



PLANNING LIMITED  
規劃顧問有限公司

By Fax & By Email

Our Ref: S3022/DD105\_NTM/YL/21/013Lg

28 July 2023

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 11 August 2023.

We received some of the Government departmental comments on 10 May 2023 and the Applicant had quickly responded to all these comments through the Further Information ("FI") to the Board on 16 May 2023. However, we understand that there are still further departmental comments in relation to the submitted FI which are upcoming for the Applicant to respond, but are currently yet to be available despite proactive chasing. Given the late availability of the departmental comments, the Applicant hereby requests a two-month deferral of the TPB's decision on this Planning Application to allow time for addressing these comments.

Meanwhile, the Applicant notes the Government's ongoing planning of San Tin Technopole in the Area. In any event, we wish to reiterate that the committed transitional housing use on the Site, as well as 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. To this end, your attention is drawn again to the technical feasibility demonstrated in the various technical assessments and FI submitted to the Board under this Planning Application with technical and interface issues addressed.

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

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

Gladys Ng

cc. YLE/DPO - Mr. Gary Lam (By Email)  
the Applicant & Team

KT/PL/GN/EC/vy



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