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Our Ref: S3048/108RP\_TYTL\_TY/22/010Lg

2 April 2024

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

Dear Sir/ Madam,

**Proposed Rezoning from "Industrial", "Green Belt" and "Other Specified Uses" annotated "Recreation and Tourism related uses" to "Residential (Group A)6", "Residential (Group A)7, Area shown as Road and Incorporation of an area currently not covered by the Approved Tsing Yi Outline Zoning Plan ('OZP') into the OZP and zone it as "Residential (Group A)6" and "Other Specified Uses" annotated "Marina Club" for Proposed Comprehensive Public and Private Residential Developments with Marina and Supporting Community Facilities at TYTL 80 and 108 RP and Adjoining Government Land, Tsing Yi**

**- Section 12A Amendment of Plan Application No. Y/TY/2 -  
(Request For Deferral)**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board ("TPB"/ "the Board") on 20 January 2023 which is tentatively scheduled for consideration by TPB at its meeting on 19 April 2024.

We have received departmental comments requesting us to revise assessments (Noise Impact, Traffic Impact, Visual Impact, etc.) to take into account the Government's current preferred alignment of the Tsing Yi Lantau Link (TYLL). In response, we have provided two alternative alignments for the TYLL in our R-to-C reply on TYLL, specifically under Further Information No. 2, 4, and 5, dated 14 July 2023, 8 December 2023, and 7 February 2024, respectively. This is because if the TYLL is constructed through our site, our development proposal would no longer be commercially viable.

In light of this, the Applicant would like to request a two-month deferral of the TPB's decision on this Planning Application to allow time to discuss with the relevant Government departments.

Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact the undersigned at [REDACTED] or Ms. Pauline Lam at [REDACTED].

Yours sincerely,  
For and on behalf of  
KTA PLANNING LIMITED

David Fok

cc. the Applicant & Team  
KT/PL/DF/EC/vy

