

Appendix I

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RE: Planning Application No. A/NE-KLH/583 - Deferral
05/10/2020 10:01

From: Kenny Ng
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc:

1 attachment



PE4432D 20201005 Deferral letter.pdf

Dear Sir,

**New Territories Exempted Houses Development at Yuen Leng Village, Tai Po, N.T.
Deferral of Section 16 Application (Application No. A/NE-KLH/583)**

As our consultant team needs more time to finalize the Noise Impact Assessment in order to address Environmental Protection Department's comments, please find enclosed our letter to defer the captioned application for another 2 months.

Should you have any queries, please feel free to contact the undersigned at
Thank you.

Regards,

Kenny Ng
Architectural Assistant |
SRL | Units 2207-11, 22nd Floor, Tins Enterprises Centre, 777 Lai Chi Kok Road
Kowloon, Hong Kong | Tel: () | Fax:
Enquiry email: ; Website: ;



Spence Robinson Limited

Architects · Project Managers · Interior Designers



By email

5 October 2020

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

Please quote our ref: PE 4432 D

Dear Sir,

**New Territories Exempted Houses Development at Yuen Leng Village, Tai Po, N.T.
Deferral of Section 16 Application (Application No. A/NE-KLH/583)**

As our consultant team needs more time to finalize the Noise Impact Assessment in order to address Environmental Protection Department's comments, we are writing to defer the captioned application for another 2 months.

Referring to our traffic consultant (attached letter), we anticipate the following time line:

Date of start of traffic count	Early of October 2020
Date of completion of traffic forecast	End of October 2020
Date of submission of traffic projection assessment to TD	End of October 2020
Date of completion of revised traffic noise impact assessment based on the updated traffic data	End of November 2020
Date of endorsement of traffic data by TD	Early of December 2020
MTR provide their response for provisioning of ultimate train schedule and other noise data for the train	End of September 2020
Re-assessment on the railway noise impact based on the latest information provide by MTR	End of October 2020
Date of submission of railway noise impact assessment	November 2020

Should you have any queries, please feel free to contact the undersigned at 2544 7007. Thank you.

Yours faithfully,

YUEN Kwok Cheung
Executive Director
for Spence Robinson Limited

KCY:CMD:KN:kn

Encl.: as stated

c.c.: Mr. WAI Tze Pong

Planning Department, attn.:

Mr. Tony WU

Ms. Shirley TANG

(by email)

(by email)

(by email)

Spence Robinson Limited

Architects · Project Managers · Interior Designers

馬海(建築顧問)有限公司

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Our Ref: IA19002/Corres/Out/ks200821

Spence Robinson Limited
Unit 2207-11, 22/F Tins Enterprises Centre,
777 Lai Chi Kok Road, Cheung Sha Wan, Kowloon
Hong Kong

By Email
21st Aug 2020

Attn: Mr. Kenny Ng

Dear Mr. Kenny Ng

Lots 644 S.A, 644 S.B, 644 RP, 643B S.A RP, 643B S.B and 643B RP in D.D.9, Yuen Leng Village, Tai Po – Section 16 Planning Application No. A/NE-KLH/583

Reference is made to the letter from Town Planning Board (ref: TPB/A/NE-KLH/583) dated 17 Feb 2020 including the departmental comments on the traffic noise and railway noise impact assessment.

Based on the comments issued by Environmental Protection Department (EPD) for the traffic noise impact assessment, endorsement from TD on the traffic projections for the traffic data on the approved EIA report to the assessment year is required to be provided. In order to response this comment, we have appointed Ho Wang SPB Ltd. as the traffic engineer to conduct the traffic forecast projections and to provide submission to TD for approval. As per the traffic engineer advised, traffic count on the concerned roads is required to support the traffic forecasting, however, due to the social movement and the COVID-19 pandemic, most of the school activities are stopped that the traffic count in that period would not be valid to reflect the actual situation of the traffic condition. Therefore, the traffic engineer could start the traffic survey only when the social activities resume to normal. We foresee that the school could not be resumed back to normal before October 2020 that the earliest start of traffic survey date should be early of October 2020. The time-line is assumed as below: -

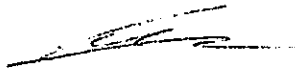
Date of start of traffic count	Early of October 2020
Date of completion of traffic forecast	End of October 2020
Date of submission of traffic projection assessment to TD	End of October 2020
Date of completion of revised traffic noise impact assessment based on the updated traffic data	End of November 2020
Date of endorsement of traffic data by TD	Early of December 2020

Apart from the traffic noise impact assessment, comments on the railway noise impact assessment were issued by MTR. We have submitted a clarification letter to MTR and also asked for the ultimate train schedule and other noise related items for the railway noise assessment. The time-line for railway noise impact assessment is assumed as below: -

MTR provide their response for provisioning of ultimate train schedule and other noise data for the train	End of September 2020
Re-assessment on the railway noise impact based on the latest information provide by MTR	End of October 2020
Date of submission of railway noise impact assessment	November 2020

Thank you for your kindly attention. Should you have any queries, please contact the undersigned or our Dr. Column Wong at

Yours faithfully,
Cinotech Consultants Ltd.



KS Lee
Technical Director