

Appendix I

Letters of Town Planning Board Approval and Compliance with Approval Conditions under Application No. A/YL-NSW/281

Annex I – Approval Letter

Annex II – Compliance Letter with Approval Condition (b)

Annex III – Compliance Letter with Approval Condition (c)

Annex IV – Compliance Letter with Approval Condition (d)

Annex V – Compliance Letter with Approval Condition (e)

Annex VI – Compliance Letter with Approval Condition (f)

Annex VII – Compliance Letter with Approval Condition (g)

Annex VIII – Compliance Letter with Approval Condition (h)

Annex IX – Compliance Letter with Approval Condition (i)

Annex X – Compliance Letter with Approval Condition (j)

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 & Fax (3426 9737)

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-NSW/281

6 November 2020

Dear Sir/Madam,

**Proposed Temporary Transitional Housing and Ancillary Uses
for a Period of 3 Years with Filling of Land and Excavation of Land
in “Other Specified Uses” annotated “Comprehensive Development
to include Wetland Restoration Area” Zone, Lots 1212 S.B RP (Part) and
1212 S.C ss.3 RP in D.D.115 and adjoining Government Land in Tung Tau, Yuen Long**

I refer to my letter to you dated 23.10.2020.

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 23.10.2023 and is subject to the following conditions :

- (a) no vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;
- (b) the submission of a run-in/out proposal at Shan Pui Road within 6 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 23.4.2021;
- (c) in relation to (b) above, the implementation of the run-in/out proposal at Shan Pui Road within 9 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 23.7.2021;
- (d) the provision of bicycle parking facilities to the satisfaction of the Commissioner for Transport or of the TPB;
- (e) the submission of a revised landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 23.4.2021;

- (f) in relation to (e) above, the implementation of the revised landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 23.7.2021;
- (g) the submission of a revised drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.4.2021;
- (h) in relation to (g) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.7.2021;
- (i) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.4.2021;
- (j) in relation to (i) above, the implementation of the 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 23.7.2021;
- (k) if any of the above planning conditions (a) and (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (l) if any of the above planning conditions (b), (c), (e), (f), (g), (h), (i) and (j) 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 Appendix V of the TPB Paper.

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, please refer to the TPB Guidelines No. 34C 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 24.10.2023. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to

TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

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

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 23.10.2020 are 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 27.11.2020). 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. Emily Tong 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,



(Raymond KAN)
for Secretary, Town Planning Board

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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.

本函檔號 Your Reference S1370a/TT/19/011Lg
本署檔號 Our Reference () in TPB/A/YL-NSW/281
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

By Post & Fax

INWARD	
Recd	24 MAR 2021
KT	
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CI	

24 March 2021

Dear Sir,

Compliance with Approval Condition (b)

Submission of submission of a run-in/out proposal

**Proposed Temporary Transitional Housing and Ancillary Uses
for a Period of 3 Years with Filling of Land and Excavation of Land
Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and
Adjoining Government Land, Tung Tau, Yuen Long
(Planning Application No. A/YL-NSW/281)**

I refer to your submissions dated 25.2.2021 regarding the submission of the run-in/out proposal in an attempt to comply with approval condition (b). 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. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Mr. YIM Tak-yiu (Tel: 2762 4937) of Highways Department and Mr. LEE Kar-chun (Tel: 2399 2421) of Transport Department direct.

Yours faithfully,

(Anthony LUK)

District Planning Officer/

Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

CHE/NTW, HyD

278(379) C of T

(Attn.: Mr. YIM Tak-yiu)

(Attn.: Mr. LEE Kar-chun, Wilson)

AUCY/wkl

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Yuen Long East
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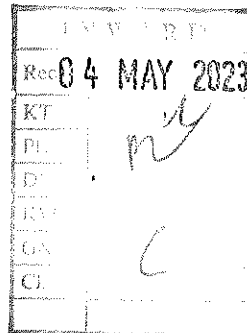
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電話號碼 Tel. No.: 3168 4072

傳真機號碼 Fax No.: 3168 4074 / 3168 4075



3 May 2023

Dear Madam,

Compliance with Approval Condition (c)

Implementation of the Run-in/out Proposal at Shan Pui Road

Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with
Filling of Land and Excavation of Land in "Other Specified Uses" annotated
"Comprehensive Development to include Wetland Restoration Area" Zone,
Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D.115
and adjoining Government Land in Tung Tau, Yuen Long
(Section 16 Application No. A/YL-NSW/281)

I refer to your submission of run-in/out proposal dated 7.3.2022 for compliance with the captioned approval condition. Relevant departments has been consulted on your submission. Your submission is considered:

☒ Acceptable. The captioned condition has been complied with.

