



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Date : 11th July, 2024
Our Ref. : ADCL/PLG-10289/L005

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 10.7.2024) 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	10.7.2024	<p>It is observed from the aerial photo in Enclosure 1 that some M/HGVs have been parked in the subject site. Taking into account the construction equipment such as compact excavators stored in the site, the applicant shall clarify whether the proposed operations involves the uses of M/HGVs.</p>  <p>As the site area is about 1.5ha which is relatively large, traffic assessment shall be conducted to examine the potential traffic impact arising from the development. In addition, please be reminded to show the build-up of the estimated traffic generation and attraction arising from the proposed operation in the traffic assessment.</p>	<p>It is clarified that the existing operation at the subject location is not carried out by the Applicant. Upon receiving approval from the Board, the existing operation at the application site should be ceased and the Applicant will enter the application site to carry out the proposed use. It is committed by the applicant that only LGVs and private cars would be used to cope with the operational needs and the applicant will strictly operate the proposed use as intended.</p> <p>According to the applicant, the major types of construction materials for storage are construction materials (i.e., bricks, ceramic tiles, cement products, metal/steel products). For transportation of these materials, LGVs are considered the most optimal type of vehicles. As such, 3 parking space for private cars and 6 L/UL bays for LGVs are provided within the application site.</p> <p>While the application site is about 1.5 ha, as demonstrated in the landscape proposal, the periphery of the site would be planted with trees as a buffer area. The operation would not encroach on the extensive peripheral planting, and only an approximate area of 1 ha of the site is utilized for operations.</p>

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Department	Date	Comments	Responses to Departmental Comments
			 <p data-bbox="1303 1141 2042 1396">As 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), the usage of these materials and equipment are not as common as other large-scale materials and equipment. As such, the materials and equipment in the current application do not require frequent transportation, and most would remain stagnant at the application site.</p>

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Department	Date	Comments	Responses to Departmental Comments
			<p>According to the applicant, approximately 25 to 30 tonnes of goods would be transported to the application site, and a portion of those would be transported to the territory for construction work daily. Therefore, the estimated traffic generation and attraction at AM peak and PM peak would both be 6 LGVs.</p> <p>In addition, it is observed that there are similar applications for the same/similar use in the surrounding areas approved by the Board in the past ten years (see Table 1), and most use LGV as mode for operations without conducting traffic impact assessment. Planning application No. A/YL-LFS/516, with a site area of 3,470 sqm, provides 2 LGVs L/UL bays, which has been proven sufficient for operation. The site in the current application, with an operation area of about 1 ha, providing 6 LGVs, is considered appropriate from an operational point of view.</p> <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>

Table 1: Similar Application on the Same OZP Approved by the Board in the Past 10 Years

Case No.	Applied Use	Decision Date (DD/MM/YY)	Site Area (sqm)	No. of Parking/ L/UL Bay
A/YL-LFS/516	Temporary Open Storage of Construction Materials for a Period of 3 Years	10/05/2024	3470	2 LGVs
A/YL-LFS/514	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	19/04/2024	1840	2 LGVs
A/YL-LFS/515	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	19/04/2024	542	2 LGVs
A/YL-LFS/505	Temporary Open Storage of Construction Materials and Machineries with Ancillary Workshop, and Vehicle/Cargo Compartments Assembly and Repair Workshop for a Period of 3 years	01/03/2024	4400	10 LGVs
A/YL-LFS/504	Temporary Open Storage of Construction Materials for a Period of 3 Years	16/02/2024	678	1 LGV
A/YL-LFS/493	Proposed Temporary Open Storage of Hardware Accessories for a Period of 3 Years	24/11/2023	1300	1 LGV
A/YL-LFS/479	Temporary Open Storage of Scrap Metal for a Period of 3 Years	11/08/2023	2440	1 LGV
A/YL-LFS/336	Temporary Open Storage of Construction Materials, Aluminum Pipes/Frames, Elevating Platforms, Small-scale Machinery with Ancillary Workshop and 2 Loading and Unloading Spaces for Goods Vehicles for a Period of 3 Years	12/04/2019	432	2 L/UL bays
A/YL-LFS/293	Renewal of Planning Approval for Temporary "Open Storage of Marbles, Construction Materials, Aluminium Cans, Small-scale Machinery with Ancillary Workshop and 2 Loading and Unloading Spaces for Goods Vehicles" for a Period of 3 Years	07/04/2017	432	2 L/UL bays
A/YL-LFS/283	Temporary Open Storage (Marbles, Construction Materials, Aluminum Cans and Cylinders/Frames, Small –scale Machinery, Parking for Car, Lorries and Motorcycles, Mini Elevating Platforms and 4 Loading/Unloading Spaces) for a Period of 3 Years	19/02/2016	3600	10 PCs 2 LGVs 2 HGVs 4 L/UL bays

Case No.	Applied Use	Decision Date (DD/MM/YY)	Site Area (sqm)	No. of Parking/ L/UL Bay
A/YL-LFS/260	Temporary Open Storage of Marbles, Construction Materials, Aluminium Cans, Small-scale Machinery with Ancillary Workshop and 2 Loading and Unloading Spaces for Goods Vehicles for a Period of 3 Years	25/04/2014	432	2 L/UL bays
A/YL-LFS/257	Temporary Open Storage of Marble with Ancillary Workshop and 9 Loading and Unloading Spaces for Goods Vehicles for a Period of 3 Years	04/04/2014	4400	9 L/UL bays