



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

Our Ref: YL-NSW/PA/FDB/22-37  
Your Ref: TPB/A/YL-NSW/314  
Date: 11 April, 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 Transport Department ("TD"), Drainage Services Department ("DSD") and Environmental Protection Department ("EPD"):

- i. Responses-to-Comments ("R-to-C") Table dated 11.4.2024 (**Table A**);
- ii. **Figures 11c, 22c and 28c** of the Planning Statement to replace **Figures 11b, 22b and 28b** respectively (**Annex A**);
- iii. Updated Report of the Traffic Impact Assessment ("TIA") (**Annex B**);
- iv. Updated Report of the Sewerage Impact Assessment ("SIA") (**Annex C**);
- v. Updated Report of the Tree Preservation and Landscape Proposal ("TPLP") (**Annex D**); and
- vi. Replacement Pages (Plans 3b-8b and 10b-16b) of the Visual Impact Assessment ("VIA") (**Annex E**).

In addition, **Attachment 1** shows the major changes in the present landscape proposal compared to its previously submitted one. **Attachment 2** is the revised table of the key residential development parameters due to the latest amendments to the layout of the proposed WRA submitted on 5 January 2024.

Should you have any queries with regard to the above, please do not hesitate to contact our \_\_\_\_\_ or the undersigned at \_\_\_\_\_

Thank you very much for your kind attention.

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

Kim On CHAN  
Managing Director

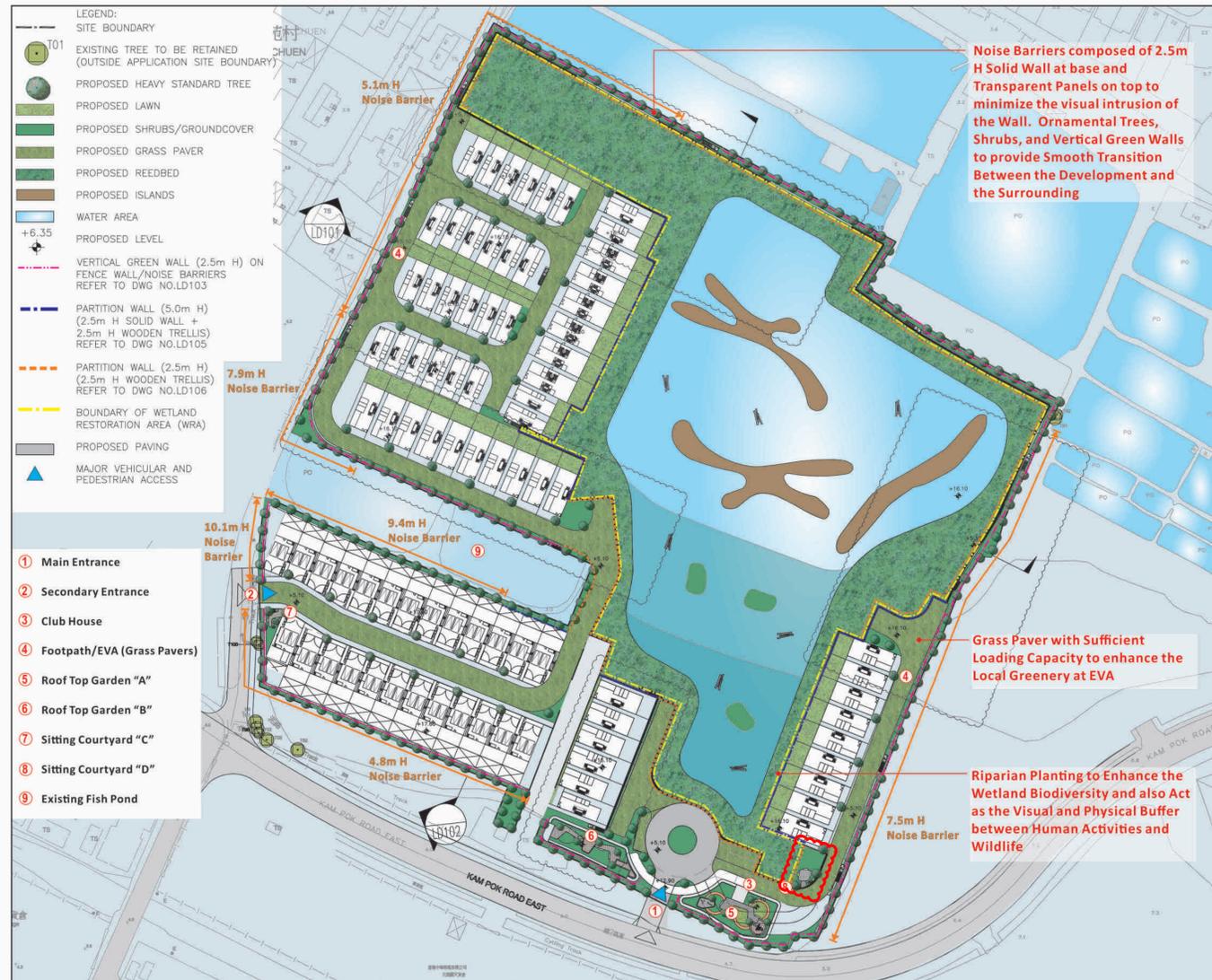
Encl.

