



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

Our Ref: YL-NSW/PA/FDB/22-25
Your Ref: TPB/A/YL-NSW/314
Date: 24 November, 2023

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, the Environmental Protection Department and the Agriculture, Fisheries and Conservation Department:

- i. Responses-to-Comments ("R-to-C") Table dated 24.11.2023 (**Table A**);
- ii. Figure 22b of the Planning Statement to replace its original one (**Annex A**);
- iii. Revised Report of the Traffic Impact Assessment (**Annex B**);
- iv. Revised Report of the Sewerage Impact Assessment (**Annex C**);
- v. Revised Report of the Environmental Assessment (**Annex D**);
- vi. Revised Report of the Ecological Impact Assessment (**Annex E**);
- vii. Revised Report of the Wetland Restoration Proposal (**Annex F**); and
- viii. Replacement Page of the Drainage Impact Assessment (**Annex G**).

In response to comments raised by the Transport Department, the provision of motorcycle parking spaces has been increased to 23 (i.e. an increase of 21 when compared to the original scheme), as shown in Table 2a (**Attachment 1**), which serves to replace Table 2 in the Planning Statement.

To tally with the latest Revised Report of the Wetland Restoration Proposal, as mentioned in item vii above, an elaborate of tentative phasing programme of the proposed development (as outlined in Table 3a, as shown in **Attachment 2**) has been updated accordingly. Table 3a serves to replace Table 3 in the Planning Statement.

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

Thank you very much for your kind attention.

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

Managing Director

Encl.

[KC/SK/OL]

[YL-NSW/PA/FDB/22-25]

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Attachment 1

Table 2a Key Development Parameters of the Residential Development Portion

Item	
Site Area	About 51,073m ² (100%)
<i>WRA</i>	<i>About 20,202m² (about 39.6%)</i>
<i>House Development</i>	<i>About 30,871m² (about 60.4%)</i>
Plot Ratio (PR)	Not more than 0.4
Proposed Gross Floor Area (GFA)	
<i>Residential</i>	<i>About 20,427m²</i>
<i>Clubhouse</i>	<i>About 1,021m² [GFA Exemption]</i>
Site Coverage (SC)	About 21.16%
No. of Blocks	110
No. of Storeys	
<i>Houses [Phase 1]</i>	<i>3 storeys including 1-storey carport (G/F)</i>
<i>Houses [Phase 2]</i>	<i>3-5 storeys including 1-level basement car park</i>
<i>Clubhouses</i>	<i>2 storeys (Western); 3 storeys (Eastern)</i>
No. of Units	114
<i>Phase 1</i>	25
<i>Phase 2</i>	89
Average Unit Size	About 179.2m ²
Building Height (BH)	
<i>Houses</i>	<i>About 23.1mPD (18m)</i>
<i>Clubhouses</i>	<i>About 15.1mPD (10m)</i>
Total Communal Open Space	About 680.5m ²
Green Coverage	About 30.02%
Parking Spaces and L/UL Bays	
<i>Private Car</i>	<i>239 (including 10 visitors car parking spaces)</i>
<i>Motorcycle</i>	23
<i>Heavy Goods Vehicle ("HGV")</i>	3
<i>Bicycle</i>	14
Anticipated Year of Completion	2025
Estimated No. of Residents	342



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Attachment 2

Table 3a Summary of Tentative Phasing Programme

	Item	Tentative Schedule
1.	TPB S.16 Application Approval	Mar 2023 – May 2023
2.	Lease Modification/General Building Plan	May 2023 – Apr 2024
3.	Phase 1: Establishment of WRA	Jun 2024 – Aug 2024
4.	Phase 2: Construction of houses in southwestern portion of the site	Aug 2024 – Jan 2025
5.	Phase 3: Construction of houses in northwestern portion of the site	Jan 2025 – Jun 2025
6.	Phase 4: Construction of remaining houses	Apr 2025 – Dec 2025
7.	Anticipated Year of Completion	2025