



Reference WNL YFN/AGNES/05  
Date 27 September 2024

By FAX and 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.

Further comments from Water Services Department were received on 26 September 2024. Please find attached the Responses-to-Comments ("R-to-C") table in **Attachment 1** which has fully addressed the comments received. Please note that these responses are clarifications only and there are no changes to the S16 Planning Application.

Should there be any queries, please do not hesitate to contact Ms Agnes Leung or the undersigned.

Yours faithfully,  
FOR AND ON BEHALF OF  
TOWNLAND CONSULTANTS LIMITED

Vincent Lau  
Associate Director

VIN/AGNES/yv

Enc – SIP

cc Client / Team  
Ms. LEE Wing Sum, Winsome TP/ FSSDPO

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

**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)**

Comments/ Suggestions		Applicant's Responses
<b>A.</b>	<b>Comments received from Construction Division of Water Supplies Department on 26.9.2024 (Contact Person: Mr Nelson C C Lo (Tel.:2152 5748)):</b>	
	<b>Major Comments on the Application/Main Reasons of Objection:</b>	
1.	As the population intake year will be in 2029 and before the commissioning of the waterworks infrastructure works (i.e. the proposed FW distribution main, the proposed Table Hill no. 3 FWSR) provided by CEDD, your water main connection proposals are required including, a) A interim water main connection proposal in 2029 to provide water supply from Ma Sik Road to your site; b) A switching proposal after 2029 to provide water supply from the proposed Table Hill no.3 FWSR to your site.	Noted. Please be clarified that the subject S16 Planning Application solely seeks for Minor Relaxation of Permitted Building Height approved under Planning Application No. A/FLN/30 for a Permitted Composite Residential Development to facilitate MiC adoption. Besides the increase in Building Height, no other changes to the approved GBP scheme are anticipated under this S16 Planning Application submitted in line with Clause 11 of Joint Practice Note No. 8 on Enhanced Facilitation Measures for Buildings Adopting Modular Integrated Construction ( <a href="https://www.bd.gov.hk/doc/en/resources/codes-and-references/practice-notes-and-circular-letters/joint/JPN08.pdf">https://www.bd.gov.hk/doc/en/resources/codes-and-references/practice-notes-and-circular-letters/joint/JPN08.pdf</a> ). Water Main Connection Proposals, as required, will be made to WSD during the detailed design stage for approval.
2.	<b>Other Detailed Comments (if applicable):</b>	
	Existing water mains inside the proposed site as shown in the MRP may be affected. The applicant is required to either divert or protect the water mains found on site.	Noted.
	If diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the proposed site to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence.	
	If diversion is not required, the following conditions shall apply:	
a.	Existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed.	Noted.

**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)**

Comments/ Suggestions	Applicant's Responses
b. Details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works.	Noted.
c. No structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.	Noted.
d. No trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe.	Noted.
e. No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet.	Noted.
3. Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.	Noted.

Date: 27 September 2024

File Ref: WNLYFN