



Date : 19th December, 2024
Our Ref. : ADCL/PLG-10289/L011

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

By Email

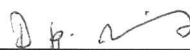
Dear Sir/Madam,

**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 9.12.2024) and would like to enclose herewith our Responses-to-Comments 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 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. Wilfred CHU)

No.	Comments	Responses
Comments from Transport Department		
1	<p>On the basis of Applicant's R-to-C, 25-30 tons of goods will be transferred to / from the site daily and Light Goods Vehicles (LGVs) will be used for transport. According to Cap. 374A - Road Traffic (Construction and Maintenance of Vehicles) Regulations, LGVs have max. gross vehicle weight of 5.5 tons. A typical LGV has a carrying capacity of about 1-2 tons only, the Applicant's estimation of 5-6 LGV trips per day is apparently underestimated. The Applicant shall provide photos to demonstrate the transporting proposed goods by using LGVs. The Applicant shall review and clarify.</p>	<p>The project will utilize high-capacity LGVs optimized for construction material transport. While the typical LGV payload is 1–2 tons, vehicles capable of carrying up to 2.5 tons per trip will be used, compliant with Cap. 374A.</p> <p>Delivery Schedule:</p> <ul style="list-style-type: none"> • Daily Delivery: 25–30 tons of goods, i.e. max. 15tons transferred to and max. 15tons transferred from the project site • Average Payload per LGV: ~2.5 tons. • Estimated Trips: 15 tons÷2.5 tons/trip= 6 LGVs attraction/generation. This is consistent with the original estimate. <p>The Applicant is committed to managing daily goods delivery to be less than 30 tons, ensuring that no more than 6 LGVs will be attracted/ generated by the project site during daily operations.</p> <p>To meet the operational needs, the open storage area size of 1 ha is deemed necessary due to the following:</p> <ul style="list-style-type: none"> • Diverse Material Requirements: The goods stored onsite consist not only of materials by weight but also by volume. Items such as lightweight or bulky construction materials (e.g., formwork, scaffolding, or prefabricated elements) occupy significant space despite their relatively low weight. • Operational Efficiency: A larger storage area ensures adequate space for: <ul style="list-style-type: none"> ○ Safe handling and sorting of materials. ○ Proper segregation of materials to meet safety and logistical standards. ○ Clear pathways for material handling equipment, such as forklifts, to operate without obstruction.

		<ul style="list-style-type: none"> • Buffer Stock: The storage area allows for the temporary stockpiling of materials, ensuring uninterrupted construction progress in case of delayed deliveries. <p>Besides, the size of open storage is comparable with Industry Practices</p> <ul style="list-style-type: none"> • For projects of similar scale, open storage areas typically range from 0.8 to 1.2 hectares, depending on the nature and volume of materials handled. Our allocation aligns with these industry norms, providing flexibility and operational resilience. Similar approved application within the same OZP can be referred to Table 4.1 in the TIA report.
2	<p>For Figure 3.7, road connecting Deep Bay Road shall be unnamed road, please amend related drawings accordingly.</p> <p>Besides, using route 1 would involve two 90-degree bends to Tin Ying Road, please check road capacity of this section of road.</p>	<p>Figure 3.7 has been modified in Figure 3.7 revision A.</p> <p>Swept path analysis is conducted and shown in Figure 3.8-1, 3.8-2, 3.8-3 which demonstrate adequate maneuvering at the concerned sections when turning to Tin Ying Road.</p>
3	<p>To mitigate the potential traffic impact arising from the development, the Applicant shall consider proposing improvement works along the proposed traffic route.</p>	<p>The traffic assessment indicates that the proposed development will not generate significant traffic impact, and the existing road network is sufficient to accommodate the anticipated demand. Nevertheless, to mitigate the potential traffic impact arising from the development, the following traffic improvement measures will be proposed:</p> <ol style="list-style-type: none"> 1. Enhanced Traffic Signage: <ul style="list-style-type: none"> • Install temporary signage along the route to guide traffic effectively. Examples include: <ul style="list-style-type: none"> ◦ Directional signs to the development and nearby parking areas. ◦ "No Stopping" or "No Parking" signs at critical points to prevent bottlenecks. 2. Stakeholder Coordination: <ul style="list-style-type: none"> • Propose liaising with other stakeholders along the route, such as nearby developments or traffic generators, to coordinate schedules and reduce overlapping traffic peaks.



