

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

Our Ref: YL-NSW/PA/FDB/22-60
Your Ref: TPB/A/YL-NSW/314
Date: 10 January, 2025

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 – Replacement Pages and Consolidated Reports & Planning Statement

On behalf of the Applicant, we would like to submit herewith a total of 8 sets of consolidated Responses-to-Comments (R-to-C) Tables [FI(1) dated 12.5.2023 to FI(14) dated 5.11.2024] (**Annex A**), and a consolidated Planning Statement incorporating all updated reports of the Tree Preservation and Landscape Proposal, Traffic Impact Assessment, Supplementary Note for the Change in Development Traffic Generation and in Parking Provision, Environmental Assessment, Sewerage Impact Assessment, Drainage Impact Assessment, Ecological Impact Assessment, Wetland Restoration Proposal, Wetland Restoration Area Funding Arrangement, Preliminary Fisheries Impact Assessment and Visual Impact Assessment to reflect the latest changes to the original proposed development scheme up to FI (14) dated 5.11.2024 (**Annex B**). This consolidated Planning Statement serves to supersede the original one submitted to the Town Planning Board on 28.3.2023. It also serves to replace pages i, 4 and 17 of the original Planning Statement as attached in FI (14) dated 5.11.2024.

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

Thank you very much for your kind attention.

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



Kim On CHAN
Managing Director
Encl.
[KC/OL]
[YL-NSW/PA/FDB/22-60]