



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG

九龍觀塘海濱道133號
萬兆豐中心16樓K室

電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

By Email

Our Ref: S3014/WKT/21/017Lg

5 October 2023

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

Dear Sir/Madam,

**Proposed Rezoning from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area (1)”
For Comprehensive Residential Development with Wetland Restoration Area
at Various Lots in DD 104 and adjoining Government Land,
Wing Kei Tsuen, Nam Sang Wai, Yuen Long
(Planning Application No. Y/YL-NSW/7)**

Reference is made to the captioned S12A Planning Application which is scheduled for consideration by the Town Planning Board (“TPB”) on 13 October 2023. We also refer to the comments from Urban Design and Landscape Section (“UD&L”) of Planning Department, forwarded from Fanling, Sheung Shui and Yuen Long East District Planning Office, via email on 22 September 2023.

Having reviewed UD&L’s comments regarding the captioned application, the Applicant would require additional time to prepare Further Information (“FI”) to address the comments involving updating of certain photomontages in the Visual Impact Assessment. This is solely to reflect the very latest development context at an adjacent site which was evolved upon our previous submissions. The Applicant hence would like to request a slight deferral of TPB’s decision for not more than 2 months on this application, while it is anticipated that the FI will be available for submission to the TPB to re-activate the application imminently.

Considering that all other Government departmental comments have already been fully addressed, while the relevant photomontage updating in the said upcoming FI does not involve any change to the scheme and development parameters, the Applicant earnestly requests the captioned application to be considered by the TPB as soon as practicable with a view to expediting the processing of the application.

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned at [REDACTED] or Mr Faith Lai at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Kitty Wong

cc. DPO/FS&YLE – Mr Kimson Chiu / Mr Gary Lam (by Email)
Applicant & Team

PL/KW/FL/vy



FS 579819