

14 December 2021

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

By Fax and Post
(2877 0245)

Dear Sir

**Section 12A Planning Application for Proposed Amendments
to the Ngau Tam Mei Outline Zoning Plan in Support of a Comprehensive
Development at Various Lots in DD105 and Adjoining Government Land in
Shek Wu Wai, Yuen Long (Application No. Y/YL-NTM/4)**

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 10 June 2019, and the latest Further Information (FI) submitted to the Board on 24 September 2021.

Comments from Railway Development Office (RDO) and Transport Department (TD) were received via the Fanling, Sheung Shui & Yuen Long East District Planning Office (DPO/FS&YLE) of the Planning Department on 20 Oct 2021. In particular, there were departmental concerns on the methodology of the Traffic Impact Assessment which requires the Applicant to comprehensively review the submitted assessment in order to cover the proposed Remaining Phase (i.e. the phased development to be implemented in tandem with the San Tin / Lok Ma Chau Development Node).

In view of the reciprocal relationship between the subject planning application and the design and implementation of the San Tin / Lok Ma Chau Development Node, the Applicant has to critically study the implications to the assessment methodology and assumptions. Accordingly, we, on behalf of the Applicant, wish to request for deferment of consideration of the captioned application by the Board for a period of 2 months in order to allow sufficient time to review and revise the assessment before re-submission for further departmental consideration.

In parallel, with reference to the recent departmental comments from RDO and the proposed Northern Metropolis development, more time would also be required to obtain relevant information such as proposed mitigation measures (if any) from the on-going Environmental Impact Assessment (EIA) of the Northern Link (NOL). Subject to the available information, the Railway Noise Impact Assessment will have to be reviewed accordingly.

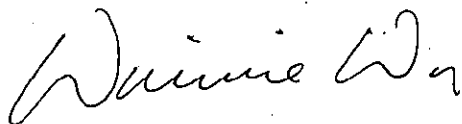
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**Llewelyn
davies**

Town Planning Board
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Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [redacted] or our Mr. Man Ho at [redacted] Miss Jessie Lau at [redacted]

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

WW/MH/jl

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cc
DPO/FSS &YLE

Attn: Ms. Cherry Yuen

(by email)