

By Hand and Email (tpbpd@pland.gov.hk)
14 September 2026

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

Your ref TPB/Y/ST/63
Our ref 299123/00/WLL/PLML/HLNC/05869

Dear Sir/Madam,

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Open Space" to "Residential (Group A)11", for Proposed Residential Development with Social Welfare Facilities, Religious Institution, and Shop and Services at Sha Tin Town Lot 310 in D.D. 184, Sha Tin, New Territories (Planning Application No. Y/ST/63)

Submission of Further Information – Response to Departmental Comment

We refer to the comment received from Agriculture, Fisheries and Conservation Department on 3 September 2026 regarding the captioned Planning Application.

We are pleased to submit herewith a Response-to-Comment Table (**Attachment A**) together with the Ecological Review Report (**Attachment B**) for your consideration.

We sincerely seek for the favourable consideration from the Town Planning Board to agree this S12A Planning Application.

Should you have any queries, please contact the undersigned, Ms. Minnie LAW at [REDACTED] or Ms. Natalie CHU at [REDACTED]

Yours faithfully,



Wai-Lam LEE
Director of Planning

[REDACTED]

- Enc - 4 Copies of **Attachments A to B**
cc - Sha Tin, Tai Po and North District Planning Office – Mr. CHEUNG Ho Wing, Louis (lhwccheung@pland.gov.hk)
- Sha Tin, Tai Po and North District Planning Office – Ms. CHAN Ching Ching, Jess (jccchan@pland.gov.hk)
- Client

[REDACTED]