☐ Acceptable. Since the captioned condition require both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Ms. Tanya TSUI (Tel: 2762 3947) of Highways Department or Mr. Phil CAI (Tel: 2399 2421) of Transport Department directly.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.
CHE/NTW, HyD
C for T

(Attn.:Ms. Tanya TSUI)
(Attn.:Mr. Phil CAI)

AL/GL/wm

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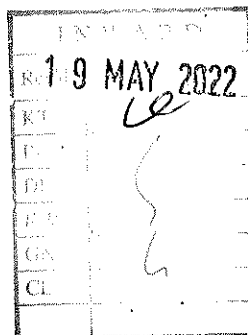
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18 May 2022

Dear Sir/Madam,

**Compliance with Approval Condition (d)
The Provision of Bicycle Parking Facilities**

**Proposed Temporary Transitional Housing and Ancillary Uses
for a Period of 3 Years with Filling of Land and Excavation of Land in "Other Specified
Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and
Adjoining Government Land in Tung Tau, Yuen Long
(Planning Application No. A/YL-NSW/281)**

I refer to your submissions dated 13.5.2022 for compliance with the captioned approval condition. 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. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Mr. LEE Kar-chun (Tel: 2399 2421) of the Transport Department directly.

Yours faithfully,

Anthony LUK
(Anthony LUK)

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

C.C.

C for T

(Attn.: Mr. LEE Kar-chun, Wilson)

AL/CY/el

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**Planning Department**

Fanling, Sheung Shui &
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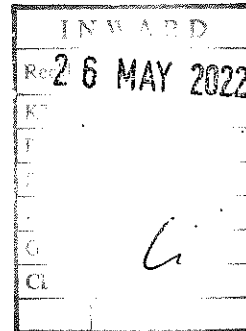
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By Post & Fax



25 May 2022

Dear Sir/Madam,

Compliance with Approval Condition (e)

Submission of a Revised Landscape Proposal

**Proposed Temporary Transitional Housing and Ancillary Uses
for a Period of 3 Years with Filling of Land and Excavation of Land in "Other Specified
Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and
adjoining Government Land in Tung Tau, Yuen Long
(Planning Application No. A/YL-NSW/281)**

I refer to your submission dated 13.5.2022 regarding the revised Landscape Proposal – Rev. A (LP) for compliance with approval condition (e) of the subject planning application.

The Chief Town Planner/Urban Design and Landscape of this department has been consulted and considered that the revised LP is acceptable from the landscape planning perspective; hence, has complied with approval condition (e) of the subject application. Compliance with approval condition (f) rests upon the implementation of the approved LP to the satisfaction of the Director of Planning or of the TPB.

You are requested to submit sufficient copies of the submission in full set to our office for stamping. Kindly be advised that stamped copies should be issued to the relevant parties for record and/or action including District Lands Office of Lands Department.

You are reminded to follow JPN3 and Planning Department's Practice Note No. 1/2019 for compliance checking of the completed landscape works. You shall appoint a Registered Landscape Architect (RLA) to certify that the landscape works has been implemented in accordance with the

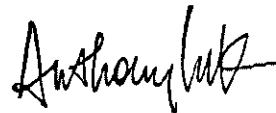
approved LP and submit a Self-Certification of Compliance (SCC). Alternatively, a full compliance check will be undertaken by the Landscape Unit of this department upon receipt of confirmation that the approved LP has been fully implemented.

The involved RLA shall observe and follow the circular letter of 16.6.2015 issued by the Landscape Architects Registration Board (LARAB) addressing to all RLAs, in connection with the RLA's Delivery of Professional Standards of Services.

You are reminded that approval of the LP under TPB approval condition does not imply approval of the site coverage of greenery requirements under APP PNAP-152. The site coverage of greenery calculation should be submitted separately to Building Department for approval. For any proposed tree preservation/removal scheme, you are reminded to approach relevant authority/government department(s) directly to obtain the necessary approval.

Should you have any enquiries, please contact Mr. Samuel HUI of the Urban Design and Landscape Section of this Department at 3565 3957.

Yours faithfully,



(Anthony LUK)

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

c.c.
URBIS Ltd.

(Attn.: Mr. Jason YEUNG) 2802 8662

Internal
CTP/UD&L
CTP/TPB(2)

(Attn.: Mr. Samuel HUI)

AL/CY/cl

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中染大廈 22 樓 2202 室



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By Post & Fax

25 July 2022

Dear Madam,

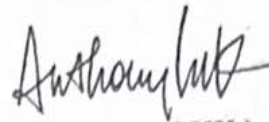
Compliance with Approval Condition (f)
Implementation of the Revised Landscape Proposal
Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with
Filling of Land and Excavation of Land in "Other Specified Uses" annotated
"Comprehensive Development to include Wetland Restoration Area" Zone,
Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D.115
and adjoining Government Land in Tung Tau, Yuen Long
(Section 16 Application No. A/YL-NSW/281)

I refer to your submission of Self-certification of Compliance report dated 6.7.2022 and submission of replacement pages dated 13.7.2022 for compliance with the captioned approval condition. 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 require both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Mr. HUI Yu San, Samuel (Tel: 3565 3957) of the Planning Department directly.

