

12 October 2026

*By Email and Hand*

Dear Sir

**Section 12A Planning Application for Proposed Amendments to the Sha Tin Outline Zoning Plan in Support of Proposed Hotel Development at Various Lots in D.D. 184 and Adjoining Government Land, Sha Tin, New Territories – FI (1)
(Application No. Y/ST/62)**

We refer to the captioned application submitted to the Town Planning Board (the Board) on 11 June 2026 and the departmental comments received via the Sha Tin, Tai Po & North District Planning Office of Planning Department in July/August 2026

Further to our request for deferment on 30 July 2026, we would like to reactivate the captioned application by submitting herewith 4 copies of Further Information (FI) for the Board's consideration. The current FI comprises of a Response-to-Comments (RtoC) table in responses to departmental comments (**see Attachment 1**) and a revised planning statement (**see Attachment 2**).

In responses to the comments from the Antiquities and Monuments Office and the Commissioner for Heritage's Office, the Applicant has further reviewed the heritage value of Ng Yuen and decided to preserve the entirety of Ng Yuen in-situ and renovate it for adaptive re-use. The Indicative Development Scheme has also been reviewed to allow Ng Yuen to seamlessly integrate with the retail/F&B spaces at the podium level so to promote easy access and appreciation of the unique interior of Ng Yuen.

Besides, to better reflect the in-situ preservation of Ng Yuen through this preservation-cum-development-project, the proposed zoning has been refined as "Other Specified Uses" annotated "Comprehensive Development with Historic Building Preserved", under which the planning intention is now specified to be primarily to preserve the historic building of Ng Yuen in-situ through the preservation-cum-development project, with the proposed Schedule of Uses remain unchanged as per the previous proposal.

For details, please refer to the revised planning statement (**see Attachment 2**), with the revised Conservation Management Plan, the proposed amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/40 and the revised technical assessments enclosed (**see Appendices A to J** of the revised planning statement).

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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 Arnold Koon at [REDACTED] Mr Edison Law at [REDACTED]

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

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