2000m

1000m

800m

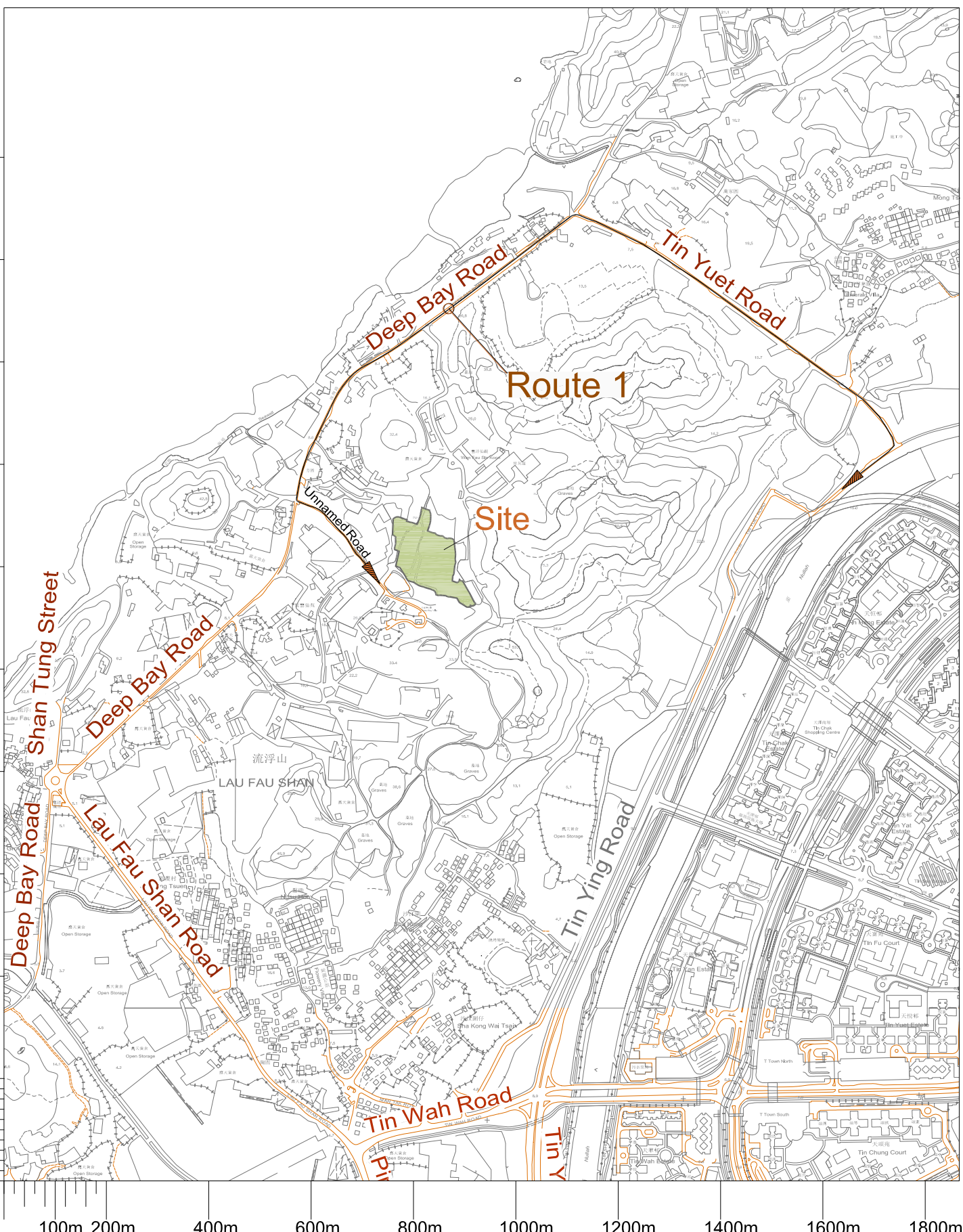
600m

400m

200m

100m

100m 200m 400m 600m 800m 1000m 1200m 1400m 1600m 1800m



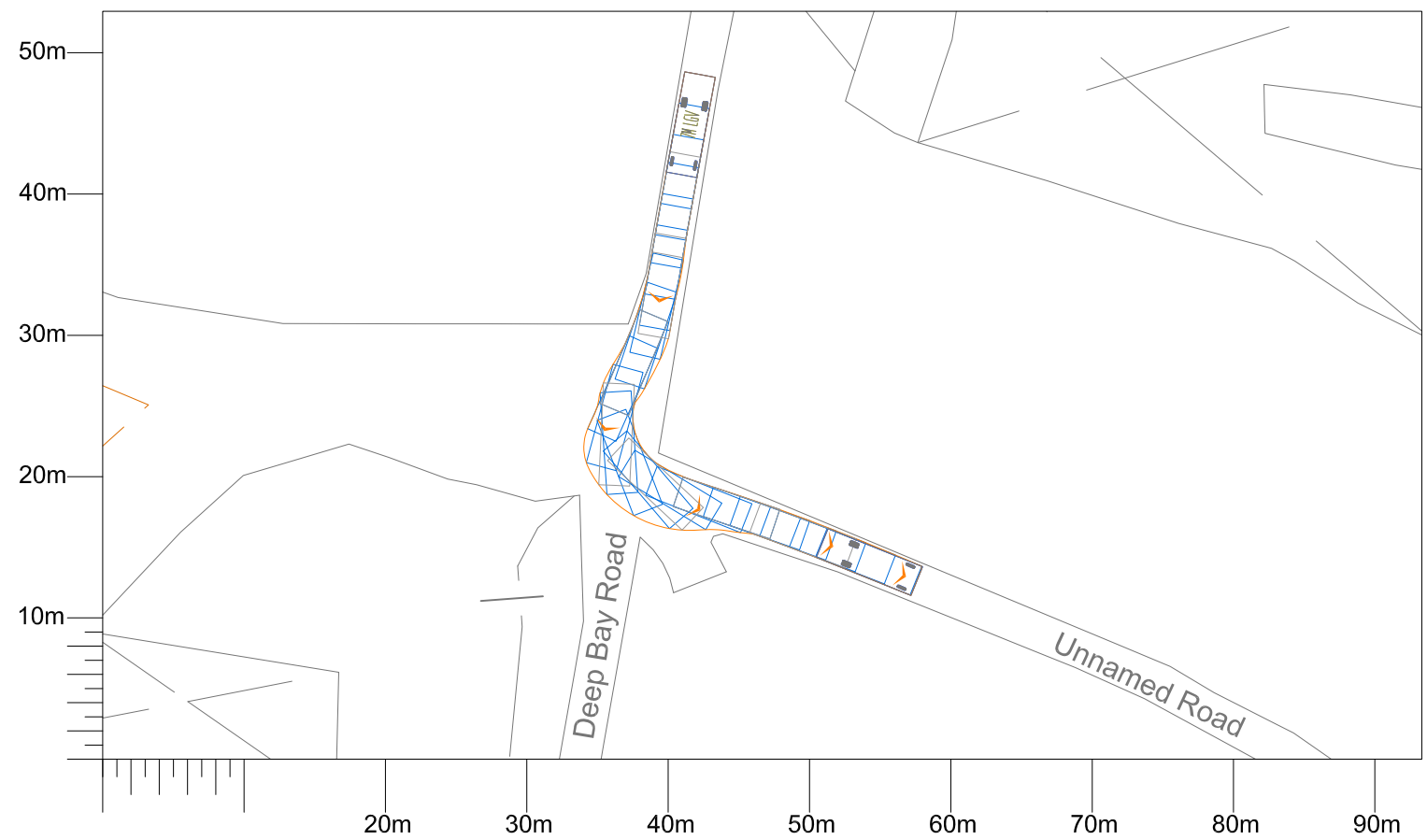
