

**TOCO PLANNING CONSULTANTS LTD.**

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達材都市規劃  
顧問有限公司

The Secretary,  
Town Planning Board  
15<sup>th</sup> Floor  
North Point Government Offices  
333 Java Road  
North Point,  
Hong Kong

Your Ref.: TPB/Y/ST/55

Dear Sir/ Madam,

1 February, 2023

**Section 12A Rezoning Application from "V" to "G/IC(1)" for Sai Lam Temple at  
Lot Nos. 63, 296 (part), 331 RP (part) & 393 S.B RP (part) in D.D. 185,  
Sheung Wo Che No. 198, Sha Tin  
(Application No. Y/ST/55)**

We have received comments from Transport Department sent to us via DPO/STNs' email dated 12.1.2023 and comments from DPO/STN over the phone in early January. We request that the consideration of the planning application by the Town Planning Board could be deferred for two months so as to allow more time for the consultants to address the following issues:-

- to clarify the holding capacity of the columbarium and the details of the visit by appointment system in the Management Plan;
- to provide assessment on the capacity of the footpath within the vicinity of the columbarium;
- to provide assessment on the pedestrian flow along Pai Tau Street;
- to provide additional information on the pedestrian access pattern of the adjacent village houses and visitors to the columbarium;
- to review the proposed Schedule of Uses for "G/IC(1)" in the Planning Statement;
- to response to public comments.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan  
Managing Director



c.c. DPO/STN- Ms. Jessie Lau