



Reference WNLYFN/AGNES/06  
Date 03 October 2024

By FAX & EMAIL

The Secretary, Town Planning Board  
c/o Planning Department  
  
15/F North Point Government Offices  
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

**Section 16 Planning Application**  
**The Town Planning Ordinance (Chapter 131)**

**Proposed Minor Relaxation of Maximum Building Height and Plot Ratio**  
**Restrictions for Permitted Composite Residential Development at**  
**Wu Nga Lok Yeung, Fanling, New Territories**

**Minor Relaxation of Permitted Building Height Approved under**  
**TPB No. A/FLN/30 to Facilitate Adoption of Modular Integrated Construction (TPB Ref: A/FLN/32)**

*(FSSTL 182 S.A, Lot Nos. 2020 S.A and 2021 S.B in D.D. 51  
and Adjoining Government Land) [New Lot to be known as FSSTL No. 297]*

We write regarding the captioned Planning Application submitted to the Town Planning Board ("TPB") on 16 August 2024.

A technical comment from Transport Department was received on 2 October 2024. As the Applicant requires additional time for clarification, we hereby request a 2-month deferral of TPB's deliberation of the Application. Whilst, since the purpose of this Application is only for minor relaxation of permitted building height by 4.14m for adopting Modular Integrated Construction (MiC) under JPN No. 8 on the basis of the already approved General Building Plan, we kindly request that the TPB consider the Application as soon as possible following the submission of the minor clarification preferably at the earliest TPB meeting for facilitating the MiC construction.

We thank you for your kind assistance. Should there be any queries, please do not hesitate to contact the undersigned or Miss Agnes Leung.

Yours faithfully,  
FOR AND ON BEHALF OF  
TOWNLAND CONSULTANTS LIMITED

  
Vincent Lau  
Associate Director

VIN/AGNES/yv

cc Client / Team  
Mr. TO Yuen Gwun, Adrian, STP/ FSS 1  
Ms. LEE Wing Sum, Winsome, TP/ FSS 4

城  
市  
規  
劃  
願  
問

MAIN HONG KONG OFFICE :  
2801, 28th Floor, 148 Electric Road, North Point, Hong Kong  
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631  
E-mail address : tcld@townland.com Website : www.townland.com

CHINA OFFICE :  
Room 1111, Building 1, Yagang Industry and Trade Building, No.18 Fuan Avenue,  
Hehua Community, Pinghu Street, Longgang District, Shenzhen, PRC. Postal Code 518111  
Telephone : (86) 181 2417 9366  
E-mail address : tcld@townland.com

INDIA OFFICE :  
Coworking Space Ministry of New, 3rd Floor, Kitab Mahal,  
192 Dr Dadabhai Naoroji Road, Azad Maidan, Fort, Mumbai, India  
Telephone : (91) 9819919804  
E-mail address : tcpl@townland.com

INDONESIA OFFICE :  
Gedung Menara Anugrah, Lantai 21  
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7  
Kawasan Mega Kuningan, Jakarta Selatan 12950, Indonesia  
Telephone : (62 21) 2941 0621  
E-mail address : tcjkt@townland.com

ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)  
TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)  
TOWNLAND CONSULTANTS PVT. LIMITED (India)  
PT TOWNLAND INTERNATIONAL (Indonesia)  
HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001:2015  
Certificate No.: CC844