[KC/OL]

[YL-NSW/PA/FDB/22-37]

**Latest Submitted Landscape Master Plan (on 5 January 2024)**

**Present Proposed Landscape Master Plan (on 11 April 2024)**



 Major changes to latest submitted WRA design scheme

## Attachment 2

**Table 2c Key Development Parameters of the Residential Development Portion**

Item	Original MLP (a)	Previous MLP* <sup>1</sup>	Present MLP* <sup>1</sup> (b)	Difference (b)-(a)
<b>Site Area (about)</b>	51,073m <sup>2</sup> (100%)	51,073m <sup>2</sup> (100%)	51,073m <sup>2</sup> (100%)	No Change
<i>WRA</i>	20,202m <sup>2</sup> (about 39.6%)	24,702m <sup>2</sup> (about 48.4%)	24,702m <sup>2</sup> (about 48.4%)	+4,500m <sup>2</sup> (+22.3%)
<i>House Development</i>	30,871m <sup>2</sup> (about 60.4%)	26,371m <sup>2</sup> (about 51.6%)	26,371m <sup>2</sup> (about 51.6%)	-4,500m <sup>2</sup> (-14.6%)
<b>Plot Ratio (PR)</b>	Not more than 0.4	Not more than 0.4	Not more than 0.4	No Change
<b>Gross Floor Area (GFA)</b>				
<i>Residential</i>	About 20,427m <sup>2</sup>	About 20,427m <sup>2</sup>	About 20,427m <sup>2</sup>	No Change
<i>Clubhouse</i>	About 1,021m <sup>2</sup> [GFA Exemption]	About 1,021m <sup>2</sup> [GFA Exemption]	About 1,021m <sup>2</sup> [GFA Exemption]	
<b>Site Coverage (SC)</b>	About 21.16%	About 19.81%	About 19.81%	About -1.35%
<b>No. of Blocks</b>	110	84	84	-26 (-23.6%)
<b>No. of Storeys</b>				
<i>Houses [Phase 1]</i>	3 storeys including 1-storey carport	-	-	N.A.
<i>Houses [Phase 2]</i>	3-5 storeys including basement* <sup>2</sup>	3 storeys including 1-storey	3 storeys including 1-storey carport	
<i>Houses [Phase 3]</i>	-	carport	3-4 storeys including basement* <sup>2</sup>	
<i>Houses [Phase 4]</i>	-	3-4 storeys including basement* <sup>2</sup>	3-5 storeys including basement* <sup>2</sup>	
<i>Clubhouses</i>	2 storeys (Western); 3 storeys (Eastern)	3-5 storeys including basement* <sup>2</sup>	2 storeys (Western); 3 storeys (Eastern)	
<b>No. of Units</b>	114	90	90	-24 (-21.1%)
<i>Phase 1</i>	25	-	-	
<i>Phase 2</i>	89	25	25	
<i>Phase 3</i>	-	30	30	
<i>Phase 4</i>	-	35	35	
<b>Average Unit Size</b>	About 179.2m <sup>2</sup>	About 227.0 m <sup>2</sup>	About 227.0 m <sup>2</sup>	About +47.8 m <sup>2</sup>
<b>Maximum Building Height</b>				
<i>Houses</i>	About 23.1mPD (18m)	About 19.6mPD* <sup>3</sup> (14.5m)	About 19.6mPD* <sup>3</sup> (14.5m)	About -3.5mPD
<i>Clubhouses</i>	About 15.1mPD (10m)	About 15.1mPD (10m)	About 15.1mPD (10m)	No Change
<b>Total Communal Open Space</b>	About 680.5m <sup>2</sup>	About 680.5m <sup>2</sup>	About 561.6m <sup>2</sup>	About -118.9m <sup>2</sup>
<b>Green Coverage</b>	About 30.05% (or 15,345m <sup>2</sup> )	About 33.79% (or 17,258m <sup>2</sup> )	About 33.83% (or 17,278m <sup>2</sup> )	+3.78% (+1,933m <sup>2</sup> )
<b>Parking Spaces and L/UL Bays</b>				
<i>Private Car</i>	239 (including 10 for visitors)	203 (including 10 for visitors)	203 (including 10 for visitors)	-36
<i>Motorcycle</i>	23	20	20	-3
<i>Heavy Goods Vehicle</i>	3	3	3	unchanged
<i>Bicycle</i>	14	14	14	unchanged
<b>Anticipated Year of Completion</b>	2025	2025	2025	unchanged
<b>Estimated No. of Residents*<sup>4</sup></b>	342	270	270	-72

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

\*<sup>4</sup>Assume persons per unit is 3.