

**規 劃 署**

屯門及元朗西規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署 14 樓



**By Fax [REDACTED] and Post  
Planning Department**

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.  
Hong Kong

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-TYST/1237  
電話號碼 Tel. No. : 2158 6296  
傳真機號碼 Fax No. : 2489 9711

9 June 2025

Wings & Associates Consulting Engineers Ltd.  
[REDACTED]

(Attn.: Chloe KWONG)

Dear Sir/Madam,

**Compliance with Approval Condition (b)**  
**Planning Application No. A/YL-TYST/1237**

I refer to your submission dated 31.3.2025 for compliance with the captioned approval condition on the implementation of the accepted run-in/out proposal. The Highways Department (HyD), Transport Department (TD) and Civil Engineering and Development Department (CEDD) have been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied** with. Please find detailed advisory departmental comments at **APPENDIX**.
- 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 departmental comments, please contact Ms. Loucia LO of HyD (Tel: 3526 0517), Mr. Louis IP of TD (Tel: 2399 2565), or Mr. Joshua GUAN of CEDD (Tel: 2158 5947).

Yours faithfully,

( Edwin YEUNG )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.

CHE/NTW, HyD (Attn.: Ms. Loucia LO)  
C for T (Attn.: Mr. Louis IP)  
PM(W), CEDD (Attn.: Mr. Joshua GUAN)  
Ankor Driving School Limited (Attn.: Ms. Sandra LAW) (Fax.: [REDACTED])

Internal

CTP/TPB (2)

**APPENDIX**

Comments of the Chief Highway Engineer/New Territories West, Highways Department  
(CHE/NTW, HyD)

---

No comment as the concerned location is under CEDD's site at the moment.

Comments of the Commissioner for Transport (C for T)

---

No comment from traffic engineering viewpoints given that the applicant would continue to liaise with CEDD YLS project for reinstatement of the run-in/out.

Comments of the Project Manager (West), Civil Engineering and Development Department  
(PM(W), CEDD)

---

No comment on the submission given that the applicant would continue to liaise with our contractor of Yuen Long South First Phase Development - Contract 3 (Contract No. YL/2022/01) for the implementation of associated temporary traffic arrangement at Shan Ha Road.

## 規 劃 署

屯門及元朗西規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署 14 樓



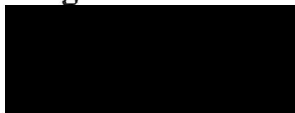
## By Fax [REDACTED] & Post Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F., Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.  
Hong Kong

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-TYST/1237  
電話號碼 Tel. No.: 2158 6296  
傳真機號碼 Fax No.: 2489 9711

13 June 2025

Wings & Associates Consulting Engineers Ltd.



(Attn.: Mr. Dennis LO)

Dear Sir,

### **Compliance with Approval Condition (c) Planning Application No. A/YL-TYST/1237**

I refer to your submission dated 10.4.2025 for compliance with the captioned approval condition on the implementation of the accepted drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied** with. Please find detailed advisory departmental comments at **APPENDIX**.
- 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 departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of DSD.

Yours faithfully,

( Edwin YEUNG )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.

CE/MN, DSD

(Attn.: Mr. Jeff TSE)

Ankor Driving School Limited

(Attn.: Ms. Sandra LAW)

(Fax.: [REDACTED])

Internal

CTP/TPB (2)

**APPENDIX****Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)**

Please be reminded to 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 is required to 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.

**規 劃 署**

屯門及元朗西規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署 14 樓

**By Fax & Post  
Planning Department**

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.  
Hong Kong

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-TYST/1237  
電話號碼 Tel. No. : 2158 6296  
傳真機號碼 Fax No. : 2489 9711

30 May 2025

Wings & Associates Consulting Engineers Ltd.

(Attn.: Mr. Arthur TSANG)

Dear Sir,

**Compliance with Approval Condition (e)  
Planning Application No. A/YL-TYST/1237**

I refer to your submission dated 27.5.2025 for compliance with the captioned approval condition on the implementation of the accepted fire service installations proposal and water supplies for firefighting. The Fire Services Department (FSD) 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. CHEUNG Wing-hei (Tel: 2733 7737) or Mr. YUEN Tsz-fung (Tel: 2733 7781) of FSD.

Yours faithfully,

( Edwin YEUNG )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.

D of FS

(Attn.: Mr. CHEUNG Wing-hei)

Ankor Driving School Limited

(Attn.: Ms. Sandra LAW)

(Fax.: [REDACTED])

Internal

CTP/TPB (2)