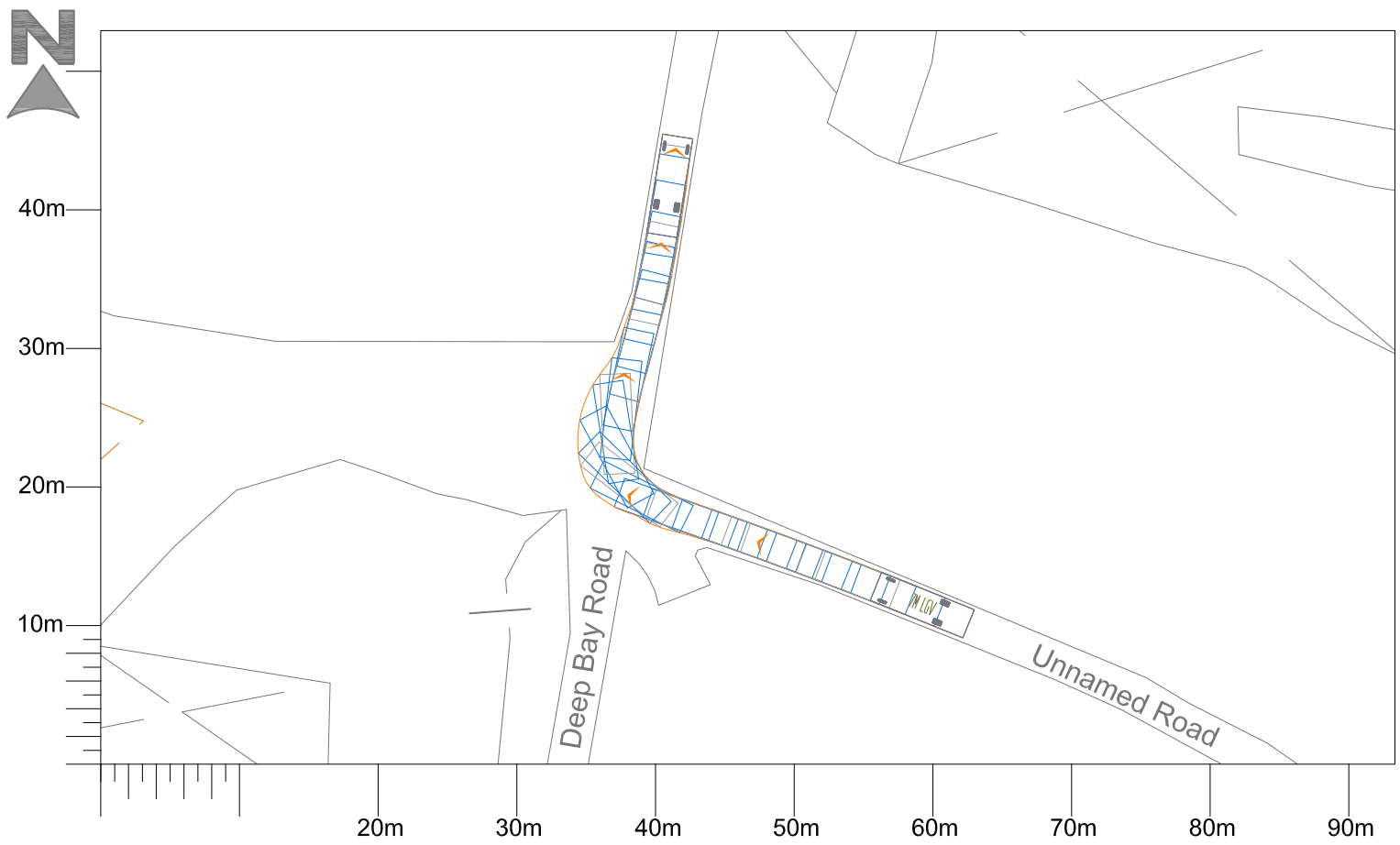
Proposal - S.16 Planning Application For Proposed Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years at Various Lots in D.D.129 Lau Fau Shan, Yuen Long, New Territories

