

**Llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

24 January 2020

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 recent supplementary submissions submitted to the Town Planning Board (the Board) on 13 December 2019 and 9 January 2020 providing further elaborations on the site constraints and design justifications to support the proposed minor relaxation of plot ratio and building height restrictions.

Subsequent to the submission of the abovementioned supplementary submissions, departmental views referring to provision of insufficient planning gains for the public to justify the subject planning application were received from the Tuen Mun and Yuen Long West District Planning Office (DPO/TMYLW) of Planning Department (PlanD) on 22 January 2020. In view of the departmental concerns, the Applicant commits to try her best endeavours to review the indicative development proposal for incorporation of additional planning gains for the local public. To come up with an optimal revised development proposal with detailed considerations to be given to the overall site configuration, unique site constraints, building requirements and local needs, we wish to request a further deferment of consideration of the application by the Board for a period of 2 months in order to allow sufficient time for preparing of corresponding supporting materials.

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

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cc
DPO/TMYLW - Mr Steven Siu / K.K.Ng (By email)