

Annex 4

Replacement Pages of Drainage Impact Assessment

1 INTRODUCTION

1.1 BACKGROUND AND PREVIOUS APPROVED DIA

1.1.1 WSP (Asia) Limited (hereinafter “WSP”) was commissioned by Profit Point Enterprises Limited to carry out a Drainage Impact Assessment (DIA) Amendment for the proposed Comprehensive Residential Development at Wo Shang Wai, Yuen Long.

1.1.2 The purpose of this amendment is to amend the previously approved planning application No. A/YL-MP/344, and its approval letter is shown in **Appendix A**, which was approved for a comprehensive residential development, including a Wetland Restoration Area (WRA). The proposed amendment relates to the approved layout of the residential portion, and does not affect the WRA that is already completed.

1.1.3 The Applicant, Profit Point Enterprises Limited, proposes to revise the layout and form of the housing developments in the Application Site (Amendment Scheme). The main revision is to relocate the majority of the basement car parking spaces to the ground level for cost-effectiveness and ease of implementation.

1.1.4 The Application Site is located at Wo Shang Wai, Yuen Long. It is generally bounded by Castle Peak Road – Mai Po and San Tin Highway to the east, fishponds to the north, residential developments, namely Royal Palms and Palm Springs to the south, and Wo Shang Wai Village to the southeast, as shown in **Figure 1**.

1.1.5 The proposed comprehensive residential development comprises a revised mixture of residential buildings and ancillary residential facilities including car parks, club house and landscaped open spaces. The total site area is approximately 20.74ha. Both the revised MLP for the Amendment Scheme and the MLP for the previously approved planning application No. A/YL-MP/344 are shown in **Appendix B**.

1.1.6 The key data of the Application Site for the Planning Application No. A/YL-MP/344 approved in 2024 and the Amendment Scheme are summarized in **Table 1-1** below.

Table 1-1 Key Data for the Application Site

	Planning Application No. A/YL-MP/344 Approved in 2024	Amendment Scheme
1. Site Data		
Application Site Area	207,408 m ² (approx.)	207,408 m ² (approx.)