Drawing Title - Proposed Routing

Dwg. No. - Figure 3.7 Rev. - A

Scale - 1:10000@A4 Date - Dec 2024

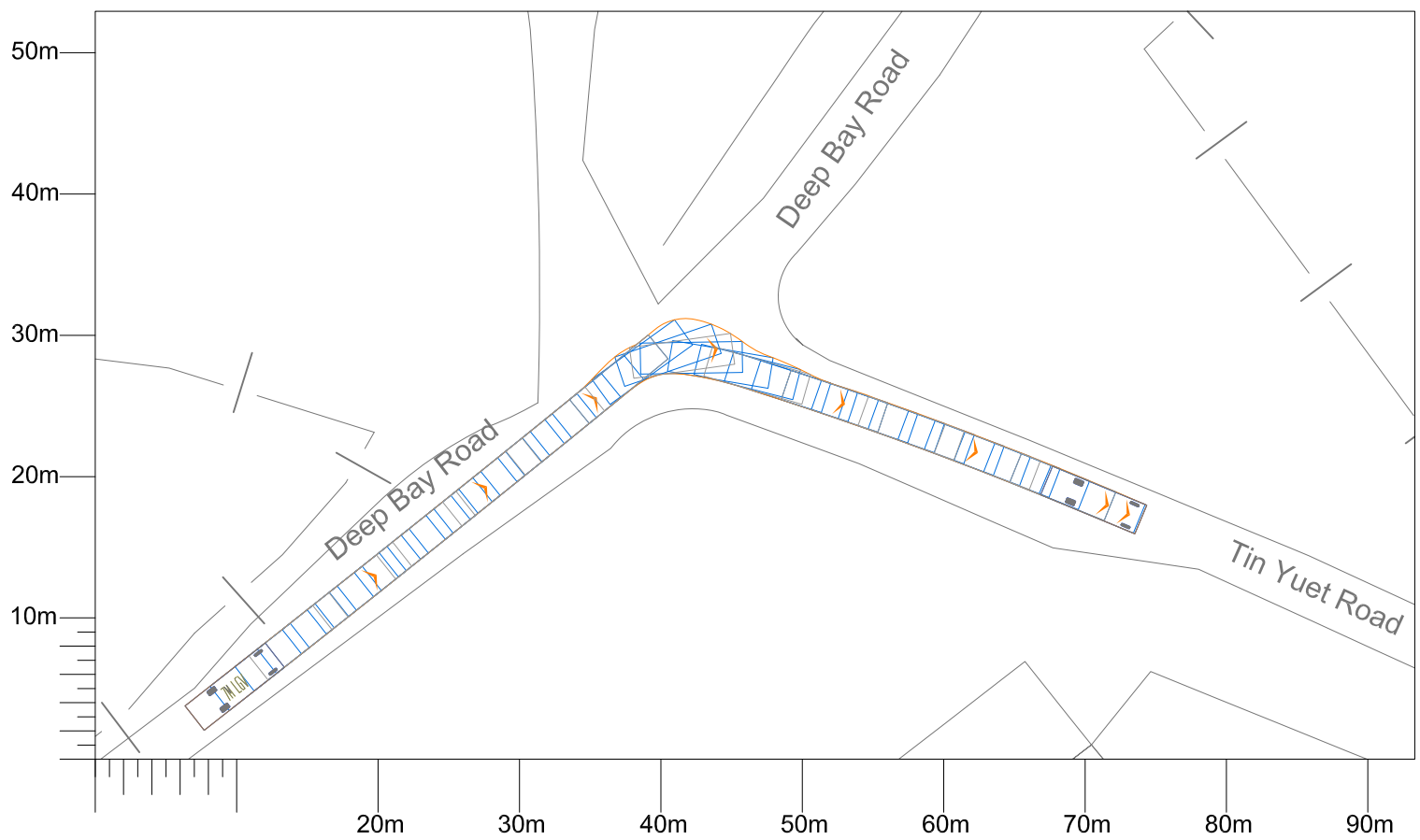
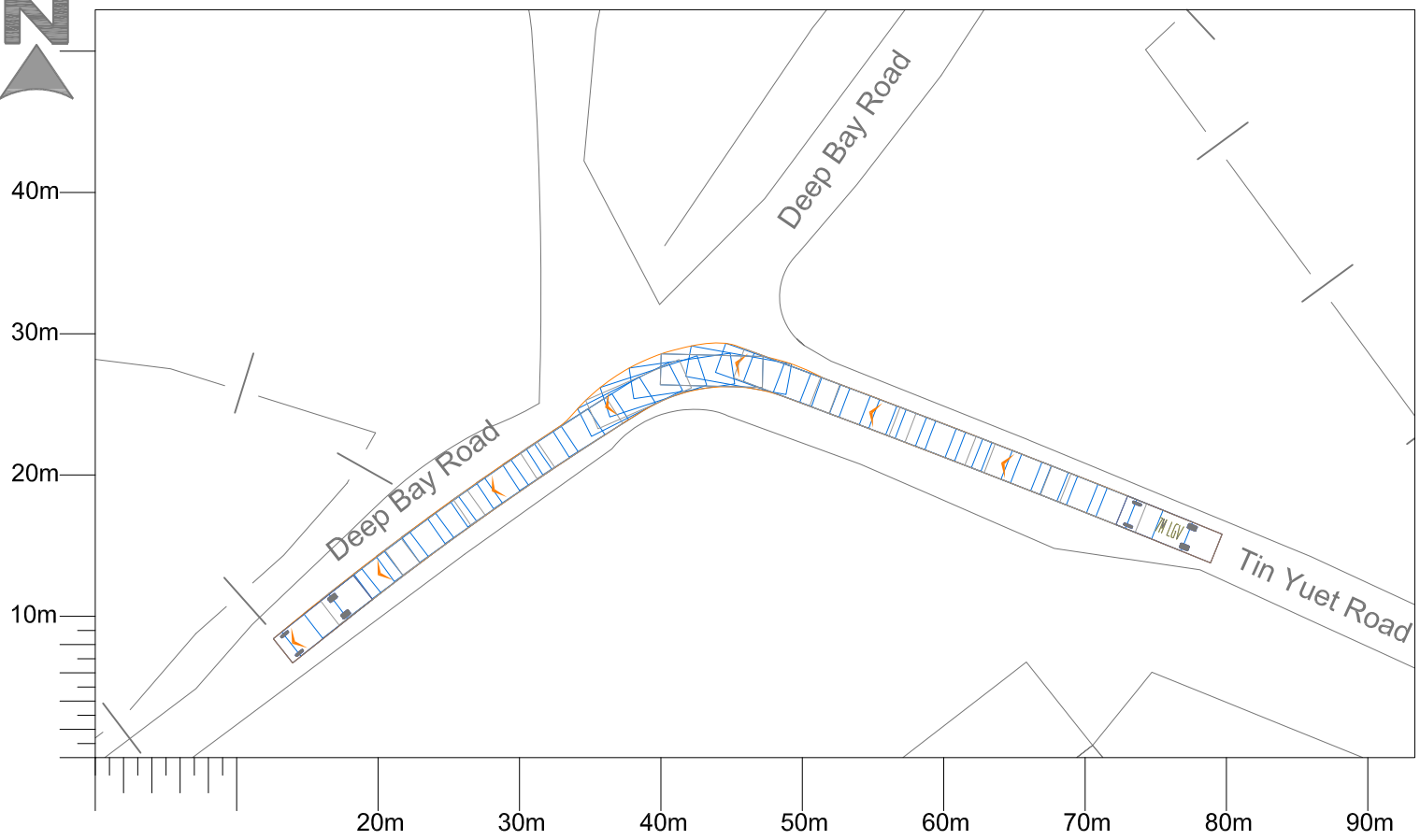




