

TOCO PLANNING CONSULTANTS LTD.

TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

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達材都市規劃
顧問有限公司

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

Your Ref.: TPB/A/ST/980

Dear Sir/ Madam,

21 December, 2020

**Section 16 Planning Application for Regularisation of Pre-cut-off Columbarium
in Ten Thousand Buddhas Monastery, Lot Nos. 324 (part) and 359 (part)
in D.D. 185 and adjoining Government Land, No. 221 Pai Tau Village, Sha Tin
(Application No.: A/ST/980)**

We refer to the comments from several government departments sent to us via DPO/STNs' emails dated 21.12.2020.

We request that the consideration of the captioned application by the Town Planning Board could be deferred for two months so as to allow more time for the consultants to address the departmental comments as follows:-

1. to clarify whether there would be water quality impact arising from non-point source pollution during the operation of the proposed uses in response to comments from the Environmental Protection Department;
2. to clarify the responsible parties for the future management and maintenance of the proposed new staircase in response to comment from Highways Department;
3. to clarify aspects in the Traffic Impact Assessment such as the provision of the survey results, to study the traffic impact on the existing vehicular and pedestrian flows rising from COVID-19, and assess traffic impact at Festival Weekdays due to the proposed admission control measures in response to comments from the Transport Department; and
4. to response to comments from the public.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan
Managing Director



c.c. DPO/STN (Attn. Mr. Dino Tang)
Client