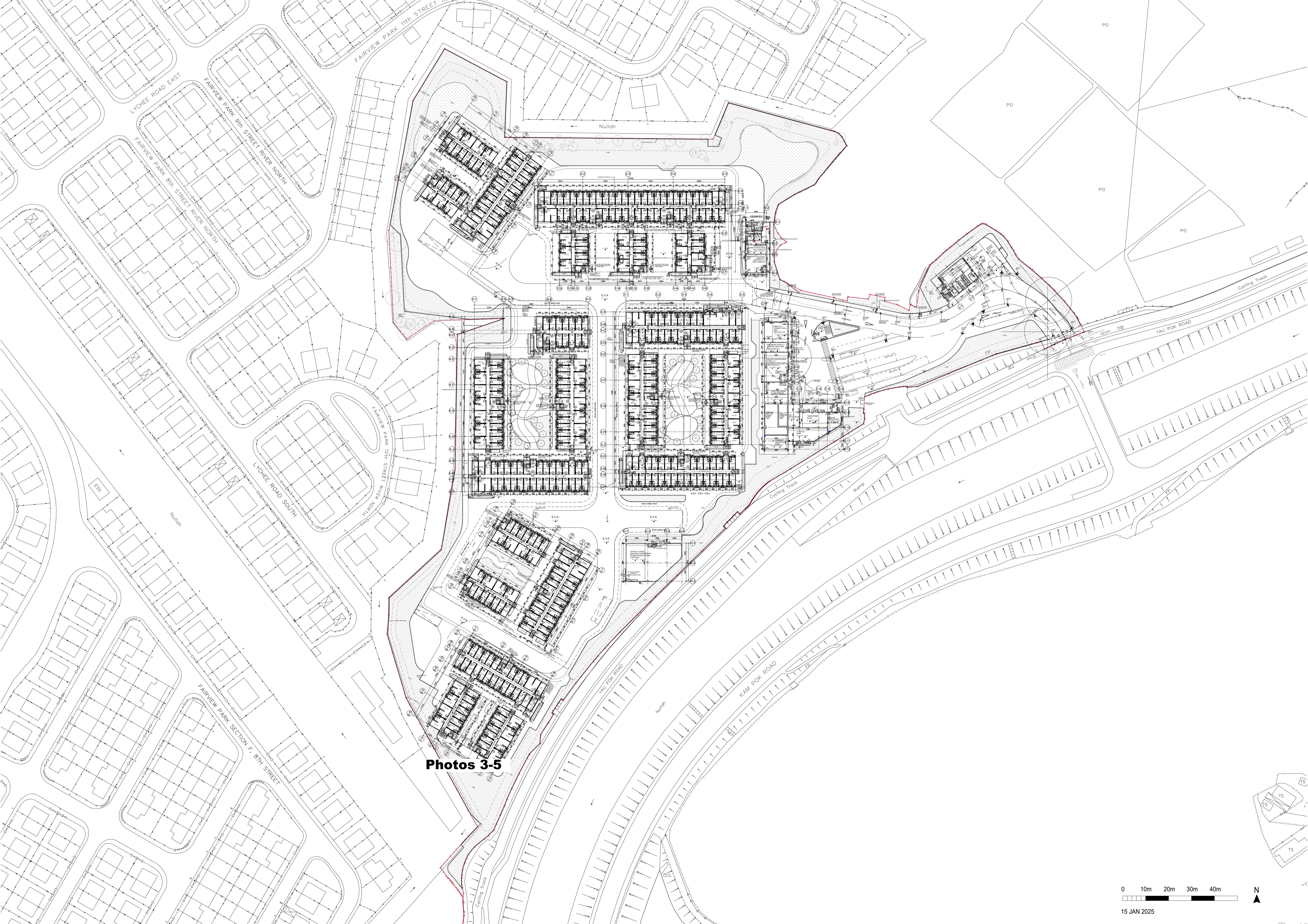
(Signature)

Alfred Woo

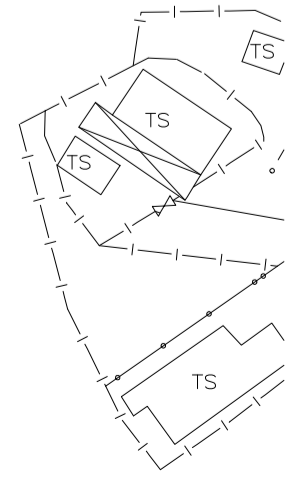
(Name in full)

