

Application No. A/YL-NSW/314 Proposed Residential Development with Wetland Habitat, and associated Filling of Ponds and Excavation of Land in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Various Lots in D.D.104, Pok Wai, Yuen Long

Table A: Responses-to-Comments (5.11.2024)

Departmental Comments		Applicant’s Responses
A.	Planning Department (received on 16.10.2024)	
1.	As observed in our recent site visit, the site conditions reflected in your submitted technical assessments (including but not limited to the DIA and SIA) are different from the current on-site conditions. Grateful if you could clarify on the difference and if any necessary updates on the technical assessments are required.	<p>Please note that the submitted report of the DIA was prepared based on the land area indicated under the Lot Index Plan issued by the Lands Department, as shown in Figure 2a in the Planning Statement. The site conditions are expected rightly to reflect the original the conditions of the Application Site.</p> <p>As for the SIA study, the proposed sewerage system is based on the proposed development at the Application Site and regardless the existing site condition.</p> <p>In view of the above, no updating on the submitted DIA and SIA is required.</p>