

**llewelyn
davies**ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

20 March 2018

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong*By Fax and Post
(2877 0245)*

Dear Sir

**Section 12A Planning Application for Proposed Amendments to the
Tai Po Outline Zoning Plan in Support of Private cum Subsidised Housing
Development, Tung Tsz, Tai Po
(Application No. Y/TP/26)**

We refer to the captioned application with Supplementary Information submitted to the Town Planning Board (the Board) on 20 September 2017, 10 October 2017 and 31 October 2017 respectively.

Since the first deferment application, continuous endeavors have been made to revise and enhance the Master Layout Plan (MLP) of the Proposed Private cum Subsidised Housing Development to address the comments from various departments.

On 11 January 2018, a meeting was held with concerned stakeholders including the local concern group to gather public views on the revised MLP formulated during the course of two-month deferment period. Based on comments received, the scheme would have to be further revised to enhance its compatibility with the surroundings. Variations in building height for the whole development should be further explored. The design of the proposed scheme should further pay respect to the existing ridgelines. As such, more time is required to refine the MLP. Besides, additional time is also required to update relevant technical assessments including Visual Impact Assessments and Air Ventilation Assessment so as to address comments of various departments.

Further to the Applicant's previous deferment of consideration by the Board on 26 January 2018, we would like to request for further deferment of consideration of the captioned application by the Board for a period of 2 months in order to allow sufficient time for further refinements to the proposed scheme.

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Llewelyn davies

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

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

p.p. 

Dickson Hui
Director

DH/WW/MH/AK/jl

cc

DPO/STN

- Mr Ryan Ho

(fax 2691 2806 & email)

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22 March 2018

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

**By Fax and Post
(2877 0245)**

Dear Sir

**Section 12A Planning Application for Proposed Amendments to the
Tai Po Outline Zoning Plan in Support of Private cum Subsidised Housing
Development, Tung Tsz, Tai Po
(Application No. Y/TP/26)**

We refer to the letter dated 20 March 2018, requesting for deferment of consideration of the captioned application.

The Applicant wishes to highlight that, in response to the departmental and public comments on the previous Further Information submitted to the Board on 31 October 2017, continuous endeavors have been made to review the rezoning proposal as well as its supporting technical assessments. Efforts have also been paid to meet different stakeholders to gauge their views and concerns on the subject rezoning application. In particular, a meeting was held with Tai Po District Councilor, Dr. Lau Chee Sing, and representative of Tung Tsz Development Concern Group on 11 January 2018 to present our development proposal and provide initial feedback on their concerns including the possible traffic impact brought by the proposed development.

In response to the departmental comments and public comments received, the indicative scheme would have to be further revised with specific attention to review the proposed development intensity to enhance its compatibility with the surroundings. Further reduction and variations in building heights for the whole development will be explored with respect to the existing ridgelines and possible visual impacts as viewing from various public vantage points. In traffic aspect, the Applicant would also review the access arrangement option and to further review the mitigation measures as proposed in the Traffic Impact Assessment report.

In view of the above, further to the Applicant's previous deferment of consideration by the Board on 26 January 2018, more time is required to holistically review the overall planning context in the vicinity of the Application Site for formulation of a revised scheme to address all departmental and public comments. Besides, additional time is also required to update all relevant technical assessments (including Visual Impact Assessment, Traffic Impact Assessment, Air Ventilation Assessment and etc.) to support the forthcoming revised scheme. We therefore request for further deferment of consideration of the captioned application by the Board for a period of 2 months for preparation of the above materials in support of the subject rezoning application.

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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 Ms Winnie Wu at [redacted] / Mr Man Ho at [redacted] / Mr Arnold Koon at [redacted]

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd


Dickson Hui
Director

DH/MW/MH/AK/jl

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- Mr Ryan Ho

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