

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

Appendix I of RNTPC
Paper No. A/YL-TYST/950B

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-TYST/950

By Post & Fax (2526 3281)

19 July 2019

Llewelyn-Davies Hong Kong Ltd.
10/F, Cheung Wah Industrial Building
10-12 Shipyard Lane
Quarry Bay, Hong Kong
(Attn: Winnie Wu / Man Ho / Frankie Tsang)

Dear Sir/Madam,

**Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions
for Permitted Residential Development in "Residential (Group B) 1" Zone,
Lots 1367, 1372 S.A RP, 1372 S.B RP, 1372 RP, 1373 S.B RP, 1373 S.C RP (Part),
1373 S.E RP, 1373 S.F RP, 1839 S.A, 1839 S.B, 1839 S.C, 1839 S.D, 1839 S.E, 1839 RP,
1937 S.A RP, 1937 S.B RP and 1937 RP in D.D. 121 and Adjoining Government Land,
Junction of Tong Yan San Tsuen Road and Ma Fung Ling Road, Yuen Long**

I refer to my letter to you dated 20.6.2019.

After giving consideration to the application, the Town Planning Board (TPB) decided at its meeting on 5.7.2019 to defer a decision on the application as requested by you pending the submission of further information from you. The TPB agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from you. If the further information submitted by you is not substantial and can be processed within a shorter time, the application can be submitted to an earlier meeting for the TPB's consideration. The TPB also agreed to advise you that two months (from the said meeting) are allowed for preparation of the submission of the further information. Since it is the second deferment and a total of four months have been allowed for preparation of submission of further information, no further deferment would be granted unless under very special circumstances.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 5.7.2019 are enclosed herewith for your reference.

If you wish to seek further clarifications/information on matters relating to the above decision, please contact Mr. Steven Siu of Tuen Mun & Yuen Long West District Planning Office at 2158 6000.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

**Llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

24 October 2019

**By Fax and Post
(2877 0245)**

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

Dear Sir

Section 16 Planning Application for Proposed Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions for Permitted Residential Development at Lot Nos. 1367, 1372 S.A RP, 1372 S.B RP, 1372 RP, 1373 S.B RP, 1373 S.C RP (Part), 1373 S.E RP, 1373 S.F RP, 1839 S.A, 1839 S.B, 1839 S.C, 1839 S.D, 1839 S.E, 1839 RP, 1937 S.A RP, 1937 S.B RP and 1937 RP all in D.D. 121 and Adjoining Government Land at the Junction of Tong Yan San Tsuen Road and Ma Fung Ling Road, Tong Yan San Tsuen, Yuen Long, New Territories (Application No. A/YL-TYST/950)

Reference is made to the captioned planning application and our supplementary submissions submitted to the Town Planning Board (the Board) on 12 August 2019, 13 September 2019, 9 October 2019 and 18 October 2019.

Subsequent to the submission of the abovementioned supplementary submissions, verbal comments related to the planning gains and design merits were recently received from the Tuen Mun and Yuen Long West District Planning Office (DPO/TMYLW) of Planning Department (PlanD) on 22 October 2019. In response to the verbal comments, the Applicant is required to further review the indicative development proposal of the Proposed Development for provision of additional design merits in support of the planning application. The Applicant will also review the subject planning application for minor relaxation of plot ratio and building height restriction by providing additional technical justifications from architectural scheme formulation and geotechnical point of view. In parallel, the Applicant will also review the concern from the District Office (Yuen Long) and ensure that the Proposed Development would not have any adverse impact to the locals.

In view of the above, we wish to request for deferment of consideration of the captioned application by the Board for a period of 2 months so as to allow sufficient time for preparation of corresponding justifications to support the Proposed Development. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr Man Ho at 2957 9651 / Mr Frankie Tsang at 2957 9612.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd.



Winnue Wu
Associate Director

MH/ft

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cc

DPO/TMYLW

- Mr K.K.Ng

(By email)