



PLANNING LIMITED  
規劃顧問有限公司

By Email

Our Ref: S3063/CPR\_KC/22/005Lg

30 December 2022

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

Dear Sir/Madam,

**Proposed Residential Development at Lot Nos. 1232 RP, 1234 RP, 1236 RP, 1237 RP  
and 1239 in Survey District 4 and Adjoining Government Land,  
Castle Peak Road - Kwai Chung, Lai Chi Kok, N. T.  
S16 Planning Application No. A/KC/493**

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We refer to the captioned planning application submitted to the Town Planning Board ("TPB") on 27 July 2022 and the comments of Drainage Services Department, Environmental Protection Department, Highways Department, Transport Department, Lands Department, Architectural Services Department, Urban Design & Landscape Section of Planning Department conveyed by Tsuen Wan and West Kowloon District Planning Office of Planning Department.

As per the comments from various government departments summarised in the submitted Further Information No. 1 (Ref: S3063/CPR\_KC/22/004Lg), the Applicant is required to engage a consultancy team for preparing relevant technical assessments to assess the potential impact of the Proposed Development in relation to sewerage, drainage, traffic, air quality, traffic noise, landscape aspects.

The Application Site is located on a hillside without public drainage and sewerage facilities on the adjacent road. The nearest public drainage pipe and sewer are located at the bottom of the hill. The Applicant and its consultancy team require additional time to identify reasonable assessment methodologies and extent, and to devise a practical and cost-effective drainage/sewerage connection proposal that would not result in other adverse impacts such as traffic or geotechnical impact. In addition, the preparation of the Traffic Impact Assessment and Noise Impact Assessment have been delayed due to the need to conduct additional 24-hour traffic survey on the surrounding road network for the quantitative Air Quality Impact Assessment. To address the concerns raised by Urban Design & Landscape Section of Planning Department, a Landscape Proposal is required. A tree and topographical survey is under preparation to form the basis for the preparation of the Landscape Proposal.

In view of the above, the Applicant and its consultancy team would require additional time to prepare technical assessment reports and liaise with relevant departments for further advice, if necessary. As such, the Applicant sincerely requests a 2-month deferral of the TPB's decision on this Application.





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Meanwhile, should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned or Mr Howard TANG.

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

P.P. 

David FOK

Encl.

cc. the Applicant & Team

KT/DF/HT/vy

