

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

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/249

By Post & Fax (3426 9737)

2 November 2018

Kenneth To & Associates Ltd.
Units E & F, 11/F, Neich Tower
128 Gloucester Road
Wanchai, Hong Kong
(Attn: Kenneth To / Kitty Wong)

Dear Sir/Madam,

**Proposed Flat, Shop and Services, Eating Place and Public Vehicle Park
(excluding container vehicle) and Minor Relaxation of Plot Ratio Restriction
in "Residential (Group E)1" Zone, No. 21 Wang Yip Street West, Yuen Long**

I refer to my letter to you dated 5.10.2018.

After giving consideration to the application, the Town Planning Board (TPB) decided at its meeting on 19.10.2018 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, and 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 19.10.2018 are enclosed herewith for your reference.

If you wish to seek further clarifications/information on matters relating to the above decision, please contact Ms. Bonnie Lee of Tuen Mun & Yuen Long West District Planning Office at 2158 6288.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

KTA

Kenneth To & Associates Ltd
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Our Ref: S1318/21WYSW/18/014Lg

22 February 2019

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

By Fax (2877 0245)

Dear Sir/Madam,

**Proposed 'Flat', 'Shop and Services', 'Eating Place' and
'Public Vehicle Park (excluding Container Vehicle)' Uses and
Minor Relaxation of Plot Ratio Restriction from 5.0 to 5.141
in "Residential (Group E) 1" Zone
No. 21 Wang Yip Street West, Yuen Long, N. T.
(Planning Application No. A/YL/249)**

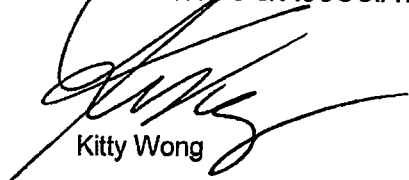
Reference is made to the captioned S16 Planning Application which has been scheduled for consideration by the Town Planning Board on 8 March 2019 and the comments from Urban Design and Landscape Section of Planning Department ("UD&L, PlanD") conveyed by Tuen Mun and Yuen Long District Planning Office on 20 February 2019.

In order to allow time for the Applicant to prepare Further Information in addressing the comments from UD&L, PlanD as well as to substantiate the various planning and design merits associated with the proposed development in justifying the minor relaxation of plot ratio being sought, we would sincerely request the TPB to defer the consideration date of the captioned Planning Application for a period of two months.

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned or Mr Kenneth To at

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LTD


Kitty Wong

cc. DPO/TM&YLW - Mr Steven Siu / Mr Jasi Liu (by Fax 2489 9711 and by Email)
Applicant & Team
KT/KW/vy