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Johnny Kai Hong TAM/PLAND

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收件者: tpbpd/PLAND
副本: Chi Ting LAU/PLAND; Johnny Kai Hong TAM/PLAND; Winnie Wu; Man Ho
主旨: S12A Planning Application No. Y/YL-LFS/12 - Deferral Request
附件: 20240229_defer letter to TPB (4th) - r (signed).pdf

類別: Internet Email

Dear Sir,

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 28 May 2021 and the Further Information submitted in December 2023 to substantiate the captioned planning application.

On behalf of the Applicant, we wish to submit the attached letter 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 departmental comments received, review latest planning context and submit Further Information accordingly.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact our Ms. Winnie Wu at [REDACTED] or our Mr. Man Ho at [REDACTED] / the undersigned.

Regards,
Cody Yu
Town Planner



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29 February 2024

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

By Fax and Email
(2877 0245)

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 latest set of Further Information submitted to the Board on 15 December 2023 to substantiate the captioned planning application.

Comments from Transport Department were received via District Planning Office / Tuen Mun and Yuen Long West (DPO/TM&YLW) of Planning Department in January 2024. In particular, the Applicant was requested to review the target completion year of the Proposed Development assumed in the technical assessment and hence also the nearby committed developments taking into consideration as well as the required traffic improvement measures in support of the Proposed Development. Additional time is therefore required for the Applicant to thoroughly review all relevant supporting technical assessments accordingly, which include the assessment methodology and forecast data in support of the technical assessments.

In parallel, the Applicant is also aware of the recent updates of planning context of the Application Site and its surrounding area, with the “*Development Proposal of Lau Fau Shan / Tsim Bei Tsui / Pak Nai Area*” just being discussed in the Panel of Development of Legislative Council on 27 February 2024. On behalf of the Applicant, we hereby wish to request for deferment of consideration of the captioned application by the Board for a period of two months in order allow sufficient time for the Applicant to review the implications on the subject development proposal in a comprehensive manner.

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Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr. Man Ho at [REDACTED] / Miss Cody Yu at [REDACTED]

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

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cc
DPO/TM&YLW - Mr. LAU Chi Ting / Mr. Johnny TAM (by email)

