

26 May 2022

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

***By Email and Hand***

Dear Sir

**Section 12A Application for Proposed Amendments to the Sha Tin Outline Zoning Plan in Support of a Private Residential Development at Lots 379 and 380 RP in DD 186, Tung Lo Wan Hill Road, Sha Tin (Application No. Y/ST/54)**

Reference is made to the captioned application and the subsequent Supplementary Submission submitted to the Town Planning Board (the Board) on 7 January 2022 and 8 March 2022 respectively, the consideration of which was deferred by the Board on 1 April 2022.

Subsequent to the deferral of decision by the Board on 1 April 2022, we have received comments from relevant departments via the District Planning Office/Shia Tin, Tai Po and North (DPO/STN). In particular, concerns were raised on the preservation of woodland area in the slope within the Application Site. Accordingly, the Applicant has been reviewing the scheme to avoid encroaching into the woodland area in the slope within the Application Site, with due consideration paid to associated geotechnical issues. Revised scheme options have been presented to relevant departments to seek their advice. The scheme is in the process of further revision currently based on departments' comments.

In parallel to the revision of the scheme, in response to Urban Design and Landscape Section, Planning Department's comment requesting information on existing landscape resources within the whole application site received on 4 March 2022, the Applicant has been carrying out detailed survey on existing landscape resources and updating the ecological survey. The detailed landscape and ecological survey would be vital to the implementation of the proposed development.

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As such, on behalf of the Applicant, we wish to request for deferment in consideration of the captioned application by the Board for a period of 2 months in order to allow sufficient time for the Applicant to prepare Further Information to address the departmental comments received.

Should you have any queries or require further information, please feel free to contact the undersigned at / Ms Winnie Wu at / Mr Jacky Kong at .

Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd



Dickson Hui  
Director

DH/WW/jk

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cc  
DPO/STN

Attn: Ms Elizabeth Ng (by email)