



Date : 2nd July, 2024
Our Ref. : ADCL/PLG-10289/L004

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years at Lot Nos. 1809 (Part), 1813, 1814, 1815 (Part), 1816, 1817 (Part), 1819, 1820, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831 S.A, 1831 S.B, 1832, 1833, 1834, 1835, 1837, 1838, 1839 (Part), 1840, 1841, 1842 and 1843 in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
(Planning Application No. A/YL-LFS/522)**

We refer to the latest comments from Transport Department (dated 2.7.2024) and would like to enclose herewith our Responses-to-Comments Table to address the abovementioned departmental comments for their consideration.






Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at 3180 7811.

Yours faithfully,
For and on behalf of
Grandmax Surveyors Limited





Thomas Luk
Planning Consultant

Encl.
c.c. Client
DPO/TM&YLW, PlanD (Attn: Mr. Keith WONG)

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years at Lot Nos. 1809 (Part), 1813, 1814, 1815 (Part), 1816, 1817 (Part), 1819, 1820, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831 S.A, 1831 S.B, 1832, 1833, 1834, 1835, 1837, 1838, 1839 (Part), 1840, 1841, 1842 and 1843 in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
Transport Department	2.7.2024	It is noted in the application that the site area is about 1.5 ha and the applicant would only use private cars and light goods vehicles. However, as the site area is relatively large and there would be storage of construction equipment, the applicant shall clarify whether the proposed vehicles types and trip generation/attraction rates are able to cope with the operation needs.	<p>It is clarified that the proposed vehicle types (i.e. LGVs and private cars) and trip generation/attraction rates are able to cope with the operational needs.</p> <p>The applicant intends to utilize the application site for open storage of a variety of small-scale construction materials (i.e. bricks, ceramic tiles, cement products, metal/steel products) and equipment (i.e. portable cement mixer, handheld power tools, compact skid-steer loaders and compact excavators). Considering the small scale of these types of materials and equipment, the operation and transportation of these construction materials would only make use of LGVs and private cars.</p> <div data-bbox="1308 772 2029 1286" style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; margin: 0;">Construction Materials</p>  <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <div style="text-align: center;">  <p>Bricks</p> </div> <div style="text-align: center;">  <p>Ceramic Tiles</p> </div> <div style="text-align: center;">  <p>Cement Products</p> </div> <div style="text-align: center;">  <p>Metal/Steel Products</p> </div> </div> </div>

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years at Lot Nos. 1809 (Part), 1813, 1814, 1815 (Part), 1816, 1817 (Part), 1819, 1820, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831 S.A, 1831 S.B, 1832, 1833, 1834, 1835, 1837, 1838, 1839 (Part), 1840, 1841, 1842 and 1843 in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments																			
			<p style="text-align: center;">Construction Equipment</p> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%; text-align: center;">  <p>Portable Cement Mixer</p> </div> <div style="width: 50%; text-align: center;">  <p>Handheld power tools (e.g. drills, saws, and grinders)</p> </div> <div style="width: 50%; text-align: center;">  <p>Compact skid-steer loaders</p> </div> <div style="width: 50%; text-align: center;">  <p>Compact excavators</p> </div> </div> <p>As presented in the planning statement, the estimated traffic generation and attraction is shown in the table below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">AM Peak</th> <th colspan="2">PM Peak</th> </tr> <tr> <th>Generation</th> <th>Attraction</th> <th>Generation</th> <th>Attraction</th> </tr> </thead> <tbody> <tr> <td>LGV</td> <td>6</td> <td>6</td> <td>6</td> <td>6</td> </tr> <tr> <td>Private Car</td> <td>-</td> <td>3</td> <td>3</td> <td>-</td> </tr> </tbody> </table> <p>Considering that the expected vehicular trip generation and attraction for the proposed use will be insignificant, the additional traffic trips is expected to be accommodated without affecting the operation of the nearby junctions and links. Hence, no adverse traffic impact is anticipated from the proposed use.</p>		AM Peak		PM Peak		Generation	Attraction	Generation	Attraction	LGV	6	6	6	6	Private Car	-	3	3	-
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