

Reference WNLVFN/AGNES/07
Date 25 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.

Further comment from Transport Department was received on 2 October 2024. Please find attached in **Attachment 1** the Responses-to-Comments ("**R-to-C**") table providing our minor supplementary technical clarifications which as fully addressed the comment received. There is no major change in methodology and in the findings of the Traffic Review. Please note that these responses are minor clarifications only and there are no changes to the Application. Further, given 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 at the earliest TPB meeting for facilitating and expediting the MiC construction.

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

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

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)
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