F:\8FM\8FM PROJECT\PROJECT\880108 LOT NOS. 1809 (PART),1843 IN D.D. 129, LAU FAU SHAN\DATA\DRAWING\FIGURE 3.8-1.DWG

Proposal - S.16 Planning Application For Proposed Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years at Various Lots in D.D.129 Lau Fau Shan, Yuen Long, New Territories	
Drawing Title - Swept Path Analysis for 7m LGV at Junction on Deep Bay Road and the unnamed road	
Dwg. No. - Figure 3.8-1	Rev. - ---
Scale - 1:500@A4	Date - Oct 2024





F:\8FM\8FM PROJECT\p80108 LOT NOS. 1809 (PART),1843 IN D.D. 129, LAU FAU SHAN\DATA\DRAWING\FIGURE 3.8-2.DWG

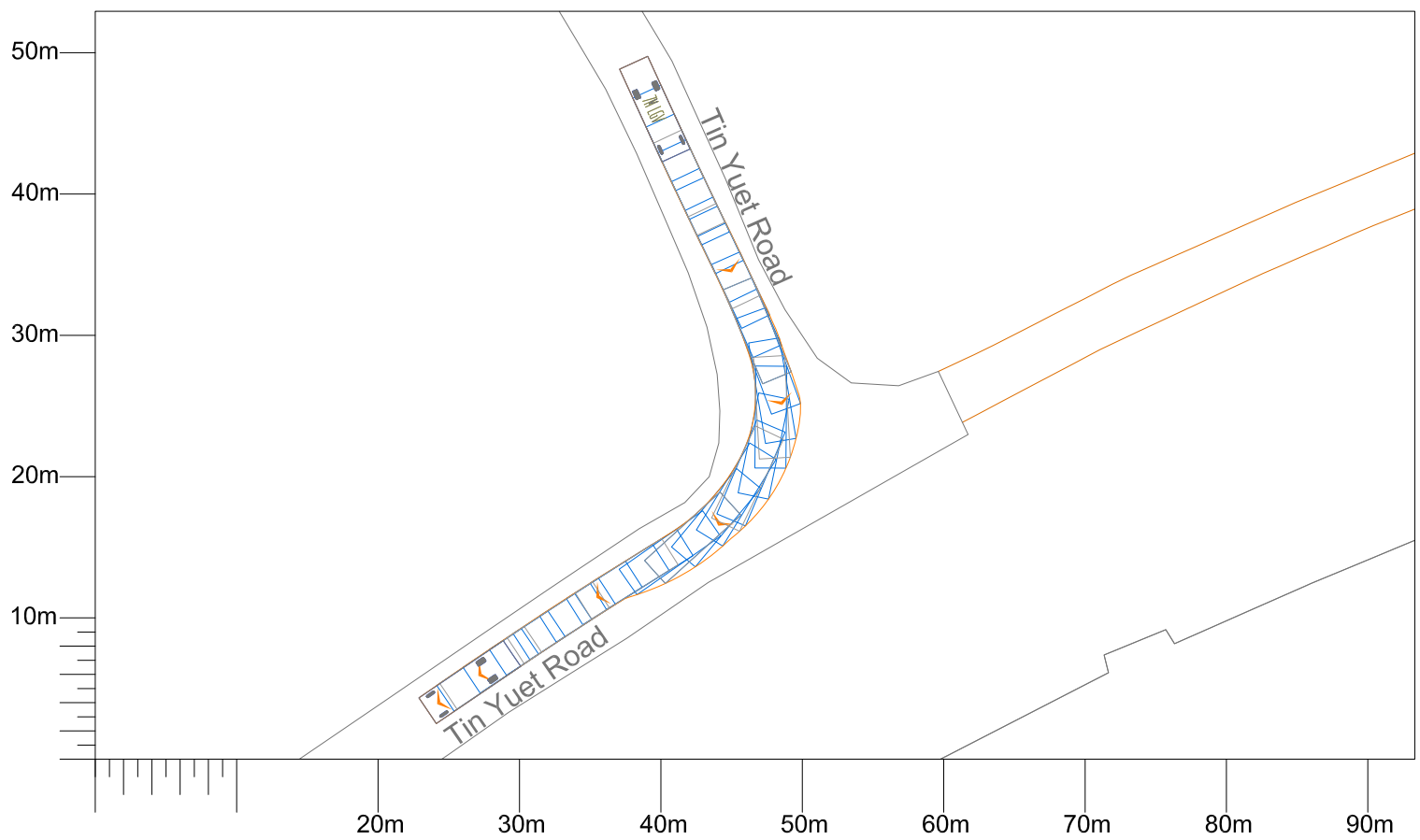
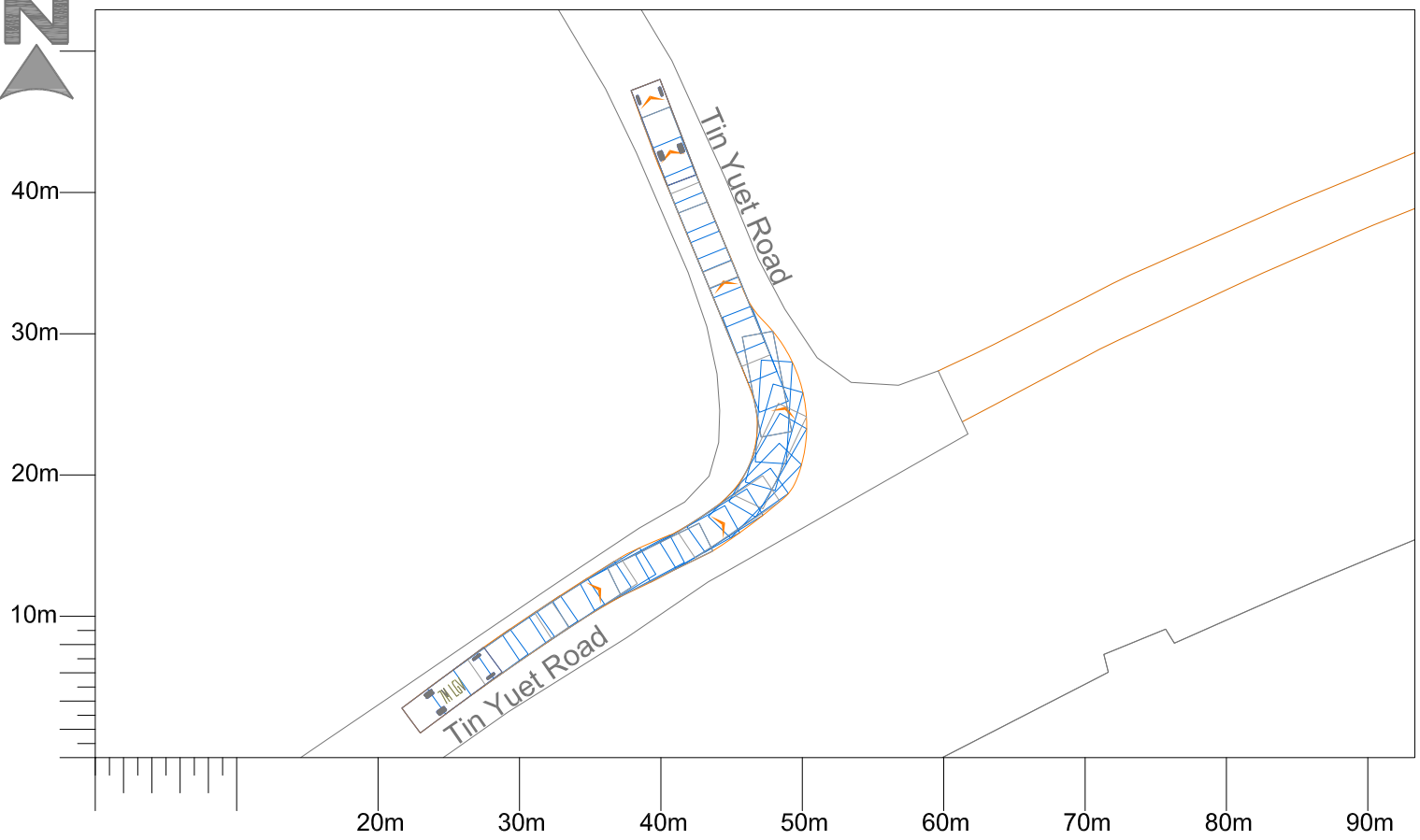
Proposal - S.16 Planning Application For Proposed Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years at Various Lots in D.D.129 Lau Fau Shan, Yuen Long, New Territories