Distribution

<input checked="" type="checkbox"/> <i>Client</i>	<input checked="" type="checkbox"/> <i>Project</i>	<input checked="" type="checkbox"/> <i>Cost Manager</i>	<input checked="" type="checkbox"/> <i>Supervisor</i>	<input checked="" type="checkbox"/> <i>Other(s):</i>
ArchSD - SA/34.A/304(thro PD/2, CPM202) PM287(thro SPM228) PM273(thro SPM223)	CMA, AECOM, Scenic, Egis	ArchSD- CQS1, SQS/24, QS/QSB/25(4) CMD-Arcadis	SUPD/RSCOW, RCOW, RBSI	Housing Bureau CW/LPH/2 (thro CCOW/Zone 6) BSI/LPH/2 (thro CTO(BS)/E) TS/Contractor Management CCOW/Admin



Photos 3-5



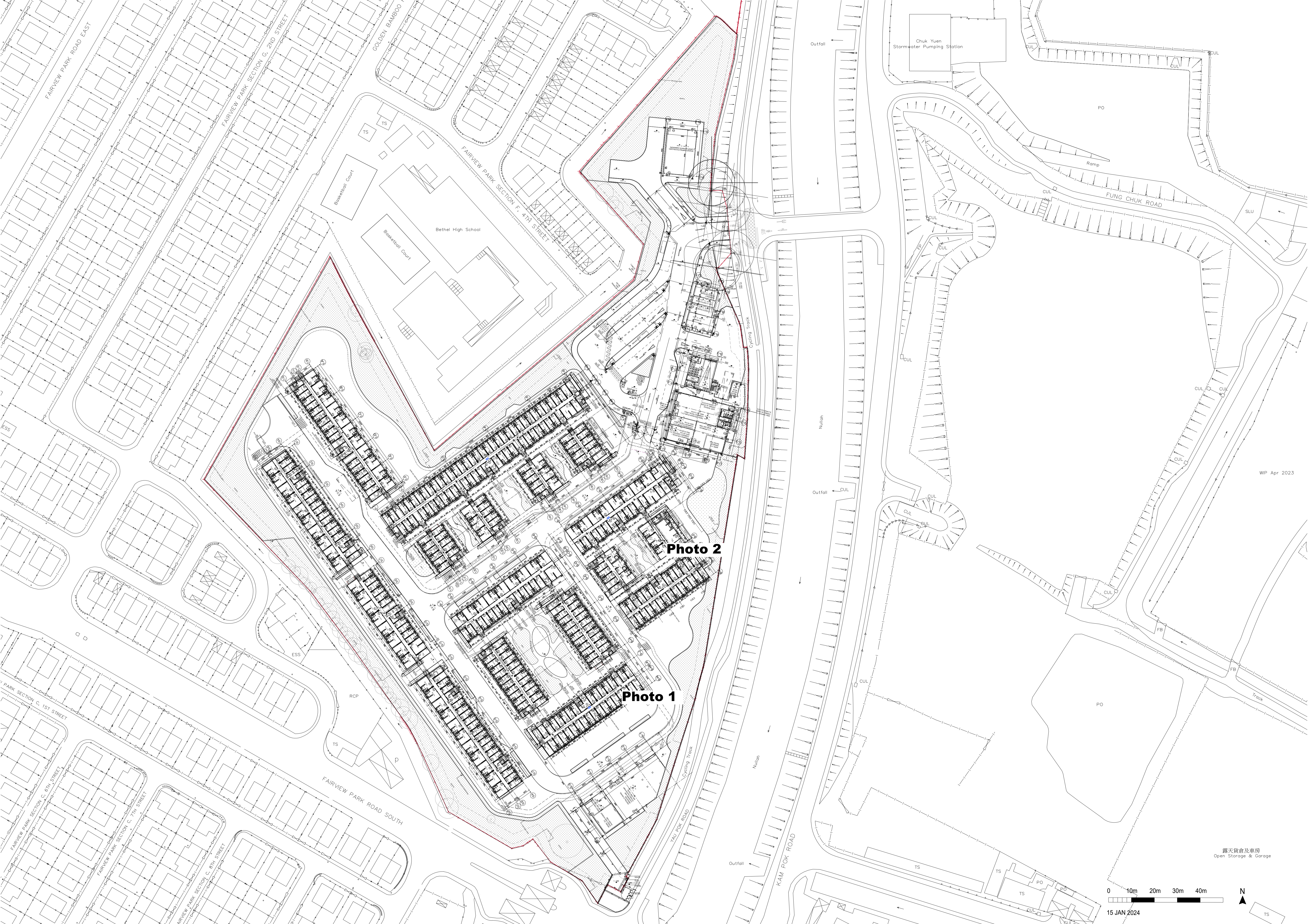
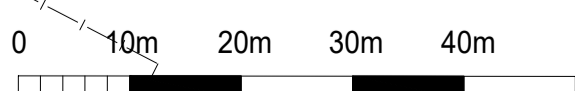


Photo 2

Photo 1

WIP Apr 2023

露天貨倉及車房
Open Storage & Garage



N

15 JAN 2024

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

