

Date : 27th August 2019
Our Ref. : PPC/PLG/10002/L011
Your Ref. : TPB/Y/ST/41

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

(Attn.: The Secretary of the Town Planning Board)

BY EMAIL

Dear Sir/Madam,

**Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/34
To Rezone the Application Site from "Green Belt" to "Residential (Group B) 2"
at Lots 59 S.A. and 59 RP in D.D. 175, Sha Tin, New Territories
(Application No. Y/ST/41 under Section 12A of the Town Planning Ordinance)**

Request for Deferral

We refer to the emails from Mr. Clement Miu of Sha Tin, Tai Po and North District Planning Office (STN/DPO) providing comments from various Government departments in respect of the captioned application.


Environmental Protection Department requested the submission of quantitative noise impact assessment from various aspects, including railway and road traffic noise. We have been actively liaising with Transport Department for the adaptation of traffic forecast for the road traffic noise impact assessment. However, Transport Department requires further technical clarification on our submitted traffic forecast. Without receiving Transport Department's confirmation on the traffic forecast, the quantitative noise impact assessment cannot be conducted. In the event that Transport Department requests the Applicant that an updated traffic forecast is required, this can only be conducted on the second week of September due to the summer holiday.

Besides, we have been arranging a meeting with Social Welfare Department regarding the provision of social welfare facilities in the Subject Site.

In view of the above factors, more time is required to prepare the relevant technical assessments and to respond the concerns raised by the Government departments. The Applicant would like to request for deferment of a decision by the Town Planning Board for a period of two months.

Should you have any queries, please do not hesitate to contact our Junior Ho or the undersigned at 2329 8098.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy



Kennith Chan
Managing Director

c.c. Town Planner/Sha Tin 3, STN/DPO (Attn.: Mr. Clement MIU) – By Email Only
The Applicant, SEA VIEW VILLA LIMITED – By Email Only
The Applicant, SKIWAY LIMITED – By Email Only