Drawing Title - Swept Path Analysis for 7m LGV at Junction on Deep Bay Road, Tin Yuet Road

Dwg. No. - Figure 3.8-2 Rev. - ---

Scale - 1:500@A4 Date - Oct 2024





F:\8FM\8FM PROJECT\P80108 LOT NOS. 1809 (PART),1843 IN D.D. 129, LAU FAU SHAN\DATA\DRAWING\FIGURE 3.8-3.DWG

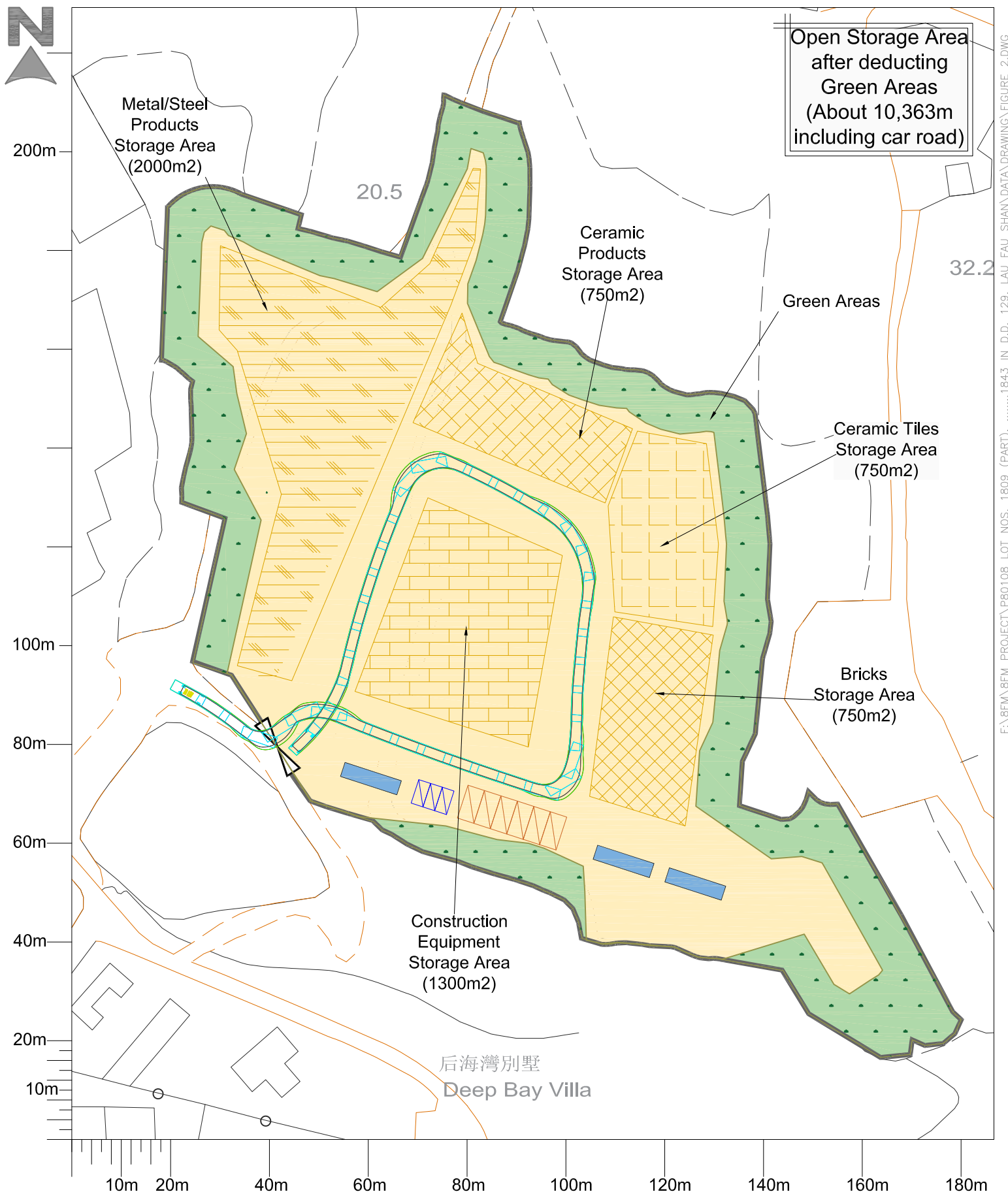
Proposal - S.16 Planning Application For Proposed Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years at Various Lots in D.D.129 Lau Fau Shan, Yuen Long, New Territories

Drawing Title - Swept Path Analysis for 7m LGV at Junction on Tin Yuet Road

Dwg. No. - Figure 3.8-3 Rev. - ---

Scale - 1:500@A4 Date - Oct 2024





F:\8FM\8FM PROJECT\PROJECT\88108 LOT NOS. 1809 (PART),1843 IN D.D. 129, LAU FAU SHAN\DATA\DRAWING\FIGURE 2.DWG

Proposal - S.16 Planning Application For Proposed Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years at Various Lots in D.D.129 Lau Fau Shan, Yuen Long, New Territories			
Drawing Title -		Storage Area Distribution Details	
Dwg. No. - Figure 2	Rev. - ---	Legend: <div style="display: flex; justify-content: space-between; font-size: small;"> <div style="width: 45%;"> <ul style="list-style-type: none"> Usable Area Site Office/ Storeroom (12m x 3m) Ingress/Egress (About 12m wide) LUL Bay for LGV (m x 3.5m) Private Car Parking Spaces (5m x 2.5m) </div> <div style="width: 45%;"> <ul style="list-style-type: none"> Green Area </div> </div>	
Scale - 1:1000@A4	Date - Oct 2024		

Construction Materials



Bricks



Ceramic Tiles



Cement Products



Metal/Steel Products

Construction Equipment



Portable Cement Mixer



Handheld power tools
(e.g. drills, saws, and grinders)



Compact skid-steer loaders



Compact excavators