Yours faithfully,



(Anthony LUK)

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

C.C.
CTP/UD&L

(Attn.: Mr. HUI Yu San)

(Fax: 3956 8090)

AL/GL/kt

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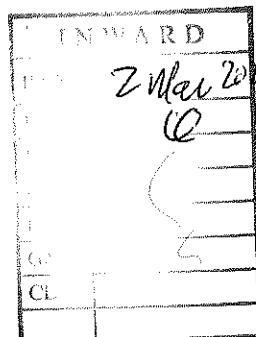


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電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

By Post & Fax



1 March 2021

Dear Sir,

**Compliance with Approval Condition (g)
Submission of revised drainage impact assessment**

**Proposed Temporary Transitional Housing and Ancillary Uses
for a Period of 3 Years with Filling of Land and Excavation of Land
Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and
Adjoining Government Land, Tung Tau, Yuen Long
(Planning Application No. A/YL-NSW/281)**

I refer to your submissions dated 21.1.2021 and 9.2.2021 regarding the submission of a revised drainage impact assessment in an attempt to comply with approval condition (g). 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. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the comments, please contact Mr. Ivan Kwok-ho YIM (Tel: 2300 1257) of Drainage Services Department direct.

Yours faithfully,

(Anthony LUK)

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

1 C.C.
01 CE/MN, DSD
28 CTP/TPB(2)

(Attn.: Mr. Ivan Kwok-ho YIM)

AUCY/wkl

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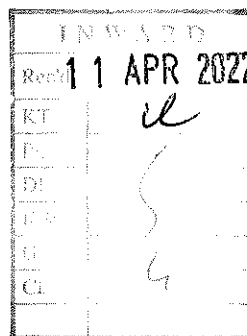
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傳真機號碼 Fax No.: 3168 4074

By Post & Fax

11 April 2022



Dear Sir/Madam,

**Compliance with Approval Condition (h)
Implementation of the Revised Drainage Proposal**

**Proposed Temporary Transitional Housing and Ancillary Uses
for a Period of 3 Years with Filling of Land and Excavation of Land in "Other Specified
Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and
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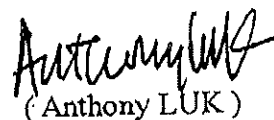
I refer to your submission dated 7.4.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ 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. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find the detail comments at Appendix.

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Should you have any queries, please contact Mr. Ivan YIM (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,



(Anthony LUK)

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

C.C.
CE/MN, DSD
CTP/TPB(2)

(Attn.: Mr. Ivan YIM)

(Fax: 2770 4761)

AL/CY/CL

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傳真機號碼 Fax No.: 3168 4074

By Post & Fax 

15 March 2021

Dear Sir,

Compliance with Approval Condition (i)
Submission of fire service installations proposal

Proposed Temporary Transitional Housing and Ancillary Uses
for a Period of 3 Years with Filling of Land and Excavation of Land
Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and
Adjoining Government Land, Tung Tau, Yuen Long
(Planning Application No. A/YL-NSW/281)

I refer to your submission dated 19.2.2021 regarding the submission of a fire service installations proposal in an attempt to comply with approval condition (i). 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. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. YEUNG Fung-chun (Tel: 2733 7758) of Fire Services Department direct.

Yours faithfully,


(Anthony LUK)

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

C.C.

D of FS

(Attn.: Mr. WONG Ho-yin)

(Attn.: Mr. YEUNG Fung-chun)

CTP/TPB(2)

AL/CY/wkl

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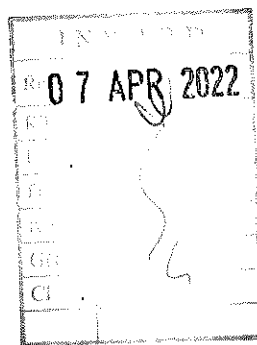
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電話號碼 Tel. No.: 3168 4072

傳真機號碼 Fax No.: 3168 4074



6 April 2022

Dear Sir/Madam,

Compliance with Approval Condition (j)
Implementation of the Fire Service Installations Proposal

Proposed Temporary Transitional Housing and Ancillary Uses
for a Period of 3 Years with Filling of Land and Excavation of Land in "Other Specified
Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and
adjoining Government Land in Tung Tau, Yuen Long
(Planning Application No. A/YL-NSW/281)

I refer to your submission dated 24.3.2022 for compliance with the captioned approval condition. 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. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with.

/...p.2

Should you have any queries on the comments, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. LI Leong-kiu (Tel: 2733 7781) of the Fire Services Department directly.

Yours faithfully,



(Anthony LUK)

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

C.C.

D of FS

(Attn.: Mr. WONG Ho-yin)

(Fax: 2739 8775)

CTP/TPB(2)

AL/CY/CL