

TOWN PLANNING BOARD

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

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

By Post & Fax (2739 1913)

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/253

22 March 2019

Lanbase Surveyors Ltd.  
9/F, Hecny Tower  
9 Chatham Road South  
Tsim Sha Tsui, Kowloon  
(Attn.: Rock K.M. Tsang)

Dear Sir/Madam,

**Proposed Office cum Public Car Park with Retail Shops and Minor  
Relaxation of Plot Ratio Restriction in "Other Specified Uses" annotated  
"Public Car Park With Ground Floor Retail Shops (1)" Zone, 16 Hi Yip Street,  
Tung Tau Industrial Area, Yuen Long (Yuen Long Town Lot No. 443)**

I refer to my letter to you dated 1.3.2019.

After giving consideration to the application, the Town Planning Board (TPB) decided at its meeting on 8.3.2019 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 including the previous deferment 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 8.3.2019 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

b.c.c. DO/YL, HAD  
CE/MN, DSD  
D of FS  
CA/CMD2, ASD  
C of P  
CTP/UD&L  
PSO/TA

DLO/YL, LandsD  
PM(W), CEDD  
CE/C, WSD  
CHE/NTW, HyD  
DEMS  
DPO/TMYLW  
SSO/NTHQ

AC for T/NT, TD  
H(GEO), CEDD  
CBS/NTW, BD  
DEP  
DFEH  
SSO/TPB

Our Ref.: YL/TPN/1587F/L06

17 June 2019

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for  
Proposed Minor Relaxation of Plot Ratio Restriction  
For Proposed Office Building  
cum Public Car Park with Retail Shops  
No. 16 Hi Yip Street, Tung Tau Industrial Area  
Yuen Long, New Territories  
(Yuen Long Town Lot No. 443)  
(Planning Application No. A/YL/253)**

We refer to the captioned planning application.

We act on behalf of the Applicant to make a request to defer the decision on the captioned planning application for further **2 months** to allow the Applicant having more adequate time to prepare further information including "Response-to-Comments" as well as photomontage in response to the departmental comments. The further information would be submitted to the Town Planning Board within the 2-month period for re-activating the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED] Thank you for your kind attention.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED



Rock K. M. Tsang  
Director  
RK/AL  
Encl.

c.c.  
DPO/TMYLW

(Attn.: Ms. Floria Tsang and Mr. Cannon Wong By Email)