

By Hand and Email (tpbpd@pland.gov.hk)
24 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/05886

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

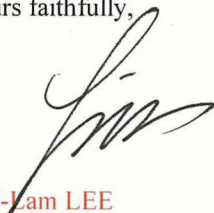
We refer to the comment received from various Government Departments regarding the captioned Planning Application submitted on 28 July 2026.

We are pleased to submit herewith a Response-to-Comments Table (**Attachment A**) together with the Revised Supporting Planning Statement (**Attachment B**), Revised Traffic Impact Assessment (**Attachment C**), Replacement Pages of Revised Environmental Assessment (**Attachment D**), Revised Drainage Impact Assessment (**Attachment E**), Revised Sewerage Impact Assessment (**Attachment F**), Water Supply Impact Assessment (**Attachment G**), and the Replacement Pages of Revised Indicative Layout Plans for the Indicative Scheme at the Application Site (**Attachment H**) 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 H**
cc - Sha Tin, Tai Po and North District Planning Office – Mr. CHEUNG Ho Wing, Louis [REDACTED]
- Sha Tin, Tai Po and North District Planning Office – Ms. CHAN Ching Ching, Jess [REDACTED]
- Client

[REDACTED]