

Llewelyn davies

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

28 September 2020

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

By Fax and Post
(2877 0245)

Dear Sir

**Section 12A Planning Application for Proposed Amendments
to the Ngau Tam Mei Outline Zoning Plan in Support of a Comprehensive
Development at Various Lots in DD105 and Adjoining Government Land in
Shek Wu Wai, Yuen Long (Application No. Y/YL-NTM/4)**

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 10 June 2019, and its subsequent Further Information (FI) submitted to the Board on 16 July 2020 to explain the different development scenarios (please see below for reference) proposed under the subject rezoning proposal.

Original Scheme	The original development scenario (i.e. the whole development with Phase 1A/1B and Remaining Phases, with <u>11,292 units in total</u>) submitted on 6 December 2019.
Scenario 1 (To Expedite Housing Supply with Great Flexibility)	An expedited development scenario of the Original Scheme, i.e. the Board could consider to partially agree to rezone Phase 1A/1B ahead of the NTN Development to expedite the immediate housing supply of <u>1,990 units and 1,990 units in Phase 1A/1B respectively first</u> , while the Remaining Phases (with 7,312 units) could be rezoned in tandem subject to the long-term NTN Development
Scenario 2 (With More Commercial Uses)	A hypothetical development scenario, in response to the comments from the Studies and Research Section of Planning Department, with more commercial uses (but reduced domestic GFA) at Remaining Phases to create a commercial hub, if it is the long-term intention of the government for this area, providing <u>9,049 units in total</u> in the whole development

Technical review and assessments of all of the above scenarios have been conducted separately based on the development phases, i.e. Phase 1A, Phase 1B and Remaining Phases respectively. It is demonstrated that **Phase 1A and 1B are technically feasible and could be implemented in advance in all of the above scenarios.** For the Remaining Phases, should there be any concern from the Government, sufficient flexibility has been allowed for future planning to be in tandem with the long-term NTN development.

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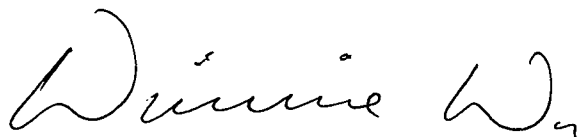
Subsequent to the above FI submission on 16 July 2020, departmental comments from some departments were only received from the Fanling, Sheung Shui & Yuen Long East District Planning Office (DPO/FS&YLE) of the Planning Department on 22 September 2020 (i.e. more than 2 months since the submission of FI); whilst feedback from a number of major departments (including Transport Development, Environmental Protection Department, Drainage Services Department and Water Supplies Department etc.) are still awaited.

Accordingly, we, on behalf of the Applicant, wish to request for deferment of consideration of the captioned application by the Board for a period of 2 months in order to allow sufficient time for the respective departments to review our application and the Applicant to prepare FI to address the departmental comments received, if any.

In particular, the Applicant has been actively following up with respective departments to seek their specific feedback on each scenario separately, especially Scenario 1 which could expedite housing supply in the short run with great flexibility allowed under the subject rezoning proposal. In this connection, **we cordially request DPO/FS&YLE to also seek early replies from respective departments on each scenario, particularly Phase 1A & 1B, separately.**

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr. Man Ho at [redacted] / Miss Jessie Lau at [redacted].

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

WW/MH/jl

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cc

DPO/FSS &YLE

Attn: Ms Cherry Yuen

(by email)