TW | **Tai Wah Development Consultants Limited**

顧問有限公司 大華發展

Our Ref. : [redacted]
Your Ref. : TPB/A/YL-NSW/380

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

By E-mail

30 October 2026

Dear Sir,

2nd Further Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area (1)" Zone, Various Lots in D.D. 104, Nam Sang Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/380)

We write to submit further information in response to departmental comments on the captioned application ***(enclosed)***.

Should you require more information, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

Christian CHIM
Tai Wah Development Consultants Limited

cc DPO/FSYLE, PlanD [redacted]

Response-to-Comments (RtC)

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area (1)" Zone, Various Lots in D.D. 104, Nam Sang Wai, Yuen Long, New Territories

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(i) A RtC table:

Departmental comments		Applicant's response
1. Comments of the Commissioner for Transport (C for T)		
(1)	RtC item (1) on trip generation and attraction refers. While the response elaborated on the traffic trips out of peak hours, please supplement on how the trip generation and attraction under Table 5 in peak hours is estimated.	The trips generated/attracted by private cars during peak hours are solely arising from staff commuting. As clearly stated in Section 5.6 of the Planning Statement, all parking spaces are strictly reserved for staff use. Meanwhile, as clearly stated in Section 5.7 of the Planning Statement, delivery operations will only be conducted during non-peak hours i.e. between 10:00 and 17:00. As such, it is envisaged that there is NO trip generation/ attraction arising from light goods vehicles and contain vehicles during peak hours. Considering the aforementioned, the figures as illustrated in Table 5 of the Planning Statement has genuinely reflected the estimated trip generation and attraction of the proposed development.
(2)	The subject site is connected to the pubic road network via sections of local access which is not managed by Transport Department. The land status of the local access should be clarified with Lands Department by the applicant. The management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.	Noted. The applicant will liaise with relevant stakeholders in relation to the concerned issues.