



VISION PLANNING CONSULTANTS LTD.
弘域城市規劃顧問有限公司

Our Ref: YL-NSW/PA/FDB/22-29
Your Ref: TPB/A/YL-NSW/314
Date: 5 January, 2024

By Hand and Email
(tpbpd@pland.gov.hk)

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

Dear Sirs,

Planning Application for Proposed Comprehensive Development Scheme to include Wetland Restoration Proposal and Proposed Filling of Ponds/Land and Excavation of Land in “OU(CDWRA)” Zone at Various Lots in D.D. 104, North of Kam Pok Road East, Pok Wai, Yuen Long, New Territories

On behalf of the Applicant, we would like to submit herewith, a total of 4 sets of the following materials to respond to comments raised by the Agriculture, Fisheries and Conservation Department (“AFCD”) and the Drainage Services Department (“DSD”):

- i. Responses-to-Comments (“R-to-C”) Table dated 5.1.2024 (**Table A**);
- ii. **Figures 11b, 22c and 28b** of the Planning Statement to replace their original ones (**Annex A**);
- iii. Revised Report of the Ecological Impact Assessment (“EcoIA”) (**Annex B**);
- iv. Revised Report of the Wetland Restoration Proposal (“WRP”) (**Annex C**);
- v. Revised Report of the Sewerage Impact Assessment (“SIA”) (**Annex D**);
- vi. Revised Report of the Drainage Impact Assessment (“DIA”) (**Annex E**);
- vii. Revised Report of the Environmental Assessment (“EA”) (**Annex F**);
- viii. Revised Report of the Tree Preservation and Landscape Proposal (“TPLP”) (**Annex G**);
- ix. Supplementary Note for the Change in Development Traffic Generation and in Parking Provision (**Annex H**); and
- x. Replacement Pages of the Visual Impact Assessment (“VIA”) (**Annex I**).

To meet AFCD’s comments, the size of the proposed Wetland Resooration Area (“WRA”) has been increased by 4,500m² (i.e. from 20,202m² in the original MLP to 24,702 m² in the present revised MLP). As such, a revised table of the key development parameters and a revised tentative phasing programme are attached in Attachment 1 (**Table 2b**) and Attachment 2 (**Table 3b**) respectively to replace **Table 2a** and **Table 3a** in the Planning Statement.

A set of revised photomontages has been attached in **Annex I** (i.e. 10a-16a to replace their original ones in the report of the VIA). Please note that the revised MLP remains as an OZP-compliance scheme, no substantial additional visual effects will be resulted when compared to those in the original MLP scheme.

The results of above revised impact assessments have demonstrated that the present revised MLP scheme will not result in any significant adverse impact on the proposed development or on the local area with respect to traffic, visual, sewerage, drainage, ecological, environmental or wetland restoration aspects.

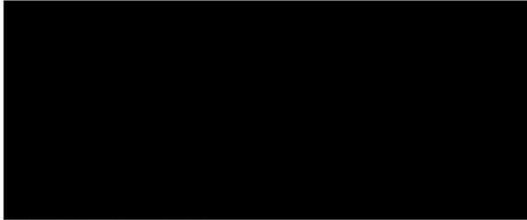


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Should you have any queries with regard to the above, please do not hesitate to contact our Mr Otto Lung or the undersigned at [REDACTED]

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.



Kim On CHAN
Managing Director
Encl.
[KC/OL]
[YL-NSW/PA/FDB/22-29]

Attachment 1

Table 2b Key Development Parameters of the Residential Development Portion

Item	Original MLP	Revised MLP*1	Difference
Site Area (about)	51,073m ² (100%)	51,073m ² (100%)	No Change
<i>WRA</i>	20,202m ² (about 39.6%)	24,702m ² (about 48.4%)	+4,500m ² (+22.3%)
<i>House Development</i>	30,871m ² (about 60.4%)	26,371m ² (about 51.6%)	-4,500m ² (-14.6%)
Plot Ratio (PR)	Not more than 0.4	Not more than 0.4	No Change
Gross Floor Area (GFA)			
<i>Residential</i>	About 20,427m ²	About 20,427m ²	No Change
<i>Clubhouse</i>	About 1,021m ² [GFA Exemption]	About 1,021m ² [GFA Exemption]	
Site Coverage (SC)	About 21.16%	About 19.81%	About -1.35%
No. of Blocks	110	84	-26 (-23.6%)
No. of Storeys			
<i>Houses [Phase 1]</i>	3 storeys including 1-storey carport	-	N.A.
<i>Houses [Phase 2]</i>	3-5 storeys including basement*2	3 storeys including 1-storey carport	
<i>Houses [Phase 3]</i>	-	3-4 storeys including basement*2	
<i>Houses [Phase 4]</i>	-	3-5 storeys including basement*2	
<i>Clubhouses</i>	2 storeys (Western); 3 storeys (Eastern)	2 storeys (Western); 3 storeys (Eastern)	
No. of Units	114	90	-24 (-21.1%)
<i>Phase 1</i>	25	-	
<i>Phase 2</i>	89	25	
<i>Phase 3</i>	-	30	
<i>Phase 4</i>	-	35	
Average Unit Size	About 179.2m ²	About 227.0 m ²	About +47.8 m ²
Maximum Building Height			
<i>Houses</i>	About 23.1mPD (18m)	About 19.6mPD*3(14.5m)	About -3.5mPD
<i>Clubhouses</i>	About 15.1mPD (10m)	About 15.1mPD (10m)	No Change
Total Communal Open Space	About 680.5m ²	About 680.5m ²	No Change
Green Coverage	About 30.02% (or 9,267.5m ²)	About 33.79% (or 8,910.8m ²)	+3.77% (-356.7m ²)
Parking Spaces and L/UL Bays			
<i>Private Car</i>	239 (including 10 for visitors)	203 (including 10 for visitors)	-36
<i>Motorcycle</i>	23	20	-3
<i>Heavy Goods Vehicle</i>	3	3	unchanged
<i>Bicycle</i>	14	14	unchanged
Anticipated Year of Completion	2025	2025	unchanged
Estimated No. of Residents*4	342	270	-72

*1To meet with AFCD's requirement; *2One level of basement car park; *3Floor height of G/F-2/F and 3/F are 3.5m and 4m respectively;

*4Assume persons per unit is 3.

Attachment 2

Table 3b Summary of Tentative Phasing Programme

	Item	Tentative Schedule
1.	TPB S.16 Application Approval	Dec 2023 – Mar 2023
2.	Lease Modification/General Building Plan	Mar 2023 – Jun 2024
3.	Phase 1: Establishment of WRA	Jun 2024 – Aug 2024
4.	Phase 2: Construction of houses in southwestern portion of the site	Aug 2024 – Jan 2025 (construct far apart from wetland as to minimize implication during winter)
5.	Phase 3: Construction of houses in northwestern portion of the site	Jan 2025 – Jun 2025
6.	Phase 4: Construction of remaining houses	Apr 2025 – Dec 2025
7.	Anticipated Year of Completion	2025