

23 November 2022

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

***By Email***

Dear Sir


**Section 12A Planning Application for  
Proposed Amendments to the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan to  
Rezone “Green Belt” Zone to “Residential (Group A)1” Zone and to the Tin Shui Wai  
Outline Zoning Plan to Rezone “Open Space (1)” Zone to “Residential (Group A)2”  
and ‘Road’ Zones at Various Lots in D.D. 129, Tin Yuet Road, New Territories  
(Application No. Y/YL-LFS/12)**

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 28 May 2021 and the sets of Further Information submitted from August 2021 to September 2022 to substantiate the captioned planning application.

Departmental comments from Transport Department were received via District Planning Office / Tuen Mun and Yuen Long West (DPO/TM&YLW) of Planning Department on 7 September 2022. In particular, the Applicant was requested to review the parking provision with a view to providing more parking spaces at the Application Site. In view of the possible implications to the overall scheme design, such as basement extent, excavation levels, internal road layout as well as the building disposition of the Proposed Development, additional time is required for scheme review and corresponding revisions of the supporting technical assessments. In view of the above, on behalf of the Applicant, we wish to request for deferment of consideration of the captioned application by the Board for a period of two months in order to allow time for the Applicant to address the comments and submit Further Information accordingly.

Thank you for your kind attention. 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. Chris Tse at 2957 9650 / Miss Cody Yu at 2957 9615.

Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu  
Associate Director

cc  
DPO/ TM&YLW - Mr. LAU Chi Ting / Mr. Johnny TAM

(by email)