

Onfine Development Limited

72-76/F, Two International Finance Centre, 8 Finance Street, Central, Hong Kong

Your Ref: -
Our Ref: ODL-A-YL303FI-16 LM&GR

4 September 2024

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email & By Post

Dear Sir,

S16 Planning Application for

**Proposed Flat and Shop and Services Uses with Minor Relaxation of Plot Ratio Restriction
at Lots 4614 and 4615RP in DD116, and Lots 1753sBRP (part), 1753sBss3 (part), 1756sA (part),
1756RP (part), 1757, 1758RP, 1760RP in DD120, and adjoining Government land,
Tai Kei Leng, Yuen Long**

Further Information (Clarification of Land Matter)

Referring to the DPO advice on 3 September 2024, clarification is requested regarding the strip of land dividing the non-domestic and domestic uses. This strip of private land is subject to a Deed of Mutual Grant dated 18 October 2001 (M/N YL 984676) and a Deed of Confirmation and Release of Easements dated 2 September 2020 (M/N 20113002020500), which grant certain access and wayleave for the discharge of rainwater, treated effluent, and sewage from the adjoining lots and developments (including Sereno Verde at YLTL 500) through an underground route. As the land is subject to the aforementioned encumbrances, which may subsequently affect the subject surrender in the land exchange process, it is excluded in the captioned application.

The Applicant intends to allow pedestrian access across the strip of land, connecting the northern and southern portions of the application site (**Figure 3d**). The Applicant will obtain the Right-of-Way for the strip of land under a separate private arrangement. Paving beautification will be incorporated during the detailed design stage. The green roof of the non-domestic building will not have less than 20% greenery coverage, which may include climbing plants.

Please do not hesitate to contact our Dr. Owen Yue ([REDACTED]) if needed.

Yours faithfully,



A handwritten signature in blue ink, appearing to read 'S K Leung', is written over a horizontal line. The signature is stylized and cursive.

S K Leung

[Encl.]

c.c. DPO/TMYLW Attn: A Chan ([REDACTED])