

PLANNING LIMITED
規劃顧問有限公司

By Email

Our Ref: S3022/DD105_NTM/YL/21/033Lg

16 June 2026

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

Dear Sir/Madam,

**Rezoning from "R(C)" to "R(B)" zone for Proposed Residential Development
at Various Lot in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
- Section 12A Amendment of Plan Application No. Y/YL-NTM/5 -
(Request For Deferral)**

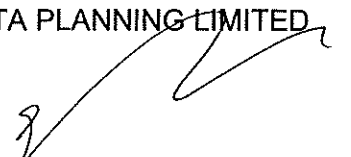
Reference is made to the captioned S12A Amendment of Plan Application which was submitted to the Town Planning Board ("TPB"/"the Board") on 10 September 2021 and is tentatively scheduled for consideration by TPB at its meeting on 26 June 2026.

We received comments from the Transport Department on 21 May 2026 and the Applicant currently preparing a revised assessment in response to the comments received. The Applicant hereby requests a two-month deferral of the TPB's decision on this Planning Application to allow time for addressing these comments.

In addition to demonstrating the technical feasibility of the Proposed Residential Development, please kindly note that the Applicant has been proactively reviewing the possibility of also incorporating elements that would supplement to the development of San Tin Technopole. Ultimately, aiming to achieve 'single site, multiple use' at this site. We wish to reiterate that the prospective housing supply pipeline for nearly 2,000 flats under this Planning Application which has been progressed since September 2021, should be duly taken into account for ensuring feasible implementation of development and timely meeting the territorial-wide housing demand.

Should you have any queries in relation to the above, please do not hesitate to contact Ms Pauline Lam or the undersigned at [REDACTED]. Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


Gladys Ng

cc. YLE/DPO - Ms Karen Chan (By Email)
the Applicant & Team

KT/PL/GN/vy

